



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Public Safety Council Committee

---

Tuesday, May 17, 2016

5:00 PM

Municipal Center

---

### 1. Call To Order

### 2. Roll Call by City Clerk Donna Jackson

### 3. Approval of minutes

**MIN-16:046** Minutes for the Public Safety Committee meeting on April 19, 2016

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

**MIN-16:054** Minutes for Special Called Public Safety Committee Meeting on May 5, 2016

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

### 4. New Business

#### *Resolutions To Be Introduced*

**RES-16:051** A RESOLUTION TO THE CITY OF JONESBORO TO AUTHORIZE THE MAYOR AND CITY CLERK TO ENTER INTO AN ENTRY AND TESTING AGREEMENT WITH SBA TOWERS IX LLC

**Sponsors:** Engineering and E911

**Attachments:** [Entry and Testing Agreement](#)

**RES-16:053** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS as to condemn property located at 5205 Limestone Cove, Owner: Billie Jean Tankersley.

**Sponsors:** Code Enforcement

- Attachments:** [011](#)  
[012](#)  
[013](#)  
[014](#)  
[015](#)  
[016](#)  
[017](#)  
[018](#)  
[5205 Limestone Cv](#)  
[INSPECTION REPORT 5205 LIMESTONE](#)  
[Title Search Report](#)

**5. Pending Items**

**6. Other Business**

**7. Public Comments**

**8. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** MIN-16:046    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 4/21/2016    **In control:** Public Safety Council Committee  
**On agenda:**    **Final action:**  
**Title:** Minutes for the Public Safety Committee meeting on April 19, 2016  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Minutes for the Public Safety Committee meeting on April 19, 2016



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Public Safety Council Committee

---

Tuesday, April 19, 2016

5:00 PM

Municipal Center

---

### 1. Call To Order

### 2. Roll Call by City Clerk Donna Jackson

*Mayor Perrin was also in attendance.*

**Present** 4 - Gene Vance;Chris Gibson;Mitch Johnson and Todd Burton

**Absent** 1 - Chris Moore

### 3. Approval of minutes

#### [MIN-16:021](#)

Minutes for the Public Safety Committee meeting on February 16, 2016

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

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

**Aye:** 3 - Gene Vance;Chris Gibson and Todd Burton

**Absent:** 1 - Chris Moore

### 4. New Business

#### *Ordinances To Be Introduced*

#### [ORD-16:020](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF A CAR CAMERA SYSTEM SERVER FOR THE POLICE DEPARTMENT AND TO DECLARE AN EMERGENCY

**Sponsors:** Police Department

**Attachments:** [TCS Ware Quote](#)

*Mayor Perrin noted this is a budgeted item. Chairman Johnson added they are waiving bidding since it's a sole source. He then asked if it was time sensitive. Mayor Perrin answered no, it can wait until the next City Council meeting.*

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

**Aye:** 3 - Gene Vance;Chris Gibson and Todd Burton

**Absent:** 1 - Chris Moore

#### **5. Pending Items**

#### **6. Other Business**

*Chairman Johnson expressed concern about the increase of burning in the city recently. Fire Chief Kevin Miller explained that clearing for land development is allowed under state law. There are requirements concerning the amount of land necessary depending on the size of the fire that is being built, with a minimum of one acre. They do get complaints every now and then. If there's a safety hazard, then they can ask for the fire to be put out, but depending on the size of the fire it could take a lot of time to extinguish it. Fire Chief Miller noted this is a seasonal problem due to spring cleaning and farming.*

#### **7. Public Comments**

#### **8. Adjournment**

**A motion was made by Councilman Gene Vance, seconded by Councilman Chris Gibson, that this meeting be Adjourned . The motion PASSED with the following vote.**

**Aye:** 3 - Gene Vance;Chris Gibson and Todd Burton

**Absent:** 1 - Chris Moore



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** MIN-16:054    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 5/6/2016    **In control:** Public Safety Council Committee  
**On agenda:**    **Final action:**  
**Title:** Minutes for Special Called Public Safety Committee Meeting on May 5, 2016  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Minutes for Special Called Public Safety Committee Meeting on May 5, 2016



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Public Safety Council Committee

---

Thursday, May 5, 2016

6:00 PM

Municipal Center

---

### Special Called Meeting

#### 1. Call To Order

#### 2. Roll Call by City Clerk Donna Jackson

**Present** 4 - Gene Vance; Chris Moore; Mitch Johnson and Todd Burton

**Absent** 1 - Chris Gibson

#### 3. New Business

##### [COM-16:032](#)

Discussion Regarding Police Officer Pay

*Chairman Mitch Johnson said there was a lot of stuff in the media concerning police pay. He said there was a letter left at the time frame of this date and time and as chair of the Public Safety Committee, he decided to honor that time and call this meeting at this point and time for a representative that wanted to speak on the behalf of the police officers or discuss as a committee. He said that he will yield the floor first and with that being said, he said that he wants to keep this as positive as possible and on a professional level. He reiterated that there will be no personal attacks by anyone because he wants this to be a positive meeting that we can move forward with. Chairman Johnson stated that in his opinion and several others, the city and police department is at a stalemate. He said we need to move this pay issue forward. Chairman Johnson stated that he will open the floor to any rep from the police department that would like to speak. He asked that any speaker to state their name and address for the record.*

