



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Finance & Administration Council Committee

Tuesday, March 10, 2026

4:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

3. APPROVAL OF MINUTES

MIN-26:016 MINUTES FOR THE FINANCE & ADMINISTRATION COUNCIL COMMITTEE MEETING ON FEBRUARY 10, 2026

Attachments: [FA Minutes 02102026.pdf](#)

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

RES-26:021 A RESOLUTION TO ACCEPT THE BID AUTHORIZING THE PURCHASE OF TWO VANS FOR THE TRANSIT DEPARTMENT (JET)

Sponsors: JETS and Finance

Attachments: [City of Jonesboro Braun Promaster quote 021126.pdf](#)

RES-26:022 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 233 S. FISHER, PARCEL 01-144181-44700, OWNED BY MICHAEL KEVIN KELLY IN THE AMOUNT OF \$9,754.56

Sponsors: Code Enforcement and Finance

Attachments: [1.pdf](#)

[2.pdf](#)

[3.pdf](#)

[4.pdf](#)

[5.pdf](#)

[6.pdf](#)

[7.pdf](#)

RES-26:023 A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A 60 MONTH SERVICE LEASE CONTRACT FOR 12 COPY MACHINES

Sponsors: Finance, Information Systems and Mayor's Office

Attachments: [city of j'boro Replace & locations.doc](#)
[Forrest Office Machines Lease.pdf](#)

RES-26:024 A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER TO SETTLE EXISTING LIENS END DUAL LITIGATION EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK, LLC

Sponsors: Mayor's Office

RES-26:025 A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FEDERAL TRANSIT ADMINISTRATION (FTA), FY2025 49 U.S.C SECTION 5339 FORMULA GRANTS FOR THE JONESBORO ECONOMICAL TRANSPORTATION (JET) SYSTEM

Sponsors: Grants

RES-26:026 A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FEDERAL TRANSIT ADMINISTRATION (FTA), FY 2025 49 U.S.C SECTION 5307 FORMULA GRANTS FOR THE JONESBORO ECONOMICAL TRANSPORTATION (JET) SYSTEM

Sponsors: Grants

RES-26:027 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ISSUE A PURCHASE ORDER TO WILKINS ELECTRIC, LLC FOR THE HUNTINGTON AVENUE LIGHTING PROJECT (2026:02)

Sponsors: Engineering, Finance and Parks & Recreation

Attachments: [Bid Tabulation.pdf](#)

RES-26:028 A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A CONTRACT TO LEASE OFFICE SPACE FOR E-911 ADMINISTRATIVE STAFF AND AMEND THE FY2026 BUDGET

Sponsors: Police Department and Mayor's Office

Attachments: [SKM_C300i26030410150 \(002\).pdf](#)

5. PENDING ITEMS

6. OTHER BUSINESS

7. PUBLIC COMMENTS

8. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:016

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Minutes

MINUTES FOR THE FINANCE & ADMINISTRATION COUNCIL COMMITTEE
MEETING ON FEBRUARY 10, 2026



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Finance & Administration Council Committee

Tuesday, February 10, 2026

4:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 6 - Joe Hafner; Charles Coleman; David McClain; John Street; Ann Williams and Brian Emison

Absent 1 - Anthony Coleman

3. APPROVAL OF MINUTES

[MIN-26:007](#)

Minutes for the Finance Committee meeting on Tuesday, January 13, 2026

Attachments: [Minutes](#)

A motion was made by John Street, seconded by Brian Emison, that this matter be Passed. The motion PASSED with the following vote.

Aye: 5 - Charles Coleman; David McClain; John Street; Ann Williams and Brian Emison

Absent: 1 - Anthony Coleman

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-26:009](#)

A RESOLUTION TO ACCEPT THE BID AUTHORIZING THE PURCHASE OF THREE BUSES FOR THE TRANSIT DEPARTMENT (JET)

Attachments: [City of Jonesboro ARBOC SOF quote 011526.pdf](#)

Chairman Joe Hafner stated, this first item, the title is different. So, it should have read a resolution to accept the bid authorizing the purchase of three buses for the transit department (JET)

Councilmember Dr. Charles Coleman asked, do we need to amend the title? City Clerk April Leggett asked, can you tell me what the title needs to be? Chairman Hafner said, yeah, the title should read, a resolution to accept the bid authorizing the purchase of three buses for the transit department. Ms. Leggett said, so take out the waving. Councilmember Dr. Charles Coleman said, okay, I make a motion that we update with

what the title needs to be. Councilmember Ann Williams seconded the motion. All voted aye.

Councilmember David McClain said, yeah, I have a couple of questions. Are we replacing current vehicles or is this in addition to what we currently have? JET Director Lee Wells approached the podium and said, it's actually a little bit of both. So we do still have some of our older fleet vehicles that we have in service. I don't know the specifics right off the top of my head, but I believe it's two of them will be replacing two of the ones that we have. But then also there will be one that will be in addition to. What that's helping us do is to get to our surplus amount. So the FTA does require for the number of routes that you have, the number of vehicles that you have in service that you have 20% in a reserve. So that way if one of them were to be offline, you would be able to have that backup vehicle and not lose service during that time. Councilmember McClain asked, is this, are these, so these are the ADA vans? Mr. Wells replied, they're not vans. They are actually buses. This is a slight departure from the buses that you've seen previously. This ARBOC company that makes their low floor. They are actually a front load, similar to what you see in a traditional transit bus at one of the other cities. There's only one entrance way. That same entrance way is both for the walking public and for any of those that are ADA. Your securement locations are right there by the driver. What this is going to allow is it's going to allow the drivers to not have to get out of the vehicle into traffic, walk around the vehicle, operate the lift, and be able to load those customers whenever we have them. They can actually step from their seat directly into where the customers are, assist those customers as they are loading and then be able to secure them right there by where the driver's seat area is, and still have all the same amount of room that a standard cutaway bus that we utilize does. It's just a better format for what we've been using.

Councilmember McClain asked, and so you said how much would we get for a trade-in? Does it... because I know we're going to spend \$633,000, but do we have a number on that? Mr. Wells replied, the standard process with the FTA is it's not like a trade-in, like what some of the other departments do, where they'll trade in an old vehicle. Once a vehicle has met it's useful life, which is so many years and/or so many miles, which the ones that we're looking at replacing are all the way over their exceeded life. What that is, is that value for that vehicle is no longer enough for the FTA to account for it. So what our vehicles, what typically happens for those is they will go into an auction, whenever that auction comes around. With the FTA, if we do actually sell the vehicle or trade it in. And again, I don't know the numbers off the top of my head, but if we exceed a certain percentage of what the vehicle was originally purchased for, we have to pay back that FTA portion in full. So what we do is we use those vehicles basically till they are done and then they go to auction. The two vehicles in question that we're looking at, they're upwards of 300,000 miles that they have on them. Councilmember McClain said, thank you. Chief Operations Officer Tony Thomas asks off camera, what percentage is covered by the grant? Mr. Wells replied, so with this as an ADA item, I know it's either 80/20 or I might have to ask Chris to look on that if this one would qualify for the 85/15. Typically a capital purchase is 80/20, but there are some ADA grant capabilities that may allow us to get just a little bit more, but I think this one is at 80/20. I'd have to double check to confirm, but 80/20 is still great. Chairman Hafner said, thank you.

A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 5 - Charles Coleman; David McClain; John Street; Ann Williams and Brian Emison

Absent: 1 - Anthony Coleman

[RES-26:011](#) A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF STREET LIGHTS

Attachments: [COJStreetLight-60.pdf](#)

A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 5 - Charles Coleman; David McClain; John Street; Ann Williams and Brian Emison

Absent: 1 - Anthony Coleman

[RES-26:012](#) A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

Attachments: [Offer and Acceptance - BC Express LLC.pdf](#)

Councilmember David McClain said, I was wanting to get some clarity on where this starts. I haven't gone out there and mapped this out thence north, 84 degrees, 49 feet, and 51 inches. So I was just... Engineering Director Craig Light approached the podium and said, it is the intersection of Latourette and South Caraway. The lots to the north, on the west side of the road. There's two of them. They are owned by BC Express. We are buying frontage along Caraway Road between Latourette and the bridge on the west side of the road. Councilmember McClain asked, okay, is that, I guess, in addition to what we have already planned through our bond? Our revenue bond? Mr. Light replied, this is part of that bond project. Yes, this is for the South Caraway Road Project for the construction. This is the very last piece of right-of-way for that project. Councilmember John Street said, that's what I was going to ask you. How many more we had to go? I knew you didn't have many. Mr. Light said, yeah, we were down to two, and they were both kind of expensive, and we were kind of waiting until we knew we had funding for the project before we ran them through. The project is funded. We know it is time to buy the right-of-way. So these are the last pieces for that.

