



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, January 6, 2026

5:30 PM

Municipal Center, 300 S. Church

SPECIAL CALLED NOMINATING & RULES COUNCIL COMMITTEE MEETING AT 4:30 P.M.

Council Chambers, Municipal Center

PUBLIC WORKS COUNCIL COMMITTEE MEETING AT 5:00 P.M.

Council Chambers, Municipal Center

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

MIN-25:110 MINUTES FOR THE CITY COUNCIL MEETING ON DECEMBER 16, 2025

Attachments: [CC Minutes 12162025.pdf](#)

RES-25:199 RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS, GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY2026 BULLETPROOF VEST PARTNERSHIP GRANT THROUGH THE U.S. DEPARTMENT OF JUSTICE

Sponsors: Grants and Police Department

Legislative History

12/16/25	Public Safety Council Committee	Recommended to Council
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RES-25:200 A RESOLUTION BY THE CITY OF JONESBORO TO REALIGN JONESBORO FIRE DEPARTMENT STAFFING TO INCLUDE 2 ASSISTANT CHIEF POSITIONS

Sponsors: Fire Department, Human Resources and Finance

Legislative History

12/16/25	Public Safety Council Committee	Recommended to Council
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RES-25:202 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1617 RICH ROAD, PARCEL 01-143252-25000, OWNED BY RANDOLPH & JUDITH REYNOLDS IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 1617 Rich Rd Notice of Violation.pdf](#)
[02. 1617 Rich Rd Billing Request.pdf](#)
[03. 1617 Rich Rd Mowing Invoice.pdf](#)
[05. 1617 Rich Rd Council Notice.pdf](#)

Legislative History

12/30/25	Finance & Administration	Recommended to Council
	Council Committee	

RES-25:203 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2009 TIMBERIDGE DRIVE, PARCEL 01-143231-17200, OWNED BY BRIAN D. MONDSCHIN IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 2009 Timberridge Dr Notice of Violation.pdf](#)
[02. 2009 Timberridge Dr Billing Request.pdf](#)
[03. 2009 Timberridge Dr Mowing Invoice.pdf](#)
[04. 2009 Timberidge Dr Council Notice.pdf](#)

Legislative History

12/30/25	Finance & Administration	Recommended to Council
	Council Committee	

RES-25:204 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3104 PARKWOOD, PARCEL 01-144281-23800, OWNED BY MICHAEL R. & SANDRA BEELER IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 3104 Parkwood Notice of Violation.pdf](#)
[02. 3104 Parkwood Billing Request.pdf](#)
[03. 3104 Parkwood Mowing Invoice.pdf](#)
[04. 3104 Parkwood Council Notice.pdf](#)

Legislative History

12/30/25	Finance & Administration	Recommended to Council
	Council Committee	

RES-25:205 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 01-144082-05020 ON GRAINGER, PARCEL 01-144082-05020, OWNED BY JERRY DELANY IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 01-144082-05020 on Granger Notice of Violation.pdf](#)
[02. 01-144082-05020 on Granger Billing Request.pdf](#)
[03. 01-144082-05020 on Grainger Mowing Invoice.pdf](#)
[04. 01-144082-05020 Grainger Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
 Council Committee

RES-25:206

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1400 MERRYWOOD,
PARCEL 01-144203-16200, OWNED BY TONYA R. HINDS IN THE AMOUNT OF \$315

Sponsors: Code Enforcement and Finance

Attachments: [01. 1400 Merrywood Notice of Violation.pdf](#)
[02. 1400 Merrywood Billing Request.pdf](#)
[03. 1400 Merrywood Mowing Invoice.pdf](#)
[04. 1400 Merrywood Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
 Council Committee

RES-25:207

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2410 WESTACRE,
PARCEL 01-144272-22100, OWNED BY MORE UNITS REAL ESTATE, LLC IN THE
AMOUNT OF \$315

Sponsors: Code Enforcement and Finance

Attachments: [01. 2410 Westacre Notice of Violation.pdf](#)
[02. 2410 Westacre Billing Request.pdf](#)
[03. 2410 Westacre Mowing Invoice.pdf](#)
[04. 2410 Westacre Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
 Council Committee

RES-25:208

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3806 SCHOOL STREET,
PARCEL 01-144272-16500, OWNED BY OLGA HERNANDEZ IN THE AMOUNT OF
\$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 3806 School St Notice of Violation.pdf](#)
[02. 3806 School St Billing Request.pdf](#)
[03. 3806 School St Mowing Invoice.pdf](#)
[04. 3806 School St Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
Council Committee

RES-25:209 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 200 W. WOODROW,
PARCEL 01-144073-23600, OWNED BY PRINCE MICHAEL BOBBITT & DONYA IN THE
AMOUNT OF \$965

Sponsors: Code Enforcement and Finance

Attachments: [01. 200 W Woodrow Notice of Violation.pdf](#)
[02. 200 W Woodrow Billing Request.pdf](#)
[03. 200 W Woodrow Mowing Invoice.pdf](#)
[04. 200 W Woodrow Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
Council Committee

RES-25:210 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1317 HATHCOAT,
PARCEL 01-143121-048000, OWNED BY JOSEPH CLARK AND HELENN SYKES IN
THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 1317 Hathcoat Ln Notice of Violation.pdf](#)
[02. 1317 Hathacoat Billing Request.pdf](#)
[03. 1317 Hathcoat Mowing Invoice.pdf](#)
[04. 1317 Hathcoat Ln Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
Council Committee

