



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Public Safety Council Committee

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Tuesday, May 20, 2025

5:00 PM

Municipal Center, 300 S. Church

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### 1. CALL TO ORDER

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

### 3. APPROVAL OF MINUTES

[MIN-25:033](#)

Minutes for the Public Safety Committee meeting on Tuesday, April 15, 2025

Attachments: [Minutes](#)

### 4. NEW BUSINESS

#### *ORDINANCES TO BE INTRODUCED*

[ORD-25:012](#)

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS

Sponsors: Engineering

[ORD-25:015](#)

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Sponsors: Engineering

#### *RESOLUTIONS TO BE INTRODUCED*

[RES-25:046](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 202 W. WOODROW STREET JONESBORO, AR 72401

Sponsors: Code Enforcement

**Attachments:** [202 W Woodrow Boarding and Securing Affidavit.pdf](#)  
[202 W Woodrow Boarding and Securing Returned Sig Card.pdf](#)  
[202 W Woodrow Inspection Report.pdf](#)  
[202 W Woodrow Notice of Violation Affidavit to Bank \(1\).pdf](#)  
[202 W Woodrow Notice of Violation Affidavit.pdf](#)  
[202 W Woodrow Notice of Violation Return Sig Card Bank.pdf](#)  
[202 W Woodrow Notice of Violation Return Sig Card owner.pdf](#)  
[202 W Woodrow Map.png](#)  
[22090686-IMG\\_2147.jpeg](#)  
[22090695-IMG\\_2156.jpeg](#)  
[22090696-IMG\\_2157.jpeg](#)  
[22090697-IMG\\_2155.jpeg](#)  
[22090699-IMG\\_2159.jpeg](#)

**RES-25:047** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS  
TO CONDEMN PROPERTY LOCATED AT: 1208 N. Floyd St. Jonesboro, AR 72401;  
Parcel # 01-143124-01600

**Sponsors:** Code Enforcement

**Attachments:** [1208 N Floyd Board & Secure Affidavit.pdf](#)  
[1208 N Floyd Board & Secure Returned Cert Letter.pdf](#)  
[1208 N Floyd Inspection Report.pdf](#)  
[1208 N Floyd Map.png](#)  
[1208 N Floyd Precondemnation Notice Affidavit.pdf](#)  
[1208 N Floyd Precondemnation Notice Return Sig Card.pdf](#)  
[24133102-IMG\\_3306.jpeg](#)  
[24133105-IMG\\_3291.jpeg](#)  
[24133107-IMG\\_3293.jpeg](#)  
[24133109-IMG\\_3295.jpeg](#)  
[24133111-IMG\\_3297.jpeg](#)  
[24133113-IMG\\_3299.jpeg](#)

## **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-25:033

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Public Safety Council Committee

**File Type:** Minutes

Minutes for the Public Safety Committee meeting on Tuesday, April 15, 2025



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Public Safety Council Committee

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Tuesday, April 15, 2025

5:00 PM

Municipal Center, 300 S. Church

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### 1. CALL TO ORDER

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

**Present** 6 - David McClain; Brian Emison; Janice Porter; Chris Gibson; LJ Bryant and Kevin Miller  
**Absent** 1 - Chris Moore

### 3. APPROVAL OF MINUTES

[MIN-25:016](#) Minutes for the Public Safety Committee meeting on Monday, February 24, 2025.

**Attachments:** [Minutes](#)

**A motion was made by Chris Gibson, seconded by Janice Porter, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 5 - David McClain; Janice Porter; Chris Gibson; LJ Bryant and Kevin Miller

**Absent:** 1 - Chris Moore

### 4. NEW BUSINESS

#### *ORDINANCES TO BE INTRODUCED*

[ORD-25:010](#) AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

**Sponsors:** Engineering

**A motion was made by Chris Gibson, seconded by David McClain, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 5 - David McClain; Janice Porter; Chris Gibson; LJ Bryant and Kevin Miller

**Absent:** 1 - Chris Moore

#### *RESOLUTIONS TO BE INTRODUCED*

[RES-25:030](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS  
TO CONDEMN PROPERTY LOCATED AT: 2424 E Johnson Ave. Jonesboro, AR  
72401; Parcel # 01-144162-07800

