



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, January 19, 2010

6:30 PM

Huntington Building

PUBLIC SAFETY COMMITTEE MEETING AT 5:30 P.M.

City Council Chambers, Huntington Building

1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.

MIN-10:001 Minutes for the City Council meeting on January 5, 2010.

Attachments: [Minutes](#)

RES-09:205 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND THE CITY CLERK TO ACCEPT THIS EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS WITHIN THE CITY OF JONESBORO

Sponsors: Engineering

Attachments: [Dan and John Kennett](#)

Legislative History

1/5/10	Public Works Council Committee	Recommended to Council
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RES-09:211 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO ACCEPT LAND FROM THE JONESBORO ECONOMIC DEVELOPMENT CORPORATION FOR THE PROPERTY LOCATED AT 8461 CW POST ROAD (FIRE STATION #7)

Sponsors: Engineering

Attachments: [Warranty Deed](#)

Legislative History

1/5/10 Public Works Council Recommended to Council
 Committee

RES-09:212 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE
MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 3909
HARRISBURG ROAD FOR THE PURPOSE OF CONSTRUCTING A FIRE STATION

Sponsors: Engineering

Attachments: [Appraisal](#)
[Mayors Letter](#)
[Offer and Acceptance](#)

Legislative History

1/5/10 Public Works Council Recommended to Council
 Committee

RES-10:001 A RESOLUTION TO ACCEPT THE REPORT OF THE DIVISION OF LEGISLATIVE
AUDIT CONCERNING THE FINANCES OF THE CITY OF JONESBORO, ARKANSAS
FOR THE YEAR ENDED DECEMBER 31, 2008

Sponsors: Mayor's Office and Finance

Attachments: [2008 Legislative Audit](#)
[Identified Internal Control Weakness](#)

Legislative History

1/12/10 Finance & Administration Recommended to Council
 Council Committee

RES-10:003 A RESOLUTION REQUESTING FREE UTILITIES FROM CITY WATER AND LIGHT
FOR PROPERTY LOCATED AT 4110 LINDBERGH DRIVE (FORMERLY THE ASU
DELTA CENTER) LOCATED AT THE JONESBORO AIRPORT

Sponsors: Mayor's Office

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-09:106 AN ORDINANCE AUTHORIZING A CITY COUNCIL MEMBER TO DO BUSINESS
WITH THE CITY OF JONESBORO

Sponsors: Building Maintenance

Attachments: [City Attorney Legal Opinion - Overhead Door](#)

Legislative History

1/5/10 Public Works Council Recommended to Council
 Committee

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

ORD-09:105 AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, AND ADOPTING THE CITY OF JONESBORO MASTER STREET PLAN; PROVIDING FOR AMENDMENTS OF CHAPTERS 101, ARTICLE III, AND CHAPTER 113, ARTICLES III & IV, OF SUCH TECHNICAL CODE, AND ADOPTING SUCH AMENDMENTS AND MASTER STREET PLAN BY REFERENCE

Sponsors: Engineering and Planning

Attachments: [Chapter 101, Article III](#)
[Chapter 113, Articles III & IV](#)
[Master Street Plan Code Amendments Redmarks](#)
[ACCEPTABLE](#)
[PREFERRED](#)
[msp_map_DEC_1](#)
[MPAC Record of Proceedings Master Street Plan 12 08 09](#)
[Walkability Study](#)

EMERGENCY CLAUSE

Legislative History

12/15/09	City Council	Held at one reading
1/5/10	City Council	Held at second reading

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes.

11. ADJOURNMENT



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-10:001 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 1/6/2010 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the City Council meeting on January 5, 2010.
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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title
Minutes for the City Council meeting on January 5, 2010.



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, January 5, 2010

6:30 PM

Huntington Building

Public Works Committee meeting at 5:30 p.m.

Nominating & Rules Committee meeting at 6:15 p.m.

1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 8 - Darrel Dover; Ann Williams; Jim Hargis; John Street; Mitch Johnson; Tim McCall; Chris Gibson and Rennell Woods

Absent 4 - Charles Frierson; Chris Moore; Gene Vance and Mikel Fears

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilman John Street, seconded by Councilman Chris Gibson, to Approve the Consent Agenda. A motion was made that these files be approved by consent voice vote.

Aye: 8 - Darrel Dover; Ann Williams; Jim Hargis; John Street; Mitch Johnson; Tim McCall; Chris Gibson and Rennell Woods

Absent: 4 - Charles Frierson; Chris Moore; Gene Vance and Mikel Fears

MIN-09:129 Minutes for the special called City Council meeting on December 10, 2009.

Attachments: [Minutes December 10, 2009](#)

This item was PASSED on the consent agenda.

MIN-09:135 Minutes for the City Council meeting on December 15, 2009.

Attachments: [Minutes](#)

This item was **PASSED** on the consent agenda.

RES-09:136 A RESOLUTION TO SIGN AN AGREEMENT TO BE A HOST AGENCY FOR EXPERIENCE WORKS.

Sponsors: Parks & Recreation

Attachments: [Experience Works Agreement](#)

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-001-2010

RES-09:207 A RESOLUTION TO CONTRACT WITH THE ROTARY CLUBS OF JONESBORO

Sponsors: Parks & Recreation

Attachments: [Rotary Clubs of Jonesboro Construction Agreement Fort Rotary Extension 11](#)

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-002-2010

6. NEW BUSINESS

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-09:105 AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, AND ADOPTING THE CITY OF JONESBORO MASTER STREET PLAN; PROVIDING FOR AMENDMENTS OF CHAPTERS 101, ARTICLE III, AND CHAPTER 113, ARTICLES III & IV, OF SUCH TECHNICAL CODE, AND ADOPTING SUCH AMENDMENTS AND MASTER STREET PLAN BY REFERENCE

Sponsors: Engineering and Planning

Attachments: [Chapter 101, Article III](#)
[Chapter 113, Articles III & IV](#)
[Master Street Plan Code Amendments Redmarks](#)
[ACCEPTABLE](#)
[PREFERRED](#)
[msp_map_DEC_1](#)
[MPAC Record of Proceedings Master Street Plan 12 08 09](#)
[Walkability Study](#)

The ordinance was read for the second time by title only.

Ms. Pam Alexander asked if there were any questions concerning the Walkability Study. Mayor Perrin stated he was impressed by the study and thanked Ms. Alexander for her assistance in making the study. He noted some of the items that are in the Walkability Study will be addressed in 2010 through the Street Department.

He explained they will be bidding out crosswalks and identifying intersections which will be improved. He further explained a meeting will be held this Thursday, January 7, to start the process.

Councilman Hargis stated he was also impressed by the study and the work performed by Ms. Alexander. He added there are not a lot of specifics in the Master Street Plan and questioned whether the Walkability Study should be incorporated into the Plan. Ms. Alexander explained it is her understanding that during the comprehensive planning process another look will be taken at some of the issues pointed out in the Walkability Study.

A motion was made by Councilman John Street, seconded by Councilman Darrel Dover, that this matter be Held at second reading . The motion PASSED by an unanimous vote

Aye: 8 - Darrel Dover; Ann Williams; Jim Hargis; John Street; Mitch Johnson; Tim McCall; Chris Gibson and Rennell Woods

Absent: 4 - Charles Frierson; Chris Moore; Gene Vance and Mikel Fears

ORD-09:112 AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES; FROM RESIDENTIAL (R-1) TO COMMERCIAL (C-3) LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 1840/1846 HIGHLAND DRIVE AS REQUESTED BY THE WINDLE FAMILY TRUST-AGENT:CIVIOLOGIC, INC.

Attachments: [Windle Plat](#)
[Staff Summary RZ09-22 Windle Family Trust Council](#)

Councilman Street questioned whether there was any objection to the rezoning. City Planner Otis Spriggs explained there was one abutting family that had concerns. He further explained their concerns were addressed at the MAPC meeting and were added to the ordinance.

Councilman Street motioned, seconded by Councilman Hargis, to suspend the rules and waive the second and third readings. All voted aye.

A motion was made by Councilman John Street, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED by an unanimous vote

Aye: 8 - Darrel Dover; Ann Williams; Jim Hargis; John Street; Mitch Johnson; Tim McCall; Chris Gibson and Rennell Woods

Absent: 4 - Charles Frierson; Chris Moore; Gene Vance and Mikel Fears

Enactment No: O-EN-001-2010

ORDINANCES ON THIRD READING

ORD-09:083 AN ORDINANCE TO MODIFY ARTICLE 1, SECTION 101-1 OF THE JONESBORO CODE OF ORDINANCES AND ADOPT THE FUTURE LAND USE PLAN FOR THE CITY OF JONESBORO, ARKANSAS BY REFERENCE AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION FOR THE PURPOSE OF GUIDING THE GROWTH AND DEVELOPMENT OF THE CITY AS PART OF THE COMPREHENSIVE PLANNING PROCESS

Sponsors: Planning

Attachments: [Land Use Policy Narrative Final October 22 2009](#)
[Proposed Land Use Map & Appendix Maps](#)
[MAPC Record of Proceedings](#)
[Land Use Opposition - Easley](#)
[2009 land use map FINAL](#)

The ordinance was read for the third time by title only.

Councilman Street stated he knows there were some citizens who had concerns about the Land Use Plan and noted the Plan is still a working document. He added he hopes they have educated the citizens enough to know the Plan is not a rezoning and rezonings will still have to be brought before the MAPC and the City Council.

Councilman Johnson motioned, seconded by Councilman McCall, to adopt the emergency clause. All voted aye.

A motion was made by Councilman John Street, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED by an unanimous vote

Aye: 8 - Darrel Dover; Ann Williams; Jim Hargis; John Street; Mitch Johnson; Tim McCall; Chris Gibson and Rennell Woods

Absent: 4 - Charles Frierson; Chris Moore; Gene Vance and Mikel Fears

Enactment No: O-EN-002-2010

8. MAYOR'S REPORTS

The Mayor reported the following items:

The Corps of Engineers will be starting work on January 15 and he has already sent out the scope of work to the Council members.

He noted he and City Clerk Donna Jackson will be attending the Washington, D.C. fly-in trip with the Chamber of Commerce at the beginning of March and recommended rescheduling the March 2 Council meeting. Councilman Dover motioned, seconded by Councilwoman Williams, to reschedule the March 2, 2010, City Council meeting to March 4, 2010. All voted aye. He added they have some extra time during the trip in which they hope to meet with the Corps of Engineers, Department of Transportation, Department of Energy, Department of Housing & Development, the EPA and the Department of Justice. He stated he will report to the Council members what happened during those meetings when they return from Washington.

A meeting is being held on Friday, January 8, with Legislative Audit in Little Rock concerning the recent 2008 Legislative Audit report.

The State of the City address will be ready at the next meeting.

The multi-year budget process will start at the end of this month. He will be meeting with the department heads to discuss each department's needs for 2011 and 2012.

Actual amounts from the 2009 budget will be reported at either the next Council meeting or the first meeting in February. They will be doing cleanup through Thursday. He will send out the information before the meeting in order for the Council members to evaluate it before the meeting.

He and many Council members attended an MPO planning meeting at the Chamber of Commerce today. He stated it opened his eyes as to what is possible through the MPO and Planning Departments. He added he would like to set up a meeting at the first of February in order to generate more ideas and will be reviewing with the department heads some of the things discussed at the meeting.

Arkansas Business Today reported the State Department of Finance and Administration released their numbers for the tax revenues in December. It was reported revenues were down by \$20.9 million and is below forecast by \$50.4 million. It was added funding may need to be cut in regards to state turnback. He noted he will be attending some of the meetings during the Legislative Session in February so he will be aware of where cuts may be made.

9. CITY COUNCIL REPORTS

Councilman Street stated the MPO meeting could not be possible without everyone's participation and support. He explained the meeting was very important and there is a lot of funding out there the City could take advantage of.

Councilman Street motioned, seconded by Councilman Johnson, to add RES-09:213 be added to the agenda. All voted aye.

RES-09:213

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH ALL SERVICE ELECTRIC, INC. FOR THE CONSTRUCTION OF 29 FLASHING BEACONS AND 2 CROSSWALK SIGNALS - JOB NO. 2009:48

Sponsors: Parks & Recreation

Attachments: [Specs](#)
[Plans](#)
[Bid Tab](#)
[Agreement](#)

A motion was made by Councilman John Street, seconded by Councilwoman Ann Williams, that this Resolution be Passed. The motion CARRIED by a Voice Vote.

Aye: 8 - Darrel Dover; Ann Williams; Jim Hargis; John Street; Mitch Johnson; Tim McCall; Chris Gibson and Rennell Woods

Absent: 4 - Charles Frierson; Chris Moore; Gene Vance and Mikel Fears

Enactment No: R-EN-003-2010

Councilman Gibson motioned, seconded by Councilwoman Williams, to suspend the rules and add ORD-09:116 to the agenda. All voted aye.

ORD-09:116

AN ORDINANCE TO AMEND ORDINANCE NUMBER 06:104 AND THE JONESBORO CODE OF ORDINANCES AND REMOVING CITY COUNCIL MEMBERSHIP ON THE BOARD FOR CITY WATER AND LIGHT, AND FOR OTHER PURPOSES

Sponsors: Mayor's Office

Councilman Dover offered the ordinance for first reading by title only.

Councilman Dover motioned, seconded by Councilman Johnson, to suspend the rules and waive second and third readings. All voted aye.

Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Chris Gibson, seconded by Councilwoman Ann Williams, that this Ordinance be Passed. The motion CARRIED by a Voice Vote.

Aye: 8 - Darrel Dover; Ann Williams; Jim Hargis; John Street; Mitch Johnson; Tim McCall; Chris Gibson and Rennell Woods

Absent: 4 - Charles Frierson; Chris Moore; Gene Vance and Mikel Fears

Enactment No: O-EN-003-2010

Councilman Gibson motioned, seconded by Councilwoman Williams, to suspend the rules and add ORD-09:117 to the agenda. All voted aye.

ORD-09:117

AN ORDINANCE PROVIDING FOR THE APPOINTMENT OF JIM EAGAN AS TREASURER FOR THE CITY OF JONESBORO AND FOR OTHER PURPOSES.

Sponsors: Mayor's Office

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Street motioned, seconded by Councilwoman Williams, to suspend the rules and waive second and third readings. All voted aye.

Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Mitch Johnson, seconded by Councilman John Street, that this Ordinance be Passed. The motion CARRIED by a Voice Vote.

Aye: 8 - Darrel Dover; Ann Williams; Jim Hargis; John Street; Mitch Johnson; Tim McCall; Chris Gibson and Rennell Woods

Absent: 4 - Charles Frierson; Chris Moore; Gene Vance and Mikel Fears

Enactment No: O-EN-004-2010

Councilman Gibson motioned, seconded by Councilwoman Williams, to suspend the rules and add RES-09:214 to the agenda. All voted aye.

RES-09:214

RESOLUTION ESTABLISHING AND APPOINTING MEMBERS TO THE COMPREHENSIVE PLANNING ADVISORY COMMISSION TO DEVELOP A 20 YEAR COMPREHENSIVE PLAN FOR THE CITY OF JONESBORO

Sponsors: Mayor's Office

A motion was made by Councilman Chris Gibson, seconded by Councilwoman

Ann Williams, that this Resolution be Passed. The motion CARRIED by a Voice Vote.

Aye: 8 - Darrel Dover;Ann Williams;Jim Hargis;John Street;Mitch Johnson;Tim McCall;Chris Gibson and Rennell Woods

Absent: 4 - Charles Frierson;Chris Moore;Gene Vance and Mikel Fears

Enactment No: R-EN-004-2010

Councilwoman Williams reiterated the Mayor's earlier comments commending the MPO meeting held earlier today at the Chamber. She also thanked Mr. Drew Merriman for his work to line up the presenters at the meeting.

COM-10:001

Statement as read by Councilman Jim Hargis at the City Council meeting on January 5, 2010.

Attachments: [Statement](#)

Mayor Perrin explained a lot of things have happened in 2009 that will prevent issues addressed in the 2008 audit from happening again. He further explained with checks and balances now in place monthly and quarterly reports will be given regarding City accounts. He added the meeting to approve the audit report will be held on Friday, January 8, 2010. He noted there will be an explanation of some of those funds. Councilman Hargis stated there should be some trail of where the funds went.

This item was Read.

10. PUBLIC COMMENTS

City employee Larry Jackson explained he recently met with the Mayor, Operations Director Gary Harpole and Human Resources Director Gloria Roark concerning the employee benefits and the new employee handbook. He stated benefits turned out better than he expected for employees. He further explained the benefits will be better in 2010 as opposed to 2009. He added that although the employees did not receive cost of living increases, the number of benefits increased.

Mr. Harold Carter, 902 Toni Drive, questioned whether the Comprehensive Planning Advisory Commission would be public. Mayor Perrin answered the meetings are open to the public. Mr. Carter asked where he could get the information as to when and where the meetings will be held. Mayor Perrin stated the commission and its subcommittee meeting dates and times will be published so any citizen can attend the meetings.

11. ADJOURNMENT

A motion was made by Councilman Darrel Dover, seconded by Councilman Mitch Johnson, that this meeting be Adjourned. The motion CARRIED by a Voice Vote.

Aye: 8 - Darrel Dover;Ann Williams;Jim Hargis;John Street;Mitch Johnson;Tim McCall;Chris Gibson and Rennell Woods

Absent: 4 - Charles Frierson;Chris Moore;Gene Vance and Mikel Fears

Harold Perrin, Mayor Date: _____

Attest:

Donna Jackson, City Clerk Date: _____



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: RES-09:205 **Version:** 1 **Name:**

Type: Resolution **Status:** Recommended to Council

File created: 12/8/2009 **In control:** Public Works Council Committee

On agenda: **Final action:**

Title: A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND THE CITY CLERK TO ACCEPT THIS EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS WITHIN THE CITY OF JONESBORO

Sponsors: Engineering

Indexes:

Code sections:

Attachments: [Dan and John Kennett](#)

Date	Ver.	Action By	Action	Result
1/5/2010	1	Public Works Council Committee		

title

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND THE CITY CLERK TO ACCEPT THIS EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS WITHIN THE CITY OF JONESBORO

body

WHEREAS, the City of Jonesboro, Arkansas desires to accept the property described as follows for the purpose of a permanent drainage easement more particularly described as follows:

A 15 FOOT EASEMENT IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 1 OF KENNETT SUBDIVISION RECORDED IN BOOK 123 AT PAGE 90, IN THE OFFICE OF THE CIRCUIT CLERK IN THE WESTERN DISTRICT OF CRAIGHEAD COUNTY; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 389.50 FEET TO THE NORTHEAST CORNER OF LOT 21 OF WINDSOR LANDING SUBDIVISION SECOND ADDITION; THENCE EAST 15.00 FEET; THENCE SOUTH 389.50 FEET TO THE NORTH LINE OF LOT 1 OF KENNETT SUBDIVISION; THENCE WEST 15.00 FEET TO THE POINT OF BEGINNING.

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

Section 1: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to accept the permanent easement described above.

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

For good and valuable consideration acknowledged being of value by the Grantors, receipt of which is hereby acknowledged, the undersigned GRANTORS Dan Kennett + John Kennett do hereby grant, convey and release unto City of Jonesboro, Jonesboro, Arkansas and unto its successors and assigns, an easement and right of entry in, over and across the following described land situated in the City of Jonesboro, County of Craighead, State of Arkansas, to-wit:

A 15 FOOT EASEMENT IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 1 OF KENNETT SUBDIVISION RECORDED IN BOOK 123 AT PAGE 90, IN THE OFFICE OF THE CIRCUIT CLERK IN THE WESTERN DISTRICT OF CRAIGHEAD COUNTY; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 389.50 FEET TO THE NORTHEAST CORNER OF LOT 21 OF WINDSOR LANDING SUBDIVISION SECOND ADDITION; THENCE EAST 15.00 FEET; THENCE SOUTH 389.50 FEET TO THE NORTH LINE OF LOT 1 OF KENNETT SUBDIVISION; THENCE WEST 15.00 FEET TO THE POINT OF BEGINNING.

This easement and right of way is for the purpose of making drainage improvements within the City of Jonesboro. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

The Grantee is responsible for operating and maintaining the above described works of improvement.

This grant of easement and right of way shall be binding upon the heirs, successors, administrators and assigns of the grantors.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on the 11 day of November, 2009.