RES-25:211 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD,
PARCEL 01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE
AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 2612 Crawford Notice of Violation.pdf](#)
[02. 2612 Crawford Billing Request.pdf](#)
[03. 2612 Crawford Mowing Invoice.pdf](#)
[04. 2612 Crawford Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
Council Committee

RES-25:212 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2020 LATOURETTE
DRIVE, PARCEL 01-144321-08500, OWNED BY PROFESSIONAL COMMUNICATION
SERVICES OF JONESBORO IN THE AMOUNT OF \$465

Sponsors: Code Enforcement and Finance

Attachments: [01. 2020 Latourette Notice of Violation.pdf](#)
[02. 2020 Latourette Dr Billing Request.pdf](#)
[04. 2020 Latourette Dr Mowing Invoice.pdf](#)
[05. 2020 Latourette Dr Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
Council Committee

RES-25:213

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2701 CURTVIEW, PARCEL 01-144273-04400, OWNED BY JESSY & JAMES HARRELL IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 2701 Curtview Notice of Violation.pdf](#)
[02. 2701 Curtview Billing Request.pdf](#)
[03. 2701 Curtview Mowing Invoice.pdf](#)
[04. 2701 Curtview Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
Council Committee

RES-25:214

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1821 BROOKHAVEN, PARCEL 01-143243-04700, OWNED BY REGIONS BANK DBA REGIONS MORTGAGE IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 1821 Brookhaven Notice of Violation.pdf](#)
[02. 1821 Brookhaven Billing Request.pdf](#)
[03. 1821 Brookhaven Mowing Invoice.pdf](#)
[04. 1821 Brookhaven Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
Council Committee

RES-25:215

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3707 ASHLEE COVE, PARCEL 01-134032-06600, OWNED BY SCOTT WOODS IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 3707 Ashlee Cv Notice of Violation.pdf](#)
[02. 3707 Ashlee Cv Billing Request.pdf](#)
[03. 3707 Ashlee Cv Mowing Invoice.pdf](#)
[04. 3707 Ashlee Cv Council Notice.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
Council Committee

RES-25:217 A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH AXON, INC. FOR PREPARED ASSIST COMMUNICATIONS SERVICES FOR JONESBORO EMERGENCY SERVICES

Sponsors: E911 and Finance

Attachments: [AXON Contract E911 Prepared Assist Communications Services.pdf](#)

Legislative History

12/30/25 Finance & Administration Recommended to Council
Council Committee

RESOLUTIONS NOT ON THE CONSENT AGENDA OR TO BE INTRODUCED

RES-25:170 A RESOLUTION TO THE CITY OF JONESBORO REQUESTING APPROVAL OF THE BUDGET FOR THE CRAIGHEAD COUNTY SOLID WASTE DISPOSAL AUTHORITY (CCSWDA) AS OUTLINED IN ACT 677 OF 2021

Sponsors: Mayor's Office

Attachments: [2026 Budget Cover Letter--CCSWDA.pdf](#)

[2026 Budget for CCSWDA.pdf](#)

6. NEW BUSINESS

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-25:041 AN ORDINANCE AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD

Sponsors: Engineering

Legislative History

12/2/25 Public Works Council Recommended to Council
Committee

12/16/25 City Council Held at one reading

ORD-25:045 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO PD-R LUO FOR PROPERTY LOCATED AT CORTE BELLA

Attachments: [Application](#)

[Plat](#)

[Receipt](#)

[Staff Summary RZ_25-18](#)

[MAPC Minutes 12.09.2025](#)

Legislative History

12/16/25 City Council Held at one reading

ORDINANCES ON THIRD READING

ORD-25:037 AN ORDINANCE TO AMEND CHAPTER 117 ARTICLE VIII, SECTION 117-324(g) TO REMOVE THE REQUIREMENT TO HAVE A VALID REGISTRATION OR LICENSE ON A BOAT, TRAILER, OR RECREATIONAL VEHICLE PARKED OUTDOORS ON RESIDENTIAL LOTS IN THE CITY OF JONESBORO

Legislative History

10/21/25	Public Safety Council Committee	Recommended to Council
11/4/25	City Council	Held at one reading
11/18/25	City Council	Postponed Temporarily
12/16/25	City Council	Held at second reading

ORD-25:040 AN ORDINANCE TO AMEND ORD-17:026 RELATING TO TOWING SERVICES IN THE CITY OF JONESBORO

Sponsors: Mayor's Office

Attachments: [CityJboroMayor 20251112 135058.pdf](#)
[CityJboroMayor 20251112 135317.pdf](#)

Legislative History

11/18/25	Public Safety Council Committee	Recommended to Council
12/2/25	City Council	Held at one reading
12/16/25	City Council	Held at second reading

ORD-25:042 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 TO C-2 FOR PROPERTY LOCATED AT 213 N MAIN AS REQUESTED BY SHAMIM WILKINS.