**Sponsors:** Code Enforcement

**Attachments:** [2424 E Johnson Inspection Report.pdf](#)  
[2424 E Johnson Boarding and Securing Affidavit.pdf](#)  
[2424 E Johnson Pre-Condemnation Notice Affidavit.pdf](#)  
[2424 E Johnson Map.png](#)  
[24119133-IMG\\_3261.jpeg](#)  
[24119139-IMG\\_3264.jpeg](#)  
[24119140-IMG\\_3265.jpeg](#)  
[24119145-IMG\\_3270.jpeg](#)  
[24119147-IMG\\_3272.jpeg](#)  
[24119152-IMG\\_3277.jpeg](#)  
[24119158-IMG\\_3283.jpeg](#)  
[24119160-IMG\\_3285.jpeg](#)  
[24119162-IMG\\_3287.jpeg](#)

A motion was made by Chris Gibson, seconded by Janice Porter, that this matter be Recommended to Council . The motion PASSED with the following vote.

**Aye:** 5 - David McClain;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

**Absent:** 1 - Chris Moore

**5. PENDING ITEMS**

**6. OTHER BUSINESS**

**7. PUBLIC COMMENTS**

**8. ADJOURNMENT**

A motion was made by Chris Gibson, seconded by LJ Bryant, that this meeting be Adjourned. The motion PASSED with the following vote.

**Aye:** 5 - David McClain;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

**Absent:** 1 - Chris Moore



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-25:012

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Public Safety Council Committee

**File Type:** Ordinance

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS  
AT DESIGNATED LOCATIONS

NOW BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO  
ARKANSAS to make the following changes as recommended by the Traffic Control Committee:

Section 1:

**ESTABLISH 25 MPH SPEED LIMIT AT THE FOLLOWING LOCATION:**

Oakdale Street (Matthews to Nettleton)

Gloucester Drive

Gloucester Close

Slimbridge Drive

Cater Drive

Smithfield Drive

Laura Lea

Mockernut Lane

Minga Lane

**INSTALL STOP SIGNS AT THE FOLLOWING LOCATIONS:**

On Court Street at Manila Street

On Boydston Street at Manila Street

On East Street at Monroe Ave

On Walnut Street at Cherry Street

Section 2:

**REPEAL ANY PART OF ORDINANCES 58:1776, 69:2612, 62:2752, 58:1776 and 58:1768  
that are in conflict with this ordinance.**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-25:015

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Public Safety Council Committee

**File Type:** Ordinance

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO ARKANSAS TO MAKE THE FOLLOWING CHANGES AS RECOMMENDED BY THE TRAFFIC CONTROL COMMITTEE:

**ESTABLISH 25 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:**

Dalton Farmer Drive  
Fox Road  
Silverstone Drive  
Copperstone Drive  
Whitestone Drive  
Orval Orlan Drive

**INSTALL STOP SIGNS AT THE FOLLOWING LOCATIONS:**

An all-way stop at Rains and East Oak Avenue  
On Antosh Circle at Colony Drive  
On Charleston at Brookstone  
On Silverstone at Brookstone  
on Copperstone at Brookstone  
On Copperstone at Whitestone



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:046

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Public Safety Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO  
CONDEMN PROPERTY LOCATED AT: 202 W. WOODROW STREET JONESBORO, AR  
72401

OWNER: L & E PROPERTIES, LLC.

LEGAL DESCRIPTION: Lots 20 and 21 in Block "H" of Haltom's Second Addition to the City of  
Jonesboro, Arkansas, the same being a part of the Southwest Quarter of Section 7, Township 14  
North, Range 4 East.

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: 202 W Woodrow St. Jonesboro, AR 72401.





Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

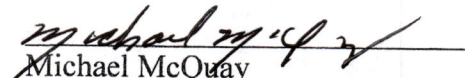
870-933-4658

AFFIDAVIT

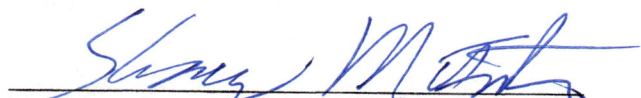
L+E Properties LLC  
PO Box 204  
State University, AR 72467-0204

RE: 202 W Woodrow Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 6<sup>th</sup> day of February, 2024.

  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 6<sup>th</sup> day of February, 2024.