[Signature] Signature [Signature] Signature [Signature] Signature

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared _____, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 30th day of November, 2009.



[Signature]
Notary Public (Signature)
J. HARRY HARDWICK
Notary Public (Print)

My Commission Expires:
2-14-2010



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: RES-09:211 **Version:** 1 **Name:**

Type: Resolution **Status:** Recommended to Council

File created: 12/29/2009 **In control:** Public Works Council Committee

On agenda: **Final action:**

Title: A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO ACCEPT LAND FROM THE JONESBORO ECONOMIC DEVELOPMENT CORPORATION FOR THE PROPERTY LOCATED AT 8461 CW POST ROAD (FIRE STATION #7)

Sponsors: Engineering

Indexes:

Code sections:

Attachments: [Warranty Deed](#)

Date	Ver.	Action By	Action	Result
1/5/2010	1	Public Works Council Committee		

Title

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO ACCEPT LAND FROM THE JONESBORO ECONOMIC DEVELOPMENT CORPORATION FOR THE PROPERTY LOCATED AT 8461 CW POST ROAD (FIRE STATION #7)

Body

WHEREAS, , the City of Jonesboro, Arkansas desires to accept the land described below for the purpose of operating Fire Station #7:

Part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 5 East, Craighead County, Arkansas, being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of Section 32, Township 14 North, Range 5 East, Craighead County, Arkansas, thence South 00° 13' 52" East along the West line of the Northeast Quarter of Section 32, aforesaid, 40.00 feet to a point on the South right-of-way line of C.W. Post Road, said point being the point of beginning, thence North 88° 30' 13" East, along said right-of-way line 250.07 feet; thence South 00° 15' 18" East departing said right-of-way line, 261.36 feet; thence South 88° 30'13" West 250.05 feet to a point on the West line of the Northeast Quarter of Section 32, aforesaid; thence North 00° 15' 31" West along said West line 261.36 feet to the point of beginning.

Containing in all 65,343 square feet or 1.50 acres, more or less.

Subject to easements, restrictions, reservations and rights-of-way of record.

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

Section 1. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to accept the land described above.

Type of Instrument: Warranty Deed
Grantor: Jonesboro Economic Development Corporation
Grantee: The City of Jonesboro, Arkansas

This Instrument Prepared By:
Barrett & Deacon, P.A.
Attorneys at Law
P.O. Box 1700
Jonesboro, Arkansas 72403

After recording Return to:
Barrett & Deacon, P.A.
Attorneys at Law
P.O. Box 1700
Jonesboro, Arkansas 72403

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **JONESBORO ECONOMIC DEVELOPMENT CORPORATION**, a corporation organized under the laws of the State of Arkansas, Grantor, by its President, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **THE CITY OF JONESBORO, ARKANSAS**, Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following described land, situated in Craighead County, Arkansas:

Part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 5 East, Craighead County, Arkansas, being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of Section 32, Township 14 North, Range 5 East, Craighead County, Arkansas, thence South 00 degrees 13' 52" East along the West line of the Northeast Quarter of Section 32, aforesaid, 40.00 feet to a point on the South right of way line of C.W. Post Road, said point being the point of beginning, thence North 88 degrees 30' 13" East, along said right of way line 250.07 feet; thence South 00 degrees 15' 18" East departing said right of way line, 26136 feet; thence South 88 degrees 30' 13" West 250.05 feet to a point on the West line of the Northeast Quarter of Section 32, aforesaid; thence North 00 degrees 15' 31" West along said West line 26136 feet to the point of beginning.

Containing in all 65,343 sq. ft. or 1.50 acres, more or less.

Subject to easements, restricts, reservations and rights-of-way of record.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns forever, with all appurtenances thereunto belonging. And Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against all claims whatever.

This deed is given in replacement of a deed from Grantor to Grantee which was misplaced or lost and never recorded of record.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed officer of Grantor to be effective as of January 4, 2007.

JONESBORO ECONOMIC DEVELOPMENT CORPORATION

By: Steve Cox
Name: Steve Cox
Title: President

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Steve Cox, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the President of Jonesboro Economic Development Corporation, and that he as such corporate officer, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and official seal this 14th day of December, 2009.

Donna Holt
Notary Public

My Commission Expires:

10-26-16



**This transaction is exempt from the Arkansas Real
Property Transfer Tax Under A.C.A. §26-60-102(1).**

AMOUNT OF TAX \$0.00

I certify under penalty of false
swearing that the legally
correct amount of documentary
stamps have been placed on this
instrument. Exempt or no consideration
paid if none shown.

Grantee or Agent

Grantee's Address

F:\USERS\RW\CW\warranty deed 02.wpd



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: RES-09:212 **Version:** 1 **Name:**
Type: Resolution **Status:** Recommended to Council
File created: 12/30/2009 **In control:** Public Works Council Committee
On agenda: **Final action:**
Title: A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 3909 HARRISBURG ROAD FOR THE PURPOSE OF CONSTRUCTING A FIRE STATION
Sponsors: Engineering
Indexes:
Code sections:
Attachments: [Appraisal](#)
[Mayors Letter](#)
[Offer and Acceptance](#)

Date	Ver.	Action By	Action	Result
1/5/2010	1	Public Works Council Committee		

Title

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 3909 HARRISBURG ROAD FOR THE PURPOSE OF CONSTRUCTING A FIRE STATION

Body

WHEREAS, the City of Jonesboro has desires to purchase the property located at 3909 Harrisburg Road, Jonesboro, Arkansas for the purpose of constructing a fire station;

WHEREAS, an offer has been made and accepted by Mid America Manufacturing dated December 30, 2009 agreeing to sell their property located at 3909 Harrisburg Road, Jonesboro, Arkansas described as follows:

A PARCEL OF LAND LYING IN LOT 2, SOUTHRIDGE INDUSTRIAL PARK, RECORDED IN PLAT CABINET "B", PAGE 72, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, SAID PARCEL ALSO LYING IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°42'57" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 752.21 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 1-B (80' RIGHT-OF-WAY); THENCE NORTH 21°03'21" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 185.55 FEET TO A POINT OF CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,824.79 FEET, A CHORD DISTANCE OF 15.26 FEET, A CHORD BEARING OF NORTH 21°12'38" WEST AND A RADIAL BEARING AT THIS POINT OF SOUTH 68°56'39" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°18'34", A DISTANCE OF 15.26 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3, SOUTHRIDGE INDUSTRIAL PARK AFORESAID; THENCE SOUTH 89°43'38" WEST, ALONG THE NORTH LINE OF SAID LOT 3 AND DEPARTING FROM THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 254.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 00°13'01" WEST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 187.80 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE CONTINUE SOUTH 00°13'01" WEST, ALONG THE WEST LINE OF SAID LOT 3. A DISTANCE OF 12.22 FEET TO A POINT LYING ON THE NORTH LINE OF THE FIRST REPLAT OF LOTS 2,3,4,9, 10, BLOCK "B", ROSSLAND HILLS PHASE 1 (PLAT CABINET "B", PAGE 114), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 3, SOUTHRIDGE INDUSTRIAL PARK; THENCE NORTH 89°06'41" WEST, ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF LOT 2, SOUTHRIDGE INDUSTRIAL PARK AFORESAID, A DISTANCE OF 243.92 FEET TO THE SOUTHWEST CORNER OF SOUTHRIDGE INDUSTRIAL PARK AFORESAID; THENCE NORTH 00°13'01" EAST, ALONG THE WEST LINE OF SAID LOT 2 AND DEPARTING FROM THE NORTH LINE OF SAID FIRST REPLAT OF LOTS 2,3,4,9, 10, BLOCK "B", ROSSLAND HILLS PHASE 1, A DISTANCE OF 7.22 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE CONTINUE NORTH 00°13'01" EAST, ALONG THE WEST LINE OF SAID LOT 2, SOUTHRIDGE INDUSTRIAL PARK AND DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 247.85 FEET; THENCE NORTH 89°43'38" EAST, DEPARTING FROM WEST LINE OF SAID LOT 2, A DISTANCE OF 473.67 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,824.79 FEET, A CHORD DISTANCE OF 64.60 FEET, A CHORD BEARING OF SOUTH 22°01'13" EAST AND A RADIAL BEARING AT THIS POINT OF SOUTH 67°19'28" WEST, SAID POINT ALSO LYING ON THE WEST

RIGHT-OF-WAY LINE OF HIGHWAY 1-B AFORESAID; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°18'37", A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 77,342 SQ. FT. OR 1.776 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

Section 1. The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to complete this transaction at a price of \$193,000.00 plus other allowable expenses that are appropriated in the 2010 Capital Improvement Budget for City Facilities for Project named Fire - Land for Station #4 (Harrisburg Road). The City of Jonesboro shall furnish a Warranty Deed upon closing.

orig.

APPRAISAL OF REAL PROPERTY

LOCATED AT:

Harrisburg Rd
See Attached
Jonesboro, AR 72404

FOR:

City of Jonesboro
515 W Washington, Jonesboro AR 72401

AS OF:

November 17, 2009

BY:

Bob Gibson, CG0247

Bob Gibson and Associates Inc
P O Box 3071
420 W Jefferson, Suite A
Jonesboro, AR 72401

November 19, 2009

City of Jonesboro
515 W Washington
Jonesboro, AR 72401


Re: Property: Harrisburg Rd
Jonesboro, AR 72404

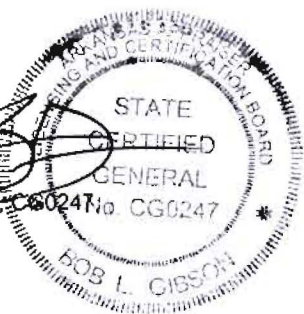
Pursuant to your request, I have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows. As you have requested, I have prepared this report in accordance with most area lenders. To the best of my knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA))

The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and review of sales, cost, and income data for similar properties. This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached. The person (s) signing this report have the knowledge and experience to complete this assignment competently. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,


Bob Gibson, CG0247



SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Harrisburg Rd
	Legal Description	See Attached
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72404
	Census Tract	0008.00
	Map Reference	27860
SALES PRICE	Sale Price	\$ NA
	Date of Sale	NA
CLIENT	Client	City of Jonesboro
	Appraiser	Bob Gibson, CG0247
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	NA
	Price per Square Foot	\$ NA
	Location	Suburban
	Age	NA
	Condition	NA
	Total Rooms	NA
	Bedrooms	NA
	Baths	NA
APPRAISER	Appraiser	Bob Gibson, CG0247
	Date of Appraised Value	November 17, 2009
VALUE	Final Estimate of Value	\$ 193,000

LAND APPRAISAL REPORT

File No.

Borrower <u>NA</u> Property Address <u>Harrisburg Rd</u> City <u>Jonesboro</u> County <u>Craighead</u> State <u>AR</u> Zip Code <u>72404</u> Legal Description <u>See Attached</u> Sale Price \$ <u>NA</u> Date of Sale <u>NA</u> Loan Term <u>NA</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD Actual Real Estate Taxes \$ <u>Unk</u> (yr) Loan charges to be paid by seller \$ <u>NA</u> Other sales concessions <u>NA</u> Lender/Client <u>City of Jonesboro</u> Address <u>515 W Washington, Jonesboro AR 72401</u> Occupant <u>Mid-America Manuf</u> Appraiser <u>Bob Gibson, CG0247</u> Instructions to Appraiser <u>AS IS</u>	Census Tract <u>0008.00</u> Map Reference <u>27860</u>
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<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Location</td> <td><input type="checkbox"/> Urban</td> <td><input checked="" type="checkbox"/> Suburban</td> <td><input type="checkbox"/> Rural</td> </tr> <tr> <td>Built Up</td> <td><input type="checkbox"/> Over 75%</td> <td><input checked="" type="checkbox"/> 25% to 75%</td> <td><input type="checkbox"/> Under 25%</td> </tr> <tr> <td>Growth Rate</td> <td><input type="checkbox"/> Fully Dev.</td> <td><input checked="" type="checkbox"/> Rapid</td> <td><input type="checkbox"/> Steady</td> </tr> <tr> <td>Property Values</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> </tr> <tr> <td>Demand/Supply</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Oversupply</td> </tr> <tr> <td>Marketing Time</td> <td><input type="checkbox"/> Under 3 Mos.</td> <td><input checked="" type="checkbox"/> 4-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> </tr> <tr> <td>Present Land Use</td> <td><u>50%</u> 1 Family</td> <td><u>5%</u> 2-4 Family</td> <td><u>5%</u> Apts. <u> </u> % Condo <u>10%</u> Commercial</td> </tr> <tr> <td></td> <td><u>5%</u> Industrial</td> <td><u>25%</u> Vacant</td> <td><u> </u> %</td> </tr> <tr> <td>Change in Present Land Use</td> <td colspan="3"> <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From _____ To _____ </td> </tr> <tr> <td>Predominant Occupancy</td> <td colspan="3"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>5</u> % Vacant </td> </tr> <tr> <td>Single Family Price Range</td> <td colspan="3"> <u>\$ 100,000</u> to <u>\$ 200,000</u> Predominant Value \$ <u>125,000</u> </td> </tr> <tr> <td>Single Family Age</td> <td colspan="3"> <u>0</u> yrs. to <u>60</u> yrs. 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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise). Subject is bound to the north by the Hwy 63 Bypass, to the west by Hwy 49S, to the east by Caraway, and to the south by Lawson Rd. Subject area is primarily residential/multi-family with commercial properties along Hwy 49S, Hwy 1 (aka Harrisburg Rd), Caraway Rd, and Parker Rd. No negative influences noted at time of inspection.

Dimensions <u>See Attached</u> = <u>1.776</u> Sq. Ft or Acres <input type="checkbox"/> Corner Lot Zoning classification <u>I-2 (Industrial)</u> Present Improvements <input type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>Commercial</u> Elec <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) _____ Gas <input checked="" type="checkbox"/> _____ Water <input checked="" type="checkbox"/> _____ San. Sewer <input checked="" type="checkbox"/> _____ <input type="checkbox"/> Underground Elect. & Tel.	OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Asphalt</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights Topo <u>Slopes to Street</u> Size <u>Average</u> Shape <u>Irregular</u> View <u>Industrial</u> Drainage <u>Appears Adequate</u> Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): <u>No apparent adverse easements or encroachments noted during the physical inspection.</u>	

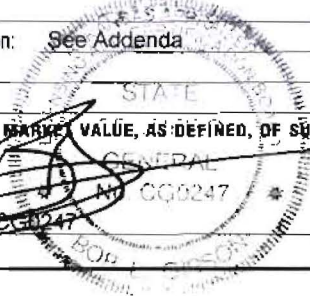
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>Harrisburg Rd Jonesboro</u>	<u>See Addenda</u>		
Proximity to Subject				
Sales Price	\$ <u>NA</u>	\$ _____	\$ _____	\$ _____
Price	\$ _____	\$ _____	\$ _____	\$ _____
Data Source	<u>Inspection/Tax Rec</u>			
Date of Sale and Time Adjustment	DESCRIPTION: <u>NA</u>	DESCRIPTION: _____ +/-) \$ Adjust.	DESCRIPTION: _____ +/-) \$ Adjust.	DESCRIPTION: _____ +/-) \$ Adjust.
Location	<u>Suburban</u>			
Site/View	<u>1.776 ac</u>			
Sales or Financing Concessions	<u>NA</u>			
Net Adj. (Total)	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____
Indicated Value of Subject	Net % \$ _____	Net % \$ _____	Net % \$ _____	Net % \$ _____

Comments on Market Data: _____

Comments and Conditions of Appraisal: _____

Final Reconciliation: <u>See Addenda</u>	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>November 17, 2009</u> to be \$ <u>193,000</u>
Appraiser(s) <u>Bob Gibson, CG0247</u>	<input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property Review Appraiser (if applicable) _____



Supplemental Addendum

File No

Client	City of Jonesboro		
Property Address	Harrisburg Rd		
City	Jonesboro	County	Craighead
		State	AR
		Zip Code	72404
Appraiser	Bob Gibson, CG0247		

Scope of Work:

This report has been prepared for the referenced client. The report has been performed to assist the client in determining fair market value. If this report is placed in the hands of anyone other than the client, the client shall make such third party aware of all the assumptions and limiting conditions of the assignment. The scope of this appraisal consisted of an observation of subject site from public street. Pictures of the site and street were taken and can be found in this report. The MLS, local public records, as well as local comp services were researched for comparable sales in the neighborhood. Those used were deemed the best available. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. An opinion of value was then rendered based on the data available. This report is an appraisal and not an environmental inspection.

I have not checked the land records for recorded easements & did not note any apparent adverse easements or encroachments. Any easements, encroachments, restrictions, covenants, etc uncovered through a title search, legal opinion, or property survey should be submitted to the appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

Digital Signature

This appraisal report contains digital signatures that meet the requirements of Statement on Appraisal Standards No.8 (SMT-8). The software programs used to transfer the report electronically provide digital signature security features for the appraiser signing the report. The appraiser that has signed (affixed an electronic signature) to this report has ensured that the electronic signature(s) is protected and the appraiser has maintained control of the signature. Per SMT-8 of the Uniform Standards of Professional Appraisal Practice, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an original ink signature on a paper copy report.

Sale #1

Grantor/Grantee: Prince/Ascent Aquisition
 Location: Gladiola Dr (Lot 4 and 5 DDC Replat)
 Date of Sale: 8-21-06
 Sales Price: \$165,000
 Land Size: 1.46 ac
 Price/Sf: \$2.59
 Source: Bk 730 Pg 676

Sale #2

Grantor/Grantee: Mountain Park Place/BSD Etal
 Location: 715 Parker Rd (Lot 1 Block 2 Home Depot Addition)
 Date of Sale: 8-18-06
 Sales Price: \$266,000
 Land Size: 1 ac
 Price/Sf: \$6.11
 Source: Bk 730 Pg 415

Sale #3

Grantor/Grantee: Mountain Park Place/WH Capital LLC
 Location: 719 Parker Rd (Lot 1 Block 2 Home Depot Addition)
 Date of Sale: 6-6-07
 Sales Price: \$200,000
 Land Size: .53 ac
 Price/Sf: \$8.66
 Source: Bk 750 Pg 388

Sale #4

Grantor/Grantee: K&A Investments/Waleszonia
 Location: S Caraway (Lot 1 Alpe's Southside Add)
 Date of Sale: 4-30-07
 Sales Price: \$250,000
 Land Size: 1.7 ac
 Price/Sf: \$3.38
 Source: Bk 762 Pg 836

Sale #5

Grantor/Grantee: Cam Tri Ross Investments Inc/2700 Browns Lane LLC
 Location: S Caraway (Lot 3 South Caraway Village Third Add)
 Date of Sale: 6-12-08
 Sales Price: \$103,000
 Land Size: 1.04 ac
 Price/Sf: \$2.27
 Source: Bk 775 Pg 811

Sale #6

Grantor/Grantee: Gibson/Arkwest Holdings
 Location: Hwy 49S/Ozark Dr (Lot 1 and 2 Bob Gibson Southwest Dr)
 Date of Sale: 1-19-07
 Sales Price: \$395,000
 Land Size: 3.24 ac (two lots - .95 ac and 2.29 ac)
 Price/Sf: \$2.80
 Source: Bk 740 Pg 630

Supplemental Addendum

File No.

Client	City of Jonesboro			
Property Address	Harrisburg Rd			
City	Jonesboro	County	Craighead	State AR Zip Code 72404
Appraiser	Bob Gibson, CG0247			

Sale #7

Grantor/Grantee: Arkwest Holdings/Silver Stream LLC
Location: Hwy 49S/Ozark Dr (Lot 1 Bob Gibson Southwest Dr)
Date of Sale: 7-2-09
Sales Price: \$225,000
Land Size: 2.29 ac
Price/Sf: \$2.26
Source: Bk 799 Pg 906

Subject comparables were reviewed for location, size, and time of sale. After adjustments, a value of \$2.50/sf was placed on our subject site. Therefore, \$2.50/sf x 1.776 ac (77,342 sf) = \$193,355. Rounded \$193,000.

DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2, SOUTHRIDGE INDUSTRIAL PARK, RECORDED IN PLAT CABINET "B", PAGE 72, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, SAID PARCEL ALSO LYING IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

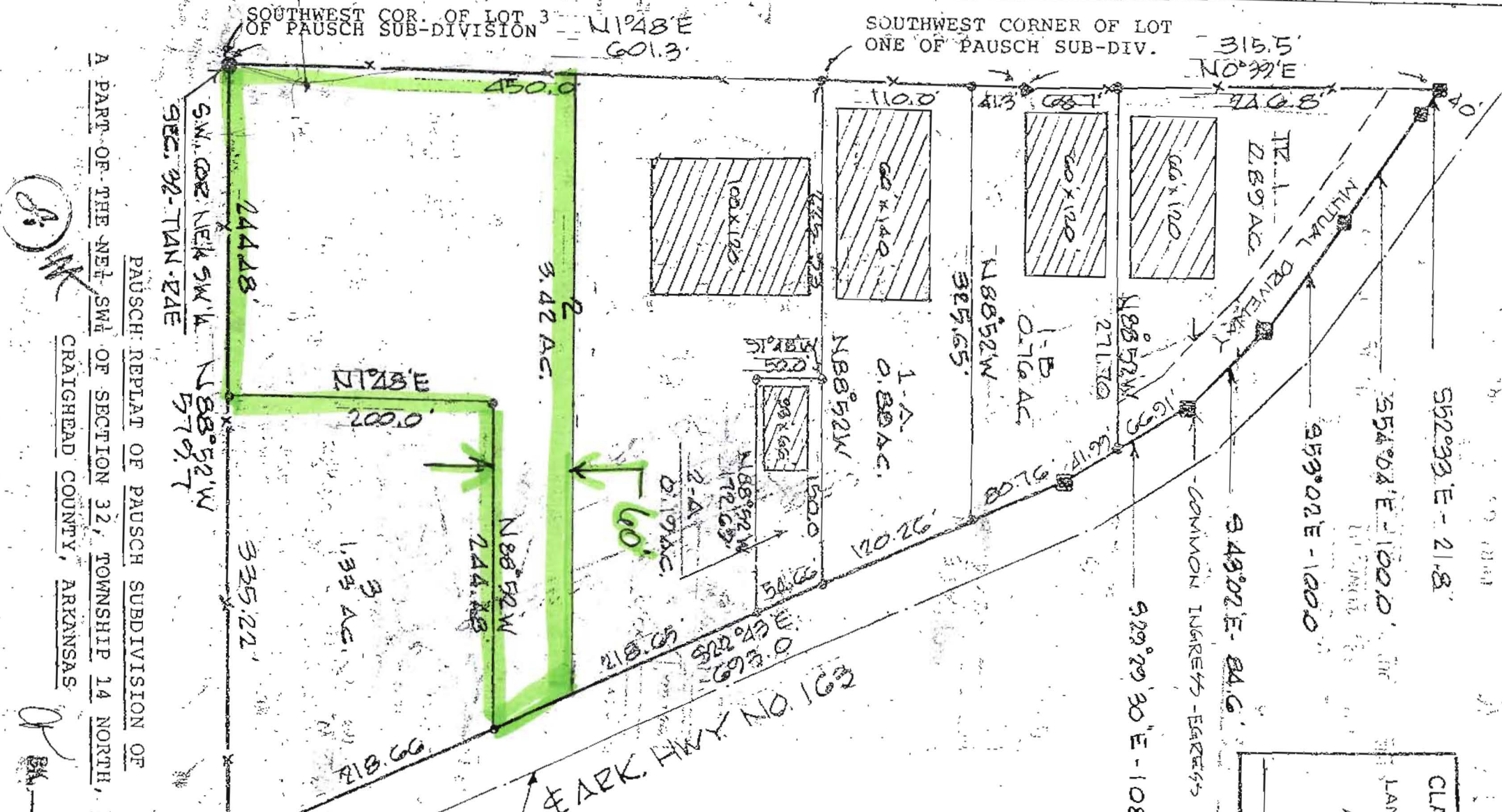
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°42'57" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 752.21 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 1-B (80' RIGHT-OF-WAY); THENCE NORTH 21°03'21" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 185.55 FEET TO A POINT OF CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,824.79 FEET, A CHORD DISTANCE OF 15.26 FEET, A CHORD BEARING OF NORTH 21°12'38" WEST AND A RADIAL BEARING AT THIS POINT OF SOUTH 68°56'39" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°18'34", A DISTANCE OF 15.26 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3, SOUTHRIDGE INDUSTRIAL PARK AFORESAID; THENCE SOUTH 89°43'38" WEST, ALONG THE NORTH LINE OF SAID LOT 3 AND DEPARTING FROM THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 254.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 00°13'01" WEST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 187.80 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE CONTINUE SOUTH 00°13'01" WEST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 12.22 FEET TO A POINT LYING ON THE NORTH LINE OF THE FIRST REPLAT OF LOTS 2,3,4,9, 10, BLOCK "B", ROSSLAND HILLS PHASE 1 (PLAT CABINET "B", PAGE 114), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 3, SOUTHRIDGE INDUSTRIAL PARK; THENCE NORTH 89°06'41" WEST, ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF LOT 2, SOUTHRIDGE INDUSTRIAL PARK AFORESAID, A DISTANCE OF 243.92 FEET TO THE SOUTHWEST CORNER OF SOUTHRIDGE INDUSTRIAL PARK AFORESAID; THENCE NORTH 00°13'01" EAST, ALONG THE WEST LINE OF SAID LOT 2 AND DEPARTING FROM THE NORTH LINE OF SAID FIRST REPLAT OF LOTS 2,3,4,9, 10, BLOCK "B", ROSSLAND HILLS PHASE 1, A DISTANCE OF 7.22 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE CONTINUE NORTH 00°13'01" EAST, ALONG THE WEST LINE OF SAID LOT 2, SOUTHRIDGE INDUSTRIAL PARK AND DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 247.85 FEET; THENCE NORTH 89°43'38" EAST, DEPARTING FROM WEST LINE OF SAID LOT 2, A DISTANCE OF 473.67 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,824.79 FEET, A CHORD DISTANCE OF 64.60 FEET, A CHORD BEARING OF SOUTH 22°01'13" EAST AND A RADIAL BEARING AT THIS POINT OF SOUTH 67°19'28" WEST, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 1-B AFORESAID; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°18'37", A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 77,342 SQ. FT. OR 1.776 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SOUTHWEST COR. OF LOT 3 OF PAUSCH SUB-DIVISION N1°48' E 601.3'

SOUTHWEST CORNER OF LOT ONE OF PAUSCH SUB-DIV. 315.5' N0°39' E



A PART OF THE NET SW 1/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST
 PAUSCH REPLAT OF PAUSCH SUBDIVISION OF
 CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD & ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS
 603 SOUTHWEST DRIVE
 JONESBORO, ARKANSAS 72401

By *Clay Kenward*

CLAY KENWARD
 REGISTERED
 LAND SURVEYOR
 STATE OF
 ARKANSAS
 NO. 256

A part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 14 North, Range 4 East being more particularly described as follows: Commencing at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Said Section 32, being the point of beginning proper; thence North 1°48' East 601.3 feet along a property line fence; thence North 0°39' East 315.5 feet along a property line fence to the Southwesterly right-of-way line of Highway #1-B; thence along said right-of-way line as follows: South 52°33' East 21.8 feet, South 54°04' East 100.0 feet, South 53°02' East 100.0 feet, South 43°02' East 84.6 feet; South 29°29'30" East 108.9 feet, South 22°43' East 693.0 feet; thence North 88°52' West 579.7 feet along an existing property line fence to the point of beginning proper containing 7.47 acres, more or less.

SOUTHRIDGE INDUSTRIAL PARK
 JONESBORO, CRAIGHEAD CO., ARKANSAS
 Developed by: Don Pausch, Jonesboro, AR.
 PAUSCH REPLAT OF PAUSCH SUBDIVISION OF
 a part of the NE SW Section 32, T14N,
 R4 E, Craighead County, Arkansas
 DATE 12-8-83 APPROVED BY *[Signature]*
 DRAWING NUMBER 5-85

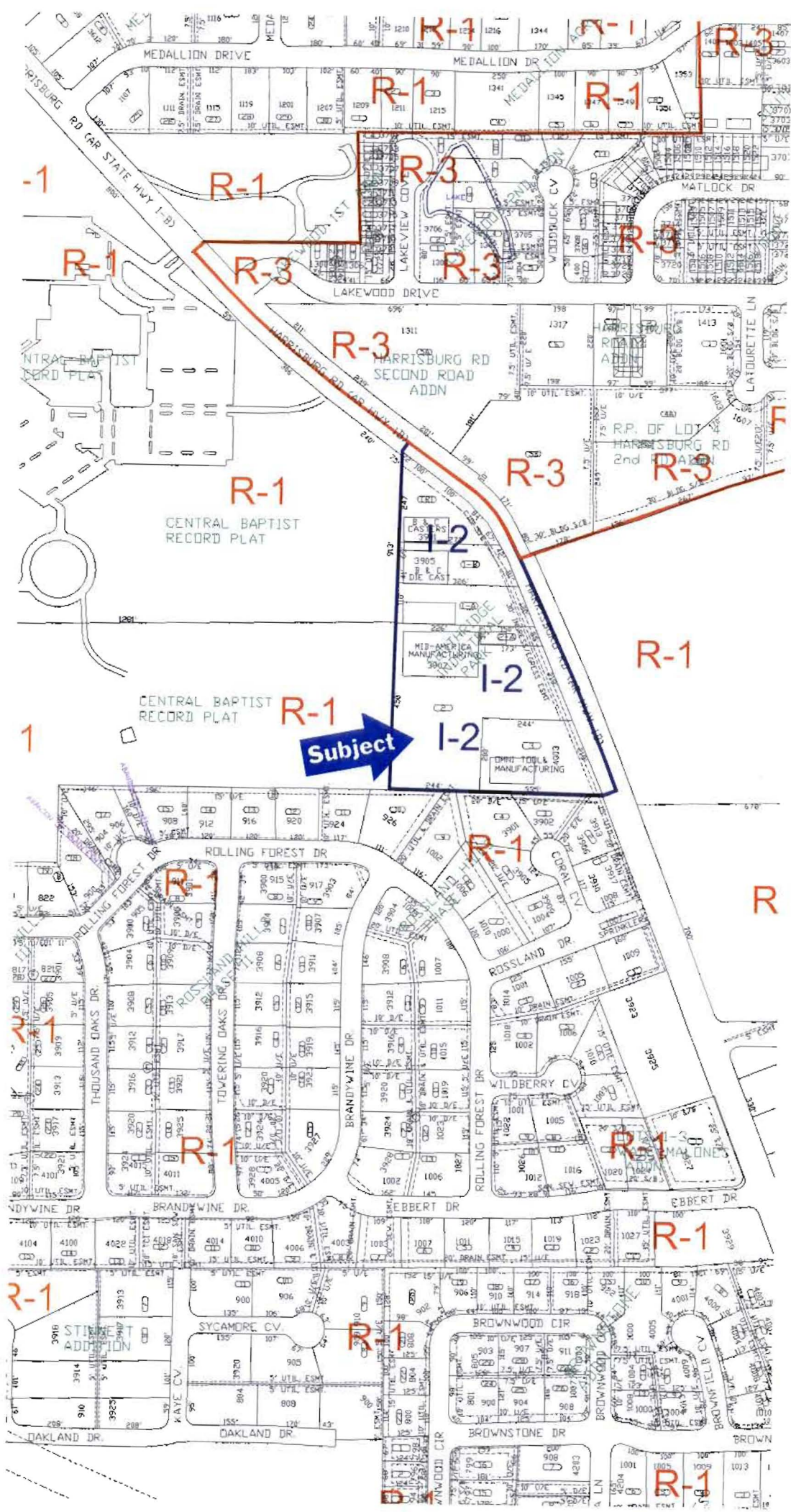
[Signature] B PAGE 72

FILED
 1990 APR 25 PM 4:00
 PAT FLEETWOOD
 COUNTY CLERK
 This 25 day of April 1990
 At 4:10 o'clock

Photograph Addendum

Client	City of Jonesboro				
Property Address	Harrisburg Rd				
City	Jonesboro	County	Craighead	State	AR Zip Code 72404
Appraiser	Bob Gibson, CG0247				





Subject

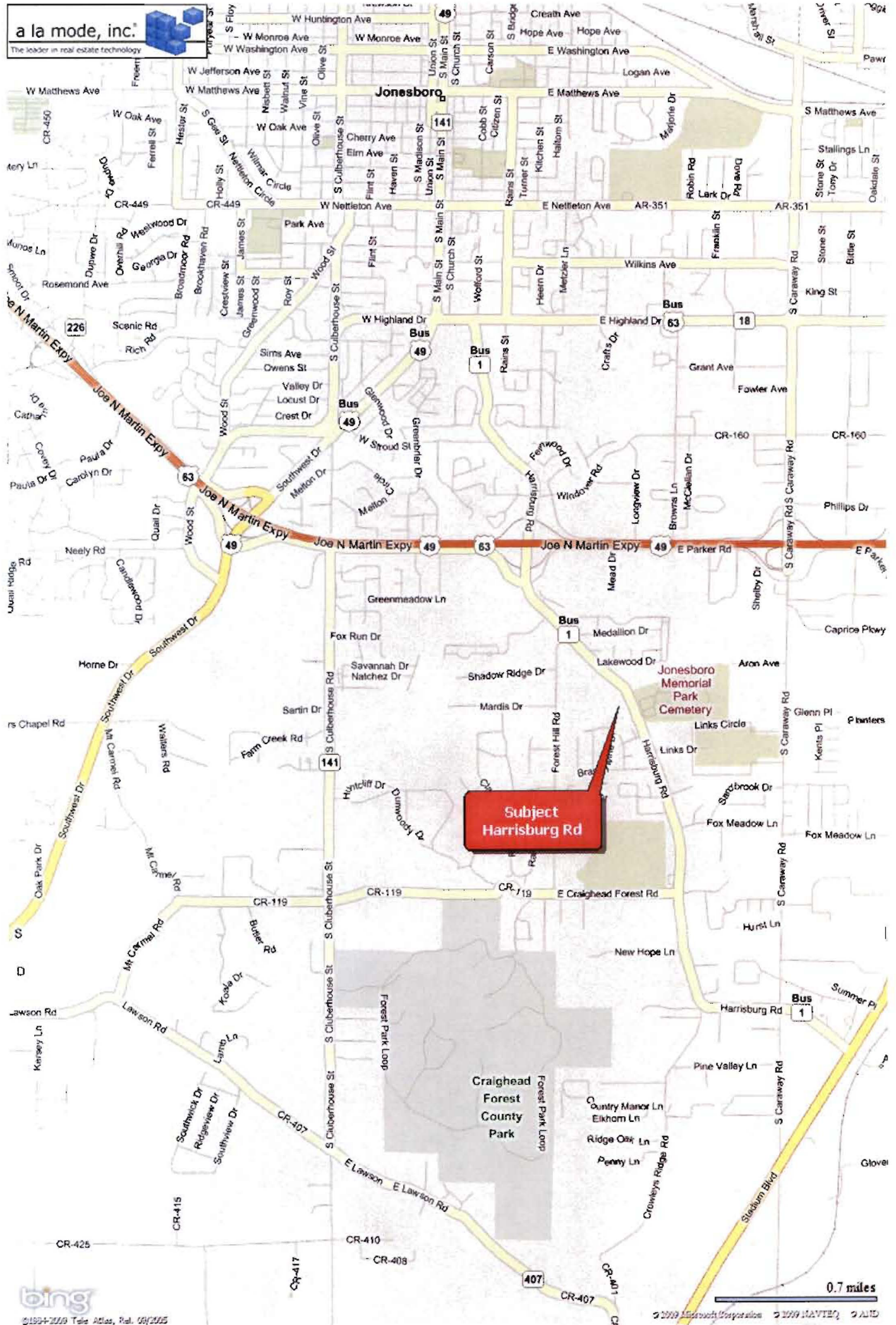
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Location Map

Client	City of Jonesboro		
Property Address	Harrisburg Rd		
City	Jonesboro	County Craighead	State AR Zip Code 72404
Appraiser	Bob Gibson, CG0247		



ENVIRONMENTAL ADDENDUM

APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

Client	City of Jonesboro		
Address	Harrisburg Rd		
City	Jonesboro	County	Craighead
		State	AR
		Zip code	72404
Appraiser	Bob Gibson, CG0247		

*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments _____

SANITARY WASTE DISPOSAL

- Sanitary Waste is removed from the property by a municipal sewer system
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments _____

SOIL CONTAMINANTS

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments _____

ASBESTOS

- N/A All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector
- N/A The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- N/A The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments _____

PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below)
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments _____

RADON

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments _____

USTs (UNDERGROUND STORAGE TANKS)

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments _____

NEARBY HAZARDOUS WASTE SITES

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments _____

UREA FORMALDEHYDE (UFFI) INSULATION

- N/A All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- N/A The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- N/A The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments _____

LEAD PAINT

- N/A All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- N/A The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- N/A The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments _____

AIR POLLUTION

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments _____

WETLANDS/FLOOD PLAINS

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments _____

MISCELLANEOUS ENVIRONMENTAL HAZARDS

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
 - Excess Noise _____
 - Radiation + Electromagnetic Radiation _____
 - Light Pollution _____
 - Waste Heat _____
 - Acid Mine Drainage _____
 - Agricultural Pollution _____
 - Geological Hazards _____
 - Nearby Hazardous Property _____
 - Infectious Medical Wastes _____
 - Pesticides _____
 - Others (Chemical Storage + Storage Drums, Pipelines, etc.) _____
- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Bob Gibson Appraisal Service

Client	City of Jonesboro			
Property Address	Harrisburg Rd			
City	Jonesboro	County Craighead	State AR	Zip Code 72404
Appraiser	Bob Gibson, CG0247			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to Owner _____ the subject property:
- has not been offered for sale in the past: 30 days 1 year 3 years.
 - is currently offered for sale for \$ _____
 - was offered for sale within the past: 30 days 1 year 3 years for \$ _____
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

- According to Craighead County Tax Records _____ the subject property:
- Has not transferred in the past twelve months. in the past thirty-six months in the past 5 years.
 - Has transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
 - All prior sales which have occurred in the past 3 years are listed below and reconciled to the appraised value, either in the body of the report or in the addenda

Date	Sales Price	Document #	Seller	Buyer
7-28-09		0 QCD 801762	Pausch	Mid-American Mfg Corp

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
- Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X	05031C0134C	9/27/1991	Jonesboro

- The community does not participate in the National Flood Insurance Program.
- The community does participate in the National Flood Insurance Program.
- It is covered by a regular program.
- It is covered by an emergency program.

CURRENT SALES CONTRACT

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: _____
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

4-6 months is considered a reasonable marketing period for the subject property based on MLS data, appraisers knowledge of the local market and discussions with brokers and agents

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:

- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan

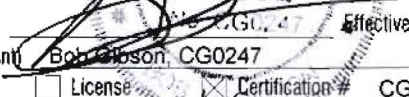
ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

City of Jonesboro is considering purchasing subject property. Appraisal is made to help determine a sales price.

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature  Effective Date November 17, 2009 Date Prepared November 19, 2009
 Appraiser's Name (print) Bob Gibson, CG0247 Phone # 870-932-5206
 State AR License Certification # CG0247 Tax ID # 71-0792672

CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
 - has not inspected the exterior of the subject property and all comparable sales listed in the report.
 - has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____
 Co-Signing Appraiser's Name (print) _____ Phone # _____
 State _____ License Certification # _____ Tax ID # _____

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest, (3) a reasonable time is allowed for exposure in the open market, (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns, the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Harrisburg Rd, Jonesboro, AR 72404

APPRAISER:

Signature: _____
 Name: Bob Gibson, CG0247
 Date Signed: November 19, 2009
 State Certification #: CG0247
 or State License #: _____
 State: AR
 Expiration Date of Certification or License: 06/30/2010



SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

**QUALIFICATIONS OF
BOB L. GIBSON**

POSITION: Real Estate Appraiser/Consultant, 420 W. Jefferson, Jonesboro, AR, 72401 Telephone. (870) 932-5206.

PROFESSIONAL EXPERIENCE:

Chief Appraiser for Home Federal Savings 1965 to 1975, Fee Appraiser for area financial and real estate concerns, 1965 to 1980

President of H.S.C. Service Corporation. Developed three (3) Subdivisions, constructed single-family homes, one hotel, and numerous condominiums from 1975 to 1990.