Councilmember McClain asked, is there a reason we didn't use the bond funds to purchase this property? Mr. Light responded, I mean, we're using capital improvement. I mean it can come from bonds. We can modify that I think if that's what we need to do. I don't know how much was set aside in the bond for this particular project, \$5.5 million. Chairman Hafner asked, do we need to amend something here? Mr. Light said, we have not purchased any other property through the bond. It's always been through capital improvements. Chairman Hafner said, talking about capital improvements for the other properties? Mr. Light said, yes. Chief Administration Officer Brian Richardson said off camera, let's get with the Finance Department and make sure that is something appropriate processed from there, but I don't see an issue with it. Chairman Hafner stated, maybe you just don't want to have this on the Consent Agenda or, I mean...do we need to hold it? City Clerk April Leggett stated, I can make sure it's not on the Consent Agenda. Chairman Hafner said, yeah, I just would not put it on the Consent Agenda and we can decide if we need to amend it or not. Mr. Richardson approached the podium and said, yeah, I mean the bond does allow proceeds from the bond are legally allowed to purchase right-of-way in any part of the project there. So we can double check with Finance to make sure there's nothing wrong with putting this on

the capital improvement bond schedule. But, either which way, I mean, this was a, it was a budgeted project, but if we can charge it back to the capital improvement bonds, that's fine too. We can check and make sure that there is no issue with that.

A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;David McClain;John Street;Ann Williams and Brian Emison

Absent: 1 - Anthony Coleman

[RES-26:013](#)

RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR THE FY2026 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT

Attachments: [BUILD_Map.pdf](#)

Grants Director Chris Richey approached the podium and said, I can give a brief description of what we are talking about here if you want. So this is, you know, in years past, I guess the last couple years it's been the RAISE grant and it's gone back to be called the BUILD grant now. The RAISE grant was the Rebuilding American Infrastructure with Sustainability Equity, and this administration has gone back to BUILD, which is Better Utilizing Investments to Leverage Development. And I think the last couple of years, the application has been for trails that would connect Brookland and Paragould and here. And after we got the notice of funding opportunity, it was released, I believe, 5 o'clock the day before Thanksgiving is when that came out. And when we got that, and we read through that application, I mean, the first thing that stood out was that nowhere in that notice was the word trails. And so it's definitely a shift in priorities. There was an emphasis on vehicular capacity, building vehicle capacity, and things like that. And so we, and also in being able to tie in to existing investments or maybe even completing a project. So we started looking for something that we could tie into larger investments. And, then also, where there was a need, especially to help with traffic and then also with pedestrians with them being able to be out of the flow of traffic. And so that's how we came up with this intersection there at Race and Caraway, which leads to the new Ridge Complex. So we've got this investment that the city is making there, making a large investment there. There's a lot of traffic that goes through that intersection. And so when you're going to have events there and you're going to have tournaments and all those things, it's going to just increase that traffic. And so being able to put work into that intersection, you know, to help that and then also the pedestrian accommodations, and then being able to take it over I-555, which we talked with the Highway Department, the Department of Transportation, about being able to do pedestrian accommodations across the overpass and then connect with South Caraway, and that allows us to connect it with the investments the city's making in South Caraway. So there's an investment of \$5.5 million or so with South Caraway, and then we're going to connect that to North Caraway, over the overpass, to this intersection there at Race and Caraway, and have pedestrian accommodations. And so that just allows us to, we're making an investment. The city's making an investment in this complex and also in South Caraway. The state is making an investment in the things that they are doing on I-555. And so we can tag onto that to try and strengthen our application to be able to get this grant. And, you know, we think it's a, I mean, it's taken a lot of work in the last couple months to try and figure out, you know, it was kind of like nailing Jello to the wall, as our grant writer Mark said a few times as we were working through this process and Craig and his department really helped us get the information we need to be able to...

We think we were able to put together a strong proposal, strong application, that reflects the priorities of the current Department of Transportation. So that's what we went for.

Chairman Joe Hafner said, thanks for all your work on this. Mr. Richey said, sure. Chairman Hafner continued, it'd be great to get it. Councilmember David McClain said, just wanted to make sure I'm understanding, and I'm looking at it correct. Can you email us this diagram? Mr. Richey said, I think so, yeah. Councilmember McClain continued, okay, just so I can see. Mr. Richey said, now, north is going to be... Councilmember McClain said, north is to the right. Mr. Richey continued, yeah, north will be to your right. Councilmember McClain said, and then to the left, I'll see all the red lines. Mr. Richey said, yes. Councilmember McClain continued, are those, explain to me, is that sidewalk, side path? Mr. Richey asked, which one is side path? Councilmember McClain said, the red from what I see. Blue is sidewalk. Mr. Richey said, the red is the side path, yeah. Councilmember McClain said, now I can see it. And then yellow, what is yellow? Is that anything? The yellow section down by Higginbotham Creek. You see that going all the way down to the storage units? Or is it...? Engineering Director Craig Light said, that's just the center lines of the road. So you can see the multi-line roadway. So the yellow is the yellow lines, making it five lanes down to three lanes. Councilmember McClain said, this doesn't even go there. This is actually... this actually goes to, what, Parker Road or Phillips? Mr. Richey replied, that's showing what the city's already going to do, South Caraway, yes. Councilmember McClain said, gotcha, gotcha, gotcha. So we're actually just, I'm just, I should be looking at Parker Road going north to Race Street going west, correct? Mr. Richey said, yes, I believe so, yes. Chairman Hafner said, yes. Councilmember McClain said, there we go. Zoom in for me. Mr. Richey joked, there we go. There you go. Councilmember McClain continued, all right. Okay. Mr. Richey said, yeah, that's right. And then so we're going the other way. So scroll the other way. There we go. Yep, there it is. Councilmember McClain said, alright, then Race Street, and Caraway, got it. And making improvements there on Phillips Drive. So it's Phillips Drive and Caraway, Race Street, Caraway. Mr. Richey said, yes. Councilmember McClain said, okay, and going all the way up to Highland, that's good. Mr. Richey said, yeah, and the Highway Department, or Department of Transportation now, I still want to call them the Highway Department, I mean we've talked to them, and they're going to work with us on Right-of-Way and different things to be able to get those pedestrian accommodations done. So that's a big deal for them to allow us to do it across that overpass.

Councilmember McClain asked, Caraway is a state highway, correct? Chairman Hafner said, no, it is not. Mr. Richey said, no. Chairman Hafner said, Harrisburg/Red Wolf. Mr. Richey continued, but that overpass going over I-555, that's them letting us put pedestrian accommodations there. Councilmember McClain said, alright, thank you. Mr. Richey replied, yeah, sure. Chief Administrative Officer Brian Richardson approached the podium and said, some of the comments I made earlier today, the Grants Department and the Engineering Department refuse to brag on themselves, but to be able to turn around from a notice of funding the day before Thanksgiving to completing this project, and doing all the research involved, is a pretty Herculean task when you are putting together a BUILD grant or a RAISE grant. It's really data driven, and I'd just like to thank them for all their hard work and that staff. There's lot of research that goes into it, and thankfully, we had a lot of traffic studies related to the Ridge Athletics Center that we were able to kind of piggyback off of, but, you know, there's a lot of work that's went into this, and, you know, at the end of the day, we're improving intersections or identifying already performing below optimal preferences. So, you know, if we're able to get this, I think that between the work the city's doing south of the interstate and combine this with north of the interstate, we're really

preparing Caraway Road for kind of a revitalization and a redevelopment of a lot of properties that are still undeveloped. And I think that investment in the core of our city and between that and the Ridge Athletic Center will really pay good dividends for a long time.

Councilmember Ann Williams remarked, well, I like the fact that the pedestrian accommodation are coming in at this point, rather than after the fact, because we've done that, and later having the northern, more northern part of Caraway, later was without sidewalks for a long time, and after the fact, after some time finally got sidewalks there. And so it's good to have it early on in the early stages. Mr. Richardson said, yeah, certainly, over the years, lack of pedestrian infrastructure on Caraway Road is a very common complaint, and I think that the City Council, the administration, and all the departments were working to go to help fund a big chunk of that and hopefully this gets us all the way to Highland Drive. Councilmember Williams continued, because we finally, with Caraway, finally, accomplished it using grants for public transportation for JETS because of the stops there on Caraway, using some of that for capital improvement, but that shows how long Caraway and that portion of Caraway was without sidewalks, a long time. Mr. Richardson said, infrastructure is expensive. Councilmember Williams said, it is. Mr. Richardson said, this will be a great boost to that.