  
Notary Public



My commission expires: May 20, 2032



### ***Notice to Board and Secure***

02/06/2024

L & E PROPERTIES LLC  
PO Box 204  
State University AR 72467-0204

Case #: 240524

In regards to property located at 202 W WOODROW, JONESBORO, AR 72401

Dear L & E PROPERTIES LLC,

It has been observed that the building listed above is unsecured, damaged, and/or vacant. **You are hereby directed to board and secure the building within seven (7) days of the receipt of this notice.** The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. **All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.**

In the event you have not commenced work to secure the building within seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. **A fine of not less than \$100 shall be imposed and an additional fine of \$100 for each day thereafter. (Ord. 19:061)**

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

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

Cell 870-926-1404

Sincerely,

David Cooley  
Code Enforcement Officer

9589 0710 5270 1321 3965 96

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

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- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4<sup>®</sup>

L & E Properties LLC

PO Box 204

State University, AR 72467-0204 11

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 8476 3186 8659 85

**United States  
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**Jonesboro Code Enforcement  
P. O. Box 1845  
Jonesboro, AR 72403**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

L & E PROPERTIES LLC  
PO Box 204  
State University AR 72467-0204



9590 9402 8476 3186 8659 85

2. Article Number (Transfer from service label)

9589 0710 5270 1321 3965 96

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

Lenita Maya

☐ Agent

☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

delivery address below: ☐ No



3. Service type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

4. Mail

5. Mail Restricted Delivery

6)

13



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT


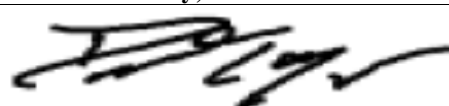
**RESIDENTIAL BUILDING INSPECTION REPORT**

DATE OF INSPECTION:	<b>AUGUST 21, 2024</b>	CASE NUMBER: <b>240524</b>
PROPERTY ADDRESS:	<b>202 W. Woodrow St.</b>	
PROPERTY OWNER:	<b>L &amp; E Properties, LLC</b>	

Building is a duplex apartment building. The residence is on a pier foundation. The perimeter of the foundation is in good shape. However, the piers on the interior foundation are breaking down and must be repaired or replaced. Due to the foundation starting to fail the interior floor is sagging. The floor in the bathroom and kitchen areas of both apartments is rotten and fallen in. There is standing water under the building. Some of the floor is so weak it is unsafe to walk on. Many of the floor joist must be replaced followed by most of the subfloor and flooring. The foundation issues are apparent on the roof as well. The lack of support from the foundation is causing the roof to start sagging. Once the foundation is repaired the roof must be closely inspected and any damage repaired. The soffit area of the home has wood that is starting to rot, pull away from the residence, and fall off. All damaged soffits must be repaired or replaced. All windows and doors have some sort of damage. Most of the windows have been broken out and door kicked in. All windows and doors must be repaired or replaced. Due to the damage inside the property the entire electrical system must be replaced, brought up to current code, and pass inspection. Due to the damage inside the property the entire plumbing system must be replaced, brought up to current code, and pass inspection. CURRENTLY THE BUILDING IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE BUILDING SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY IS CURRENTLY SECURED BUT PREVIOUSLY WAS NOT SECURE ALLOWING THE INTERIOR TO BE INSPECTED.

In my opinion, this structure		Is	<b>XX</b>	Is not	Suitable for human habitation.
In my opinion, this structure		Is	<b>XX</b>	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	<b>XX</b>	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	<b>XX</b>	Is		Is not	A public safety hazard and should be condemned immediately.

**EMERGENCY ACTION IS WARRANTED: YES NO **XX****

<b>Tim Renshaw, Chief Building Inspector</b>	<b>David Cooley, Code Enforcement</b>
	

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358





Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

**AFFIDAVIT**

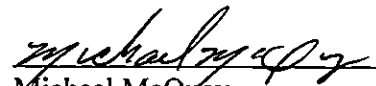
HOPE FEDERAL CREDIT UNION

4 OLD RIVER PLACE SUITE A

JACKSON, MS 39201

RE: 202 W WOODROW

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25th day of September, 2024.

  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 25th day of September, 2024.