EDUCATION:

B.S. Degree in Business Administration and Minor in Economics from Arkansas State University in 1965.

Graduate of School of Savings & Loans at University of Indiana, Bloomington, Indiana, 1979 to 1982.

U.S. League of Savings Associations Appraised Study Course, 1965.

Principles of Real Estate Appraising-1968 Audit, Arkansas State University

National Association of Independent Fee Appraisers, Principles of Residential Real Estate, 1990

NAIF Income Property Appraising, 1990.

Marshall and Swifts Valuation Guides Seminar - Residential and Commercial Cost Approach, 1990.

The Appraisal Institute - Real Estate Appraisal Methods, 1991.

Uniform Standards of Professional Appraisal Practice, 1991.

Techniques of Income Property Appraising 1991.

Uniform Residential Appraisal Report Seminar, IFA, Jonesboro, AR 1993.

FIRREA: Overview and Practical Application Seminar, IFA, Jonesboro, AR 1994.

American Disabilities Act Seminar, I.F.A., Jonesboro, AR 1993.

HUD Guidelines - Lender Selection of the Appraiser, I.F.A., Little Rock, AR, Dec. 7, 1994 - Member of Lender Appraiser Selection Roster, HUD, Little Rock, AR.

Appraiser Accountability and Legal Liabilities Seminar, Arkansas Appraisal Foundation, Little Rock, AR, May 10, 1995.

Standards of Professional Practice, I.F.A., Jonesboro, AR, 1996.

HUD/FHA Appraiser Training, HUD/FHA, Hot Springs, AR, 1996.

Legal Journal, West Memphis, AR, April 30, 1998

Principles of Condemnation, San Antonio, TX, June 3, 1999.

Arkansas Appraisal Board Annual Meeting, Little Rock, AR April 18, 2000.

USPAP, Kelton Schools, Jonesboro, AR, May 17, 2000.

USPAP Update, RCI, Jonesboro, AR, January 20, 2003.

USPAP, Lincoln Graduate Center, San Antonio TX Feb 21-22, 2004.

Fannie Mae Underwriting, NEA Mortgage Bankers, Jonesboro AR July 8, 2004.

Day With the Board, Little Rock AR April 2004

Day With the Board, Little Rock AR April 2005

Day With the Board, Little Rock AR April 2006

USPAP Update, RCI, Jonesboro, AR, March 27, 2006

Effective Communications in Appraisal Practice, RCI, Jonesboro, AR, March 27, 2006

Day With the Board, Little Rock AR April 2007

USPAP Update, RCI, Jonesboro, AR Jan 28, 2008

Mortgage Fraud, RCI, Jonesboro AR Jan 29, 2008

Day With the Board, Little Rock AR April 2008

USPAP, RCI, Russellville AR April 2009

Basic Income Capitalization, RCI, Russellville AR April 2009

Report Writing, RCI, Russellville AR Oct 2009

PROFESSIONAL MEMBERSHIP:

Charter Member of National Society of Environmental Consultants.

Master Senior Appraisers (MSA), National Association of Master Appraisers.

CERTIFICATION AND DESIGNATION:

State Certified Residential Appraiser #CG0247, December 28, 1991.

State Certified General Appraiser #CG0247, January 6, 1992.

PARTIAL LIST OF CLIENTS:

Belz-Burrow, Regions Bank, Simmons Bank, Caldwell Construction Co., First Financial Mortgage, Fowler Foods, Liberty Bank, Bank of America, iBERIABANK/sb, BancorpSouth, First Security Bank, Focus Bank, City of Jonesboro, First National Bank, Unico Bank, Integrity First Bank



CITY OF JONESBORO

Please be advised that I am in receipt of an appraisal located on 3909 Harrisburg Rd.

and owned by Mid America Manufacturing in the amount of \$ 193,000.00.

I hereby recommend that an additional sum of \$ 5,942.00 be added to the appraised value for purchase of said property for the total price of \$ 198,942.00.

My recommendation is based upon the following criteria, established in Resolution 2006:62,

to wit:

- A. Actual Reasonable expense in moving
- B. Direct losses of tangible personal property
- C. Moving expenses limited, but not limited to transportation, packing, storage, replacing signs and stationary, insurance on items moved, rental brokerage payments and payment for license and certification expenses
- D. Replacement housing costs, including but not limited to interest and reasonable expenses incurred in title researches (**\$1422.00**), recording fees (**\$40.00**), and closing costs (**\$400.00**) = \$1862.00.
- E. Unusual or extra ordinary expense items determined by the Mayor to be unique to the particular property being acquired Relocating material on property \$ 4,080.00.

Total: \$ 198,942.00 (Appraised value & additional expenditures).

Note:

There shall be an ingress/egress easement across the north side of the subject property.

Sincerely,

Harold Perrin
Mayor

REAL ESTATE CONTRACT FOR CITY OF JONESBORO
OFFER AND ACCEPTANCE

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following property:

2. **PROPERTY DESCRIPTION:** **PROPERTY LOCATED AT 3909 HARRISBURG ROAD**
A PARCEL OF LAND LYING IN LOT 2, SOUTHRIDGE INDUSTRIAL PARK, RECORDED IN PLAT CABINET "B", PAGE 72, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, SAID PARCEL ALSO LYING IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 1.776 ACRES

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property the sum of **\$193,000.00**, plus allowable expenses not to exceed 10% of the appraised value.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by General Warranty Deed, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **ABSTRACT OR TITLE INSURANCE:** The owners of the above property, hereinafter called Seller, shall furnish a policy of title insurance in the amount of the purchase price. The cost of the policy of title insurance shall be paid by the City of Jonesboro.

6. **PRO-RATIONS:** Taxes and special assessments due on or before closing shall be paid at closing from the proceeds of the sale. Any deposits on rental property are to be transferred to Buyer at closing. Insurance, current general taxes and special assessments, rental payments, and any interest on assumed loans shall be prorated at closing unless otherwise specified herein.

7. **CLOSING:** The closing date which will be designated by Agent, is estimated to be on or about _____ . However, any unforeseen delays such as arranging financing or clearing title specifically do not void this contract.

8. **POSSESSION:** Possession shall be delivered to Buyers:

Upon Closing

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYERS AND SELLER AND APPROVED BY THE CITY COUNCIL.

CITY OF JONESBORO

BY: 

HAROLD PERRIN, MAYOR

THIS OFFER IS ACCEPTED ON: 12/30/2009

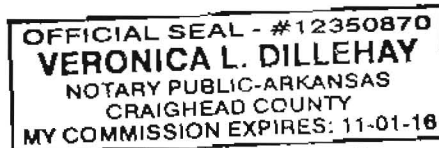
BY: 

ATTEST:

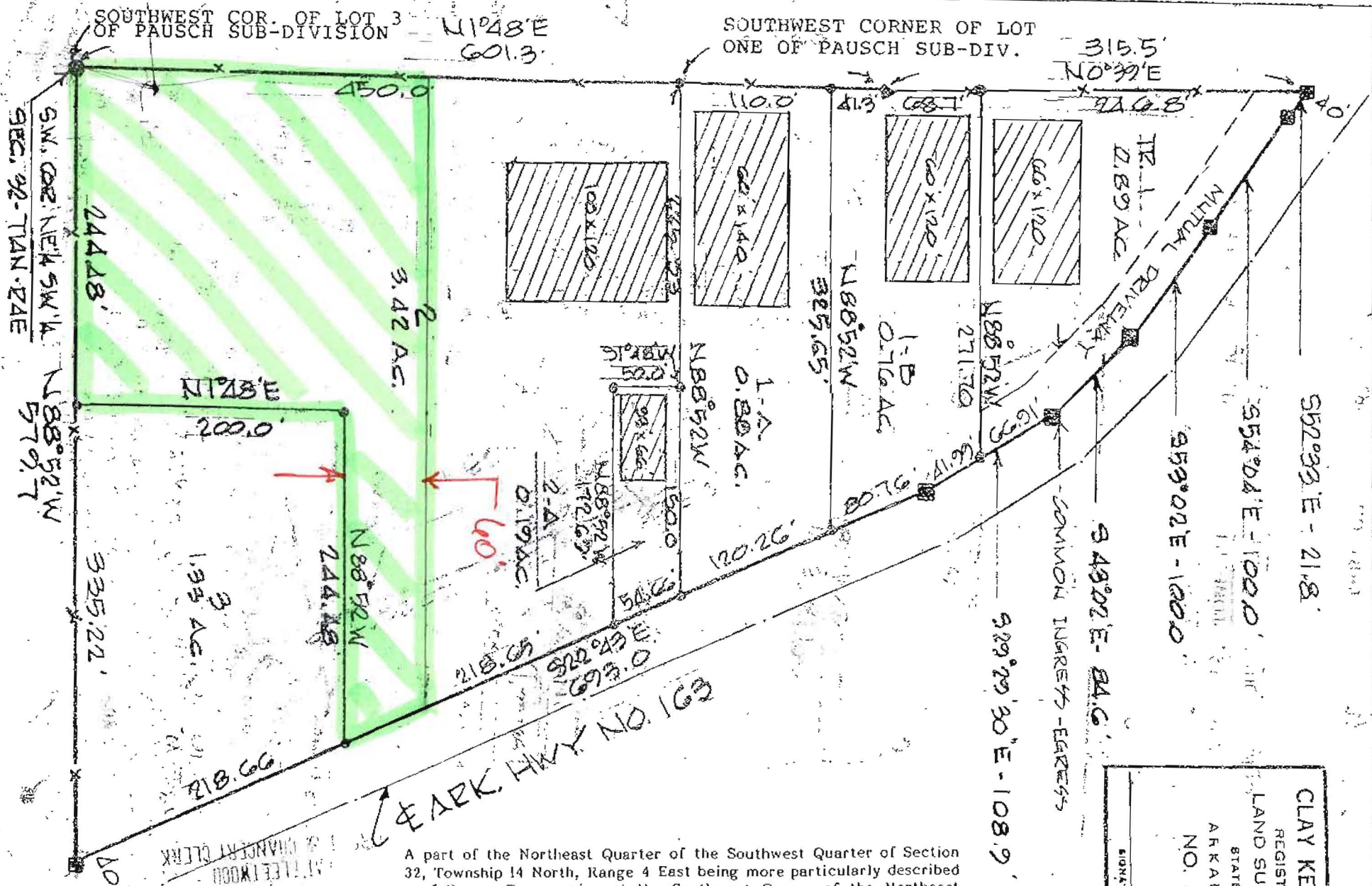
DONNA JACKSON, CITY CLERK

THE ABOVE OFFER IS NOT ACCEPTED ON:

BY: _____







A part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 14 North, Range 4 East being more particularly described as follows: Commencing at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Said Section 32, being the point of beginning proper; thence North 1°48' East 601.3 feet along a property line fence; thence North 0°39' East 315.5 feet along a property line fence to the Southwesterly right-of-way line of Highway #1-B; thence along said right-of-way line as follows: South 52°33' East 21.8 feet, South 54°04' East 100.0 feet, South 53°02' East 100.0 feet, South 43°02' East 84.6 feet; South 29°29'30" East 108.9 feet, South 22°43' East 693.0 feet; thence North 88°52' West 579.7 feet along an existing property line fence to the point of beginning proper containing 7.47 acres, more or less.

CLAY KENWARD
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 256

HAYWOOD, KENWARD & ASSOCIATES, INC.

CIVIL ENGINEERS - SURVEYORS
603 SOUTHWEST DRIVE
JONESBORO, ARKANSAS 72401

PAUSCH REPEAT OF PAUSCH SUBDIVISION OF
A PART OF THE NE SW OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST
CRAIGHHEAD COUNTY, ARKANSAS

(Signature)

(Signature) B PAGE 12

SOUTHRIDGE INDUSTRIAL PARK
JONESBORO, CRAIGHHEAD CO., ARKANSAS

Developed by: Don Pausch Jonesboro, Ar.	SCALE 1"=100'
PAUSCH REPEAT OF PAUSCH SUBDIVISION OF A PART OF THE NE SW SECTION 32, T14N, R4 E, CRAIGHHEAD COUNTY, ARKANSAS	DRAWN BY: C.K.
DATE: 12-8-83	REVISOR: 4-3-85
APPROVED BY: <i>(Signature)</i>	DRAWING NUMBER: 51-85

BY *(Signature)*

FILED

1990 APR 25 PM 4:08

PAT REEWOOD

This 25 day of April 1990
4:12 o'clock
Pat Reewood
Surveyor & County Court Clerk

FILED FOR RECORD - ADD ELEMENT - 15



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: RES-10:001 **Version:** 2 **Name:**

Type: Resolution **Status:** Recommended to Council

File created: 1/6/2010 **In control:** Finance & Administration Council Committee

On agenda: **Final action:**

Title: A RESOLUTION TO ACCEPT THE REPORT OF THE DIVISION OF LEGISLATIVE AUDIT CONCERNING THE FINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE YEAR ENDED DECEMBER 31, 2008

Sponsors: Mayor's Office, Finance

Indexes:

Code sections:

Attachments: [2008 Legislative Audit](#)
[Identified Internal Control Weakness](#)

Date	Ver.	Action By	Action	Result
1/12/2010	2	Finance & Administration Council Committee		

title
A RESOLUTION TO ACCEPT THE REPORT OF THE DIVISION OF LEGISLATIVE AUDIT CONCERNING THE FINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE YEAR ENDED DECEMBER 31, 2008

body
WHEREAS, the City of Jonesboro, Arkansas does strive to maintain City finances in accordance with laws and regulations of federal and state authorities, and in accordance with accounting standards; and,

WHEREAS, the City of Jonesboro, Arkansas has engaged the Division of Legislative Audit of the State of Arkansas for the purpose of expressing an opinion of the City's financial statements, and for the purpose of considering the City's internal control over financial reporting and tests of City's compliance with certain provisions of State governance, grant agreements and other matters; and,

WHEREAS, the Finance and Administration Committee of the City Council has reviewed the aforementioned report, including financial statements and schedules contained therein, and considered the opinions expressed and management's response, and after said review does recommend acceptance of the report,

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

Section 1: The Independent Auditor's Report of the Division of Legislative Audit, including the Regulatory Basis Financial Statements and Other Reports, as of and for the year ended December 31, 2008 be accepted.

Embedded Secure Document

The file *http://jonesboro.legistar.*

com/View.ashx?

M=F&ID=898623&GUID=0795B649-

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6B94433B71FC

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is a secure document that has been embedded in this





Finance Department Memorandum

Date: January 8, 2010
To: Jim Eagan, Assistant Finance Director
From: Mayor Harold Perrin
Subject: Internal Control Weaknesses Identified in the 2008 Legislative Audit

INTRODUCTION

The report issued by the Division of Legislative Audit for the year ending December 31, 2008 was approved today. In the report, legislative auditors cited four internal control deficiencies of a significant nature. This memorandum will address these four deficiencies and the current methods to avoid further mention.

DEFICIENCY 2008-1 SEGREGATION OF DUTIES

This item addressed the lack of sufficient personnel to distribute financial transaction duties. The addition of personnel to the Collections Department and separation of the receipting and depositing of funds have addressed the major concerns in this area. It should also be noted that reviews are conducted, on a daily basis, of all cash transactions. Other transactions are reviewed through the use of daily audit reports available in Springbrook. In addition, timely bank reconciliations allow a review of all cash transactions for the previous month.

DEFICIENCY 2008-2 APPLICATION SECURITY

Concerns were raised by legislative auditors due to the lack of security protocols for data access. Information Systems has determined what applications are necessary for the completion of duties and restricted access accordingly. Also, access to financial information, records, and reports are also limited and changes require the approval of department heads. With regard to the Finance Department, access to information and computer applications is reviewed and limited to the employees specific duties. The ability to access data and reports stored in other programs is also restricted.

DEFICIENCY 2008-3 MONTHLY BANK RECONCILIATIONS

Arkansas state law, specifically A.C.A. 14-59-115(a), requires that the City Treasurer complete monthly bank reconciliations and submit them to the City Council. Beginning in July, 2009 monthly bank reconciliations were initiated. A file was constructed which contains all reconciliations for each month and automatically prepares a summary report for presentation to Council, for compliance with state law.

During the past three months, resources were allocated to the reconciliation of the Consolidated and Operating accounts. In November the combined reconciliation of the Consolidated and General Fund accounts was completed. The Operating account required extensive work and was completed December 30, 2009.

Reconciliations are in process for December 2009 and will include a review of all transactions for 2009. Any necessary adjusting entries are being prepared. Before the end of this month, all bank accounts will be reconciled to both the bank balance and to our general ledger.

DEFICIENCY 2008-4 MAINTAINING ACCURATE FINANCIAL RECORDS

Legislative auditors criticized the City for lack of review and approval of financial entries. Systems and processes, such as journal entry templates, have been introduced to minimize the possibility of errors. Further, all journal entries require the approval of the City Accountant and Finance Director.

SUMMARY

The Finance Department is committed to ensuring that City's financial resources are properly safeguarded and recognized. When improvements are needed to avoid issues such as those found in the legislative audit report, we will implement them.



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: RES-10:003 **Version:** 1 **Name:**
Type: Resolution **Status:** Recommended to Council
File created: 1/8/2010 **In control:** City Council
On agenda: **Final action:**
Title: A RESOLUTION REQUESTING FREE UTILITIES FROM CITY WATER AND LIGHT FOR PROPERTY LOCATED AT 4110 LINDBERGH DRIVE (FORMERLY THE ASU DELTA CENTER) LOCATED AT THE JONESBORO AIRPORT
Sponsors: Mayor's Office
Indexes:
Code sections:
Attachments:

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

title
A RESOLUTION REQUESTING FREE UTILITIES FROM CITY WATER AND LIGHT FOR PROPERTY LOCATED AT 4110 LINDBERGH DRIVE (FORMERLY THE ASU DELTA CENTER) LOCATED AT THE JONESBORO AIRPORT

body
WHEREAS, the City Council of the City of Jonesboro, Arkansas, is requesting the City Water and Light Plant of Jonesboro to provide free utilities at the following location:

4110 Lindbergh Drive

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

SECTION I: The City Water and Light plant of Jonesboro to provide free utilities at the location above.

SECTION II: To permit such services to be provided without charge, the City of Jonesboro hereby affirms to the City Water and Light that the ultimate use of these utilities so provided is now and shall remain a use or purpose which the City is engaged in as part of its governmental or proprietary functions under authority to it by state law.



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: ORD-09:106 **Version:** 1 **Name:**
Type: Ordinance **Status:** First Reading
File created: 12/2/2009 **In control:** Public Works Council Committee
On agenda: **Final action:**
Title: AN ORDINANCE AUTHORIZING A CITY COUNCIL MEMBER TO DO BUSINESS WITH THE CITY OF JONESBORO
Sponsors: Building Maintenance
Indexes:
Code sections:
Attachments: [City Attorney Legal Opinion - Overhead Door](#)

Date	Ver.	Action By	Action	Result
1/5/2010	1	Public Works Council Committee		

title
AN ORDINANCE AUTHORIZING A CITY COUNCIL MEMBER TO DO BUSINESS WITH THE CITY OF JONESBORO

body
WHEREAS, Arkansas Code Annotated 14-42-107 et seq provides that interest in office or contracts is prohibited by any alderman, council member, official or municipal employee, and

WHEREAS, Gene Vance is owner or owns an interest in Jonesboro Overhead Door Company located at 925 E. Parker Rd., Jonesboro, Arkansas, and

WHEREAS, the City of Jonesboro has a limited number of companies providing commercial overhead door sales and service, and

WHEREAS, prohibiting competitive bidding and services by Jonesboro Overhead Door would create an advantage to other local companies, and

WHEREAS, special permission will need to be given by the City Council for the City of Jonesboro to seek bids and services from Jonesboro Overhead Door Company.

NOW, THEREFORE, BE IT ORDAINED by the City Council for the City of Jonesboro, Arkansas, that:

Section 1: The City Council for the City of Jonesboro gives special permission for Jonesboro Overhead Door Company to be allowed to participate in competitive bidding and provide services for the City of Jonesboro.