A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;David McClain;John Street;Ann Williams and Brian Emison

Absent: 1 - Anthony Coleman

[RES-26:015](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2404 BRAZOS, PARCEL 01-144281-29400, OWNED BY KINGDOM ASSETS, LLC IN THE AMOUNT OF \$275

Attachments: [01. 2404 Brazos St Notice of Violation.pdf](#)
[02. 2404 Brazos Billing Request.pdf](#)
[03. 2404 BRAZOS ,Mowing Invoice.pdf](#)
[04. 2404 Brazos Council Notice.pdf](#)

A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;David McClain;John Street;Ann Williams and Brian Emison

Absent: 1 - Anthony Coleman

5. PENDING ITEMS

6. OTHER BUSINESS

7. PUBLIC COMMENTS

8. ADJOURNMENT

A motion was made by John Street, seconded by Brian Emison, that this matter be Adjourned. The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;David McClain;John Street;Ann Williams and Brian Emison

Absent: 1 - Anthony Coleman



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:021

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION TO ACCEPT THE BID AUTHORIZING THE PURCHASE OF TWO VANS FOR THE TRANSIT DEPARTMENT (JET)

WHEREAS, the City of Jonesboro, Arkansas, through its Jonesboro Economical Transit operations, has an ongoing need to maintain and improve safe, reliable, and ADA-compliant transportation services for the public; and

WHEREAS, staff has located vehicles to replace current vehicles that need replaced in our current fleet; and

WHEREAS, the City has identified the need to purchase two (2) low-floor ADA vans to support transit and mobility services; and

WHEREAS, a quote has been received from Creative Bus Sales, for two (2) BraunAbility Lone Star ADA Vans; and

WHEREAS, the quoted vehicle is available for purchase through the State of Oklahoma Contract No. SW0797M, FY 2026, which qualifies as a cooperative/state bid procurement method permitted under applicable purchasing laws and policies for \$156,933.00 each, \$313,866.00; and

WHEREAS, this purchased is supported by the following FTA Cost Match: 85% Federal and 15% local; and

WHEREAS, sufficient funds have been identified and are available for this purchase in the appropriate budget or grant accounts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

1. The City of Jonesboro hereby approves the purchase of two (2) BraunAbility Lone Star ADA Vans from Creative Bus Sales, utilizing the reciprocal bid from the State of Oklahoma Contract No. SW0797M (FY 2026), in accordance with the submitted quote dated February 12, 2026.
2. Mayor Harold Copenhaver and City Clerk April Leggett are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this

purchase.



State of Oklahoma Contract

SW0797M

FY 2026

Preparer: Brent Roy

Base Model

Lone Star Promaster 3500 3.6L V6 9,350 GVWR

Base Model Price: \$ 138,736.00

Options: \$ 18,197.00

Other Available Options: \$ -

Unpublished Options: \$ -



LONE STAR
ADA Vans

Vehicle Length	Lift Position	WC Positions	Total # Passengers	CDL Required
20'	Front	2	9	No

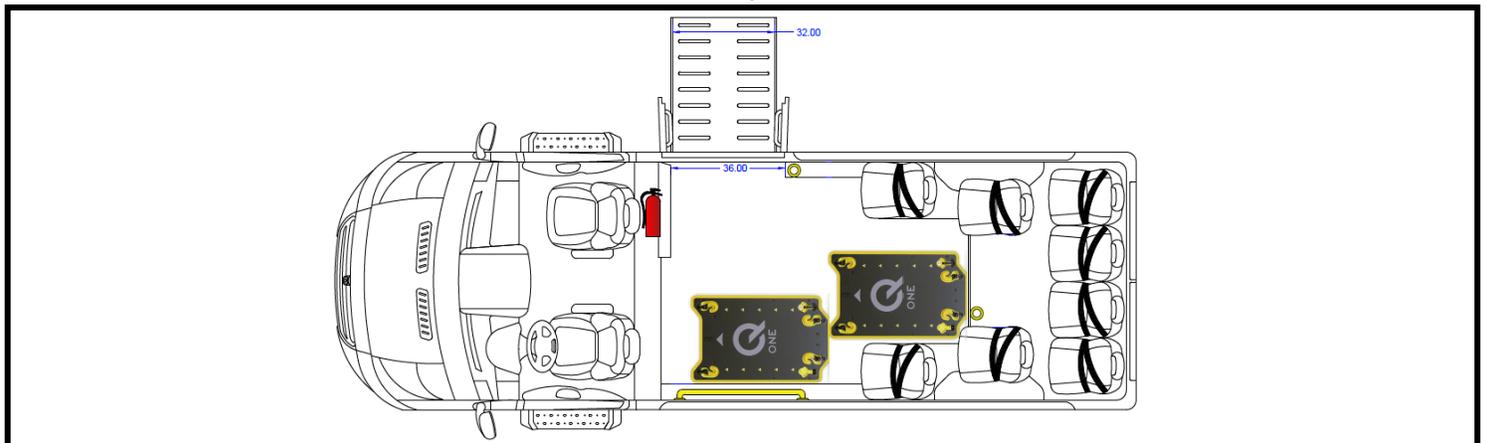
QTY Vehicles: Total Contract Price:

Per Vehicle Price: \$ 156,933.00

Customer Info

Customer:	City of Jonesboro, AR
Address:	
Contact:	Lee Wells
Office Phone:	870-336-7223
Mobile Phone:	870-253-9397
E-Mail:	twells@jonesboroAR.gov

Floorplan



Chassis

Ram Promaster 3500 High Roof chassis - 9,350 GVWR, 159" WB EXT
3.6L V6 24V VVT gasoline engine
6-Speed Automatic 62TE Transmission
220-amp alternator
Power-assisted hydraulic front & rear disc brakes
4-wheel anti-lock brake system
22-gallon OEM fuel tank
16"x6" aluminum wheels
Cruise control
Cloth driver and co-pilot seats
Driver/Co-pilot sun visor
Power windows
Power door locks
Power-heated mirrors
OEM chassis dash heater, A/C, and defroster
Bright white clear coat

Body

Lowered floor behind driver/co-pilot for ADA access
Driver side step
Trans Air 50K BTU AC system
Electric passenger entry door (A&M Systems)
3-pt passenger seat belts
ABS interior paneling - walls and ceiling
Altro flooring

ADA

Manual swing away ramp providing 32" usable width
One (1) set of Q'Straint retractable wheelchair securement systems
ADA interlock
ADA-compliant ramp and door entrance lighting

Safety

5 lb. fire extinguisher
First aid kit
Emergency triangle kit
Backup alarm
Emergency window

Options

Qty	Description	FY 2023 List Price	QTY Total
1	In-floor slide-out wheelchair ramp	\$ 6,450.00	\$ 6,450.00
1	InQline Assist wheelchair winch system	\$ 5,850.00	\$ 5,850.00
1	Angel Trax 4-camera system	\$ 4,546.00	\$ 4,546.00
1	Additional Wheelchair Securement Position	\$ 1,351.00	\$ 1,351.00
-		Subtotal Manufacturer Options:	\$ 18,197.00



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:022

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 233 S. FISHER, PARCEL 01-144181-44700, OWNED BY MICHAEL KEVIN KELLY IN THE AMOUNT OF \$9,754.56

LEGAL DESCRIPTION: MATTHEWS ADD

WHEREAS, MICHAEL KEVIN KELLY, the owner of record, was properly notified of a code violation at 233 S. Fisher, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 12/17/2025 using city funds in the amount of \$9,754.56; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

Section 1: The city should proceed with placing a lien on the property located at 233 S. Fisher St.



Notice of Condemnation Action

10/22/2025

MICHAEL KEVIN KELLEY
233 S FISHER ST
JONESBORO AR 72401

Case #: 255628
Subject: 233 S. FISHER, JONESBORO, AR 72401

Dear: MICHAEL KEVIN KELLEY

This is notification that the property located at: 233 S. FISHER, JONESBORO, AR 72401 will be placed on the agenda for condemnation before the City Council of the City of Jonesboro on: 11/18/2025 or if postponed, at any other meeting as designated by City Council.

The Council will meet at 5:30pm at the Municipal Building at 300 S. Church on that date.

You have the right to appear to contest this action.

Should you have any questions about this process, please call the City's Code Enforcement Office at 870-933-4658.

Cell: 870-926-1404 Email: dcooley@jonesboro.org

Sincerely,

David Cooley
Code Enforcement Officer
Jonesboro, AR 72401



CITY OF JONESBORO
Code Enforcement
Request For Invoice

To: Tosha Moss

Date: December 31, 2025

Case # 255638

Property Address: 233 S. Fisher St. Jonesboro, AR 72401 APN# 01-144181-44700

Notice to Repair or Remove Sent on: Done Under Emergency

Deadline for Owner Abatement: Done Under Emergency

Demo Completed On: December 19, 2025

Need to send the following charges to this person.