Attachments: [Application](#)
[Neigh_notification](#)
[Staff report RZ 25-15](#)
[MAPC Minutes 11.12.2025](#)
[Publication Receipt](#)

Legislative History

12/2/25	City Council	Held at one reading
12/16/25	City Council	Held at second reading

ORD-25:043 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL FOR PROPERTY LOCATED AT THE 2000 BLOCK OF W. MATTHEWS/WASHINGTON, JONESBORO, AR AS REQUESTED BY ROHN CRAFT

Attachments: [Application](#)
 [Rohn Craft letter](#)
 [Certified Mail Receipts](#)
 [Staff report RZ 25-16](#)
 [MAPC Minutes 11.12.2025](#)

Legislative History

12/2/25	City Council	Held at one reading
12/16/25	City Council	Held at second reading

ORD-25:044 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL FOR PROPERTY LOCATED AT THE 2000 BLOCK OF W. MATTHEWS/WASHINGTON, JONESBORO, AR AS REQUESTED BY ANDY CRAFT

Attachments: [Application](#)
 [Certified Mail Receipts](#)
 [Staff report RZ 25-17](#)
 [MAPC Minutes 11.12.2025](#)

Legislative History

12/2/25	City Council	Held at one reading
12/16/25	City Council	Held at second reading

8. MAYOR'S REPORTS

COM-25:058 NOVEMBER 2025 FINANCIAL STATEMENTS

Sponsors: Finance
Attachments: [November 2025 Financials.pdf](#)

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:110

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON DECEMBER 16, 2025



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, December 16, 2025

5:30 PM

Municipal Center, 300 S. Church

PUBLIC SAFETY COUNCIL COMMITTEE MEETING AT 5:00 P.M.

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

4. SPECIAL PRESENTATIONS

Jonesboro High School Choral Director Ms. Krissie Holmes and her students serenaded the Council with Christmas Carols.

5. CONSENT AGENDA

Councilmember Chris Gibson motioned, seconded by Councilmember Chris Moore, to remove RES-25:171, RES-25:172, RES-25:173, RES-25:179, RES-25:180, RES-25:181, RES-25:190 from the Consent Agenda. All voted aye.

Approval of the Consent Agenda

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, to Approve the Consent Agenda. The motioned PASSED

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[MIN-25:105](#)

MINUTES FOR THE CITY COUNCIL MEETING ON DECEMBER 2, 2025

Attachments: [CC Minutes 12022025.pdf](#)

This item was passed on the Consent Agenda.

[RES-25:174](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 823 PARKVIEW, PARCEL 01-143251-00300, OWNED BY KYLE MICHAEL HAYNIE IN

THE AMOUNT OF \$275

Attachments: [01. 823 Parkview Notice of Violation.pdf](#)
 [02. Billing Request.pdf](#)
 [03. 823 Parkview Mowing Invoice.pdf](#)
 [04. 823 Parkview City Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-181-2025

[RES-25:175](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1821 BROOKHAVEN, PARCEL 01-143243-04700, OWNED BY REGIONS BANK DBA REGIONS MORTGAGE IN THE AMOUNT OF \$315

Attachments: [01. 1821 Brookhaven Notice of Violation.pdf](#)
 [02. 1821 Brookhaven Billing Request.pdf](#)
 [03. 1821 Brookhaven Mowing Invoice.pdf](#)
 [04. 1821 Brookhaven Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-182-2025

[RES-25:176](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD, PARCEL 01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE AMOUNT OF \$275

Attachments: [01. 2612 Crawford Notice of Violation.pdf](#)
 [02. 2612 Crawford Billing Request.pdf](#)
 [03. 2612 Crawford Mowing Invoice.pdf](#)
 [04. 2612 Crawford Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-183-2025

[RES-25:177](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 314 N ROGERS, PARCEL 01-144172-10400, OWNED BY KINGDOM ASSETS, LLC, IN THE AMOUNT OF \$275

Attachments: [01. 314 N Rogers Notice of Violation.pdf](#)
 [02. 314 N Rogers Billing Request.pdf](#)
 [03. 314 N Rogers Mowing Invoice.pdf](#)
 [04. 314 N Rogers Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-184-2025

[RES-25:182](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1312

ROSEMOND, PARCEL 01-143243-08500, OWNED BY SMITH BROTHERS PROPERTIES LLC IN THE AMOUNT OF \$275

Attachments: [01. 1312 Rosemond Notice of Violation.pdf](#)
 [02. 1312 Rosemond Billing Request.pdf](#)
 [03. 1312 Rosemond Mowing Invoice.pdf](#)
 [04. 1312 Rosemond Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-185-2025

[RES-25:183](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 910 MARCOM, PARCEL 01-143251-04100, OWNED BY WILDA SEATS IN THE AMOUNT OF \$275

Attachments: [01. 910 Marcom Notice of Violation.pdf](#)
 [02. 910 Marcom Billing Request.pdf](#)
 [03. 910 Marcom Mowing Invoice.pdf](#)
 [04. 910 Marcom Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-186-2025

[RES-25:184](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 616 E. OAK, PARCEL 01-144191-17500, OWNED BY JOYCE SCARBOROUGH IN THE AMOUNT OF \$275

Attachments: [01. 616 E Oak Notice of Violation.pdf](#)
 [02. 616 E Oak Billing Request.pdf](#)
 [03. 616 E Oak Mowing Invoice.pdf](#)
 [04. 616 E Oak Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-187-2025

[RES-25:185](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5017 MT. CARMEL ROAD, PARCEL 01-133013-01500, OWNED BY KATHERINE ARTERBERRY IN THE AMOUNT OF \$365

Attachments: [01. 5017 Mt Carmel Rd Notice of Violation.pdf](#)
 [02. 5017 Mt Carmel Rd Billing Request.pdf](#)
 [03. 5017 Mt Carmel Rd Mowing Invoice.pdf](#)
 [04. 5017 Mt Carmel Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-188-2025