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Legislation Details (With Text)

File #: ORD-09:105 **Version:** 1 **Name:**

Type: Ordinance **Status:** Third Reading

File created: 12/1/2009 **In control:** City Council

On agenda: **Final action:**

Title: AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, AND ADOPTING THE CITY OF JONESBORO MASTER STREET PLAN; PROVIDING FOR AMENDMENTS OF CHAPTERS 101, ARTICLE III, AND CHAPTER 113, ARTICLES III & IV, OF SUCH TECHNICAL CODE, AND ADOPTING SUCH AMENDMENTS AND MASTER STREET PLAN BY REFERENCE

Sponsors: Engineering, Planning

Indexes:

Code sections:

Attachments: [Chapter 101, Article III](#)
[Chapter 113, Articles III & IV](#)
[Master Street Plan Code Amendments Redmarks](#)
[ACCEPTABLE](#)
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[msp_map_DEC_1](#)
[MPAC Record of Proceedings Master Street Plan 12_08_09](#)
[Walkability Study](#)

Date	Ver.	Action By	Action	Result
1/5/2010	1	City Council		
12/15/2009	1	City Council	Held at one reading	

title
AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, AND ADOPTING THE CITY OF JONESBORO MASTER STREET PLAN; PROVIDING FOR AMENDMENTS OF CHAPTERS 101, ARTICLE III, AND CHAPTER 113, ARTICLES III & IV, OF SUCH TECHNICAL CODE, AND ADOPTING SUCH AMENDMENTS AND MASTER STREET PLAN BY REFERENCE

body
WHEREAS, This plan will serve as the Thoroughfare Master Street Plan to be utilized by the Metropolitan Planning Organization, Metropolitan Area Planning Commission, Craighead County, and the City Council when making pertinent capital improvement decisions as well as planning for the orderly future growth and development within the City of Jonesboro region; and,

WHEREAS, to provide public notice of the City's intent, advising the public that three (3) copies were on file and available for public review in the Office of the City Clerk, appropriate notice was published.

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

Section 1. The Code entitled "Code of Ordinances of the City of Jonesboro, Arkansas," published by Municipal Code Corporation, as adopted by Ordinance #09:051, is hereby amended adopting by reference: the Master Street Plan and Design Details, and Chapters 101 and 113.

Section 2. All ordinances related to the Master Street Plan in general and permanent nature enacted on or before the adoption of this Ordinance, and not included in the Code or recognized and continued in force by reference therein, are repealed.

Section 3. The repeal provided for in section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. No less than three (3) copies of the Master Street Plan shall be available for public viewing in the Office of the City Clerk. All additions or amendments to the Jonesboro Code are intended to be made part of the Jonesboro Code of Ordinances and shall be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 5. Due to the need amend the current code as soon as possible, an emergency is declared and this Ordinance being necessary for the immediate preservation of the public peace, health, and safety shall be in force and effective immediately upon and after its passage and approval.

Chapter 101: General and Administrative Provisions
ARTICLE III. MASTER STREET PLAN

Sec. 101-46. Adopted.

The city council hereby adopts a master street plan by this Ordinance.
(Code 2006, § 8.56.01; Ord. No. 2504, § 1, Ord. 09:105, December 15, 2009)

Sec. 101-47. Classes of streets.

This article establishes seven classes of streets. These classes are:

- (1) Collector (1,2,3).
- (2) Minor arterial.
- (3) Principal arterial.
- (4) Expressway.
- (5) Local street.

(Code 2006, § 8.56.02; Ord. No. 2504, § 2, Ord. 09:105, December 15, 2009)

Sec. 101-48. Reserving rights-of-way.

When land is developing or redeveloping, the Metropolitan Area Planning Commission shall have the authority to reserve rights-of-way for each class of street in accordance with the Master Street Plan Design Details.

(Code 2006, § 8.56.03; Ord. No. 2504, § 3, Ord. 09:105, December 15, 2009)

Sec. 101-49. Functional class of streets.

This article places all current streets into a functional class. These streets shall be designated as shown on the map, "Master Street Plan".

(Code 2006, § 8.56.04; Ord. No. 2504, § 4, Ord. 09:105, December 15, 2009)

Sec. 101-50. Future streets.

(a) The Metropolitan Area Planning Commission shall have the authority to place future streets into a functional class and reserve the appropriate right-of-way.

(b) The Metropolitan Area Planning Commission may reserve less than the required right-of-way specified for the various classifications set out in section 101-48 if it deems it appropriate. In making said decision, the MAPC may require the proponent of the change or variation to provide engineering designs covering roadway design, drainage design, location of utilities and a topographic survey of the location of the proposed street.

(Code 2006, § 8.56.05; Ord. No. 2764, § 1; Ord. No. 2504, § 5, Ord. 09:105, December 15, 2009)

Chapter 113- SUBDIVISIONS

ARTICLE III. DESIGN STANDARDS

Sec. 113-78. Streets.

- (a) The location and width of all streets and roads shall conform to the official master plan, which includes the master street plan.
- (b) The proposed street system shall extend existing streets or projections at the same or greater width, but in no case less than the required minimum width. Half streets will be permitted.
- (c) Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the minimum street width requirements in subsection (b) of this section. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.
- (d) When a tract fronts on a major highway, the planning commission may require such lots to be provided with frontage on a marginal access street.
- (e) Grades on major highways and internal major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent. Street grades along the gutter shall not be less than one-half of one percent.
- (f) Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 70 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.
- (g) Street intersections shall be as nearly at right angles as possible and when the angle is less than 75 degrees, the property line at such an intersection shall be made on a radius of not less than 20 feet. If a curb is required at such intersection, it also shall be construed on a radius concentric with the property line radius. A detailed design of the intersection may be required by the planning commission.
- (h) A tangent of at least 100 feet long shall be introduced between reverse curves on internal major and collector streets.
- (i) Street jogs with centerline offsets of less than 125 feet shall not be permitted.
- (j) Local streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless approved by the planning commission. There shall be provided, at the closed end, a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet.

(k) There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated accepted street.

(l) Proposed streets which are obviously in alignment with others already existing and named shall bear the names of existing streets names of proposed streets shall not duplicate existing names.

(m) Alleys may be provided to the rear of all lots to be used for business purposes and shall not be provided in residential blocks, except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(n) Street improvements and surfacing requirements shall be those specified in article IV of this chapter.(Code 2006, § 15.12.01; Ord. No. 909, § III, 9-19-1955; Ord. No. 2177, § 1, Ord. 09:105, December 15, 2009)

Sec. 113-79. Blocks.

The planning commission may require blocks to be limited or extended in length or in depth and may require public crosswalks through any part of the block.

(Code 2006, § 15.12.02; Ord. No. 909, 9-19-1955)

Sec. 113-80. Lots.

(a) Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a public street or road which has a right-of-way not less than 50 feet in width.

(b) The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Where a public sanitary sewer is reasonably accessible, the subdivider may be required to connect with such sewer and provide a connection to each lot. Nothing herein shall repeal any other ordinances or regulations regarding sewer connections. Where a public sanitary sewer is not accessible, an alternate method of sewage disposal may be used, when meeting all applicable public health regulations, laws or ordinances.

Residential lots served by a public sewerage system shall not be less than 50 feet wide at the building setback lines. Lots on a cul-de-sac may be allowed with less than 50 feet if approved by the city planning commission.

(c) Setback lines and minimum square footage for residential buildings shall meet the requirements as set forth for R-1, R-2 and R-3 zonings for residential buildings shall be at least 20 feet from the front lot lines. Corner lots shall have a setback from side street lot lines of at least 20 feet.

(Code 1962, § 21-28; Code 2006, § 15.12.03; Ord. No. 2698, § 1)

Sec. 113-81. Large tracts or parcels.

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

(Code 2006, § 15.12.04; Ord. No. 909, § IV, 9-19-1955)

Sec. 113-82. Large scale developments.

A large scale development, including the construction of two or more buildings, together with the necessary drives and ways of access and which is not subdivided into the customary lots, blocks and streets, may be approved by the city planning commission, if, in the opinion of the commission, any departure from the regulations of this article can be made without destroying the intent of the regulations. Plans for all such developments shall be submitted to, and approved by the city planning commission. Plats are not to be recorded and no building permits shall be issued until such approval has been given.

(Code 2006, § 15.12.05; Ord. No. 909, 9-19-1955)

Sec. 113-83. Public use areas.

(a) Due consideration shall be given to the allocation of areas suitably located and of adequate size for the playgrounds and parks.

(b) The city planning commission may require the dedication or the reservation of such open space within the subdivision up to a total of ten percent of the gross area of the entire subdivided tract.

(Code 1962, § 21-31; Code 2006, § 15.12.06)

Sec. 113-84. Variances.

No deviation from these general requirements shall be permitted or approved by the planning commission, except when a strict application of the requirements would cause undue hardship or injustice to the subdivider. The planning commission and member of the city council, at the same time, serving on the street committee of the council, are designated as a board of adjustment with powers to waive or modify these requirements in keeping with the provisions law. Any variance authorized must be in keeping with the spirit and intent of the general requirements and must be entered in writing in the minutes of the planning commission and the reason on which the departure was justified set forth.

(Code 2006, § 15.12.07; Ord. No. 909, 9-19-1955)

Secs. 113-85—113-111. Reserved.

ARTICLE IV. REQUIRED IMPROVEMENTS

Sec. 113-112. Required improvements.

The subdivider shall complete the following improvements to the entire block in which said lot is located and to adjacent areas sufficient to accomplish the planned drainage and access:

(1) Concrete monuments, at least four inches in diameter or square, three feet long, with a flat top, shall be set at the nearest property line to all corners of the subdivision. Metal pipe or rods, at least two inches in diameter, three feet long, shall be set at all block corners; angle points of a subdivision boundary lines. The top of the concrete monuments and pipes shall be set flush with grade. Metal pipe or rods, three-fourths of an inch in diameter and three feet long, shall be set at all lot corners.

(2) All streets shall be cleared and graded by the subdivider to the full width of the right-of-way with the exception of streets where a right-of-way greater than 80 feet is required. Finished grades shall be at levels as approved by the city planning commission and/or the state highway department.

(3) The subdivider shall provide permanent six inch concrete curbs with integral concrete gutters or standard rolled curbs and gutters on all streets in accordance with the Master Street Plan.

(4) Street improvements and surfacing requirements shall be those specified by ordinance.

(5) Surface water inlets and drains according to plan.

(6) Make provisions for all available utilities and in connection with sanitary sewers, where available, cause installation of collector lines before surfacing streets.

(7) The subdivider or developer of a subdivision must, before the sale of any lot or application for any building permit, either complete all the site improvements defined in this section and as specifically identified on a record plat of subdivision and supporting plans and documentation; or furnish the Metropolitan Area Planning Commission evidence that an appropriately funded escrow account has been established in an amount necessary to cover the cost of completing all remaining site improvements. The amount to be escrowed shall be verified by the office of the city engineer.

(8) The chairperson and the secretary of the Metropolitan Area Planning Commission shall not sign and the circuit clerk shall not record a record plat of subdivision until all conditions imposed by the commission have been satisfied and all required site

improvements have been completed or their completion guaranteed and secured by an appropriate escrow of funds.

(9) Upon completion of required site improvements, the civil engineer sealing the record plat of subdivision shall provide to the office of the city engineer a signed and sealed statement verifying that all site improvements have been installed and completed in accordance with the design drawings, specifications, and other documents that comprise and support the record plat of subdivision. The city's process of accepting the dedication of site improvements shall not begin until this statement of verification is received and accepted by the city.

(Code 2006, § 15.16.01; Ord. No. 909, § V, 9-19-1955; Ord. No. 1145, § 1, 12-5-1966; Ord. No. 2177; Ord. No. 3084; Ord. No. 3043; Ord. No. 04:438, 1-20-2004, Ord. 09:105, December 15, 2009)

Sec. 113-113. Compliance or evidence of intended compliance required.

The subdivider or developer must, before the sale of any lot or lots, either complete the improvements shown in section 113-112 or furnish the city planning commission evidence that an appropriate funded escrow agreement in the amount of the contract cost of street improvements required by section 113-112 that are not completed at the date of sale of the lot from the closest improved street to and including all front feet of said lot.

(Code 2006, § 15.16.02; Ord. No. 1145, § 2, 12-5-1966)

Sec. 113-114. Funded escrow agreement defined.

For the purpose of section 113-113, the term "funded escrow agreement" means evidence satisfactory to the city planner or staff person designated by said planner that a cash sum or corporate surety bond has been posted in an amount sufficient to guarantee completion of all required improvements. In the event the developer and city planner, or designated staff person, cannot agree as to the amount and/or sufficiency of said bond, the developer may appeal to the full planning commission, who shall have the authority to approve said required amount and sufficiency.

(Code 2006, § 15.16.03; No. 909, § VI, 9-19-1955; Ord. No. 1145, § 3, 12-5-1966; Ord. No. 3592, Ord. No. 05:177, 11-15-2005)

Sec. 113-115. Street markers.

(a) It shall be the duty of any property owners and/or subdivider of lands wishing to be annexed to the city to provide for all street markers and traffic signs on all

streets and at each corner of said streets before any land shall be annexed to the city.

(b) It shall be the duty of all property owners and/or subdividers of lands within the city from the date of passage of this Code to provide for street markers and traffic signs on all streets and on each corner of said streets.

(c) All street markers and traffic signs which are required, as set out above, shall be constructed according to city specifications shall be constructed according to city specifications and to the Manual on Uniform Traffic Control Devices, latest edition, with no exceptions. Fees for making and installing the street markers for property owners and/or subdividers shall be established by the city council's street committee.

(d) The property owners and/or subdividers can provide street markers on an individual basis or the city can provide street markers by agreement to the individual property owner and/or subdividers who shall then reimburse the city for all labor and materials expended in the construction of required street markers.

(e) All street names must be approved by the city planning commission and the city planning and engineering departments. Block numbers shall be assigned by the city planning department.

(Code 2006, § 15.16.04; Ord. No. 1493, §§ 2, 3; Ord. 09:105, December 15, 2009)

CHAPTERS 101 AND 113 OF THE JONESBORO CITY CODE ARE AMENDED AS DESCRIBED BELOW IN BOLD PRINT WHICH RELATE TO THE MASTER STREET PLAN:

**ARTICLE III. MASTER STREET PLAN
Sec. 101-46. Adopted.**

The city council hereby adopts a master street plan **by this Ordinance designating streets by functional class.**

(Code 2006, § 8.56.01; Ord. No. 2504, § 1)

Sec. 101-47. Classes of streets.

This article establishes **six seven** classes of streets. These classes are:

- (1) Collector **(1,2,3)**.
- (2) Minor arterial.
- (3) Principal arterial.
- (4) Expressway.
- (5) Section line.**
- (5) Local street.

(Code 2006, § 8.56.02; Ord. No. 2504, § 2)

Sec. 101-48. Reserving rights-of-way.

When land is developing or redeveloping, the Metropolitan Area Planning Commission shall have the authority to reserve **the following** rights-of-way for each class of **street in accordance with the Master Street Plan Design Details:**

Street type — Distance (in feet)

Collector	80
Minor arterial	100
Principal arterial	120
Expressway	200
Section line	120
Local	60

(Code 2006, § 8.56.03; Ord. No. 2504, § 3)

Sec. 101-49. Functional class of streets.

This article places all current streets into a functional class. These streets shall

be designated as shown on the map, "**Master Street Plan**". , "**City of Jonesboro by Functional Class," and by the street inventory, all of which accompany the legislation from which this section is derived.**

(Code 2006, § 8.56.04; Ord. No. 2504, § 4)

Sec. 101-50. Future streets.

(a) The Metropolitan Area Planning Commission shall have the authority to place future streets into a functional class and reserve the appropriate right-of-way.

(b) The Metropolitan Area Planning Commission may reserve less than the required right-of-way specified for the various classifications set out in section 101-48 if it deems it appropriate. In making said decision, the MAPC may require the proponent of the change or variation to provide engineering designs covering roadway design, drainage design, location of utilities and a topographic survey of the location of the proposed street.

(Code 2006, § 8.56.05; Ord. No. 2764, § 1; Ord. No. 2504, § 5)

Chapter 113

SUBDIVISIONS

ARTICLE III. DESIGN STANDARDS

Sec. 113-78. Streets.

(a) The location and width of all streets and roads shall conform to the official master plan, which includes the master street plan.

(b) The proposed street system shall extend existing streets or projections at the same or greater width, but in no case less than the required minimum width. Half streets will be permitted. **The planning commission shall designate each street as one of the following types:**

Street type	Width (in feet)
Major highways	120 (unplatted areas, outside corporate limits) 100 (platted area, inside corporate limits)
Internal major Streets	80

**Collector
Streets** ————— **70**

**Residential
Streets** ————— **60**

**Dead-end
Streets** ————— **50**

Alleys ————— **20**

(c) Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the minimum street width requirements in subsection (b) of this section. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided. ~~In no case shall the resulting right-of-way width be less than 50 feet.~~

(d) When a tract fronts on a major highway, the planning commission may require such lots to be provided with frontage on a marginal access street.

(e) Grades on major highways and internal major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent. Street grades along the gutter shall not be less than one-half of one percent.

(f) Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 70 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

(g) Street intersections shall be as nearly at right angles as possible and when the angle is less than 75 degrees, the property line at such an intersection shall be made on a radius of not less than 20 feet. If a curb is required at such intersection, it also shall be construed on a radius concentric with the property line radius. A detailed design of the intersection may be required by the planning commission.

(h) A tangent of at least 100 feet long shall be introduced between reverse curves on internal major and collector streets.

(i) Street jogs with centerline offsets of less than 125 feet shall not be permitted.

(j) **Local Residential** streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless approved by the planning commission. There shall be provided, at the closed end, a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet.

(k) There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated accepted street.

(l) Proposed streets which are obviously in alignment with others already existing and named shall bear the names of existing streets names of proposed streets shall not duplicate existing names.

(m) Alleys may be provided to the rear of all lots to be used for business purposes and shall not be provided in residential blocks, except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(n) Street improvements and surfacing requirements shall be those specified in article IV of this chapter.(Code 2006, § 15.12.01; Ord. No. 909, § III, 9-19-1955; Ord. No. 2177, § 1)

Sec. 113-79. Blocks.

The planning commission may require blocks to be limited or extended in length or in depth and may require public crosswalks through any part of the block.

(Code 2006, § 15.12.02; Ord. No. 909, 9-19-1955)

Sec. 113-80. Lots.

(a) Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a public street or road which has a right-of-way not less than 50 feet in width.

(b) The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Where a public sanitary sewer is reasonably accessible, the subdivider may be required to connect with such sewer and provide a connection to each lot. Nothing herein shall repeal any other ordinances or regulations regarding sewer connections. Where a public sanitary sewer is not accessible, an alternate method of sewage disposal may be used, when meeting all applicable public health regulations, laws or ordinances.

Residential lots served by a public sewerage system shall not be less than 50 feet wide at the building setback lines. Lots on a cul-de-sac may be allowed with less than 50 feet if approved by the city planning commission.

(c) Setback lines and minimum square footage for residential buildings shall meet the requirements as set forth for R-1, R-2 and R-3 zonings for residential buildings shall be at least 20 feet from the front lot lines. Corner lots shall have a setback from side street lot lines of at least 20 feet.

(Code 1962, § 21-28; Code 2006, § 15.12.03; Ord. No. 2698, § 1)

Sec. 113-81. Large tracts or parcels.

When land is subdivided into larger parcels than ordinary building lots, such

parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

(Code 2006, § 15.12.04; Ord. No. 909, § IV, 9-19-1955)

Sec. 113-82. Large scale developments.

A large scale development, including the construction of two or more buildings, together with the necessary drives and ways of access and which is not subdivided into the customary lots, blocks and streets, may be approved by the city planning commission, if, in the opinion of the commission, any departure from the regulations of this article can be made without destroying the intent of the regulations. Plans for all such developments shall be submitted to, and approved by the city planning commission. Plats are not to be recorded and no building permits shall be issued until such approval has been given.

(Code 2006, § 15.12.05; Ord. No. 909, 9-19-1955)

Sec. 113-83. Public use areas.

(a) Due consideration shall be given to the allocation of areas suitably located and of adequate size for the playgrounds and parks.

(b) The city planning commission may require the dedication or the reservation of such open space within the subdivision up to a total of ten percent of the gross area of the entire subdivided tract.