Property Owner: Michael Kevin Kelly
233 S. Fisher St.
Jonesboro AR 72401

<u>ITEMS</u>	<u>AMOUNTS</u>
Title Search	\$ 250 .00
Newspaper Publication	\$ 301.60
Attorney Ad Litem	\$ 760.44
Demolition Charge	\$ 7,400.00
Certified Postage for Notices	\$ 20.96
Standard Postage for Notices	\$ 1.56
Admin Fees	\$ 1000.00
Filing Fees	\$ 20.00
<hr/>	
Total	\$ 9,754.56

Thank you,
Scott Roper
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



DATE	INVOICE NO
12/31/2025	0070116

BILL TO
Michael Kevin Kelly 233 S Fisher Street Jonesboro, AR 72401

DUE DATE
2/4/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
-------------	----------	----------------	--------	----------	--------	---------

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 233 S Fisher	1.00	20.00	20.00	0.00	0.00	20.00
Admin. Fee - 233 S Fisher	1.00	1,000.00	1,000.00	0.00	0.00	1,000.00
Newspaper Publication - 233 S Fisher	1.00	301.60	301.60	0.00	0.00	301.60
Demolition Charge - 233 S Fisher	1.00	7,400.00	7,400.00	0.00	0.00	7,400.00
Title Search - 233 S Fisher	1.00	250.00	250.00	0.00	0.00	250.00
Standard Postage for Notices - 233 S Fisher	1.00	1.56	1.56	0.00	0.00	1.56
Certified Postage for Notices - 233 S Fisher	1.00	20.96	20.96	0.00	0.00	20.96
Attorney Ad Litem - 233 S Fisher	1.00	760.44	760.44	0.00	0.00	760.44

INVOICE TOTAL: 9,754.56 0.00 0.00 9,754.56

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

DUE DATE	INVOICE NO
2/4/2026	0070116

Customer Name: Michael Kevin Kelly
Customer No: 025127
Account No: 0036082 - Code Enforcement Charges

Please remit payment by the due date to:

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

Invoice Total:	9,754.56
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	9,754.56
INVOICE BALANCE:	\$9,754.56
AMOUNT PAID:	_____



Invoice# : 0070116
Case# : 255628

Invoice Notice Mailed Prior to 2/04/2026

Michael Kevin Kelly
233 Fisher
Jonesboro, AR 72401

Subject: 233 S Fisher Parcel# 01-144181-44700

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 3/17/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you

A handwritten signature in black ink, appearing to read "Scott Rope", written over the printed name.

Scott Rope
Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Signature Copy

Resolution: R-EN-201-2025

File Number: RES-25:167

Enactment Number: R-EN-201-2025

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO
CONDEMN PROPERTY LOCATED AT: 233 S. Fisher Street, Jonesboro, AR, 72401; Parcel #
01-144181-44700

OWNER: Michael Kevin Kelly

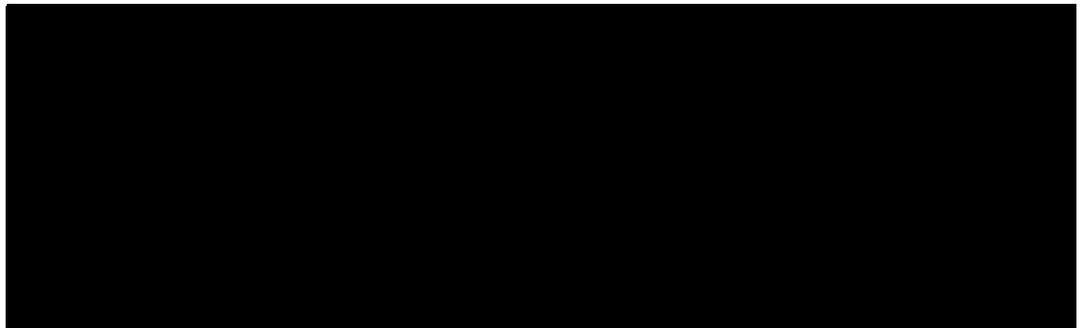
LEGAL DESCRIPTION: Lot 12, Block 3 of the Matthews Addition to the City of Jonesboro, Arkansas.

WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property
located at: 233 S. Fisher Street, Jonesboro, AR, 72401.

PASSED AND APPROVED THIS 16TH DAY OF DECEMBER 2025.



INVOICE

Stuebe Excavation
2006 Highway 135 N
Paragould, AR 72450

StuebeExcavation@gmail.com
+1 (870) 243-5262



Bill to
City Of Jonesboro
300 S. church St
Jonesboro, AR 72401

Ship to
City Of Jonesboro
300 S. church St
Jonesboro, AR 72401

Invoice details

Invoice no.: 1797
Terms: Net 30
Invoice date: 12/17/2025
Due date: 01/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/17/2025	Demolition&Removal	Tear down structure and haul away @ 233 fisher st Jonesboro ar	1	\$7,400.00	\$7,400.00
					Total	\$7,400.00

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 233 S FISHER,
PARCEL 01-144181-44700, OWNED BY MICHAEL KEVIN KELLY IN THE AMOUNT
OF \$9754.56

LEGAL DESCRIPTION: MATTHEWS ADD

WHEREAS, MICHAEL KEVIN KELLY, the owner of record, was properly notified of a code violation at 233 S Fisher, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on _12/17/2025_ using city funds in the amount of \$9754.56; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

Section 1: The city should proceed with placing a lien on the property located at 233 S. Fisher St.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:023

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A 60 MONTH SERVICE LEASE CONTRACT FOR 12 COPY MACHINES

WHEREAS, the various copy machines owned by the City of Jonesboro need replacement due to age and lack of available repair and operating components; and

WHEREAS, the City of Jonesboro wishes to enter into a service lease with Forrest Office Machines for 12 copiers; and

WHEREAS, upon completion of the service lease, the city will have an option to purchase the machines at fair market value in accordance with city purchasing guidelines.

WHEREAS, funds to support the leasing agreement are included in department subsections of the FY2026 budget.

WHEREAS, the proposal for the copy machines is attached hereto.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO THAT:

SECTION 1: The City of Jonesboro agrees to the terms outlined in the Forrest Office Machine service lease proposal for copy machines.

SECTION 2: Mayor, Harold Copenhaver and the City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.

FORREST

OFFICE MACHINES

(870) 932-7852
1005 Gee Street • Jonesboro, AR 72401

February 23, 2026

City of Jonesboro

RE: Replace With locations

4th floor collections SHARP BP71C31 2 PAPER TRAYS

ANIMAL CONTROL SHARP BP71C31 2 PAPER TRAYS

FIRE DEPT JOHNSON SHARP BP71C31 2 PAPER TRAYS

3RD FLOOR MPO SHARP BP71C31 2X 500 + 2000 SHEET TRAYS INNER
FINISHER

PARKS & ADMIN DAN AVE SHARP BP71C31 2 PAPER TRAYS

UNIFORM PATROL SHARP BP71C31 2 PAPER TRAYS

PARKS W NETTLETON SHARP BP71C31 2 PAPER TRAYS

MAYOR OFFICE SHARP BP71C45 4 TRAYS, INNER FINISHER

TRAFFIC/WARRANTS SHARP BP71C31 2 PAPER TRAYS

GRANTS 4TH FLOOR SHARP BP71C31 2 PAPER TRAYS

PLANNING 3RD FLOOR SHARP BP71C65 2X 500 + 2000+3000 SHEET TRAYS
LARGE STAPLE FINISHER

FINANCE 4TH FLOOR SHARP BP71C45 4 TRAYS INNER FINISHER

If you have any questions, please let me know.

Thanks

Barry Forrest



LEASE AGREEMENT

1720A Crete Street, Moberly, MO 65270
Phone: 800-662-3759, Fax: 800-426-2626

LESSEE LEGAL NAME: City Of Jonesboro
Billing Address: 300 S Church St, Jonesboro, AR 72401
Equipment Location (if other than Billing Address): 300 S Church Street, Jonesboro, AR 72401
EQUIPMENT DESCRIPTION: (indicate quantity, new or used and include make, model, serial # and all attachments - see below and/or attached Schedule A)
Unit Quantity, Description of Equipment Leased, Make and Type, Model Number, Serial Number
* PLEASE REFER TO SCHEDULE A
BASE TERM IN MONTHS: 60
TOTAL NUMBER OF LEASE PAYMENTS: 60 @ \$1,528.00 (plus taxes)
END OF LEASE PURCHASE OPTION: [X] Fair market value, plus taxes
(a) Advance Payment: \$0.00
(b) Security Deposit: \$0.00
(c) Documentation Fee: \$95.00
Total due a + b + c =: \$95.00
**If more than one lease payment is required as an Advance Payment, the balance will be applied to lease payments in inverse order, starting with the last lease payment.
Your obligation to pay all amounts and perform all other obligations is non-cancellable, absolute, unconditional and not subject to abatement, set-off or defense.