[RES-25:186](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO,

ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1602 TONYA #A, PARCEL 01-144082-00210, OWNED BY MARTICULL, LLC, IN THE AMOUNT OF \$275

Attachments: [01. 1602 A Tonya Notice of Violation.pdf](#)
 [02. 1602 Tonya A Billing Request.pdf](#)
 [03. 1602 Tonya A Mowing Invoice.pdf](#)
 [04. 1602 Tonya A Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-189-2025

[RES-25:187](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1602 TONYA #B, PARCEL 01-144082-00200, OWNED BY MARTICULL, LLC, IN THE AMOUNT OF \$60

Attachments: [01. 1602 Tonya B Notice of Violation.pdf](#)
 [02. 1602 Tonya B Billing Request.pdf](#)
 [03. 1602 Tonya B Mowing Invoice.pdf](#)
 [04. 1602 Tonya B Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-190-2025

[RES-25:188](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2106 COTTON, PARCEL 01-144271-20700, OWNED BY MICKAUL ROLLAND IN THE AMOUNT OF \$275

Attachments: [01. 2106 Cotton Notice of Violation.pdf](#)
 [02. 2106 Cotton Billing Request.pdf](#)
 [03. 2106 Cottong Mowing Invoice.pdf](#)
 [04. 2106 Cotton Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-191-2025

[RES-25:189](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 211 SCOTT, PARCEL 01-144172-05700, OWNED BY LINDA LOU LAMBERT IN THE AMOUNT OF \$275

Attachments: [01. 211 Scott Notice of Violation.pdf](#)
 [02. 211 Scott Billing Request.pdf](#)
 [03. 211 Scott Mowing Invoice.pdf](#)
 [04. 211 Scott Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-192-2025

[RES-25:191](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5321 BRODY DR., PARCEL 01-144114-30900, OWNED BY AVHS AR, LLC, IN THE AMOUNT OF \$275

Attachments: [01. 5321 Brody Dr Notice of Violation.pdf](#)
 [02. 5321 Brody Billing Request.pdf](#)
 [03. 5321 Brody Dr Mowing Invoice.pdf](#)
 [04. 5321 Brody Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-193-2025

[RES-25:192](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5112 RICHARDSON, PARCEL 01-134033-01900, OWNED BY ASHLEY MICHELLE VANGUARDIA IN THE AMOUNT OF \$315

Attachments: [01. 5112 Richardson Notice of Violation.pdf](#)
 [02. 5112 Richardson Billing Request.pdf](#)
 [03. 5112 Richardsdon Mowing Invoice.pdf](#)
 [04. 5112 Richardson Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-194-2025

[RES-25:193](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1507 RAINS, PARCEL 01-144194-16700, OWNED BY ESB PROPERTIES, LLC, IN THE AMOUNT OF \$275

Attachments: [01. 1507 Rains Notice of Violation.pdf](#)
 [02. 1507 Rains Billing Request.pdf](#)
 [03. 1507 Rains Mowing Invoice.pdf](#)
 [04. 1507 Rains Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-195-2025

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

City Attorney Carol Duncan said, I believe all of these are code enforcement that are needing to be tabled for some reason. I mean, I'll pull them up and read each one if you want me to.

Code Enforcement Director Scott Roper said, RES-25:171, RES-25:172, and RES-25:173 are all related. Those three properties were sold prior to the lien being placed on the property. RES-25:179 and RES-25:180 are the same, properties right next to each other and we actually did a condemnation on the house on that property and found out that the owner is deceased during our Attorney Ad Litem. So, we would ask that those be tabled as well. RES-25:181 and RES-25:190 have been paid.

[RES-25:171](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 405 N. ROGERS, PARCEL 01-144172-09200, OWNED BY SKY PARK HOLDINGS, LLC IN THE AMOUNT OF \$315

Attachments: [01. 405 N Rogers Notice of Violation.pdf](#)
 [02. 405 N Rogers Billing Request.pdf](#)
 [03. 405 N Rogers Mowing Invoice.pdf](#)
 [04. 405 N Rogers Council Notice.pdf](#)

A motion was made by Councilperson Chris Moore, seconded by Councilperson Brian Emison, that this matter be Postponed Indefinitely. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[RES-25:172](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 212 PECAN, PARCEL 01-144074-08400, OWNED BY SKY PARK HOLDINGS, LLC IN THE AMOUNT OF \$315

Attachments: [01. 212 Pecan Notice of Violation.pdf](#)
 [02. 212 Pecan Billing Request.pdf](#)
 [03. 212 Pecan Mowing Invoice.pdf](#)
 [04. 212 Pecan Council Notice.pdf](#)

A motion was made by Councilperson Chris Moore, seconded by Councilperson Brian Emison, that this matter be Postponed Indefinitely. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[RES-25:173](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 215 PECAN, PARCEL 01-144074-16800, OWNED BY SKY PARK HOLDINGS, LLC, IN THE AMOUNT OF \$315

Attachments: [01. Notice of Violation.pdf](#)
 [02. 215 Pecan Billing Request.pdf](#)
 [03. 215 Pecan Mowing Invoice.pdf](#)
 [05. 215 Pecan Council Notice.pdf](#)

A motion was made by Councilperson Chris Moore, seconded by Councilperson Brian Emison, that this matter be Postponed Indefinitely. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[RES-25:179](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2410