(Code 1962, § 21-31; Code 2006, § 15.12.06)

Sec. 113-84. Variances.

No deviation from these general requirements shall be permitted or approved by the planning commission, except when a strict application of the requirements would cause undue hardship or injustice to the subdivider. The planning commission and member of the city council, at the same time, serving on the street committee of the council, are designated as a board of adjustment with powers to waive or modify these requirements in keeping with the provisions law. Any variance authorized must be in keeping with the spirit and intent of the general requirements and must be entered in writing in the minutes of the planning commission and the reason on which the departure was justified set forth.

(Code 2006, § 15.12.07; Ord. No. 909, 9-19-1955)

Secs. 113-85—113-111. Reserved.

ARTICLE IV. REQUIRED IMPROVEMENTS

Sec. 113-112. Required improvements.

The subdivider shall complete the following improvements to the entire block in which said lot is located and to adjacent areas sufficient to accomplish the planned drainage and access:

(1) Concrete monuments, at least four inches in diameter or square, three feet long, with a flat top, shall be set at the nearest property line to all corners of the subdivision. Metal pipe or rods, at least two inches in diameter, three feet long, shall be set at all block corners; angle points of a subdivision boundary lines. The top of the concrete monuments and pipes shall be set flush with grade. Metal pipe or rods, three-fourths of an inch in diameter and three feet long, shall be set at all lot corners.

(2) All streets shall be cleared and graded by the subdivider to the full width of the right-of-way with the exception of streets where a right-of-way greater than 80 feet is required. Finished grades shall be at levels as approved by the city planning commission and/or the state highway department.

(3) The subdivider shall provide permanent six inch concrete curbs with integral concrete gutters or standard rolled curbs and gutters on all streets **in accordance with the Master Street Plan to the following specifications except as noted in subsection (7) of this section.**

Street Type	Specification
Major highways	As determined by the planning commission in consultation with the highway department and city council.
Internal major Streets	As determined by the planning commission but not less than 44 feet including curbs.
Collector streets	44 feet including curbs.
Residential Streets	30 feet including curbs.
Dead-end streets	28 feet including curbs.
Curbs	Shall be rounded at intersection on a radius of 20 feet or more as the planning commission requires.

(4) Street improvements and surfacing requirements shall be those specified by ordinance.

(5) Surface water inlets and drains according to plan.

(6) Make provisions for all available utilities and in connection with sanitary sewers, where available, cause installation of collector lines before surfacing streets.

(7) The subdivider or developer of a subdivision must, before the sale of any lot or application for any building permit, either complete all the site improvements defined in this section and as specifically identified on a record plat of subdivision and supporting plans and documentation; or furnish the Metropolitan Area Planning Commission evidence that an appropriately funded escrow account has been established in an amount necessary to cover the cost of completing all remaining site improvements. The amount to be escrowed shall be verified by the office of the city engineer.

(8) The chairperson and the secretary of the Metropolitan Area Planning Commission shall not sign and the circuit clerk shall not record a record plat of subdivision until all conditions imposed by the commission have been satisfied and all required site improvements have been completed or their completion guaranteed and secured by an appropriate escrow of funds.

(9) Upon completion of required site improvements, the civil engineer sealing the record plat of subdivision shall provide to the office of the city engineer a signed and sealed statement verifying that all site improvements have been installed and completed in accordance with the design drawings, specifications, and other documents that comprise and support the record plat of subdivision. The city's process of accepting the dedication of site improvements shall not begin until this statement of verification is received and accepted by the city.

(Code 2006, § 15.16.01; Ord. No. 909, § V, 9-19-1955; Ord. No. 1145, § 1, 12-5-1966; Ord. No. 2177; Ord. No. 3084; Ord. No. 3043; Ord. No. 04:438, 1-20-2004)

Sec. 113-113. Compliance or evidence of intended compliance required.

The subdivider or developer must, before the sale of any lot or lots, either complete the improvements shown in section 113-112 or furnish the city planning commission evidence that an appropriate funded escrow agreement in the amount of the contract cost of street improvements required by section 113-112 that are not completed at the date of sale of the lot from the closest improved street to and including all front feet of said lot.

(Code 2006, § 15.16.02; Ord. No. 1145, § 2, 12-5-1966)

Sec. 113-114. Funded escrow agreement defined.

For the purpose of section 113-113, the term "funded escrow agreement" means evidence satisfactory to the city planner or staff person designated by said planner that a cash sum or corporate surety bond has been posted in an amount sufficient to guarantee completion of all required improvements. In the event the developer and city planner, or designated staff person, cannot agree as to the amount and/or sufficiency of said bond, the developer may appeal to the full planning commission, who shall have the authority to approve said required amount and sufficiency.

(Code 2006, § 15.16.03; No. 909, § VI, 9-19-1955; Ord. No. 1145, § 3, 12-5-1966;

Ord. No. 3592, Ord. No. 05:177, 11-15- 2005)

Sec. 113-115. Street markers.

(a) It shall be the duty of any property owners and/or subdivider of lands wishing to be annexed to the city to provide for all street markers and traffic signs on all streets and at each corner of said streets before any land shall be annexed to the city.

(b) It shall be the duty of all property owners and/or subdividers of lands within the city from the date of passage of this Code to provide for street markers and traffic signs on all streets and on each corner of said streets.

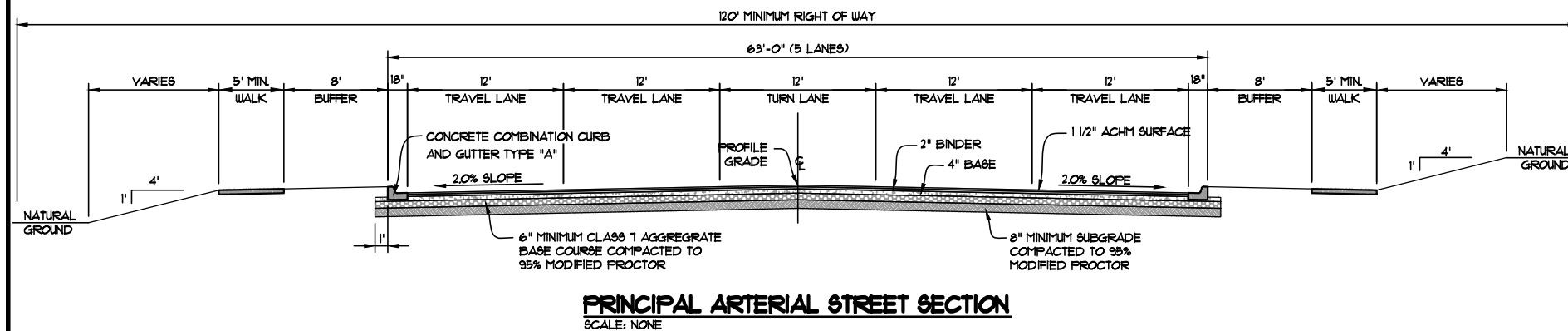
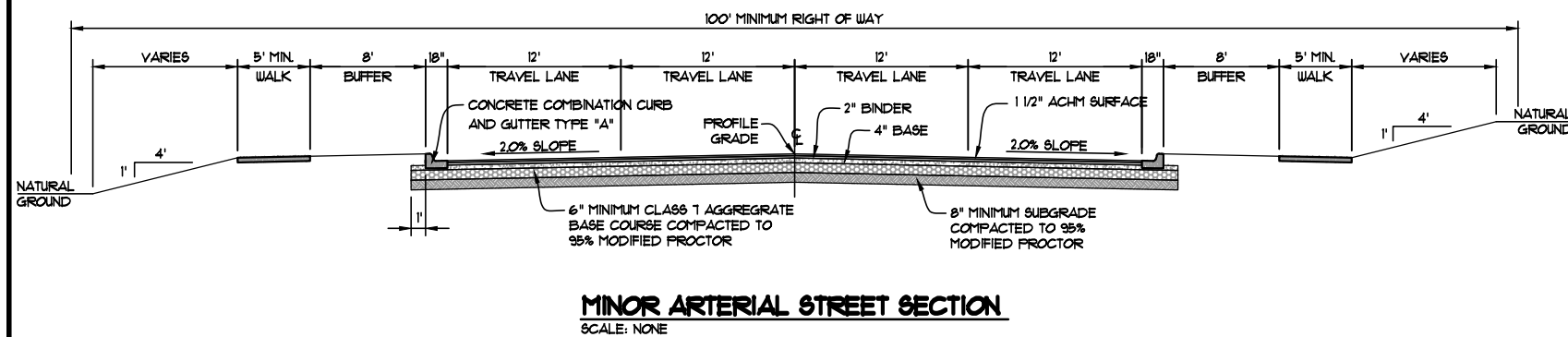
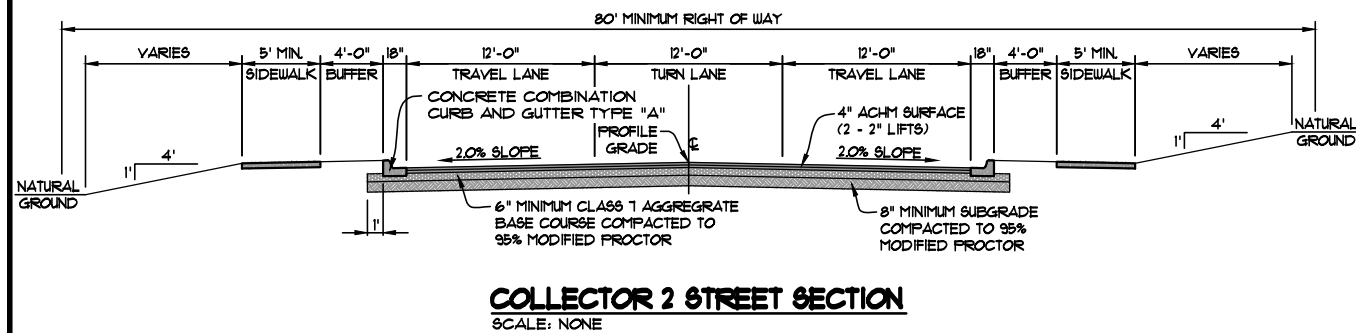
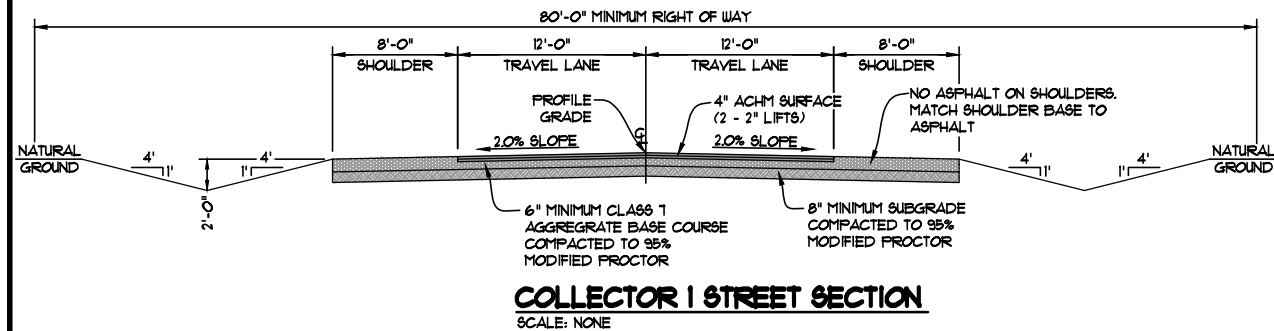
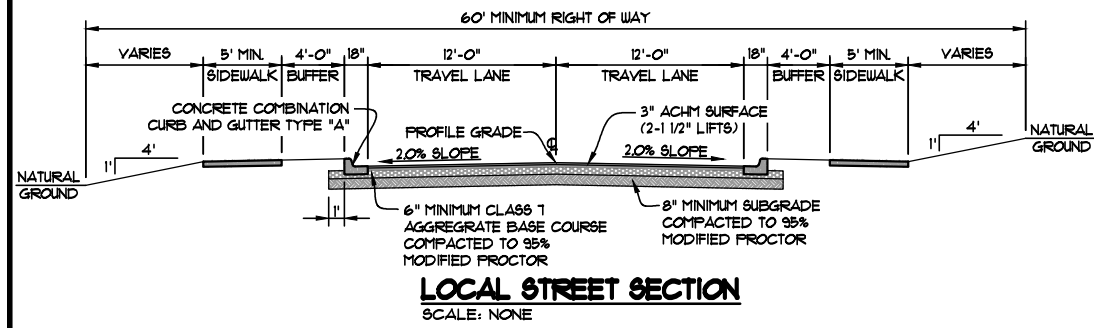
(c) All street markers and traffic signs which are required, as set out above, shall be constructed according to city specifications shall be constructed according to city specifications and to the Manual on Uniform Traffic Control Devices, latest edition, with no exceptions. Fees for making and installing the street markers for property owners and/or subdividers shall be established by the city council's street committee.

(d) The property owners and/or subdividers can provide street markers on an individual basis or the city can provide street markers by agreement to the individual property owner and/or subdividers who shall then reimburse the city for all labor and materials expended in the construction of required street markers.

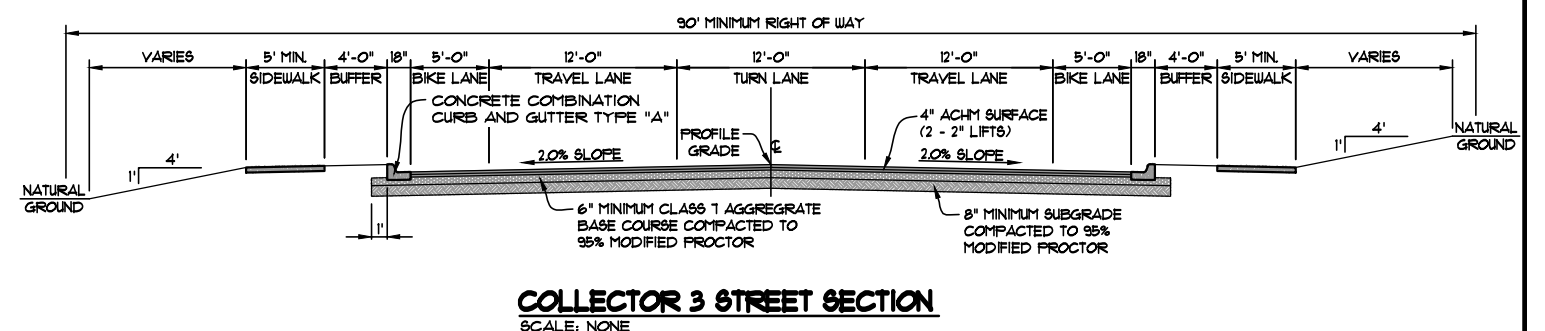
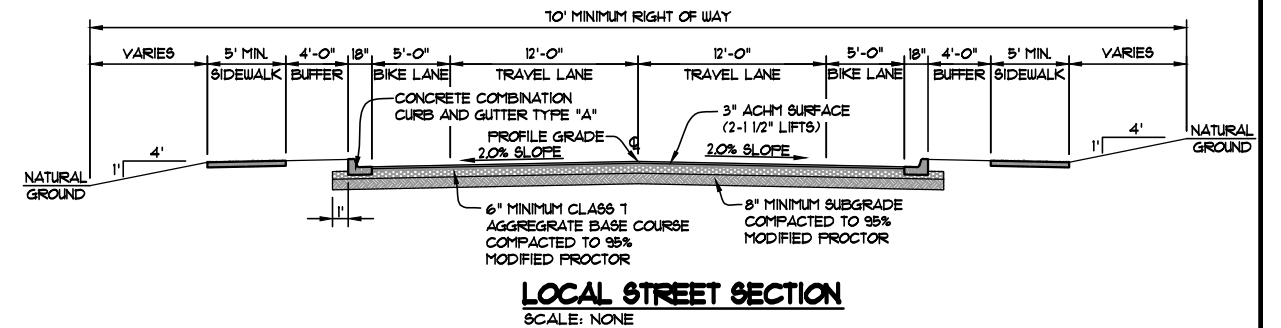
(e) All street names must be approved by the city planning commission and the city planning and engineering departments. Block numbers shall be assigned by the city planning department.

(Code 2006, § 15.16.04; Ord. No. 1493, §§ 2, 3)

STREET DESIGN CROSS SECTIONS



STREET DESIGN CROSS SECTIONS INCLUDING BIKE LANES



STREET DESIGN CRITERIA

Functional Classification	Design Speed (miles per hour)	Minimum Street Width (back to back of curb; feet)	Minimum Street Width (back to back of curb; feet)	Number of Lanes	*Volume (vehicles per day)
Principal Arterial	55	120	63	4	36,700
Minor Arterial	45	100	51	4	33,200
Collector 1	40	80	24 & 8 ft shoulders (no curbs)	2	11,900
Collector 2	35	80	39	3	14,900
Collector 3	35	90	49	2	15,600
Local	25	60; 70 w/ bike lane	27	2	10,700
Expressway**		200			

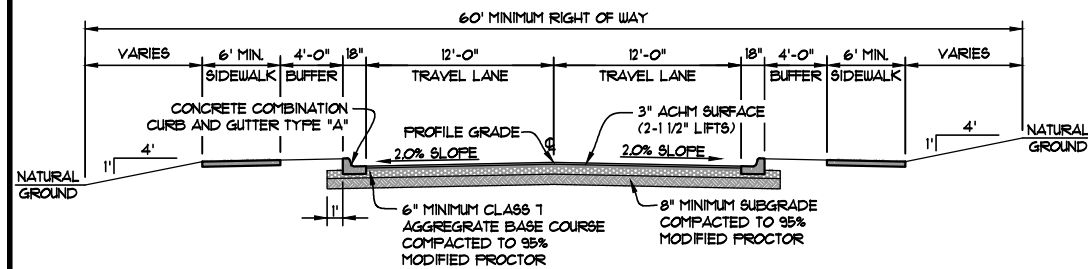
NOTES:
All criteria conform to A Policy on Geometric Design of Highways and Streets, 5th Edition (2004, AASHTO).