In this agreement ("Lease"), "we," "our," and "us" refers to LEAF Capital Funding, LLC as Lessor and "you" and "your" refer to the Lessee. You agree to lease the Equipment upon the following terms and conditions:

- 1. LEASE PAYMENTS AND TERM: The Lease is enforceable on you upon your execution. The term of the Lease shall commence on the date the Equipment is delivered to you ("Lease Commencement Date").
2. DELIVERY, ACCEPTANCE, USE AND REPAIR: You are responsible for Equipment delivery and installation. You unconditionally accept the Equipment upon the earlier of (a) your oral or written acceptance of the Equipment, or (b) 10 days after delivery of the Equipment.
3. INDEMNIFICATION: You agree to indemnify, defend and hold us harmless from and against any losses, damages, penalties, claims and suits, including attorneys' fees and expenses related to the ordering, manufacture, installation, ownership, condition, use, lease, possession, delivery or return of Equipment.
4. LEASE EXPIRATION, RENEWAL: Unless you notify us at least 90 days prior to the expiration of the Lease of your election to return or purchase the Equipment, this Lease will renew on a month-to-month basis at the same monthly Lease Payment until you either exercise the purchase option or provide us with at least 90 days notice and return the Equipment.
5. LATE FEES AND CHARGES: If any amount is not paid within three (3) days of when due, you agree to pay us a late charge equal to the lesser of 10% of the amount past due or the maximum legal amount.
6. NO WARRANTY: We do not manufacture the Equipment and you have selected the Equipment and the supplier. WE MAKE NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING THOSE OF MERCHANTABILITY OR FITNESS FOR A PURPOSE AND ARE NOT RESPONSIBLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES.
7. INSURANCE, RISK OF LOSS: You bear all risk of loss or damage to the Equipment from its order until it is returned in the required condition or purchased by you ("Risk Period").

our interests (and only our interests). If we obtain such insurance, you will pay us an additional amount for the cost of it and an administrative fee, the cost of which may be more than the cost to obtain your own insurance and on which we may make a profit.

- 8. OWNERSHIP AND TAXES: We own the Equipment (excluding licensed software). If you are deemed to own it, you grant us a security interest in the Equipment. You authorize us to file UCC financing statements to confirm our interest. You will pay, when due, all taxes, fines and penalties relating to the purchase, use, leasing and/or ownership of the Equipment.
9. DEFAULT: If you or any guarantor do not pay us any amount within ten (10) days of its due date, or breach any terms of this Lease, any guaranty or any license relating to the Equipment, you will be in default.
10. ASSIGNMENT: You have no right to sell or assign the Equipment or Lease. We may sell or assign our rights in the Lease and/or Equipment and the new owner will have all our rights but will not be subject to any claim or defense you have against us.

11. ARTICLE 2A: You agree this Lease is a "finance lease" as defined in Article 2A of the Uniform Commercial Code. You waive all rights and remedies conferred upon a lessee by Article 2A (508-522) of the UCC. You have received a copy of the Supply Contract or been informed of the identity of the Supplier and you may have rights under the Supply Contract and may contact the Supplier for a description of those rights.
12. CREDIT INFORMATION: You authorize us or any of our affiliates to obtain credit bureau reports, and make other credit inquiries that we deem necessary.
13. CHOICE OF LAW: THIS LEASE WILL BE GOVERNED BY PENNSYLVANIA LAW. YOU CONSENT TO JURISDICTION IN THE STATE OR FEDERAL COURTS IN PENNSYLVANIA AND WAIVE ANY RIGHT TO A TRIAL BY JURY.
14. MISCELLANEOUS: This Lease is the parties' entire agreement and can be amended only in writing signed by both parties. This Lease may be executed in counterparts (manually or by electronic means) and, when transmitted to us shall be binding upon you for all purposes.

15. YOU AGREE TO WAIVE ALL RIGHTS AND REMEDIES CONFERRED UPON A LESSEE BY ARTICLE 2A (508-522) OF THE UCC. YOU HAVE RECEIVED A COPY OF THE SUPPLY CONTRACT OR BEEN INFORMED OF THE IDENTITY OF THE SUPPLIER AND YOU MAY HAVE RIGHTS UNDER THE SUPPLY CONTRACT AND MAY CONTACT THE SUPPLIER FOR A DESCRIPTION OF THOSE RIGHTS.

16. YOU AGREE TO WAIVE ALL RIGHTS AND REMEDIES CONFERRED UPON A LESSEE BY ARTICLE 2A (508-522) OF THE UCC. YOU HAVE RECEIVED A COPY OF THE SUPPLY CONTRACT OR BEEN INFORMED OF THE IDENTITY OF THE SUPPLIER AND YOU MAY HAVE RIGHTS UNDER THE SUPPLY CONTRACT AND MAY CONTACT THE SUPPLIER FOR A DESCRIPTION OF THOSE RIGHTS.

ACCEPTED BY LESSEE: City Of Jonesboro
Print Name: _____ Title: _____
X _____ E-Mail Address: _____ Date: _____
Lessee Authorized Signature
Tax ID Number: _____

PERSONAL GUARANTY: Undersigned guarantees that Lessee will make all payments and perform all other obligations under the Lease when due. Undersigned agrees that this is a guaranty of payment and not of collection, and that we can proceed directly against undersigned without first proceeding against Lessee or the Equipment. Undersigned also waives all suretyship defenses and notification if the Lessee is in default and consents to any extensions or modifications granted to Lessee. Undersigned will pay us all expenses (including attorneys' fees) we incur in enforcing our rights against undersigned or Lessee. If more than one person signs this guaranty, each agrees that his/her liability is joint and several. Undersigned authorizes us and our affiliates to obtain credit bureau reports and make inquiries regarding undersigned's personal credit. You consent to jurisdiction in the State or Federal courts in Pennsylvania and expressly waive any right to a trial by jury.

SIGNED X _____ Print Name: _____ E-Mail Address: _____

Accepted by: LEAF Capital Funding, LLC By: _____ Title: _____ Date: _____



SCHEDULE A TO LEASE AGREEMENT
(EQUIPMENT DESCRIPTION)

Lease Application No.: **1102888**

QNT	Equipment Description	New/Used	Make	Model	Serial Number
-----	-----------------------	----------	------	-------	---------------

Location: 300 S Church Street, Jonesboro, AR 72401

9	Sharp Bp 71c31	New		Bp 71c31	
2	Sharp Bp 71c45	New		Bp 71c45	
1	Sharp Bp 71c65	New		Bp 71c65	

LESSEE: City Of Jonesboro

LEAF CAPITAL FUNDING, LLC

BY: _____

BY: _____

PRINT NAME: _____

PRINT NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____



DELIVERY AND ACCEPTANCE CERTIFICATE

Date of Equipment Delivery: _____

Application No.: 1102888

City Of Jonesboro ("Customer") hereby certifies that all of the equipment, software and other property (collectively, "Equipment") referred to in that certain Agreement related to the above referenced application number (the "Agreement") by and between Customer and LEAF Capital Funding, LLC ("LEAF") has been delivered to and been received by Customer at the location(s) set forth in the Agreement, that all installation or other work necessary prior to the use thereof has been completed, that the Equipment has been examined by the Customer and is in good operating order and condition and is in all respects satisfactory to Customer, and that the Equipment is accepted by the Customer for all purposes under the Agreement. Customer represents and warrants that the Date of Equipment Delivery set forth above and the Billing Address and the Equipment Location set forth in the Agreement are correct. By its execution and delivery of this Acceptance Certificate, Customer hereby reaffirms all of the representations, warranties and covenants contained in the Agreement as of the date hereof, and further represents and warrants to LEAF that no Event of Default, and no event or condition which with notice or the passage of time or both would constitute an Event of Default, has occurred and is continuing as of the date hereof. Customer further certifies to LEAF that Customer has selected the Equipment (and to the extent applicable, the vendor of the Equipment) and has received and approved the purchase order, purchase agreement or supply contract under which the Equipment will be acquired for all purposes of the Agreement.

ACCORDINGLY, CUSTOMER AUTHORIZES LEAF TO PURCHASE THE EQUIPMENT FROM THE APPLICABLE SUPPLIER(S).

DO NOT SIGN THIS DELIVERY AND ACCEPTANCE CERTIFICATE UNTIL YOU HAVE RECEIVED ALL OF THE EQUIPMENT.

CUSTOMER: City Of Jonesboro
By: _____
Print Name: _____
Title: _____
E-Mail Address: _____
Date: _____

THE ABOVE SIGNATORY AFFIRMS THAT HE/SHE IS A DULY AUTHORIZED CORPORATE OFFICER OR OFFICIAL, MEMBER, PARTNER OR PROPRIETOR OF THE ABOVE NAMED CUSTOMER.