W. MATTHEWS, PARCEL 01-143143-01900, OWNED BY HANNAH GEORGE SR.
IN THE AMOUNT OF \$290

Attachments: [01. 2410 W Matthews Notice of Violation.pdf](#)
 [02. 2410 W Matthews Billing Request.pdf](#)
 [03. 2410 W Matthews Mowing Invoice.pdf](#)
 [04. 2410 W Matthews Council Notice.pdf](#)

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, that this matter be Postponed Indefinitely. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[RES-25:180](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2412 W. MATTHEWS, PARCEL 01-143143-02500, OWNED BY HANNAH GEORGE SR. IN THE AMOUNT OF \$290

Attachments: [02. 2412 W Matthews Billing Request.pdf](#)
 [03. 2412 W Matthews Mowing Invoice.pdf](#)
 [04. 2412 W Matthews Council Notice.pdf](#)

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, that this matter be Postponed Indefinitely. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[RES-25:181](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2005 BUNKER HILL, PARCEL 01-143231-09800, OWNED BY UNICORN INVESTMENTS, LLC, IN THE AMOUNT OF \$275

Attachments: [01. 2005 Bunker Hill Notice of Violation.pdf](#)
 [02. 2005 Bunker Hill Billing Request.pdf](#)
 [03. 2005 Bunker Hill Mowing Invoice.pdf](#)
 [04. 2005 Bunker Hill Council Notice.pdf](#)

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, that this matter be Postponed Indefinitely. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[RES-25:190](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 700 MELODY, PARCEL 01-143244-27500, OWNED BY IGNACIO & EMILEE PATINO IN THE AMOUNT OF \$275

Attachments: [01. 700 Melody Notice of Violation.pdf](#)
 [02. 700 Melody Billing Request.pdf](#)
 [03. 700 Melody Mowing Invoice.pdf](#)
 [04. 700 Melody Council Notice.pdf](#)

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, that this matter be Postponed Indefinitely. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[RES-25:178](#)

RESOLUTION BY THE JONESBORO CITY COUNCIL TO ENTER INTO A CONTRACT WITH SOUTHERN STATES FIRE, LLC TO PURCHASE 2 ROSENBAUER FIRE APPARATUSES

Attachments: [Jonesboro Viper Contract.pdf](#)
 [Jonesboro pumper contract.pdf](#)

Councilmember Dr. Anthony Coleman said, I do have a question real quick. This part that says upon delivery of new units with the assistance of listing agents if necessary, and the resulting sale proceeds being returned to the depreciation fund, I was just wondering, and I'm sure this is a lack ignorance, but kind of how much has that been have we done in the past as it relates to some of our old parts being sold or trucks or replacements? I was just wondering. Mayor Harold Copenhaver said, keep in mind, council, we're going to a new vendor this year, so it's going to be a little bit different process, but again, Chief, if you would elaborate on that little bit. Fire Chief Marty Hamrick said, I'll do the best. So with our previous vendor, they were allowing us to trade in old trucks and they would pay us a nominal fee for that. We have determined that we can probably get more money out of the deal by selling them out right ourselves. And this particular vendor does not do a trade in program. They're willing to help us if we need it to find a listing agent to get those out there and find interested parties to do that sale. And typically, they're estimating right now, like the aerial 2004 model, they're estimating we can probably see about \$100,000 out of that truck alone. The pumper being a little newer, probably \$80,000-\$100,000 depending on the market at the time. Councilmember Dr. Anthony Coleman asked, would that be another municipality or something? Chief Hamrick said, generally smaller departments will seek out, there is a pretty robust used market out there for those trucks. Mayor Copenhaver said, I've already had several other mayor's call in interest to the vehicle. But the delivery of this vehicle will be the first vehicle. Chief Hamrick said, yeah, within 24 months of signing the contract is the longest it's supposed to take. There is a penalty clause built into the contract should it extend past that time. They anticipate a shorter timeframe, but it's uncertain right at the moment. Mayor Copenhaver said, thank you, Chief.

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

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-196-2025

[RES-25:194](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH PICKERING TO PROVIDE PROFESSIONAL SERVICES FOR PROSPECT ROAD MULTI-USE TRAIL

Attachments: [Prospect Rd Multi-use Trail Proposal.pdf](#)

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Joe Hafner, that this matter be Passed. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-197-2025

RES-25:195

RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN IN-KIND LAND DONATION OF 2 ACRES +/- OF LAND, VALUED AT \$876,000 AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH BLAZER LAND HOLDINGS, LLC