* 2009 FDOT Quality/Level of Service Handbook
** Per AHTD Requirements

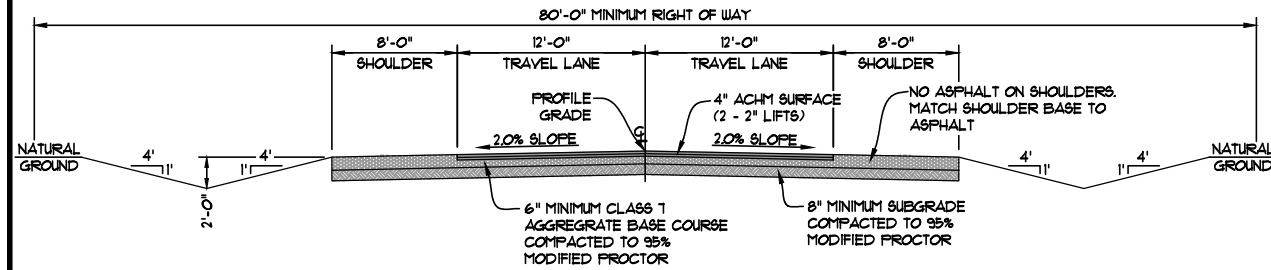
MASTER STREET PLAN ACCEPTABLE DESIGN DETAILS CITY OF JONESBORO

DRAWN: MLP DATE: 10/16/09
SCALE: NONE DWG#: 08135 main design SHEET 2 OF 2

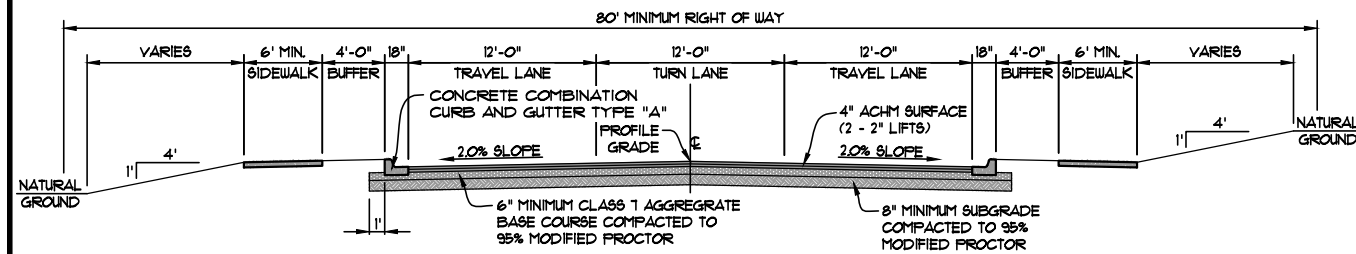
STREET DESIGN CROSS SECTIONS



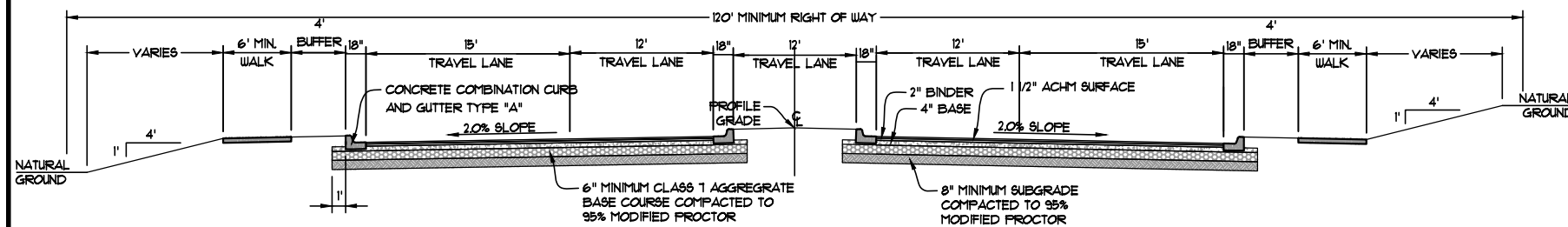
LOCAL STREET SECTION
SCALE: NONE



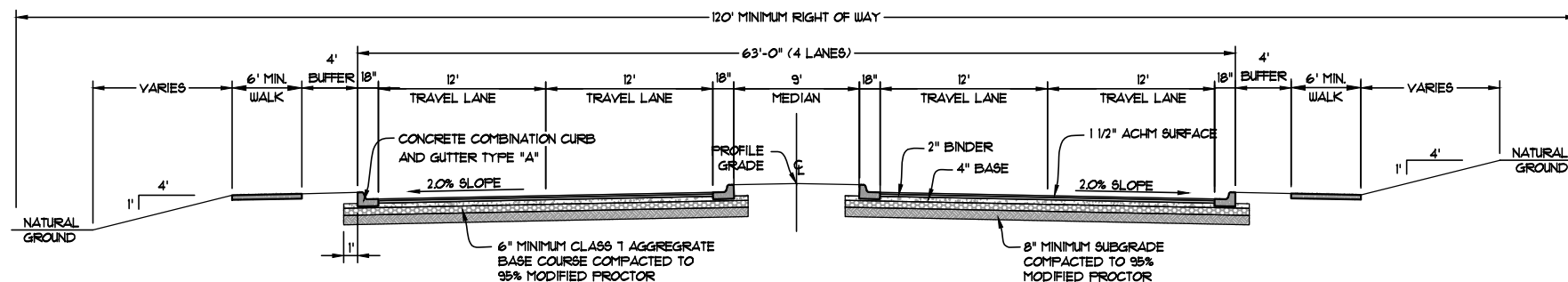
COLLECTOR 1 STREET SECTION
SCALE: NONE



COLLECTOR 2 STREET SECTION
SCALE: NONE

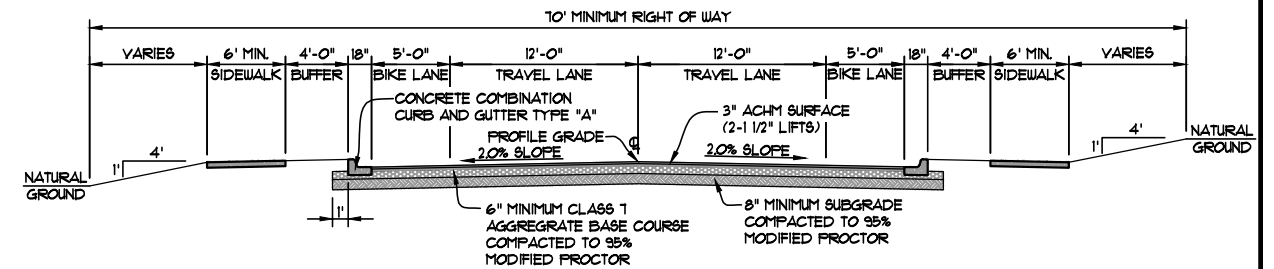


MINOR ARTERIAL STREET SECTION
SCALE: NONE

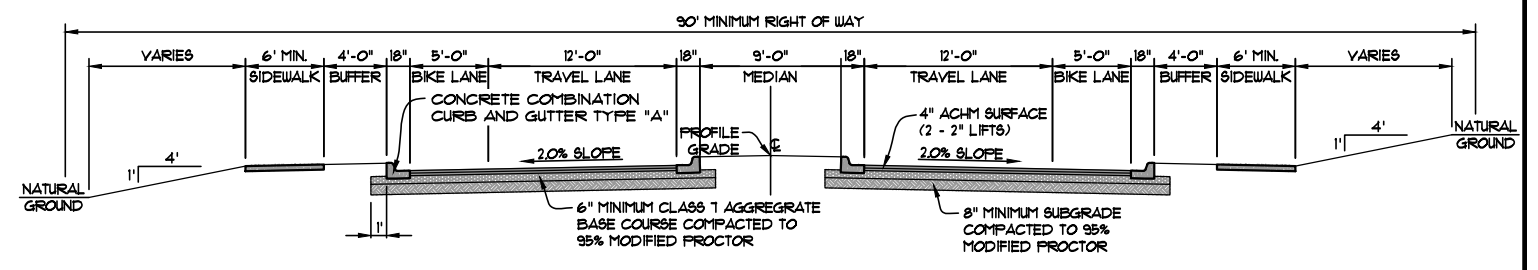


PRINCIPAL ARTERIAL STREET SECTION
SCALE: NONE

STREET DESIGN CROSS SECTIONS INCLUDING BIKE LANES



LOCAL STREET SECTION
SCALE: NONE



COLLECTOR 3 STREET SECTION
SCALE: NONE

STREET DESIGN CRITERIA

Functional Classification	Design Speed (miles per hour)	Minimum Street Width (back to back of curb; feet)	Minimum Street Width (back to back of curb; feet)	Number of Lanes	*Volume (vehicles per day)
Principal Arterial	55	120	63	4	36,700
Minor Arterial	45	120	51	4	33,200
Collector 1	40	80	24 & 8 ft shoulders (no curbs)	2	11,900
Collector 2	35	80	39	3	14,900
Collector 3	35	90	49	2	15,600
Local	25	60; 70 w/ bike lane	27	2	10,700
Expressway**		200			

* 2009 FDOT Quality/Level of Service Handbook
** Per AHTD Requirements

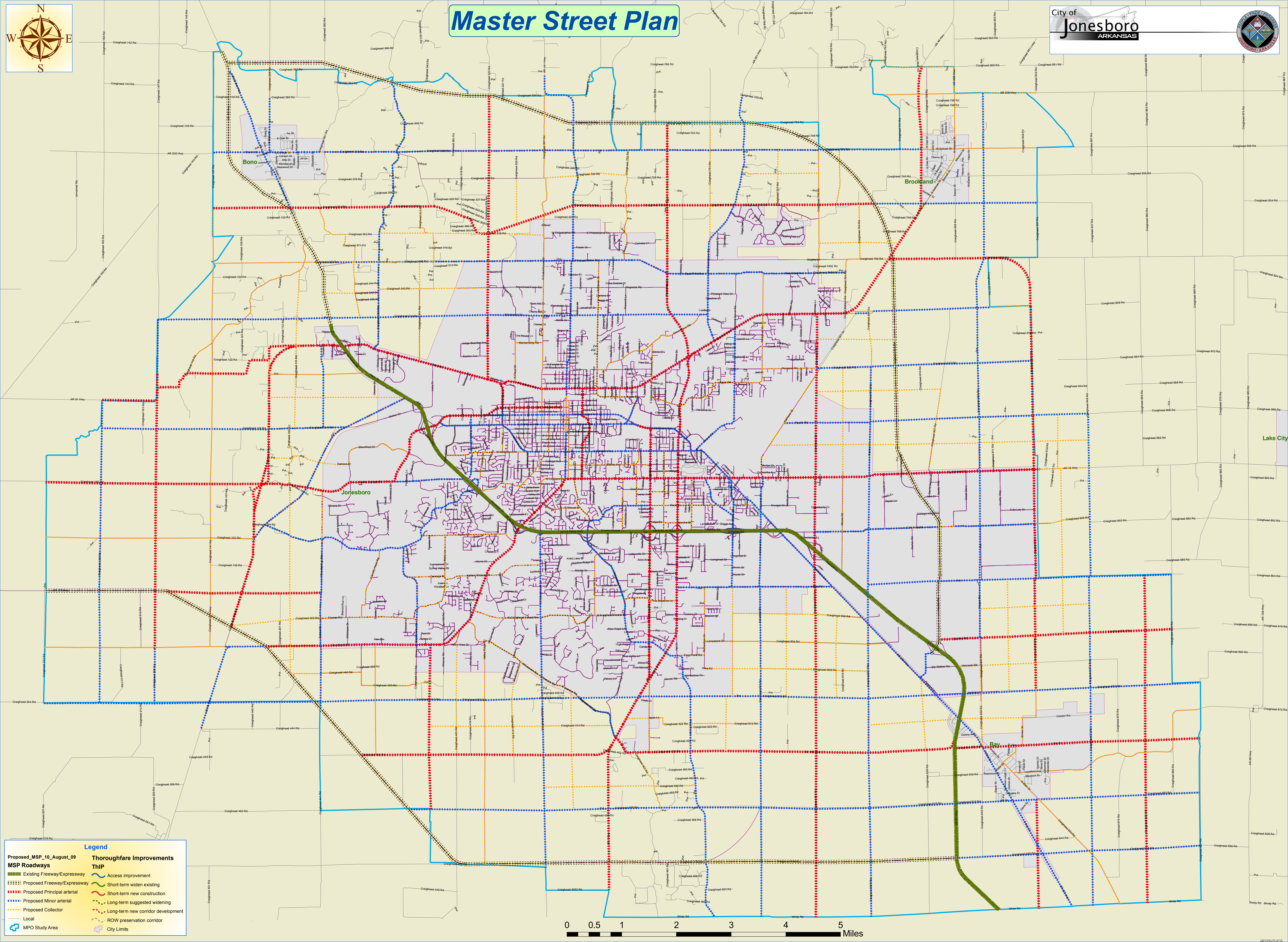
NOTES:
All criteria conform to A Policy on Geometric Design of Highways and Streets, 5th Edition (2004, AASHTO).

**MASTER STREET PLAN
PREFERRED DESIGN DETAILS**
City of Jonesboro Engineering Department

DRAWN: MEM DATE: 10/16/09
SCALE: NONE DWG#: SHEET 2 OF 2



Master Street Plan



Proposed MSP_10_August_09

MSP Roadways

- Existing Freeway/Expressway
- Proposed Freeway/Expressway
- Proposed Principal arterial
- Proposed Minor arterial
- Proposed Collector
- Local
- MPO Study Area

Thoroughfare Improvements

- Access improvement
- Short-term widen existing
- Short-term new construction
- Long-term suggested widening
- Long-term new corridor development
- ROW preservation corridor
- City Limits





Memo

To: City Council
CC.: Mayor Harold Perrin, Gary Harpole, Donna Jackson
From: Otis T. Spriggs, AICP- Planning Director/ Craig Light, P.E., City Engineer
Date: December 8, 2009
Re.: **Record of Proceedings- Recommendation for Approval- Master Street Plan.**

Dear Aldermen:

Below is the MAPC record of proceedings for the public hearing held on Monday, December 8, 2009 at 5:30 PM, recommending approval of the Master Street Plan.

PRESENTATION:

Mr. Spriggs introduced the Master Street Plan/Study, which was contracted out to Associated Engineering and has been completed. The MAPC is asked to review the plan for adoption to City Council. Engineering and Planning Staff are asking for your recommendation to forward to Council; Council will make the final approval. All of the documents are in Legistar along with typical right of way section details along with function classification. Your comments will be forwarded to City Council. Other attachments included those changes that need to be updated to the City Code. Those were redlined by staff. Public input is welcomed.

A brief summary of the various major arterials and southern, eastern and northern bypass were described as well as major and minor arterials to handle some of the traffic issues surrounding the area between Stadium, Johnson, Commerce, and I-63.

Mr. Tomlinson asked about the 4 ft. buffer strip between the sidewalk and the curb. He had heard that it should be a minimum of 6 ft. This was shown on the local street sections types.

Mr. Spriggs stated that the 4 ft. would compromise the safety zone and it could be modified.

Craig Light stated that the dimensions were offered by the M.P.O. office as acceptable design criteria. Currently the City has no requirements for sidewalks to be constructed; therefore it is an arbitrary

dimension at this time. The only streets that a developer would be concerned with are the local streets, they are not building the collector or principal streets.

Mr. Light stated that the primary purpose of the Master Street Plan is to determine what right-of-ways need to be protected so that we can construct these roads in the future. That's the reason we have cross sections on the arterials and the collector streets so that we can look at them as minimum dimensions but they may be larger based on the terrain; for the cut/fill slopes- The developers will be building those, so if you want to change that dimension, we can make that change immediately.

Mr. Kelton asked about the amendments to the ordinances, Section 113-84 (variances, second sentence) which does not seem to make sense. **Mr. Spriggs** stated that these regulations are from the existing ordinances and changes are being recommended for amendment. Engineering and Planning are looking at the composition of the Street Committee (appointed by City Council).

The change was noted that "a member of the City Council" will be modified. **Mr. Halsey** asked if there is any way that the Plan could go to the Public Works Committee and then back to MAPC. **Mr. Spriggs** noted that the Plan has been advertised already for the Council. The recommended changes can be made instantly.

Public Input:

Mr. Bill Hall wanted to echo the 4 ft. minimum on the cross section; the 6 ft. minimum would be a better option. The other thing to consider is the idea that on the typical sections to include additional information. We have missing, some recommendations or schematic information with the option to plant street trees. When you plant them and where they should go in relationship to utilities without interfering with traffic. It will be ideal that the typical section allows for that to show as an option.

Mr. Spriggs stated that can be accommodated. Typical cross sections do sometimes show street plants in medians. Much of this greater detail will be made in the Comprehensive Plan process. There are so many regulations that need to be looked at such as transportation, subdivision design standards, landscape code. The master street plan is a general plan in which the purpose is to preserve right of ways. There are so many codes that conflict with this that need to be addressed such as right of way obstructions and regulations restricting certain plantings within the right of way.

Mr. Bill Hall, as working as a design consultant- anytime you can provide more information it is better. If you pull out the information from other places and do not include it, there is potential to miss some coordination. I hope that in the future as we grow and continue to attract more businesses and industries, we will add street trees.

Mr. Spriggs suggested that Mr. Hall meet with the Planning and Engineering Departments to work out some of those details.

Pam Alexander, stated that she would echo everything Bill said. Bill is a wonderful resource as the only certified landscape architect in our part of the state. He is the head of the state association. He is a great mind to pick on things such as this. We need to take advantage of his knowledge and expertise.

Ms. Alexander added that her concern is that in trying to educate myself on walkability and urban forestry, I have looked at a lot of good plans out there available for viewing. I am concerned about ours. This is the only plan that doesn't have a narrative (to my knowledge). I am concerned that we are not defining things: i.e. what is a buffer. There was one drawing with an 8ft. buffer; my question is- Will it protect the pedestrian from vehicular traffic, or is that an as we grow we will have extra land available. It doesn't include drawings for slip lanes- lanes for turning to the right or cross traffic; intersection of the different modes of transport like bicycles. We need to have a clear understanding of how those modes will cross paths with one another; curb extensions, we don't have them- they are the best practice. We need to make more use of those in our town. This is the same for medians, which leads to a concern about acceptable versus preferable. If we adopted the two standards all we will get is what we will put up with. We need to set a standard and to make the acceptations to the rule be something that people have to really justify. It has to be really explained.

This week was the first time I've seen these cross section drawings. There are a lot of people out there that haven't seen these. In the land use plan these were not part of our dialogue. I hate to be critical; I hope we could have more opportunity to discuss these on down the road. Having talked to the bicycle advocates today, they were not aware of this. Their representative could not be here. They do have some concerns. What decision we make here we will have to live with for a while.

Mr. Halsey asked if there will be a public hearing on this. **Mr. Spriggs** explained that there will be other opportunities for public input. You are asked to make recommendation. **Mr. Halsey** stated that he feels it should go before the public before coming to MAPC.

Mr. Spriggs explained that the Master Street Plan was a part of a contract through the consultant. There were a series of public work sessions that occurred on a number of occasions that allowed for public participation. The plan was completed and forwarded to the City in the form of the map, cross sections and narrative. As part of the public hearing process, this allows another window of public input. It will most likely go through three readings at Council.

Mr. Kelton asked who is responsible for making the changes to the Ordinance. **Mr. Spriggs** stated that they have been made by Staff and placed in the form of an Ordinance and they have to be adopted by Council.

Mr. Halsey stressed his concerns of what the MAPC is being asked to do, the process and whether the MAPC findings will actually be presented before Council.

Mr. Spriggs asserted that all MAPC record of proceedings are forwarded to Council for any recommendations, giving the details of the meetings including public comments, special conditions, and all conclusions and votes of the MAPC.

Mr. Roberts stated that just as Otis Spriggs has said this is a living and changing document that will be added to as the City does progress and we see the reality of the sidewalks and the need for street trees.

Ms. Norma McElroy, 1005 Commerce Dr.: She wanted to make sure the people here realize that there are homes on Commerce Dr.; if this road goes there it will wipe us out. We have been there 10 years and our neighbors the Grimes have been there 40 years. We had planned on living in our home the rest of our lives. It will take the porches off some of those houses. My concern is my home. We will lose our home.

Craig Light: Clarified again that this is a right of way preservation plan. As developers come in and make requests to develop a large acre tract, this plan will be used to preserve right of way for future roads (not that they have to build it). On commerce, we see that being a major arterial; will it go through her front yard, or will it go to the east or west of her house? We do not know. This is not a design document; the details are used to determine what right of way is needed. He gave a scenario using the minimum of 120 ft. for major arterials, where actually 160 ft. minimum may be needed because of the terrain. This is not our standard of preserving the right of way. These are not our standards for putting in trees. We are going to classify all of our streets as Expressways, Major Principal or Minor Arterials, Collector Roads, Local Roads, etc.

Mr. Light urged the MAPC that they were reading too much into this. He added that he would love to see plans to have streetscaping, but this is not the proper phase of this document or process for it.

Mr. Kelton asked Mr. Light was he responsible for putting the text changes to the ordinance together, and are they his recommendations? **Mr. Light** stated that he sat down with Otis Spriggs and looked at the existing ordinance and got rid of those things that conflict with what we have now. There were two sections that had the functional classifications listed but were in conflict with one another. Staff decided to remove them for clarity and have them as part of the Map and section details.

MAPC ACTION:

The **Commission** concurred that now that it is clarified, everything is fine. **Mr. Roberts** stated that with that explanation he **moves to approve and recommend to Council, 2nd by Mr. Kelton.**

Roll Call: Mr. Collins- Aye, Mr. Tomlinson- Aye, Mr. Dover- Aye, Ms. Norris- Aye, Mr. Kelton- Aye, and Mr. Roberts- Aye. **The Master Street Plan was recommended approved with a 6 to 0 vote, unanimously.**

The Jonesboro Walkability Survey

Conducted October 8, 2009

Background

A coalition of six local organizations organized a walkability survey on Thursday, October 8. Fifty volunteers met at the Jonesboro Regional Chamber of Commerce for training prior to dividing into teams and answering a list of questions regarding intersections and sidewalks to which they were assigned. A list of the intersections is included in Appendix A at the end of this report.

Volunteers were asked to observe physical aspects of the intersections and sidewalks and to provide feedback on vehicular traffic and their sense of personal safety as a pedestrian. As such, portions of the survey are subjective in nature. Survey questions were divided into five areas of concern: crosswalks, sidewalks, driver behavior, safety, and comfort and appeal. All questions were formulated around issues for which national standards have been set.