LEAF AUTOPAY PROGRAM
(AUTHORIZATION TO DEBIT AND CREDIT ACCOUNT BY ACH)

Customer Name: City Of Jonesboro

Application Number: 1102888

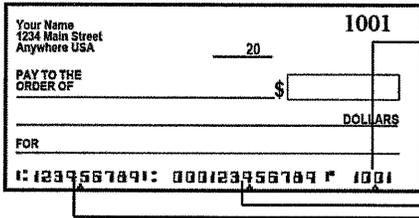
In connection with the above referenced contract(s) ("Contract"), Customer(s) hereby authorize(s), LEAF Capital Funding, LLC AND/OR ITS AGENTS, SUCCESSORS AND ASSIGNS (collectively, "Company"), to initiate ACH credit and/or debit entries, and if necessary, adjust any credit and/or debit entries made in error to the account described below ("Account") at the financial institution named below ("Bank").

Recurring Authorization: Initial to the left to authorize a RECURRING ACH authorization.

One-time Payment: Initial to the left to authorize a ONE-TIME debit of the below account of \$95.00 plus taxes.

BANK NAME: ABA/ROUTING NUMBER:
BRANCH: ACCOUNT NAME:
CITY:
STATE: ZIP: ACCOUNT NUMBER:

(ATTACH A VOIDED CHECK ON THE ABOVE ACCOUNT)



The check number is on the top and bottom right of the check - we do not need the check number.
Account Number is the middle group of 12 numbers on the bottom of your check.
Routing Number is the group of 9 numbers on the bottom left of your check.

Customer certifies that all information set forth above is true and correct. Customer agrees to give Company not less than twenty (20) days advance written notification of any termination or change in this Authorization, which shall remain in full force and effect until Company has received such written notification from Customer.

Signature: X
Print Name:
Title:
Date:
Phone Number:
E-mail Address:
Customer Billing Contact Information (if different from information on left):
Name:
Title:
Phone Number:
E-mail Address:

THE PERSON SIGNING ABOVE AFFIRMS THAT HE/SHE IS A DULY AUTHORIZED CORPORATE OFFICER OR OFFICIAL, PARTNER OR PROPRIETOR OF THE ABOVE NAMED CUSTOMER AND THAT THE ACCOUNT IS PRIMARILY FOR COMMERCIAL AND NOT FOR PERSONAL, FAMILY, OR HOUSEHOLD PURPOSES.



State and Local Government Addendum

Reference: **Application No. 1102888**

This State and Local Government Addendum (this "Addendum") is made part of the Agreement related to the above referenced application number ("Agreement") between **LEAF Capital Funding, LLC** ("we" "us" and "ours") and **City Of Jonesboro** ("you" and "your"). Capitalized terms used but not defined will have the meaning given to them in the Agreement. If there is any conflict between the terms of this Addendum and the terms of the Agreement, the terms of this Addendum will control and prevail. The parties hereby agree as follows:

1. Funding Intent. You reasonably believe that funds can be obtained sufficient to make all Payments set forth in the Agreement and any other amounts owed during the term of the Agreement. You agree that your chief executive or administrative officer (or your administrative office that has the responsibility of preparing the budget submitted to your governing body, as applicable) will provide for funding for such payments in your annual budget request submitted to your governing body. You covenant that you will do all things lawfully within your power to obtain, maintain and properly request and pursue funds from which the Payments may be made, including making provisions for such payments to the extent necessary in each budget submitted for the purpose of obtaining funding, using your best efforts to have such portion of the budget approved and exhausting all available administrative reviews and appeals in the event such portion of the budget is not approved. If your governing body chooses not to appropriate funds for such payments, you agree that your governing body will evidence such nonappropriation by omitting funds for such payments due during the applicable fiscal period from the budget that it adopts. You and we agree that your obligation to make payments under the Agreement will be your current expense and will not be interpreted to be a debt in violation of applicable law or constitutional limitations or requirements. Nothing contained in the Agreement will be interpreted as a pledge of your general tax revenues, funds or moneys.

2. Nonappropriation of Funds. If (a) sufficient funds are not appropriated and budgeted by your governing body in any fiscal period for Payments set forth in the Agreement or any other amounts owed to us and (b) you have exhausted all funds legally available for such payments due under the Agreement (together, a "Non-Appropriation Event"), then you will give us not less than ninety (90) days written notice (a "Termination Notice") and the Agreement will terminate as of the last day of your fiscal period for which funds for such payments are available ("Termination Date"). Such termination is without any expense or penalty, except for the portions of such payments and those expenses associated with your return of the Equipment in accordance with the Agreement for which funds have been budgeted or appropriated or are otherwise legally available. You agree that, to the extent permitted by law, you will not terminate the Agreement if any funds are appropriated by you or to you for the acquisition or use of equipment or services performing functions similar to the Equipment during your fiscal period in which such termination would occur. You shall (i) on or before the Termination Date, return the Equipment in accordance with the return requirements set forth in the Agreement, (ii) provide in the Termination Notice a certification of a responsible official that a Non-Appropriation Event has occurred, (iii) deliver to us, upon our request, an opinion of your counsel (addressed to us) verifying that the Non-Appropriation Event as set forth in the Termination Notice has occurred, and (iv) pay us all sums payable to us under the Agreement up to and including the Termination Date. You acknowledge and agree that, in the event of the termination of the Agreement and the return of the Equipment as provided for herein, you shall have no interest whatsoever in the Equipment or proceeds thereof and we shall be entitled to retain for our own account the proceeds resulting from any disposition or releasing of the Equipment along with any advance rentals, security deposits or other sums previously paid by you pursuant to the terms of the Agreement.

3. Authority and Authorization. You represent and agree that: (a) you are a state or a political subdivision or agency of a state; (b) the entering into and performance of the Agreement is authorized under your state laws and Constitution and does not violate or contradict any judgment, law, order, or regulation, or cause any default under any agreement to which you are party; (c) you have complied with all bidding requirements and, where necessary, have properly presented the Agreement for approval and adoption as a valid obligation on your part; and (d) you have sufficient appropriated funds or other moneys available to pay all amounts due under the Agreement for your current fiscal period. Upon our request, you agree to provide us with an opinion of counsel as to clauses (a) through (d) above, an incumbency certificate, and other documents that we request, with all such documents being in a form satisfactory to us.

4. Government Use. You agree that (a) you will comply with all information reporting requirements of the Internal Revenue Code of 1986, as amended, including but not limited to the execution and delivery to us of information statements requested by us, and (b) the use of the Equipment is essential for your proper, efficient and economic operation, you will be the only entity to use the Equipment during the term of the Agreement and you will use the Equipment only for your governmental purposes. Upon our request you will provide us with an essential use letter in a form satisfactory to us as to clause (b) above.

5. Insurance. You agree to provide and maintain at your own expense (a) property insurance against the loss, theft, destruction of, or damage to, the Equipment for its full replacement value, naming us as loss payee, and (b) public liability and third party property insurance, naming us as an additional insured. You will give us certificates or other evidence of such insurance on the Equipment at such times as we request. All insurance obtained from a third party insurer will be in a form, amount and with companies acceptable to us, and will provide that we will be given 30 days' advance notice of any cancellation or material change of such insurance. If you do not provide us with proof of such insurance, we may secure insurance on the Equipment to cover our interests (and only our interests). If we obtain such insurance, you will pay us an additional amount for the cost of such insurance and an administrative fee, the cost of which may be more than the cost to obtain your own insurance and on which we may make a profit.

6. Indemnification. With respect to any claims, actions, or suits that are made against us as a result of your actions, omissions, negligence or willful misconduct ("Claims"), to the extent permitted by law, you agree to reimburse us for, and if we request, defend us against, any such Claims.

7. Choice of Law. Regardless of any conflicting provision in the Agreement, **THE AGREEMENT WILL BE GOVERNED BY THE LAWS OF THE STATE IN WHICH YOU ARE LOCATED.**

8. This Addendum supplements and amends the Agreement only to the extent and in the manner set forth, and in all other respects, the Agreement will remain in full force and effect.

IN WITNESS WHEREOF the parties hereto, by their authorized signatories, have executed this Addendum at the date set forth below their respective signatures.

CUSTOMER: City Of Jonesboro	LEAF CAPITAL FUNDING, LLC
By: _____	By: _____
Print Name: _____	Print Name: _____
Title: _____	Title: _____
Date: _____	Date: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:024

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER TO SETTLE EXISTING LIENS END DUAL LITIGATION EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK, LLC

WHEREAS, Laurel Park LLC representatives have made an offer to settle a lien established by Jonesboro City Council resolution 25:106 for demolition cost of a structure located at, or near 100 West Washington Avenue, commonly known as Citizens Bank.