Attachments: [6106 Southwest Drive Survey and Development Site Plan.pdf](#)
 [6106 Southwest Drive Appraisal Summary.pdf](#)
 [Agreement for Land Donation.12.4.pdf](#)
 [Warranty Deed.rev.1.pdf](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Brian Emison, to adopt RES-25:195. Mayor Harold Copenhaver said, we do have a motion on the floor Council. Is there an amendment Carol? That we want to make to that, Brian? Carroll Caldwell said, I thought I'd read these to y'all tonight. But anyway, there's that I know of 2,500 lots being developed right now, the infrastructure going in right now in Valley View. So, you got the Orchard down by 226, you've got Mark Morris closer back over here, you got us in the middle. Mr. Gera and I just decided that it'd be in our best interest to have the fire and police. You have to have fire and police down there. Y'all know that. So we'd rather have it where we like it than y'all having to pay money to put it somewhere we might not like it. So we're willing to give it to you. You can use the buildings like they are. They are in excellent condition. You can tear them down, but you have to do it within seven years. That should be plenty of time, I don't know. I hope I can come back in seven years and say congratulations on what y'all built. But, that's just a long story short. It's a good piece of property. We left it open for y'all, a couple of days, a couple of months ago, I haven't made any alterations to it. It's in excellent condition. So we're going to give it if you want. Okay. Mayor Copenhaver said, Brian, if you would, please come forward and state a short amendment to that. Chief Administrative Officer Brian Richardson said, sure, after I was talking with Mr. Caldwell and with Engineering. There had been a couple of people that had asked about environmental conditions that may exist on the property, and they actually conducted a Phase 1 environmental that we have that we looked at that didn't necessarily identify anything bad per say. But just as a overwhelming caution, Mr. Caldwell, Mr. Burnett, Mr. Gera have offered to conduct a Phase 2 environmental on the property as well and to disclose anything or remedy anything that might be involved that would take remedy beyond whatever kind of just general construction that might happen on the property might take care of. So I would like to offer the amendment for somebody consider a second on afterwards. Whereas the donor has offered to conduct a Phase 2 Environmental Review; If any significant issues are identified, the donor will remedy or disclose prior to transfer to the City of Jonesboro. Councilmember Chris Gibson moved to amend his motion to reflect that amendment. Councilmember Joe Hafner seconded the motion. All voted aye. Mayor Copenhaver said, that was for the amendment. Councilmember Ann Williams motioned, seconded by Councilmember Brian Emison, to adopt RES-25:195. All voted aye. Mayor Copenhaver said, and that does carry. I would like to say to the members of the LLC, thank you very much for your consideration for the community,

and we appreciate your offer to the City of Jonesboro and to the future of the city, especially in South Jonesboro. So thank you very much.

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

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-198-2025

[RES-25:196](#)

A RESOLUTION PROVIDING FOR THE ADOPTION OF A BUDGET FOR THE CITY OF JONESBORO, ARKANSAS, FOR THE TWELVE (12) MONTHS BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE THEREIN PROVIDED FOR; AND FOR OTHER PURPOSES

Attachments: [2026 Budget - Copy.pdf](#)
 [Budget 2026 Powerpoint.pdf](#)

Mayor Harold Copenhaver said, we do have a motion on the floor to adopt. Director Purtee, if you would, please go ahead and approach the center stage. Council, as we begin this before you cast your vote on this, I do appreciate several weeks ago, a week and a half ago, we had an open forum and discussion and many of you showed up, asked a lot of relevant and good questions, and I hope we were able to answer and move forward. And I think it's imperative that we have that open discussion, and then we followed up with a finance meeting and finance team was there as well, and I appreciate that committee, and I do know that those of you that might not have been able to attend did call the directors to ask questions, and that's what it's all about. And so, again, the floor is open and tonight we're up for the vote of the budget. Do we have any questions by a council on the budget? Councilmember Dr. Anthony Coleman said, I have one. I did watch and when I wasn't able to be here, and I appreciate all the hard work, and I did watch those meetings that I missed, and everyone did a phenomenal job. Just one question. On the personnel deferment, during the first quarter, once those decisions are made, then will that come back through here, that type of thing? I didn't hear that asked so I was just wondering. Mayor Copenhaver said, that's right. Councilmember Dr. Anthony Coleman said, okay, that's all I had. Thank you. The vote was as follows: AYE – Porter, Emison, C. Coleman, Moore, Williams, Gibson, McClain, A. Coleman, Hafner, Miller, Street. NAY – Bryant. RES-25:196 passed with 11-1 vote. Mayor Copenhaver said, all right, Council, thank you very much for your vote and your confidence in the work that the city team does in moving forward. And again, that's really important. Steve, thank you again for all your staff and the directors for participating and giving their input. It was challenging. It was challenging. So again, I appreciate everybody and all the directors in the room for your efforts. So thank you again, Council, as well.

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

Aye: 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman and Ann Williams

Nay: 1 - LJ Bryant

Enactment No: R-EN-199-2025

[RES-25:197](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY AND ADMINISTRATION PLAN BY INCLUDING UPDATED PAY RANGES, JOB TITLES AND GRADES

Attachments: [Revised Pay Grades & Salaries effective January 2026.pdf](#)

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

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-200-2025

[RES-25:198](#)

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER AND ENTER INTO A CONTRACT TO PURCHASE PROPERTY, AND END DUAL LITIGATION EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK, LLC

Attachments: [Main - Washington property survey comprehensive.pdf](#)
[12.5.25 - FE REC - Citizens - Laurel Park LLC.pdf](#)
[100 W. Washington Ave. Jonesboro AR - Appraisal - City of Jonesboro.pdf](#)

Councilmember Chris Moore motioned, seconded by Councilmember Ann Williams, to adopt RES-25:198. Mayor Harold Copenhaver said, I know Council that we're going to have some questions and discussion, but I think it's imperative that I bring this forward to Council. This is a long going process that obviously this community has dealt with for 20 plus years and we're to a point of an opportunity or deciding on what your vote is this evening, what direction we might move in. To be honest with you, this is more than one property that's divided up, and I think Jerry is here to represent. Do we have somebody on the phone as well? (Off mic...no) Okay, okay. It's three parcels of the Citizens Bank area, so the corner lot that we hold a lien on, and then two other parcels that one and Jerry, you have the one in between. Do you mind coming up, Jerry? I want to make sure that we present it right and we get that right. In ongoing conversations with Mr. Smith over the past, ever since the litigation really started, you know, we went ahead and appraised the value of the land. It was \$71, I believe, as it says here per square foot, which would total those three properties about \$850,000. Mr. Smith has made an offer to city council for \$750,000 and Jerry, if you want to go in more detail, you're more than welcome to.