  
Notary Public



My commission expires: 10 March 2034



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

9/25/2024

Hope Federal Credit Union  
4 Old River Place, Suite A  
Jackson, MS 39201

Case #: 240524

Subject: Condemnation of 202 W. Woodrow, Jonesboro, AR 72401

Dear Mortgage Holder,

The property listed above has fallen into severe disrepair and the City of Jonesboro has started the condemnation process for the property. A title search of the property, performed by Lenders Title Company, examined the Circuit Clerk of Craighead County's records from February 5, 1992 to August 27, 2024 at 7:30 am, identified Hope Federal Credit Union as the Mortgage Holder. As the Mortgage Holder you have a vested interest in the property, so I am required to notify you of the pending condemnation.

Included with this letter is a copy of the Notice of Violation mailed to the owner, L & E Properties, LLC, and a copy of the Inspection Report. They were originally mailed to the owner on 8/21/2024 via standard and certified mail. As of 9/18/2024 the certified letter had gone "Unclaimed" and is being returned to the Code Enforcement Office.

The property must be repaired or razed and removed as described in the attached letter.

If you have any questions, call our office at (870) 933-4658, my cell phone at (870) 926-1404, or you can contact me via email at [dcooley@jonesboro.org](mailto:dcooley@jonesboro.org).

Sincerely,

David Cooley  
Code Enforcement Officer  
P.O. Box 1845  
Jonesboro, AR 72403





## ***Notice of Violation***

09/25/2024

L & E PROPERTIES LLC  
PO Box 204  
State University AR 72467-0204

Case #: 240524  
Subject: 202 W WOODROW, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating you intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

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

Sincerely,

David Cooley  
Code Enforcement Officer  
P.O. Box 1845  
Jonesboro, AR 72403



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	AUGUST 21, 2024	CASE NUMBER: 240524
PROPERTY ADDRESS:	202 W. Woodrow St.	
PROPERTY OWNER:	L & E Properties, LLC	

Building is a duplex apartment building. The residence is on a pier foundation. The perimeter of the foundation is in good shape. However, the piers on the interior foundation are breaking down and must be repaired or replaced. Due to the foundation starting to fail the interior floor is sagging. The floor in the bathroom and kitchen areas of both apartments is rotten and fallen in. There is standing water under the building. Some of the floor is so weak it is unsafe to walk on. Many of the floor joist must be replaced followed by most of the subfloor and flooring. The foundation issues are apparent on the roof as well. The lack of support from the foundation is causing the roof to start sagging. Once the foundation is repaired the roof must be closely inspected and any damage repaired. The soffit area of the home has wood that is starting to rot, pull away from the residence, and fall off. All damaged soffits must be repaired or replaced. All windows and doors have some sort of damage. Most of the windows have been broken out and door kicked in. All windows and doors must be repaired or replaced. Due to the damage inside the property the entire electrical system must be replaced, brought up to current code, and pass inspection. Due to the damage inside the property the entire plumbing system must be replaced, brought up to current code, and pass inspection. CURRENTLY THE BUILDING IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE BUILDING SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY IS CURRENTLY SECURED BUT PREVIOUSLY WAS NOT SECURE ALLOWING THE INTERIOR TO BE INSPECTED.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

9589 0710 5270 1221 1981 60

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\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

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SEP 25 2024

Postage

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Total Postage and Fees

\$

Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

Hope Federal Credit Union  
4 Old River Place Suite A  
Jackson MS 39201

19



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT


L & E PROPERTIES LLC

PO BOX 204

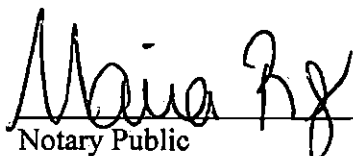
STATE UNIVERSITY, AR 72467-0204

RE: 202 W WOODROW

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 21st day of August, 2024.

  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 21st day of August, 2024.

  
Notary Public



My commission expires: 10 March 2034



### ***Notice of Violation***

08/21/2024

L & E PROPERTIES LLC  
PO Box 204  
State University AR 72467-0204

Case #: 240524  
Subject: 202 W WOODROW, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating you intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

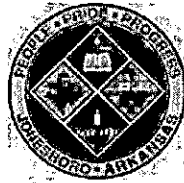
If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

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

Sincerely,

David Cooley  
Code Enforcement Officer  
P.O. Box 1845  
Jonesboro, AR 72403





DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	AUGUST 21, 2024	CASE NUMBER: 240524
PROPERTY ADDRESS:	202 W. Woodrow St.	
PROPERTY OWNER:	L & E Properties, LLC	