WHEREAS, a settlement offer of \$110,000 has been presented for consideration; and

WHEREAS, upon acceptance of the offer, and certification of funds received has been completed, the City of Jonesboro would terminate lien claims by the city on PARCEL 01-144183-42300.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO THAT:

SECTION 1: The City of Jonesboro, Arkansas hereby authorizes the settlement of the lien established by resolution 25:106 in exchange for payment of \$110,000 by Laurel Park LLC.

SECTION 2: Upon certification of funds received by the city, the City of Jonesboro will remove current lien claims held by the city on Parcel 01-144183-42300.

SECTION 3: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all documents necessary to effectuate the proposed settlement.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:025

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FEDERAL TRANSIT ADMINISTRATION (FTA), FY2025 49 U.S.C SECTION 5339 FORMULA GRANTS FOR THE JONESBORO ECONOMICAL TRANSPORTATION (JET) SYSTEM

WHEREAS, the Arkansas Department of Transportation (ARDOT) is the FTA designated recipient of the 49 U.S.C Section 5339 and the City of Jonesboro, Arkansas a direct recipient of this grant through ARDOT; and,

WHEREAS, the City of Jonesboro was allocated \$120,446 in 5339 funding for JET in Fiscal Years 2025; and,

WHEREAS, JET requests \$120,446 in 5339 funding with up to a 20% local match for capital projects; and,

WHEREAS, 5339 funds are available during its allocated fiscal year plus three additional years and must be applied for and obligated or the funds will be returned.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The Jonesboro City Council supports application submissions to FTA for the FY 2025 Section 5339 formula grants.

SECTION 2: The Mayor or the Mayor's designee are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all necessary documents to effectuate the grant applications.

SECTION 3: The Grants and Community Development Department is hereby authorized by the City Council for the City of Jonesboro, Arkansas to submit all necessary documents for this federal-aid program.

SECTION 4: The Mayor or the Mayor's designee are hereby authorized and directed to execute all appropriate agreements and contracts regarding any future award of the FY2025 Section 5339 formula grants



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:026

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FEDERAL TRANSIT ADMINISTRATION (FTA), FY 2025 49 U.S.C SECTION 5307 FORMULA GRANTS FOR THE JONESBORO ECONOMICAL TRANSPORTATION (JET) SYSTEM

WHEREAS, the Arkansas Department of Transportation (ARDOT) is the FTA designated recipient of the 49 U.S.C Section 5307 Urbanized Area Formula Grant and the City of Jonesboro a direct recipient of this grant through ARDOT; and,

WHEREAS, Section 5307 funds are available during its allocated fiscal year plus five additional years and must be applied for and obligated for spending or the funds will be returned; and,

WHEREAS, the FTA has apportioned \$1,489,359 in Section 5307 formula funding to the City of Jonesboro; and,

WHEREAS, JET requests \$1,489,359 in Section 5307 formula funding with a \$819,150 local match for operating assistance and capital projects.

Federal

Local

Operating Assistance	\$595,744	\$595,744 (50%)
Capital Projects	\$893,615	\$223,406 (20%)

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The Jonesboro City Council pledges its full support for the submission of applications for FY 2025 Section 5307, Urbanized Area Formula Grants, to USDOT-FTA.

SECTION 2: The Mayor or the Mayor's designee are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all necessary documents to effectuate the grant applications.

SECTION 3: The Grants and Community Development Department is hereby authorized by the City Council for the City of Jonesboro, Arkansas to submit all necessary documents for this federal-aid program.

SECTION 4: The Mayor or the Mayor's designee are hereby authorized and directed to execute all appropriate agreements and contracts necessary regarding any future award of the FY 2025 Section 5307 grant application.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:027

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ISSUE A PURCHASE ORDER TO WILKINS ELECTRIC, LLC FOR THE HUNTINGTON AVENUE LIGHTING PROJECT (2026:02)

WHEREAS, the City of Jonesboro desires to accept the low bid and issue a Purchase Order for the Huntington Avenue Lighting project;

WHEREAS, the low bidder and the firm selected for the project is Wilkins Electric, LLC.; and,

WHEREAS, the funding for the execution of the Purchase Order shall come from the 2026 Capital Improvement budget and compensation shall be paid in accordance with the terms of Bid Number 2026:02.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF JONESBORO, ARKANSAS:

Section 1: That the City of Jonesboro shall accept the low bid and issue a Purchase Order to Wilkins Electric, LLC. for the Huntington Avenue Lighting project.

Section 2. Funding for the execution of the Purchase Order shall come from the 2026 Capital Improvement budget and compensation shall be paid in accordance with the terms of Bid Number 2026:02.

Section 3. The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to direct the Purchasing/Finance Specialist to issue a Purchase Order for this project.



Budgeted Amount \$0.00

Opened by P Cook
 Tabulated by T Cooper

Bid #: 2026:02
 Date: 03/04/26

DIVISIONS/DEPARTEMENT: Engineering/Parks Dept	Inline	TLS Group	Wilkins Electric				
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NOTE: No award will be made at bid opening - all bids will be evaluated in the coming days.

Item	Quan	Description	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount
1	1	Huntington Ave Lighting Project Invoice Price		239,393.46		265,017.50		\$110,000.00						
		Is bid bond attached (Y or N)		Yes		Yes		Yes						



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:028

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A CONTRACT TO LEASE OFFICE SPACE FOR E-911 ADMINISTRATIVE STAFF AND AMEND THE FY2026 BUDGET

WHEREAS, following the closure of the non-reinforced portion of the Justice Complex, E-911 administrative and training staff have been temporarily housed in open office space in multiple areas at City Hall; and

WHEREAS, 911 administrative staff seek a longer-term office arrangement that allows for more efficient communication, training needs and general usage space; and

WHEREAS, new staffing has been hired, and office spaces currently occupied by 911 administration are now needed by other department staff; and

WHEREAS, it has been determined that it is more cost effective to rent a temporary space rather than repair the damaged Justice Complex building until the new 911 center is completed.

WHEREAS, research has been performed and the space proposed has been identified as the best option in regard to pricing, layout and location.

WHEREAS, the unit is located at 624 S. Main and includes approximately 1,700 square feet that includes office space, a conference room for training, private restrooms and a breakroom area.

WHEREAS, the proposed lease initial term is 6 months with the ability for the city to renew under the same terms at a rate of \$2,300 per month.

WHEREAS, in order to support the lease payments, moving cost, and miscellaneous expenses associated, a FY2026 budget amendment of \$25,000 is requested.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

Section 1: The City Council approves the lease contract, attached to this resolution, with Continental Limited Partnership.

Section 2: The City Council hereby approves a \$25,000 amendment of the E911 FY2026

budget.

Section 3: The Mayor, Harold Copenhaver and City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.

WHEREAS, following the closure of the non-reinforced portion of the Justice Complex, E-911 administrative and training staff have been temporarily housed in open office space in multiple areas at City Hall; and

WHEREAS, 911 administrative staff seek a longer-term office arrangement that allows for more efficient communication, training needs and general usage space; and

WHEREAS, new staffing has been hired, and office spaces currently occupied by 911 administration are now needed by other department staff; and

WHEREAS, it has been determined that it is more cost effective to rent a temporary space rather than repair the damaged Justice Complex building until the new 911 center is completed.

WHEREAS, research has been performed and the space proposed has been identified as the best option in regard to pricing, layout and location.

WHEREAS, the unit is located at 624 S. Main and includes approximately 1,700 square feet that includes office space, a conference room for training, private restrooms and a breakroom area.

WHEREAS, the proposed lease initial term is 6 months with the ability for the city to renew under the same terms at a rate of \$2,300 per month.

WHEREAS, in order to support the lease payments, moving cost, and miscellaneous expenses associated, a FY2026 budget amendment of \$25,000 is requested.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO,
ARKANSAS, THAT:

Section 1: The City Council approves the lease contract, attached to this resolution, with Continental Limited Partnership.

Section 2: The City Council hereby approves a \$25,000 amendment of the E911 FY2026 budget.

Section 3: The Mayor, Harold Copenhaver and City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.

LEASE AGREEMENT

This indenture of Lease, made and entered into this _____ day of March, 2026, by and between **Continental Limited Partnership**, hereinafter referred to as "**Lessor**," and _____, hereinafter referred to as "**Lessee**" (whether one or more),

Witnesseth:

That For and in Consideration of the rents and covenants hereinafter set out, the **Lessor** does hereby let, lease, and demise that certain space in that certain building known as the "Continental Building," and located at 624 South Main Street, Jonesboro, Arkansas, being more specifically described as:

Suite #101 (Unit), consisting of eight rooms two storage closets, kitchenette, and private restroom, located on the East side of the first floor, and containing approximately 1,703 square feet of floor space and hereinafter referred to as the "demised premises."