Recommendations

- Since pedestrians are walking in areas where no sidewalks currently exist, the City of Jonesboro can facilitate safer crossing of city streets by increasing the number of crosswalks at intersections and key crossing points. This will include implementing a city policy of painting crosswalks at intersections each time a stop sign or traffic light is installed. Painted crosswalks assist drivers by providing a visual reminder that pedestrians may be present.
- Many crosswalks were reported to have been poorly marked, which may mean they have been partially paved over or have faded over time. We recommend establishment of a priority list of crosswalks to be painted/ repainted.
- Many crosswalks, including newer ones, are at least partially blocked by obstructions such as mail boxes, utility poles, signage, and utility boxes. These obstructions pose hazards for the elderly, children, the disabled, and the average citizen. We recommend design standards which designate appropriate locations for such items in the right of way and which prohibit their presence in the sidewalk.
- The initiative by the City to develop a sidewalk inventory should be expanded as a means to develop a comprehensive plan to address sidewalk connectivity in the city.
- Explore options for raising driver awareness, including asking local driving instructors to emphasize crosswalk safety and yielding to pedestrians in driver education classes. Enforcement and education days could also be organized in partnership with community groups to raise public awareness.
- Increased use of signage, beginning in school zones, should be considered to instruct and remind motorists they are required to stop for pedestrians crossing the street.
- Medians and curb extensions assist pedestrians in crossing streets safely by providing better visibility and acting as safe zones for crossing multiple lanes of traffic. They also force traffic to slow down. Buffers provide for pedestrian safety and comfort and, where street trees and vegetation are included, enhance the environment of the streetscape. All three are nationally recommended best practices for walkable communities. We recommend the city adopt these design elements as requirements for city streets.
- We recommend the inclusion of diverse stakeholders in drafting language for city ordinances addressing sidewalk, buffer, and crosswalk features.

The Survey Tool and Methodology

The survey was developed by the AARP Public Policy Institute using its Liveable Communities Evaluation Guide. It is intended to provide a representative sampling of a community's walkability. Based on its findings, communities can more effectively prioritize and address problem issues; including sidewalk and crosswalk conditions and their availability in the city.

The 45 intersections chosen for this survey include those along the Stadium and Caraway corridors from Phillips Drive north to their intersections with Matthews Avenue. Matthews and Washington Avenues were surveyed west to their intersection with South Main Street. Phillips Drive was surveyed separately and those findings are not included in this report. Intersections were selected with the assistance of the Metropolitan Planning Organization (MPO) based on high traffic counts, proximity to commercial areas, and their location on routes where pedestrians and those using public transportation may work, shop, or seek access to services. For comparison, two crossing points at each intersection were observed: one point was across each major arterial (Stadium or Caraway) or minor arterial (Matthews or Washington); the second crossing point was across each local street or collector. The survey was conducted between 11:00 a.m. and 12:30 p.m.

The MPO divided the intersections into three categories: red, yellow, and green. Red intersections were those where there has been minimal or no investment in crosswalks and sidewalks; yellow intersections were areas where the City has made some investment in crosswalks and sidewalks. Green intersections were areas where the City has made considerable investment in crosswalks and sidewalks. See Appendix A for a list of these intersections by category.

Summary of Findings

Intersections With Minimal or No Investment in Crosswalks and Sidewalks (Red)

Crosswalks

- Data on adequate crossing times was collected but is not included since most volunteers chose not to cross due to safety concerns.
- 65 to 70 percent of all intersections require pedestrians to walk further to access marked crosswalks.
- 74 percent of streets are considered too wide to cross safely without a median (“safe zone”) for pedestrians crossing multiple lanes of traffic.
- Drainage issues (including ditches, potholes, and pools of water) were frequently cited as an impediment to crossing.
- Approximately one quarter of all the pedestrians observed were in this area.

Sidewalks

- 74 percent of intersections in this area have no sidewalks. All intersections without any sidewalks are located in these areas.
- This area has a total of six sidewalks among 23 intersections. Of these six, two have broken or cracked sidewalks and have misplaced ADA ramps.
- None of the six sidewalks provide connectivity from the intersections to adjacent businesses.
- Five of the six are considered too narrow for two persons to walk abreast.
- Three of the six sidewalks have obstructions in them.
- None of the sidewalks have buffers between the sidewalks and the street.

Driver Behavior

- 20 percent of intersections had drivers not yielding to pedestrians.
- 13 of 23 intersections rank “Poor” for driver behavior; 5 rank “Fair”; 4 rank “Good”. One was not ranked.

Pedestrian Safety

- 70 percent of intersections were reported as having cars going too fast. This may be a reflection of how safe pedestrians feel in these areas.
- 83 percent were reported as having high volumes of traffic.
- 17 of 23 intersections rank “Poor” for pedestrian safety.
- 30 percent of signage was reported as being unclear.
- Potholes, broken telephone boxes, jay walking, and a lack of signage were specifically cited as safety concerns but were not exclusive to these areas.

Comfort and Appeal

- 74 percent of intersections were reported as needing shade trees and landscaping.
- 65 percent were reported as needing places to rest.
- 48 percent had trash on the roadside.
- 15 of 23 are ranked “Poor”.

Intersections With Some Investment in Crosswalks and Sidewalks (Yellow)

Crosswalks

- 100 percent of crosswalks crossing arterial intersections and 60 percent of those crossing local/collector streets are nonexistent or poorly marked.
- Most intersections have crosswalks missing from key locations where pedestrians can be expected to cross.
- Approximately half of the intersections have inadequate lighting at crossings.
- Visibility issues, turning traffic, uneven surfaces, poor drainage, jay walking, narrow curb cuts, and overgrown vegetation are specific concerns cited.

Sidewalks

- All five intersections located here have some sidewalks.
- None of the sidewalks surveyed provide connectivity to local streets or adjacent businesses.
- Four of five have broken or cracked sidewalks and were blocked by obstructions.
- None of the sidewalks had buffers between the sidewalk and the street.

Driver Behavior

- All five intersections received a “Good” ranking.

Pedestrian Safety

- 40 percent of intersections reported cars going too fast.
- Four of the five intersections were reported as having signage that is unclear. A more detail look at those intersections would be required to draw specific conclusions.
- One intersection is ranked “Good”; the remaining four are equally divided between “Fair” and “Poor”.

Comfort and Appeal

- All five intersections were reported as needing shade trees, landscaping, and places to rest.
- Three of the five need landscaping maintenance. Of the three areas, this area ranked highest in need of landscaping maintenance.
- Three of the five were reported as having trash on the roadside.

Areas With Considerable Investment in Crosswalks and Sidewalks (Green)

Crosswalks

- Between 47 and 67 percent of crosswalks are nonexistent or poorly marked.
- 59 percent of arterial intersections and 47 percent of collectors/local streets were reported as having inadequate lighting at crossings. These percentages are as high or higher than other areas.
- 47 of arterial intersections were reported as not having crosswalks at key locations.
- Over three quarters of the pedestrians observed were in this area.

Sidewalks

- All intersections in this area have some sidewalks.
- Five of the 17 sidewalks surveyed were recorded as providing connectivity to adjacent businesses.
- Open ditches, vegetation, vehicles, and other obstructions in the sidewalk were cited as concerns.
- 65 percent of sidewalks were considered too narrow for two persons to walk abreast.
- 59 percent sidewalks have obstructions in the sidewalk.
- All sidewalks were without buffers between the sidewalk and the street.

Driver Behavior

- 53 percent of intersections reported cars stopping in the crosswalk.
- Poor visibility and distracted drivers talking on cell phones were two specific concerns cited.
- Two intersections rank "Excellent", 9 rank "Good" for driver behavior. The remainder are evenly divided between "Fair" and "Poor".

Pedestrian Safety

- 77 percent of these intersections reported cars as traveling too fast.
- 53 percent reported high volumes of traffic.
- Five rank "Excellent" for pedestrian safety, 5 rank "Good", the remainder are "Fair" or "Poor".

Comfort and Appeal

- While all areas were reported to be in need of shade trees and landscaping, this area ranked as having the least need, perhaps reflecting that investments in landscaping have already been made.
- 29 percent of these areas were reported as needing landscape maintenance.
- Five intersections rank "Excellent" for comfort and appeal, 6 rank "Good", and 6 rank "Fair".
- Only 6 percent of intersections were reported as having trash on the roadside.

Crosswalks

	Not marked or poorly marked	No crosswalks in key locations	No push to walk button	Cars observed in crosswalk	Required pedestrians to walk more than 300 feet to find a marked crosswalk	Considered too wide to cross safely without a median	Inadequate lighting at crossings	Pedestrians counted	Ranking
Arterial Intersections (45)	84%	73%	73%	40%	44%	44%	49%	44	25-Poor 13-Fair 5-Good 1-Excellent 1-Not ranked
Red (23)	96%	87%	74%	48%	65%	74%	39%	10	19-Poor 4-Fair
Yellow (5)	100%	100%	80%	60%	20%	0%	60%	3	1-Poor 4-Fair
Green (17)	65%	47%	71%	24%	24%	18%	59%	31	6-Poor 5-Fair 5-Good 1-Excellent
Local Streets or Collectors (45)	71%	53%	69%	33%	42%	40%	44%	48	19-Poor 10-Fair 8-Good 1-Excellent 7-Not ranked
Red (23)	96%	78%	74%	35%	70%	74%	43%	7	16-Poor 3-Fair 4-Not ranked
Yellow(5)	60%	60%	60%	40%	0%	0%	40%	1	1-Poor 1-Fair 3-Not ranked
Green (17)	47%	18%	65%	29%	18%	6%	47%	40	2-Poor 6-Fair 8-Good 1-Excellent

Sidewalks

	Intersections with no sidewalks	Sidewalks are not continuous	Sidewalks not wide enough for 2 persons abreast	Sidewalks interrupted by driveways	Obstructions in the sidewalk	No buffers	Sidewalk Ranking
Sidewalk Conditions (28 sidewalks at 45 intersections)	38%	82%	75%	61%	61%	100%	3-Poor 12-Fair 8-Good 1-Excellent
Red (6 sidewalks at 23 intersections)	74%	100%	83%	83%	50%	100%	3-Poor 2-Fair 1-Not ranked
Yellow (5 sidewalks at 5 intersections)	0%	100%	100%	80%	80%	100%	1-Poor 4-Fair
Green(17 sidewalks at 17 intersections)	0%	71%	65%	47%	59%	100%	6-Fair 9-Good 1-Excellent 1-Not ranked

Driver Behavior

	Drivers appear to be speeding	Drivers don't yield to pedestrians	Drivers stopped in crosswalk	Ranking
Driver Behavior (45)	60%	22%	22%	16-Poor 8-Fair 18-Good 2-Excellent 1-Not ranked
Red (23)	70%	20%	4%	13-Poor 5-Fair 4-Good 1-Not ranked
Yellow (5)	20%	0%	0%	5-Good
Green(17)	59%	24%	53%	3-Poor 3-Fair 9-Good 2-Excellent

Pedestrian Safety

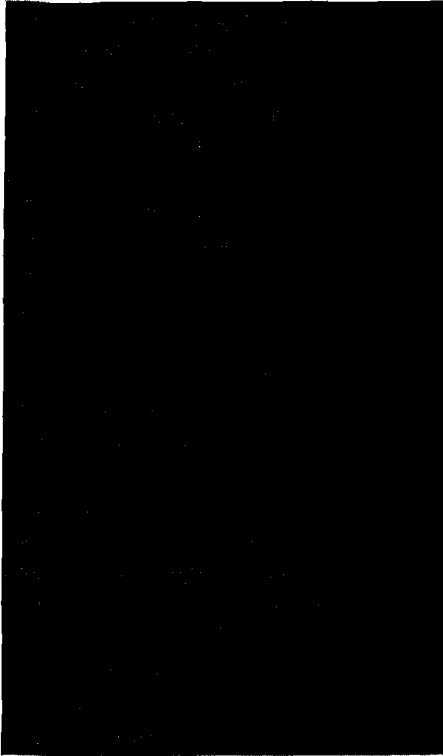
	Cars are going too fast	High traffic volume	Driver behavior is a concern	Signs are unclear	Ranking
Safety (45)	69%	67%	36%	29%	22-Poor 9-Fair 7-Good 5-Excellent 2-Not ranked
Red (23)	70%	83%	44%	30%	17-Poor 3-Fair 1-Good 2-Not ranked
Yellow (5)	40%	40%	20%	80%	2-Poor 2-Fair 1-Good
Green(17)	77%	53%	29%	12%	3-Poor 4-Fair 5-Good 5 Excellent

Comfort & Appeal

	Needs shade trees	Needs landscaping	Needs landscaping maintenance	Needs places to rest	Trash on roadside	Ranking
Comfort & Appeal (45)	78%	69%	29%	73%	33%	19-Poor 10-Fair 9-Good 5-Excellent 2-Not ranked
Red (23)	74%	74%	22%	65%	48%	15-Poor 4-Fair 2-Good 2-Not ranked
Yellow (5)	100%	100%	60%	100%	60%	4-Poor 1-Good
Green(17)	71%	47%	29%	71%	6%	6-Fair 6-Good 5-Excellent

Appendix A

Intersections Included in the Walkability Study and How They Were Categorized



- 24 E. Washington/McAdams St.
- 25 E. Washington/McDaniel St.
- 26 E. Washington/S. Patrick
- 27 E. Washington/Kitchen St.
- 28 E. Washington/S. Bridge St.

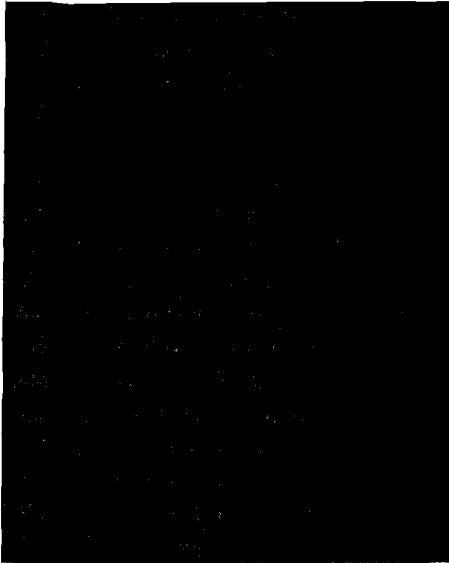


Photo Gallery from October 8



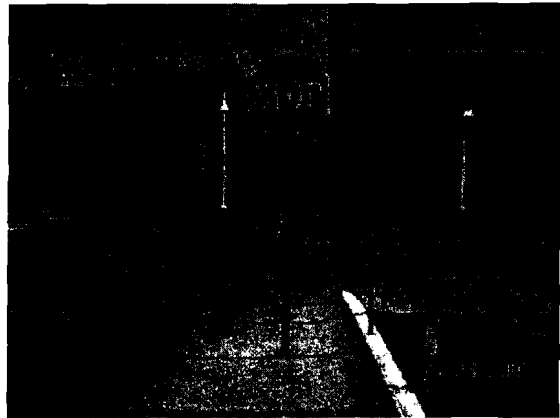
Vehicle Stopped in the Crosswalk



Vehicle Parked Illegally on Sidewalk



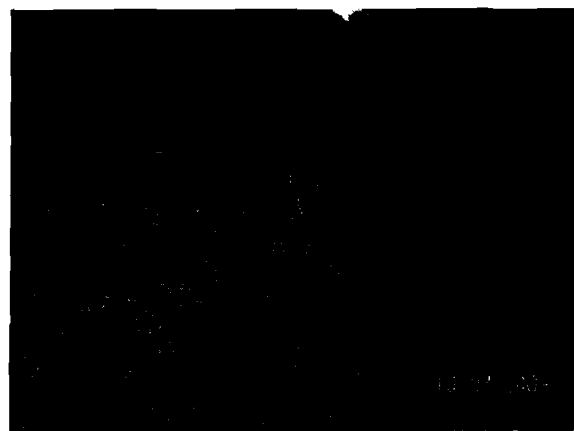
Delivery Truck Parked Illegally on Sidewalk



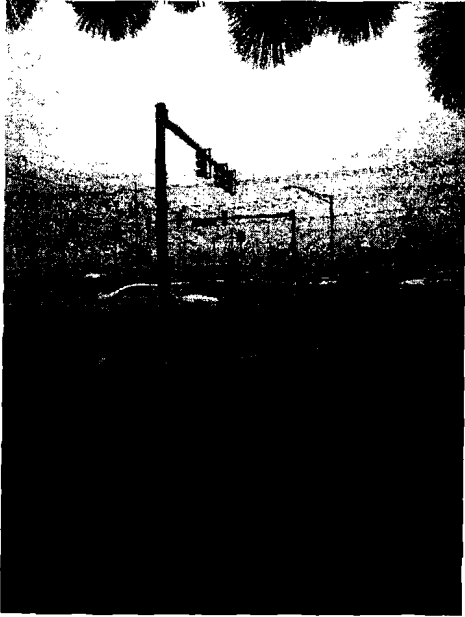
Example of Obstacle in the Sidewalk



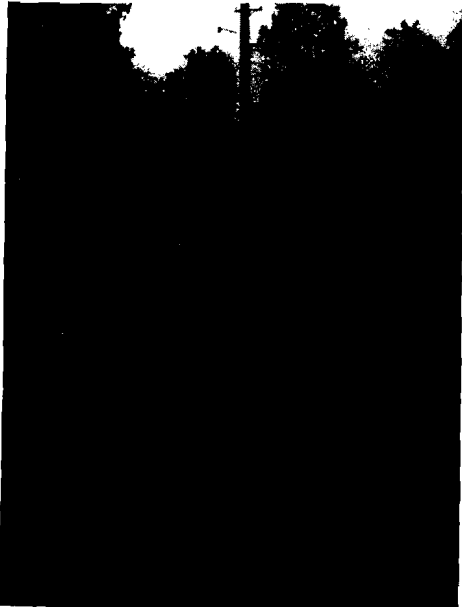
Examples of Obstacles in the Sidewalks



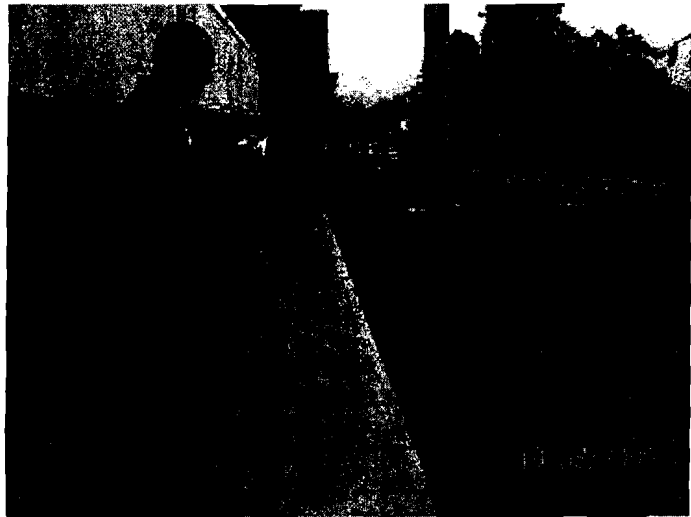
Vegetation Obstructing the Sidewalk



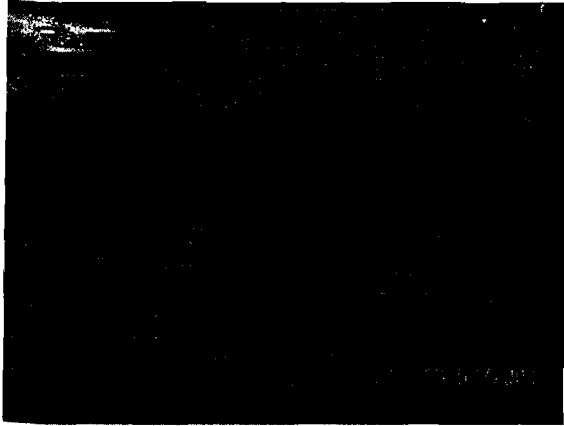
Examples of Crosswalks Missing in Key Locations



Example of a Hazardous Sidewalk



Wall and Lack of Buffer Creates Hazardous Walking Conditions



Lack on Connectivity and a Potential Obstruction