Building is a duplex apartment building. The residence is on a pier foundation. The perimeter of the foundation is in good shape. However, the piers on the interior foundation are breaking down and must be repaired or replaced. Due to the foundation starting to fail the interior floor is sagging. The floor in the bathroom and kitchen areas of both apartments is rotten and fallen in. There is standing water under the building. Some of the floor is so weak it is unsafe to walk on. Many of the floor joist must be replaced followed by most of the subfloor and flooring. The foundation issues are apparent on the roof as well. The lack of support from the foundation is causing the roof to start sagging. Once the foundation is repaired the roof must be closely inspected and any damage repaired. The soffit area of the home has wood that is starting to rot, pull away from the residence, and fall off. All damaged soffits must be repaired or replaced. All windows and doors have some sort of damage. Most of the windows have been broken out and door kicked in. All windows and doors must be repaired or replaced. Due to the damage inside the property the entire electrical system must be replaced, brought up to current code, and pass inspection. Due to the damage inside the property the entire plumbing system must be replaced, brought up to current code, and pass inspection. CURRENTLY THE BUILDING IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE BUILDING SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY IS CURRENTLY SECURED BUT PREVIOUSLY WAS NOT SECURE ALLOWING THE INTERIOR TO BE INSPECTED.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.
EMERGENCY ACTION IS WARRANTED: YES NO XX					

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

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Extra Services & Fees (check box, add fee as appropriate)

- |  |    |
|--|----|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |
| <input type="checkbox"/> Adult Signature Required            | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage

\$

**Total Postage and Fees**

\$

Sent To

**L & E Properties LLC**

Street and Apt. No., or PO Box No.

**PO Box 204**

City, State, ZIP+4<sup>®</sup>

**State University, AR 72467-0204**

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



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**23**

9589 0710 5270 1221 1988 70

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOPE FEDERAL CREDIT UNION  
4 OLD RIVER PLACE SUITE A  
JACKSON, MS 39201



9590 9402 8970 4064 2790 00

2. Article Number (Transfer from carrier label)

9589 0710 5270 1221 1981 60

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

☐ Agent

☐ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Adult Signature Restricted Delivery

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☐ Certified Mail Restricted Delivery

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☐ Collect on Delivery Restricted Delivery

all  
all Restricted Delivery

(over \$500)

**24**

240524



# THIS SECTION

and 3.

address on the reverse  
on the card to you.

the back of the mailpiece,  
space permits.

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

**X**

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

*Lenita May*

*1-8-23*

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

PROPERTIES LLC

204

University AR 72467-0204



☐ Adult Signature

☐ Adult Signature Restricted Delivery

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☐ Signature Confirmation Restricted Delivery

88 70

25

Domestic Return Receipt



















# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:047

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Public Safety Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO  
CONDEMN PROPERTY LOCATED AT: 1208 N. Floyd St. Jonesboro, AR 72401; Parcel #  
01-143124-01600

OWNER: Juan Carlos Leal

LEGAL DESCRIPTION: The North 245 feet of the West 415 feet of the Northwest Quarter of the Southeast Quarter of Section 12, Township 14 North, Range 3 East, Craighead County, Arkansas, EXCEPTING therefrom the Northerly 30 feet and Westerly 30 feet for road purposes, and being subject to rights of way for roads along the North and West sides thereof.

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: 1208 N. Floyd St. Jonesboro, AR 72401.





Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Juan Carlos Leal  
7050 Inwood Park Dr. Unit 114  
Houston TX 77088

RE: 1208 N Floyd

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of July, 2024.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 22nd day of July, 2024.

Maria Resendez  
Notary Public



My commission expires: 10 March 2034



## ***Notice to Board and Secure***

07/22/2024

Juan Carlos Leal  
7050 Inwood Park Dr. Unit 114  
Houston TX 77088

Case #: 244055

In regards to property located at 1208 N FLOYD, JONESBORO, AR 72401

Dear Juan Carlos Leal,

It has been observed that the building listed above is unsecured, damaged, and/or vacant. **You are hereby directed to board and secure the building within seven (7) days of the receipt of this notice.** The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. **All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.**

In the event you have not commenced work to secure the building within seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. **A fine of not less than \$100 shall be imposed and an additional fine of \$100 for each day thereafter. (Ord. 19:061)**

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

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

9589 0710 5270 1221 1975 14

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Extra Services & Fees (check box, add fee as appropriate)