*Nathan Coleman, 1301 Hidden Valley, Jonesboro, asked if there was a time limit. Chairman Johnson said no, there was no time limit. An issue with pay has come up. In Spring/Summer 2014, the FOP came to the city council to discuss pay. We were told that pay was something that would have to be looked at throughout the whole city and not just one department. Holiday pay became an issue. He said they had FOI'd base salaries without holiday pay. They were told they would form a committee that would figure it out. Eventually, we got a mathematical equation we could plug into our pay to figure out the holiday pay. In 2015, a committee was formed to look at the main issues of compression, longevity, and raises. There was a council member over this committee and he did not understand the pay scale for compression. Mr. Coleman was concerned about officers leaving. The Johansen Group did a study in 2007 for the City of Jonesboro. A scale was brought in for every position for the city from the Johansen Group with the impression that employees will reach the midpoint in 10 years and the maximum in 20 years. The Johansen Group survey showed that officers are 15% below the salary range compared to North Little Rock. Most people would be happy with a means to progress to a higher salary. An*

*open dialogue needs to be opened. We don't understand why the police car take home policy is a benefit and is always being brought up. This is a collective action to show that this is a problem. There is money to fix it, but we are spending money to train people to go elsewhere. A study was done in Cordell, Georgia that shows how expensive it is for officer turnover. It was adopted by the International Chiefs of Police.*

*Chairman Johnson asked Mr. Coleman where the salary survey came from that he has. Mr. Coleman said that it is not the Johansen Salary Survey. He said the Johansen Survey only has a minimum, midpoint, and maximum salary. His question is how to move from a minimum to a midpoint to a max. Mr. Coleman said he figured the survey himself based on officer's pay in Jonesboro in 2015. He said the numbers are based off the FOI and what the city gave him. Chairman Johnson said he wanted a copy of Mr. Coleman's survey. He said he wants to gather more data for this purpose and is no way trying to take away from the salary and longevity committee. He said the Public Safety Committee needed to hear this so they could come up with a plan for this issue.*

*Jamie Easley, 6090 CR 745, Jonesboro, said the handout comes from the City of Jonesboro 2016 City Budget and it discusses what he has been talking about regarding the Holiday pay. She said she made a table that goes by the department, the budget, and the number of employees. She is concerned why the values are different for different departments for Holiday pay. She stated that retention is a big issue and pay compensation could help with this. She said longevity does matter and there is poor morale within the department. Ms. Easley said the Police Department is one of the lowest paid with holiday pay.*

*Jo Carol Carter, 2125 Sheffield Drive, Jonesboro, came to the podium to speak. She did quit the Jonesboro Police Department after 10 years of service. She said it wasn't worth \$30,000 a year to go through what she went through having numerous injuries and the effect on her family. She wants the committee to consider what all these men and women go through.*

*John Wood, 2712 Spring Valley, Jonesboro, came to the podium to speak. He stated he has been a Police officer for almost 15 years. Mr. Wood said the pay has always been a concern. He said it is always talked about, small increases given, and nothing really changed. Mr. Wood stated the police want a plan in place for the future.*

*Tony Zaffarano, 309 Tommy Drive, Bono, came to the podium to speak. He has been with the Police Department for 13 years. He said he addressed the council in 2014 in reference to this issue. He stated at that time, the council was given a salary survey with the same five cities. Mr. Zaffarano said there is no plan in place to show any retention or show any officer when they come in what they will be making in the future. He said at the current rate they are going, no officer will be making what an officer who retires today is making. He said when he chooses to retire in 15 years, he will not be able to make what an officer with 28 years of services makes. He said they used to get raises, but the current pay scale does not allow for that. Mr. Zaffarano said that he doesn't know how they recruit or have retention to show potential officers. He said they appreciate the raise that was given, but it is not enough to change the scale or make a difference. He asked how the Police Department can move forward and what plan can be put in place.*

*Chief Rick Elliot came to the podium and said he agreed with the officers that spoke. He has been with the department for 24 years. He has also been addressing this issue throughout his career with the department. He stated that some officers may think he is against them, but he is behind them with this issue. He said he supports*



what they are trying to accomplish, but he does not support the way they went about handling it. Chief Elliot said the city used to have a plan in place that took care of the issue, but the City took away the step schedule several years ago. He said this is a problem and hopefully the Police Department can get this plan back into place. He said not everyone will make rank because the department is too big, but having a plan in place for salary increases helps officers plan their career with the department. Chief Elliot said the Police Department has a dedicated group of people and he is proud of them.