Jerry Halsey said, Mr. Smith, I believe, has a cost of about \$920,000 from years ago. I do know that he one time he had some land lease, and I don't think he's collected any monies on that as well, so he's put his money in and is looking to get part of his money out. Mayor Copenhaver said, well, I think we're all aware that the city had to condemn the building, and we had to invest some of our ARPA funding to maintain the availability for our downtown residents to have a business. And so it was imperative that we move forward with that. I think that as the best way I can explain it, it's kind of like Domino's. If one of the dominoes starts falling, then the rest of them will fall into place. If we pick the dominoes up off the table, then there's nothing on the table. And so this is a vote tonight on this resolution and I know we're going to have some questions, so Council, we'll help explain anything we can. Brian's got a little bit more input as well, if we need to. So Council, if you have any questions, I'll open the floor.

Councilmember David McClain replied, I'll start. Oh, I'll start. So, you said, and I want to make sure I understand, what is the administration's, what are your thoughts?

Number one, as far as how the land can be used, but then also, you know, we were, at least I was under the impression, we were going to try and get our money back that we, you know that we spent, our three million bucks. So first we would like to hear number one, what's the administration's desire as far as if we were to acquire the property, what would we use it for, number one? Number two, I guess why we wouldn't pursue the lien? Mayor Copenhaver said, okay, and then I'll refer that then to legal on pursuing the lien. Brian, would you like to come forward and kind of speak a little bit more to what Councilman McClain has asked. You know, our desire really, is to do whatever Council decides. It's our job to bring it before Council. You know, again, I mentioned the domino effect. I think there's an opportunity there for green space for the City of Jonesboro. That's obviously in conversation. But I can't speak to that yet. That's just not on the table at this point. So if you would, Brian, if you can elaborate a little bit more. Chief Administration Officer Brian Richardson said, sure, I mean, I guess as mentioned in Finance, it's really kind of four options here or three options really, continue pursuing our litigation and just kind of let the chips fall they may on that. There's definitely an expense associated with that, legally, even if we are victorious, even more so if not. And, at the end of the day, what you get is a lien put on one parcel of property that's underneath it, where the tower property was. I know that there is some confusion. Nobody fully understands the lien process, right? The lien doesn't mean you get the property. It means that if the property sells, you get a chance to recoup some of that funding. Obviously, we're thinking that property is worth somewhere around \$300,000-\$400,000, so you know, even with the perfected lien, when your collection efforts are pretty, I would say, collecting back three million dollars, there's no short term path to get that back in a chunk. I think that's probably a pretty fair statement. So, you could continue that lien process. The city could purchase the property, and either a) turn around and immediately put it up for sale, and that would potentially remove some of the legal barriers from this property and allow it to be developed. You know, that is one thing to note that if we do continue the litigation, I'm not a developer, but I highly doubt that you're going to see much development there on the next couple of years while the courts are involved with, you know, any kind of litigation efforts. But so either the city could purchase the property, and then we could retain it and either develop it as an asset for the city such as green space or a corner park, a town square, you know, band shell, green space area, food truck court or whatever we would want to do. And I do think there's community funding out there to help support that. Or, again, we could purchase the property and turn around and sell it and let it be developed. Now, in order to, to develop a green space, I would suspect the next action you would see would be a proposal to potentially acquire more land right there. That would just have to be something that is premature to talk about at this moment pending this decision, but there are other options out there that could be of a community benefit to purchasing this property if we want to do so. Otherwise, we would just go ahead and continue our litigation efforts in it and I'll defer it to Ms. Duncan on what that looks like in the legal world, but again, this was a proposal that was brought to us by Laurel Park by Mr. Smith and this is obviously a pretty public issue and we've talked about for years, so we thought it only right to just bring it to the entire Council and just have an open conversation about what our options are. Hopefully the public is listening and you know, and kind of picking up that it's not a very simple issue. It's really complicated. And you know, hopefully, this is an effort to educate everybody watching to what we're trying to do.

Mayor Copenhaver asked, Carol, do you mind responding to the litigation, possible costs, I know they're unknown. It's hard to predict. City Attorney Carol Duncan said, I can't predict possible costs. I think I said that in Finance and I answered that among the councilmembers that have contacted me with questions. I mean I don't how you predict what the legal cost would be. It was stated from the beginning and we used outside legal counsel for the initial part of this, where there was an attempt to join us