To Have and to hold the said demised premises unto the **Lessee**, it's successor, and assigns from the First 1st day of _____ 2026, and ending on the Last day of _____ 2026, for and during and until the full end and term of SIX (6) months(s), then next and ensuing and fully to be completed and ended. Upon completion of the SIX (6) months term, **Lessee** may exercise the option to renew the lease agreement, and upon the terms and conditions hereinafter expressed:

- 1) The **Lessee** agrees to pay, and the **Lessor** agrees to accept as rent for the said demised premises, the sum of **Two Thousand, Three Hundred Dollars (\$2,300.00)** per month, payable in advance on or before the first (1st) day of each month during the term hereof. It is also agreed that any monthly rental received after the fifth (5th) day of the month shall include a late payment fee of Twenty Dollars (\$20.00).
- 2) The rents and charges herein set out shall be due and payable on the first (1st) day of each month during the term hereof, and shall be delinquent upon the close of business on the fifth (5th) day after said date. Upon the sixth (6th) day after said date, the said rents and charges remaining unpaid, LESSOR shall give LESSEE written notice of such delinquency and five (5) days thereafter, said rents and charges shall be deemed in default for the purpose of paragraph 20 herein below.
- 3) The **Lessor** acknowledges receipt of \$ NONE from the **Lessee**, to be held by the **Lessor** to cover replacement or repairs of any property which shall be damaged or destroyed during the occupancy of the Lessee, for any cleaning costs entailed to prepare the property for further rental, or for any unpaid lease. Any portion of such money remaining after paying the loss, damage, cleaning, or unpaid lease at the expiration of the lease shall be returned to the LESSEE.

Lessor (Initials) _____

Lessee (Initials) _____

_____, Lease, - ___-2026.

4) It is understood and agreed that in the event that no “deposit” is required from Lessee, that said Lessee shall still be liable for those repairs, replacements, or cleaning costs as described above in paragraph 3, and shall pay such costs to the Lessor withing 15 days of receipt of such billing.

5) The demised property shall be used only by the **Lessee**, it’s successors and assigns, and for the purpose of conducting the _____ and no other type of commercial activity shall be conducted on said premises without the prior written permission of the **Lessor**.

6) **Lessee** takes said premises subject to all building and zoning restrictions and laws in force on the date hereof, it being understood by both parties that the conduct of the business described herein is in compliance with such restrictions. **Lessee** shall have seven (7) days from signing of this Lease to confirm such compliance.

7) **Lessee** shall examine said demised premises before taking possession thereof, and **Lessee’s** entry into possession shall constitute conclusive evidence that as of the date thereof, the said demised premises were in good order and satisfactory condition.

8) **Lessee** will not assign or in any manner transfer this **Lease**, or any estate, interest, or benefit therein, or sublet said demised premises, or any part or parts thereof, or permit the use of the same or any part thereof by anyone other than the said **Lessee** without the prior written consent of the **Lessor**. Consent by the **Lessor** to any assignment or transfer of interest under this Lease, or subletting of said demised premises shall not constitute a release, waiver, or consent to any other assignment, or any part thereof and shall be limited to the instance stated in such written consent. Consent shall not be unreasonably withheld.

9) In the event said demised premises shall be made untenable by fire or other casualty, **Lessor May**; (a) terminate the term of this Lease, or (b) repair, restore, and rehabilitate said premises. If **Lessor** elects to repair, restore, and rehabilitate said premises and shall fail to begin construction within thirty (30) days following such loss, **Lessee**, within fifteen (15) days next following, may terminate this lease by written notice to **Lessor**. If **Lessor** shall fail to substantially complete such repair, restoration, and rehabilitation within three (3) months, allowance being made for delay due to practical impossibility, **Lessee**, by written notice to the **Lessor**, given within fifteen (15) days next following the last day of said three months, may terminate the term hereof as of the date of such fire or casualty. The rents shall be abated by **Lessor** during the period said demised premises are uninhabitable, subject to the conditions and terms set out above.

Lessor (Initials) _____

Lessee (Initials) _____

_____, Lease, - -2026.

10) From and after the effective date of this **Lease**, and throughout the term of this **Lease**, the **Lessee**, at it's own costs and responsibility shall maintain in good condition the demised premises, and at the end of said Lease, surrender same in like condition as when taken, excepting therefrom only natural wear and tear. Said **Lessee** shall be responsible to said **Lessor** for any and all such costs which shall be due to the negligence of the **Lessee**, it's officers, employees, agents, guests, or invitees.

11) The **Lessee** agrees not to make any alterations in the demised premises without the prior written consent of the **Lessor**. All fixed appliances, plumbing, heating, air conditioning, electrical, or other fixtures and partitions shall remain in place when the demised premises are vacated at the end of or during the term of this Lease.

12) **Lessee** agrees not to erect, install, or display upon the exterior of the said building or part thereof, including windows, any sign, lettering, placard, announcement, decoration, or advertising material whatsoever. **Lessee** may have the firm name painted or placed upon the entrance door or adjacent wall to the demised premises, said design and location to have prior approval of the **Lessor**.

13) **Lessee** shall obtain and maintain throughout the term of the Lease, a policy of liability insurance adequate to protect **Lessor** against the claims of any and all persons coming upon said demised premises.

14) **Lessee** agrees not to suffer anything to be or to remain in or upon or about the demised premises which will invalidate any policy of insurance which **Lessor** may now or hereafter have upon said demised premises. **Lessee** shall not hold **Lessor** liable for any loss whatsoever for personal property in the event of damage or destruction or loss of said property by fire or other casualty.

15) **Lessee** shall not permit, allow, or cause any act or deed to be performed, or any practice to be adopted or followed in or about said demised premises which shall cause, or be likely to cause, injury or damage to any person or to said demised premises or it's appurtenances. **Lessee** agrees not to commit or permit any waste whatsoever nor to create or allow any nuisance to exist on the premises and to abate any nuisance that may arise promptly and free of expense to the **Lessor**.

Lessor (Initials) _____

Lessee (Initials) _____

_____, Lease, - _____-2026.

16) **Lessee** shall at all times keep demised premises in a neat and orderly condition. **Lessee** agrees not to interfere with the full and complete use of the entry ways and common access areas by other tenants or their clients by the storage or temporary deposit of products, merchandise, supplies, equipment, or other materials except for brief transit, without the express approval of the **Lessor**.

17) The deposits and payments for the use of electricity, water, sewage, refuse, heat, and air conditioning will be paid by the **Lessor**. Telephone and other utilities are the responsibility of the **Lessee**. Installation of additional or supplemental electrical power or other utility sources or lines shall have the prior written approval of the **Lessor**.

18) **Lessee** agrees to have and to hold the **Lessor** harmless from violations of the laws of the United States, the State of Arkansas, the County of Craighead, and the Ordinances and Laws of the City of Jonesboro, Arkansas.

19) To permit the **Lessor**, it's agents, or employees, to have access to and to enter said premises at all reasonable and necessary times for any purpose connected with the repair, improvement, care, and management of the demised premises, and of the building in which said demised premises are situated, including the showing of the property to prospective Lessees or purchasers. It is also agreed that **Lessor** shall have keys to all units for access thereto in event of emergencies or management purposes. **Lessor** agrees not to enter upon said demised premises without good cause and shall respect the privacy and confidentiality of demised premises.

20) The happening of any one of the following events (hereinafter referred to as "event of default") shall constitute a breach of this **Lease** on the part of the **Lessee**, namely:

- (a) The failure of the **Lessee** to pay any and all rents and charges payable to **Lessor** under the provisions of this **Lease Agreement**, on the terms and at the times herein specified. The failure of **Lessee** to pay any rental when due shall be a breach of all future rentals.
- (b) The filing by or on behalf of **Lessee** of any Petition of Pleading to declare **Lessee** a bankrupt, or the adjudication in bankruptcy of **Lessee** under any Bankruptcy Law or Act.
- (c) The failure of **Lessee** to fully and promptly perform any act required of it in the performance of this Lease or to otherwise comply with any term or provision hereof.

Lessor (Initials) _____

Lessee (Initials) _____

_____, Lease, - ____-2026.

Upon the happening of any event of default, the **Lessor** shall, at **Lessor's** option, have the right to enter upon and take immediate possession of said demised premises, either with or without bond or notice, and to evict and expel the **Lessee** and any or all of **Lessee's** property, either with or without process of law or in equity, and without prejudice to any remedies or rights which **LESSOR** may have for the collection of any delinquent rents, rents accruing in the future, possession, past, present, or future damages, or any other remedies to which the **Lessor** may be entitled and no delay in the exercise of the option shall be deemed a waiver of **Lessor's** right to exercise same at a later date.

21) The execution of this **Lease** or the performance of any act pursuant to the provisions hereof shall not be deemed or construed to have any relationship between Lessor and Lessee other than solely that of Landlord and tenant.

IN WITNESS WHEREOF, the parties hereto have caused this indenture to be signed on this the ____ day of _____, 2026.

Continental Limited Partnership, Lessor

_____, Lessee