Chairman Johnson asked about hiring officers and advancement of officers. Chief Elliot explained there is no increase in pay, but after you get to your five year mark, you get a PFC stripe. He stated that it is a recognition of service, but no pay increase. At the 10 year mark, you become a corporal and you get two stripes on your sleeve. It is a recognition of service, but does not come with a pay increase. There are no steps to increase pay. At other police departments, there are scales to move officers up in pay. Chairman Johnson asked Chief Elliot if he thought if everyone was brought up to the current midpoint on the Johansen Scale, that it would be enough to retain the officers we have now. Chief Elliot said Johansen does a salary survey for every city in Arkansas. If you raise everyone to the midpoint, the bottom line is where are we comparing to everyone else. If I want to recruit and retain employees, I have to have a plan in place. We are one of the top five cities in Arkansas and we want to stay competitive. We don't want to be in the middle, personally, we want to be on top. I want officers to leave other cities to come to Jonesboro because our pay is better. My goal is to be ahead, not even. Have a plan in place to retain and recruit.

Chairman Johnson wanted to know how to come up with a dollar figure for those who are in a dangerous line of duty and how the city would fund it that increase. He said that he personally feels the city reserves are well above where they need to be. Chairman Johnson said the city needs to find out what it will take to make officers want to stay with the city and recruit new officers. He said the council controls the budget and needs to start looking at what they can do to get this issue resolved. Chief Elliot said he agreed.

Councilman Chris Moore asked Chief Elliot about all of the issues involved with the officers concerns. He asked if Chief Elliot had put together a plan and submitted it to the Finance Committee to address the issues. Chief Elliot replied no. Councilman Moore stated Chief Elliot is the chief police officer for the city. He asked if Chief Elliot if during the Finance Committee discussions, had Chief Elliot submitted a plan to address the issues of the pay scale, holiday pay or the cars. He asked if they are just concerning the base salary. Chief Elliot responded that the Salary Survey Committee employee representative is Assistant Chief Eads. The goals of compression and longevity were the first to be addressed. The committee is still together and knows that this step raise would be in place at some time. This is not a new goal and it has been a long existing goal for many years for the step plan to be put back in place. Chief Elliot stated the police department never wanted it taken away years ago.

Chairman Moore said that the Finance Committee has come to a stalemate and hasn't made any progress. He asked Chief Elliot if there has been a plan submitted by the police department to the Finance Committee that has not been approved. Chief Elliot stated there is not a plan right now. Council man Moore asked what the Finance Committee is considering if there is not plan. Chief Elliot said he didn't know what the Finance Committee was considering. He said it goes back to the Salary Survey Committee that addressing these issues that is to take a final product back to the Finance Committee. Councilman Moore asked if there was anything before the

Finance Committee after a year. Chief Elliot said there is nothing before them that I know of. Councilman Todd Burton directed his statement to Councilman Moore and stated that what came in front of the Finance Committee was the outcome of the Salary Committee and that what was considered for all city employees. Chairman Johnson stated the outcome of that was that the city is 6% below the average and the city only went 3%. He stated that we will never catch up at that point. Councilman Moore asked if there was no plan. Chief Elliot said the plan was that this was the first step but not the final product. Councilman Moore asked if the first step was for longevity and compression and asked where we were on that. Chief Elliot said it took \$1.2 million to get to that point. Councilman Moore asked if the \$1.2 million was in order to address those two items of compression and longevity. He asked about the other two items of the pay scale and the holiday pay. Chief Elliot said the holiday pay came before the council back in the fall. He stated that it was concluded that the holiday pay was in the base salary. He added that if it's included in the base salary, then the base salary numbers are wrong. Chief Elliot said that several years ago, the employee handbook stated that holiday pay is part of the base salary. He said this was back in 2008. At one point in time, there was a separate check issued for holiday pay, but has since been rolled into the base salary.

Councilman Moore asked if the issue of holiday pay had been addressed. Chief Elliot said yes. Councilman Moore asked if the Jonesboro Police Department used some other pay scale or funding mechanism that is not standardized. Chief Elliot said that other departments use step raises. He said we had this in place, but it was taken out several years ago. Councilman Johnson asked Chief Elliot if he remembered what the average pay was per step was on that scale. He asked what it was based on. Chief Elliot said that it was probably 20 years ago when the step scale was removed so there is a misalignment with that scale now. He said he does not remember the numbers from that time. He said with the Johansen Salary Study, there is no path to go from the low to the medium to the high and the question is how do you get to the next level.