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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent to

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

Juan Carlos Leal  
1650 Inwood Park Dr. Unit 1135  
Houston TX 77088

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Juan Carlos Leal  
7050 Inwood Park Dr. Unit 114  
Houston TX 77088



9590 9402 8969 4064 2435 62

2. Article Number (Transfer from service label)

9589 0710 5270 1221 2005 80

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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244055 DC



# DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

## RESIDENTIAL BUILDING INSPECTION REPORT


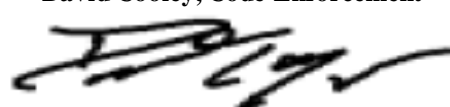
DATE OF INSPECTION:	February 6, 2025	CASE NUMBER: 244055
PROPERTY ADDRESS:	1208 N Floyd St.	Parcel: 01-143124-01600
PROPERTY OWNER:	JUAN CARLOS LEAL	

The structure is on a slab foundation with a block exterior. The structure is in a severe state of disrepair. Most of the roof has fallen in. The entire roof must be replaced. All windows and doors are either broken or boarded. All windows and doors must be repaired or replaced. The interior was not inspected due to safety concerns. The entire soffit area is rotten or has fallen off. The entire electrical system of the structure must be repaired and brought up to current state codes, inspected, and approved by the city's inspectors prior to having service restored. . The entire plumbing system of the structure must be repaired and brought up to current state code, inspected and approved by the city's inspectors prior to having service restored. There is junk spread around most of the rear of the property.

CURRENTLY THE STRUCTURE IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE STRUCTURE SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

**EMERGENCY ACTION IS WARRANTED: YES NO XX**

<b>Tim Renshaw, Chief Building Inspector</b>	<b>David Cooley, Code Enforcement</b>
	

Municipal Building, 300 South Church Jonesboro, AR





9589 0710 5270 1221 1475 14

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310 EAST STREET, SUITE A, JONESBORO, AR 72401

Extra Services & Fees (check box and fee as appropriate)  
☐ Return Receipt (hardcopy)  
☐ Return Receipt (electronic)  
☐ Certified Mail Restricted Delivery  
☐ Adult Signature Required  
☐ Adult Signature Restricted Delivery

Postage

Total Postage and Fees

Sent to: **Juan Carlos Leal**  
**1050 Inwood Park Dr. Unit 114**  
**Houston TX 77058**

PS Form 3800, January 2023 PSN 7530-02-000-90 See Reverse for Instructions



Office of  
P.O. Box

870-933-4658

**AFFIDAVIT**

Juan Carlos Leal  
1050 Inwood Park Dr. Unit 114  
Houston TX 77058

RE: 1208 N Floyd

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of July, 2024.

Michael McQuay  
 Michael McQuay  
 Jonesboro Code Enforcement



## ***Notice to Board and Secure***

07/22/2024

Juan Carlos Leal  
7050 Inwood Park Dr. Unit 114  
Houston TX 77088

Case #: 244055

In regards to property located at 1208 N FLOYD, JONESBORO, AR 72401

Dear Juan Carlos Leal,

It has been observed that the building listed above is unsecured, damaged, and/or vacant. **You are hereby directed to board and secure the building within seven (7) days of the receipt of this notice.** The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. **All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.**

In the event you have not commenced work to secure the building within seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. **A fine of not less than \$100 shall be imposed and an additional fine of \$100 for each day thereafter. (Ord. 19:061)**

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

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



**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Juan Carlos Leal  
7050 Inwood Park Dr. Unit 114  
Houston TX 77088

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature		<input type="checkbox"/> Agent
<i>Juan Carlos Leal</i>		<input type="checkbox"/> Addressee
B. Received by (Printed Name)		C. Date of Delivery
<i>Juan Carlos Leal</i>		
D. Is delivery address different from item 1?		<input type="checkbox"/> Yes
delivery address below:		<input type="checkbox"/> No



9590 9402 8970 4064 2770 82

Article Number (Transfer from service label)

9589 0710 5270 1221 1975 14

S Form 3811, July 2020 PSN 7530-02-000-9053

244065 DC

Domestic Return Receipt

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restrict                   |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Registered Mail Restrict                   |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation                     |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation                     |
|  | <input type="checkbox"/> Signature Confirmation Restricted Delivery |



