Councilman Johnson said we need to find a goal to get the scale up to know where we are going. We need a plan to get the scale situated to accurately compensate based on job responsibilities. Rank also needs to be looked at. Councilman Moore said he is concerned about the actual process of how to get this done. He said the process is flawed. Chief Elliot explained how you go from getting started to the next level with getting incentive pay. He said there are some mechanisms in place that allow an officer to go from the base salary and up the scale. Councilman Moore asked if you were hired in as an officer in North Little Rock if you would know what you would make in 5 years. He also asked if you were hired in as an officer in Jonesboro if you would know what you would make in 5 years. Chief Elliot said you would know your salary with North Little Rock, but not with Jonesboro. Councilman Moore asked why not. He asked Chief Elliot to explain what is so different about our structure in the City of Jonesboro as opposed to other cities within the state. Chief Elliot said there is no structure.

Chief Elliot said this is what we are trying to address with the Salary Survey Committee. Councilman Moore asked Chief Elliot if there was a plan submitted by the police department to the Salary Survey Committee on how to address those items. Chief Elliot replied that the plan is to have a step put into place. He said how you want to structure it is up to the Committee and Finance. He said they know there has to be some mechanism put into place. Councilman Moore said the Finance Committee should be considering a step incentive but it is open ended. He asked Chief Elliot if there was a copy of the document that the committee could look at. Chief Elliot replied that the council needs to go back to the salary survey committee. He said they should get the plan together and submit it to Finance. Chairman

Johnson said he thought that this is where the issue is being mired down. He said the Salary Survey Committee is looking at the city as a whole and they have one set of scales they are working off of for each and every department. He said that is not adequate for the Public Safety Department. He said this has come full circle and this committee needs to decide what we can do to help this thing along and then present it by saying that this is what we recommend. He said the number one necessity right now is to focus on keeping the police officers and pay them accordingly. He said we need to look at what we can do to resolve this.

Councilman Moore stated he agreed but he said that the committee was not qualified to come up with the plan. He said the Chief or someone else is going to have to present a plan to the Public Safety Committee on how to address the items of concern. Councilman Johnson stated that his goal was to hear what was needed from the police department and members of the community. He said that the Public Safety Committee needs to meet with the Chief, the Finance Officer, the Human Resources Director, and some police officers to come up with a plan to bring back to this committee and ok and forward onto the longevity or finance committee. Councilman Moore stated that we need experts in law enforcement to come up with a plan. Chairman Johnson stated he would like to be a part of that committee. Councilman Moore made a motion to appoint Chairman Johnson to that committee. Councilman Todd Burton seconded the motion. Chairman Johnson said there needs to be a committee in place that includes himself, the Chief, the Finance Officer, the Human Resources Director, and two to four police officers to serve and take these comparisons and come up with a plan to address the issues. All said aye.

Ronnie McDaniel, Jonesboro, came to the podium. He said he was retired from the Jonesboro Police Department. He stated the issue of pay incentive was not a new issue and it comes up repeatedly. He expressed his concerns about the pay issue and how police officer's concerns are handled. He stated that police officer pay needs to be increased. He said intimidation needs to be stopped and the officer's need to be heard.

Phillip Cook, 5216 Richardson Drive, came to the podium to speak. He wanted to commend the Committee for having this meeting and addressing the issues at hand. He said he appreciates the Police Department and agrees that something needs to be done now to continue the service we have.

#### **4. Adjournment**

**A motion was made by Councilman Chris Moore, seconded by Councilman Todd Burton, that this meeting be Adjourned . The motion PASSED with the following vote:**

**Aye:** 3 - Gene Vance;Chris Moore and Todd Burton

**Absent:** 1 - Chris Gibson



Legislation Details (With Text)

**File #:** RES-16:051    **Version:** 1    **Name:** Entry and testing agreement with SBA Towers IX LLC

**Type:** Resolution    **Status:** To Be Introduced

**File created:** 4/25/2016    **In control:** Public Safety Council Committee

**On agenda:**    **Final action:**

**Title:** A RESOLUTION TO THE CITY OF JONESBORO TO AUTHORIZE THE MAYOR AND CITY CLERK TO ENTER INTO AN ENTRY AND TESTING AGREEMENT WITH SBA TOWERS IX LLC

**Sponsors:** Engineering, E911

**Indexes:** Contract

**Code sections:**

**Attachments:** [Entry and Testing Agreement](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

A RESOLUTION TO THE CITY OF JONESBORO TO AUTHORIZE THE MAYOR AND CITY CLERK TO ENTER INTO AN ENTRY AND TESTING AGREEMENT WITH SBA TOWERS IX LLC

WHEREAS, City of Jonesboro, Arkansas owns the property located at 1624 Strawfloor Road ; and

WHEREAS, SBA Towers IX LLC has an interest in leasing the property for the use as a site for a telecommunications facility; and

WHEREAS, SBA Towers IX LLC request permission from the City of Jonesboro to enter the property to inspect and/or conduct testing to determine the feasibility of the property as a site for a telecommunication facility; and

WHEREAS, the City of Jonesboro agrees to allow SBA Towers IX LLC access to the property located at 1624 Strawfloor Road for up to thirty (30) days from execution of the agreement.

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

Section 1: SBA Towers IX LLC request entry onto property owned by the City of Jonesboro for the purpose of determining the feasibility of the site as a site for a telecommunication facility.

Section 2. The City of Jonesboro agrees to allow SBA Towers IX LLC entry to the property located at 1624 Strawfloor Road and to conduct testing necessary to determine feasibility.

Section 3. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

## ENTRY AND TESTING AGREEMENT

This Entry and Testing Agreement (“Agreement”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2016, by and between **SBA Towers IX LLC**, a Florida Limited Liability Company (“SBA”), and the **City of Jonesboro** (“Owner”) concerning the following described real property: 1624 Strawfloor Road, Jonesboro, Arkansas (“Property”).

A. **WHEREAS**, SBA has an interest in leasing space on the Property for use as a site for a telecommunications facility (“Facility”); and

B. **WHEREAS**, In order for SBA to determine the feasibility of the Property as a site for the Facility, it is necessary for employees, agents or independent contractors of SBA to enter upon and inspect the Property and/or temporarily locate communications equipment on the Property to conduct tests; and

C. **WHEREAS**, SBA seeks Owner’s permission for SBA, its employees, agents and/or independent contractors to enter upon, inspect and/or conduct testing activities and applications concerning the Property pursuant to the terms contained in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants, undertakings, and other consideration set forth in this Agreement, SBA and Owner agree as follows:

**1. Consent.** Owner grants permission to SBA, its employees, agents and independent contractors (“Authorized Parties”), to enter upon the Property to conduct and perform some or all of the following activities (“Permitted Activities”): surveys, geotechnical soil borings and analyses, Phase I environmental audits, boundary surveys, radio propagation studies and such other tests and inspections of the Property which SBA may deem necessary or advisable. SBA agrees to be responsible for any and all costs related to the Permitted Activities, including installation on and operation and removal of equipment on the Property.

**2. Term.** The term (“Term”) hereof shall be up to thirty (30) days from full execution of this Agreement and shall be revocable by SBA at any time.

**3. Access.** Owner grants permission to the Authorized Parties to enter upon the Property to perform the Permitted Activities during the Term of this Agreement upon SBA providing 24 hours prior written notice to Owner. The Authorized Parties may access the Property to install and leave equipment during the Term .

**4. Removal of Equipment.** SBA agrees that it will, upon the conclusion of its testing, remove any equipment installed on the Property as a part of the Permitted Activities, repair any damage to the Property that has been caused in connection with any of the Permitted Activities, and will return the Property to the condition it was in before the Authorized Parties’ entry onto the Property. In the event any equipment installed on the Property by the Authorized Parties is not timely removed by the end of the Term, Owner will have the right to remove such equipment and SBA agrees to be responsible for the reasonable costs of such removal.

**5. Indemnity.** SBA agrees to indemnify, save harmless, and defend the Owner and its directors, officers, employees, and management agent, if any, from and against any and all claims, actions, damages, liability and expense in connection with personal injury and/or damage to property to the extent arising from or out of any occurrence in, upon or at the

Property caused by the act or omission of the Authorized Parties in conducting the Permitted Activities. Any defense conducted by SBA of any such claims, actions, damages, liability and expense will be conducted by attorneys chosen by SBA and SBA will be liable for the payment of any and all court costs, litigation expenses, reasonable attorneys' fees and any judgment that may be entered therein.

**6. Insurance.** SBA's representative and/or independent contractors' will procure and maintain a public liability policy, with limits of \$1,000,000 for bodily injury and \$1,000,000 for property damage, with a certificate of insurance to be furnished to Owner prior to entering the Property to perform any Permitted Activities.

**7. Representations.** The signatories below have the full right and authority to enter into this Agreement on behalf of SBA and Owner and to perform the obligations hereunder.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the day and year first above written.

**Owner**

**SBA Towers VI LLC, a Florida  
Limited Liability Company**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: Kevin Gallagher

Title: \_\_\_\_\_

Title: Vice President - New Tower Builds

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Contact Phone#: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



## Legislation Details (With Text)

<b>File #:</b>	RES-16:053	<b>Version:</b>	1	<b>Name:</b>	Condemnation at 5205 Limestone Cove
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	To Be Introduced
<b>File created:</b>	4/27/2016	<b>In control:</b>		<b>In control:</b>	Public Safety Council Committee
<b>On agenda:</b>	5/17/2016	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS as to condemn property located at 5205 Limestone Cove, Owner: Billie Jean Tankersley.				
<b>Sponsors:</b>	Code Enforcement				
<b>Indexes:</b>	Condemnation				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">011</a> <a href="#">012</a> <a href="#">013</a> <a href="#">014</a> <a href="#">015</a> <a href="#">016</a> <a href="#">017</a> <a href="#">018</a> <a href="#">5205 Limestone Cv</a> <a href="#">INSPECTION REPORT 5205 LIMESTONE</a> <a href="#">Title Search Report</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS as to condemn property located at 5205 Limestone Cove, Owner: Billie Jean Tankersley.

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

WHEREAS, all 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 with the condemnation of the property at: 5205 Limestone Cove.























# TANKERSLEY BILLIE JEAN

5205 LIMESTONE COVE  
JONESBORO, AR 72404-

Basic

Land

Sales

Valuation

Improvements

Map View

## Basic Info

Parcel Number:	01-134033-02000
County Name:	Craighead County
Ownership Information:	TANKERSLEY BILLIE JEAN 5205 LIMESTONE COVE JONESBORO, AR 72404- <b><u><a href="#">Map This Address</a></u></b>
Billing Information :	TRAVIS ETHAN 5205 LIMESTONE COVE JONESBORO AR 72404
Total Acres:	2.00
Timber Acres:	0.00
Sec-Twp-Rng:	03-13-04
Lot/Block:	/
Subdivision:	
Legal Description:	PT W1/2 SE SW
School District:	NE JB NETTLETON CITY
Improvement Districts:	Drainage District 33
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

**RESIDENTIAL BUILDING INSPECTION REPORT**

DATE OF INSPECTION:	1-28-16
PROPERTY ADDRESS:	5205 LIMESTONE
PROPERTY OWNER:	BILLIE JEAN TANKERSLEY
OCCUPIED:	YES: NO: <input checked="" type="checkbox"/>

BUILDING ELEMENT	1 thru 5 CONDITION					NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation	1					Completely destroyed by fire
Front Porch						Completely destroyed by fire
Exterior Doors and Windows						Completely destroyed by fire
Roof Underlay						Completely destroyed by fire
Roof Surface						Completely destroyed by fire
Chimney						Completely destroyed by fire
Siding						Completely destroyed by fire
Facia and Trim						Completely destroyed by fire
Interior Doors						Completely destroyed by fire
Interior Walls						Completely destroyed by fire
Ceilings						Completely destroyed by fire
Flooring Underlay						Completely destroyed by fire
Flooring Surfaces						Completely destroyed by fire
Electrical						Not up to code
Heating						Not up to code
Plumbing						Not up to code

In my opinion, this structure	is	<input checked="" type="checkbox"/>	is not	Suitable for human habitation.
In my opinion this structure	is	<input checked="" type="checkbox"/>	is not	Physically feasible for rehabilitation.
In my opinion, this structure	is	<input checked="" type="checkbox"/>	is not	Economically feasible for rehabilitation.
In my opinion, this structure	<input checked="" type="checkbox"/>	is	is not	A public safety hazard and should be condemned immediately.

**EMERGENCY ACTION IS WARRANTED: YES:  NO:**  
**HOUSE WAS NOT SECURED AT TIME OF INSPECTION**

Tim Renshaw, Chief Building Official		Other Signature



**LENDERS TITLE**  
**C O M P A N Y**

2207 Fowler Avenue  
Jonesboro, Arkansas 72401  
Phone: 870-935-7410  
FAX: 870-935-6548

**LIMITED TITLE SEARCH**

Date: April 8, 2016  
Prepared For: City of Jonesboro - Michael Tyner  
File Number: 16-070335-300

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Craighead County, Arkansas have been examined as to the following described property from May 10, 1972 at 10:35 AM to March 7, 2016 at 7:30 AM:

A part of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 13 North, Range 4 East, more particularly described as follows:  
Commencing at the Southwest corner of said Section 3; thence East 1669.0 feet to the point of beginning proper; thence run North 1 degree 06 minutes East 1318.3 feet; thence East 333.8 feet; thence South 1 degree 06 minutes West 1053.3 feet; thence West 166.9 Feet to a point in the centerline of a road; thence South 1 degree 06 minutes West along centerline of said road 265 feet; thence West 166.9 feet to the point of beginning proper, and containing 9.09 acres, more or less, and being subject to a road easement on the South side thereof.

The following instruments were found of record during the aforementioned period which affect the above described property:

WARRANTY DEED from Delsie Chaptman Turman, a married woman owning and conveying in her own right, to Larry Travis and Billie Travis, his wife, as tenants by the entirety, dated May 10, 1972, filed May 10, 1972 at 10:35 AM, recorded in Deed Book 190 Page 448 in the records of Jonesboro, Craighead County, Arkansas.

RIGHT-OF-WAY PERMIT executed by Larry Travis, to Valley View Water Association, dated November 29, 1977, filed October 23, 1978 at 3:58 PM, recorded in Deed Book 262 Page 682 in the records of Jonesboro, Craighead County, Arkansas, which has been assigned to City, Water and Light Plant of Jonesboro, Arkansas, by Assignment of Easements recorded in Deed Book 391 Page 612.

WARRANTY DEED from Billie Jean Travis, a single person, to Kenneth Griggs and Brent Travis as joint tenants with the right of survivorship, dated March 24, 1983, filed April 22, 1983 at 4:00 PM, recorded in Deed Book 302 Page 247 in the records of Jonesboro, Craighead County,

Arkansas.

WARRANTY DEED from Brent Travis, a single person, to Kenneth Griggs and Debbie Griggs, his wife, as tenants by the entirety, dated February 23, 1985, filed February 25, 1985 at 9:45 AM, recorded in Deed Book 316 Page 794 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Brent Travis, a single person, Kenneth Griggs and Debbie Griggs, his wife, to Brent Travis and Billie Jean Travis, as joint tenants with the right of survivorship, dated February 25, 1985, filed February 27, 1985 at 9:30 AM, recorded in Deed Book 316 page 852 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Kenneth Griggs and Debbie Griggs, to Len Tankersley and Billie Jean Tankersley, dated December 16, 1985, filed December 17, 1985 at 4:30 PM, recorded in Deed Book 326 page 636 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Kenneth Griggs and Debbie Griggs, to Len Tankersley and Billie Jean Tankersley, his wife, as tenants by the entirety, dated January 7, 1986, filed January 8, 1986 at 12:15 PM, recorded in Deed Book 327 Page 471 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Len Tankersley and Billie Jean Tankersley, to Kenneth Griggs and Debra Griggs, his wife, as tenants by the entirety, dated December 31, 1985, filed January 8, 1986 at 12:20 PM, recorded in Deed Book 327 page 473 in the records of Jonesboro, Craighead County, Arkansas.

DECREE OF DIVORCE by and between Larry Travis, Plaintiff, vs. Billie Jean Travis, Defendant, dated March 15, 1982, filed January 23, 1986 at 1:40 AM, recorded in Miscellaneous Book 15 Page 181 in the records of Jonesboro, Craighead County, Arkansas.

QUITCLAIM DEED from Larry Travis, unmarried, to Billie Jean Travis, dated January \_\_, 1986, filed January 24, 1986 at 11:40 AM, recorded in Deed Book 328 Page 10 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Kenneth R. Griggs and Debra Lynn Griggs, husband and wife, to Billie Jean Tankersley and Len Tankersley, wife and husband, dated August 21, 1987, filed August 24, 1987 at 1:25 PM, recorded in Deed Book 350 page 614 in the records of Jonesboro, Craighead County, Arkansas.

LETTER SURRENDERING RIGHT TO REAL PROPERTY executed by Donald Len Tankersley, in favor of Billie Jean Tankersley, dated October 15, 1987, filed October 20, 1987 at 11:40 AM, recorded in Miscellaneous Book 17 Page 540 in the records of Jonesboro, Craighead County, Arkansas.

QUITCLAIM DEED from Len Tankersley and Billie Jean Tankersley, his wife, to Billie Jean Tankersley, dated July 13, 1988, filed July 13, 1988 at 1:05 PM, recorded in Deed Book 362 Page 112 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Brent Travis and Carla Travis, his wife, to Len D. Tankersley and Billie Jean Tankersley, his wife, as tenants by the entirety, dated April 24, 1995, filed April 26, 1995 at 10:30 AM, recorded in Deed Book 476 page 357 in the records of Jonesboro, Craighead

County, Arkansas.

WARRANTY DEED from Len Tankersley and Billie Jean Tankersley, husband and wife, to Billie Jean Tankersley and Brent Travis, dated March 20, 1997, filed March 20, 1997 at 10:15:20 AM, recorded in Deed Book 533 page 149 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Len Tankersley and Billie Jean Tankersley, husband and wife, to Billie Jean Tankersley and Brent Travis, dated March 20, 1997, filed March 20, 1997 at 10:15:22 AM, recorded in Deed Book 533 Page 153 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Billie Jean Tankersley and Len Tankersley, wife and husband, to Brent Travis, dated October 27, 1997, filed October 27, 1997 at 11:11:00 AM, recorded in Deed Book 549 Page 813 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Billie Jean Tankersley and Len Tankersley, her husband, and Brent Travis, an unmarried person, to Billie Jean Tankersley, dated January 15, 2002, filed January 16, 2002 at 10:00:21 AM, recorded in Deed Book 619 Page 381 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Billie Jean Tankersley and Len Tankersley, to Billie Jean Tankersley, dated January 15, 2002, filed January 16, 2002 at 10:00:23 AM, recorded in Deed Book 619 page 385 in the records of Jonesboro, Craighead County, Arkansas.

ORDER FORECLOSING CONTRACT AND JUDGEMENT FOR DAMAGES executed by Donald Len Tankersley and Billie Jean Tankersley, Plaintiffs, vs. Malcom Puckett and Brenda Puckett, Defendants, case number CIV-2006-306, filed October 31, 2006 at 11:01:21 AM and recorded in Law Book 73 page 437, also filed on October 21, 2006 at 11:01:46 AM and recorded in Judgment Book 57 Page 715 in the records of Jonesboro, Craighead County, Arkansas.

MORTGAGE executed by D Len Tankersley and Billie Jean Tankersley, his wife, in favor o First National Bank - Jonesboro, dated November 26, 2007, filed December 6, 2007 at 11:55:30 AM, recorded in Mortgage Book 1319 Page 614 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$27,813.11.

QUITLCAIM DEED from Brent Travis to Billie Jean Tankersley, dated August 27, 2008, filed August 18, 2008 at 3:42:08 PM, recorded in Deed Book 782 Page 238 in the records of Jonesboro, Craighead County, Arkansas.

MORTGAGE executed by Billie Jean Tankersley, wife and Len Tankersley, husband, dated September 17, 2008, filed September 19, 2008 at 10:03:20 AM, recorded in Mortgage Book 1371 Page 438 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$40,000.00.

ASSIGNMENT OF RENTS AND LEASES executed by Billie Jean Tankersley, wife and Len Tankersley, husband, dated September 17, 2008, filed September 19, 2008 at 10:03:21 AM, recorded in Mortgage Book 1371 page 449 in the records of Jonesboro, Craighead County, Arkansas.

CORRECTION CERTIFICATE OF THE COUNTY COLLECTOR executed by Carol Ward, Collector and Custodian of the delinquent tax records, in favor of Billie Jean Tankersley, dated

October 21, 2008, filed October 28, 2008 at 10:13:01 AM, recorded in Deed Book 784 page 626 in the records of Jonesboro, Craighead County, Arkansas.

REDEMPTION DEED executed by Mark Wilcox, Commissioner of State Lands, in favor of Billie Jean Tankersley, dated October 28, 2008, filed on October 30, 2008 at 3:57:02 PM, recorded in Deed Book 784 Page 744 in the records of Jonesboro, Craighead County, Arkansas, redeeming property taxes for caption land for years 2005, 2006, and 2007. (Parcel Number 01-134033-02000)

MORTGAGE executed by Donald L. Tankersley SPA D. Len Tankersley and Billie J. Tankersley SPA Billie Jean Tankersley, his wife, in favor of First National Bank - Jonesboro, dated October 24, 2011, filed November 2, 2011 at 10:26 AM, recorded in Document Number JB2011R-016681 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$12,000.00.

EXTENSION AGREEMENT AND SCHEDULE OF PAYMENTS D Len Tankersley and Billie Jean Tankersley, his wife, dated October 24, 2012, filed November 6, 2012 at 8:39 AM, recorded in Document Number JB2012R-018877 in the records of Jonesboro, Craighead County, Arkansas, modifying mortgage recorded in Document Number JB2011R-016681.

EXTENSION AGREEMENT AND SCHEDULE OF PAYMENTS D Len Tankersley and Billie Jean Tankersley, his wife, dated April 22, 2013, filed May 6, 2013 at 8:39 AM, recorded in Document Number JB2012R-008401 in the records of Jonesboro, Craighead County, Arkansas, modifying mortgage recorded in Document Number JB2011R-016681.

QUITCLAIM DEED from Billie Jean Tankersley, an unmarried person, to Billie Jean Tankersley and Ethan Travis, as joint tenants with the right of survivorship, dated December 30, 2013, filed January 6, 2014 at 9:09 AM, recorded in Document Number JB2014R-000117 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Billie Jean Tankersley, to Kenneth Griggs and Donnie Griggs, as tenants in common, dated April 2, 2014, filed April 9, 2014 at 12:50 PM, recorded in Document Number JB2014R-005230 in the records of Jonesboro, Craighead County, Arkansas, reserving life estate for the grantor.

REAL ESTATE TAXES for the year 2015 have not been paid and are now due; Special Assessments for Drainage District 33 for the year 2016 are now due and payable. (Parcel Number 01-134033-02000)

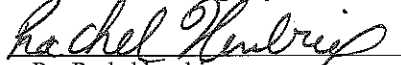
Judgments have been checked on Donnie Griggs, Kenneth Griggs, Kenneth Griggs, Billie Jean Tankersley, Billie Jean Travis, Brent Travis and Ethan Travis. during the aforementioned period, and the following were found:

DEFAULT JUDEMENT by and between NCO Portfolio Management Inc., Plaintiff, and Kenneth R Griggs and Debra L Griggs, Defendants, dated January 3, 2007, filed December 10, 2007 at 2:07:04 PM, recorded in Judgement Book 67 Page 297 in the records of Jonesboro

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

**Lenders Title Company**

A handwritten signature in cursive script that reads "Rachel Hendrix". The signature is written in black ink and is positioned above a horizontal line.

By: Rachel hendrix