into the litigation between Laurel Park and Bruce Burrow. I guess I blocked it, I don't remember what the name of his company was, but anyway, One Main Street, that's right. And the litigation between the two of them, they attempted to bring us into that at some point to stop us from bringing down the building. We hired outside legal counsel for that. They appeared at two or potentially three hearings. I can't really remember on that issue and filed some motions and kept us from, we eventually were non suited out of that. But I still think we encouraged some legal fees on that in the neighborhood of \$14,000-\$15,000, if I'm not mistaken, for just that short amount of representation. As far as the ongoing litigation, because of the complex property ownership and because of the fact that, you know, my office is, we have what we have in our staff, it was agreed from the beginning that we would seek outside legal counsel. I mean, I don't know that there's ever been a piece of property more complicated over the twenty years than the Citizens Bank property with the land lease and the different owners underneath of the property and all of that. Much like you hire outside of Bond Counsel for their expertise on bonds, you know, the thought process was to hire outside legal counsel that has more expertise in complicated property matters to seek any avenues that we would have to recoup any money from this. So ultimately, that's where your legal expense would come in. What that would be and how long that would go on, I can't tell you. I can compare a little bit to the Ice House property, which we condemned how many years ago? We condemned it in 2021. We started foreclosure proceedings a couple of years ago. We were successful in circuit court and the court ordering the sale of the property, based upon our foreclosure. They immediately appealed, and it's still sitting with the appellate court. They've written a brief. We've written a brief. They've written a brief, and we're waiting on the appellate court to set that for some type of either oral argument or to make a decision on whether they uphold our foreclosure on appeal. So we still haven't collected any money on the Ice House after years of litigation that we handled in house, but that was not as complicated of a property ownership matter. It was one family that owned all of that property, so, I mean, looking at that, you'd have to anticipate the litigation would last a while. So I can't predict those expenses. I do think there's some confusion about what the litigation is. The litigation has already started. I mean, y'all were served with that. We approved our lien. They immediately appealed that to circuit court. You all were served with that appeal. Once we put our lien on the property, they amended that and added some language in an amended complaint. I accepted service on that amended complaint to eliminate some of the costs for them of reserving you in exchange for them extending our date to file an answer to February 1, which would give us time to get through the end of the year, make decision's about this, and determine how we want to proceed before having to hire outside legal counsel. So our answer is due on their appeal February 1. So we have until then to make decisions on that litigation. But that litigation has started, so it's not a matter of if they're going to litigate that lien. They are going to litigate that lien. It's already started.

Mayor Copenhaver said, and I think councilman, just to add to your question was the \$3.2 million. I mean, the only way, and I think we all recognize that, we had to do what we had to do, but to recoup that is to get production and productivity out of that land as soon as possible. Ms. Duncan said, you're not going to get the \$3 million. I mean, I said from the beginning, I think, spend the money as if you're not going to get any of it back. You know, spend what you're willing to spend to make downtown Jonesboro safe. And if we get anything back on it, it's a bonus. But a foreclosure doesn't, it's not like when the bank forecloses on your house and then they own your house. The foreclosure in this circumstance, just forces a sale of the land. We don't own the land at the end of the foreclosure. It just forces it to be sold. Now, we can obviously bid on it at that sale just like anybody else, but there's no guarantee that we own the land at the end of that, or how much we get, is subject to whatever it sells for, which right now, as you know, it's appraised at around \$300,000. It's nowhere

near the \$3 million. Councilmember McClain said, I appreciate the clarity on the legal side. I think the other issue I have, one Brian just pointed out, we wouldn't even own all the property right there. So there's two other parcels, an additional parcel in the back that we could probably have to acquire because you're not going to be able to, I mean, you won't buy it, but do anything productive. Ms. Duncan replied, and to be cleared for the public, the foreclosure is strictly on where Citizens Bank sat. It has nothing to do with the parcels of land to the side. Councilmember McClain continued, so and the reason I'm bringing that up, if we acquire those, I mean, we've already said the comp of \$71 a square foot. So now, our price goes up. We've got to spend maybe if we spend \$71 out, if I owned it and you just bought at \$71, I'm going to sell it you for \$71. So at that price, we're looking at an additional million dollars coming out of pocket, which, if you think about it, all this has got to come out of reserves. So we would be all in and almost five million bucks. I mean, to me, I just don't see where it would make sense for us to do that. I mean, we could do a lot with this type of money. Just my two cents, I think it's a bad deal. I don't think we owe him. We don't owe him anything just because he got a bad deal. I understand we want to own that property. But at the same time, we got to be responsible and not just spend money on dirt that we won't be able to sell. Foreclose it, foreclose on it. Hope it sells for whatever we get and move on. But I just don't see us spending that type of money. I mean, that's astronomical. I mean, I understand we have an appraisal, but if you look at a couple of lots and the appraisal, they were lots that he owned. It's not like we compare I mean, anyway. I'm out on it.

Councilmember Joe Hafner said, yes, I don't know who to ask this question to, but I know a little bit about accounting. I know a little bit about taxes. One of the of the issues I have is, this came up, this came to our attention a little over a week ago. It was on Finance last week, but, you know, we're being put under the pressure cooker of a decision has to be made by the end of the year. Can someone explain why the decision has to be by the end of the year? It was explained in Finance. Well, he can only take the loss this year or something, but I just need to know about, I mean, the capital losses, you can have a long term capital loss, short term capital loss. Can someone explain the timing issue? Mr. Halsey said, I can just tell you what I know and I'm not an accountant. But, my understanding is he has a financial gain that is not related to this purchase. It's a one time opportunity for him to take the loss and minimize his losses. Councilmember Hafner said, so he's just trying to offset his losses. Mr. Halsey continued, he told me today, even with this sale, he still has a loss, but at least it's not as great because he can offset it with the one time opportunity that he had this year. Councilmember Hafner said, so he's just trying to help himself out on taxes basically. Mr. Halsey said, he says that he can give the discount, feels like he can go ahead and give the discount and you get to be the beneficiary of that. Councilmember Hafner said, that makes some sense, but I don't think it's our responsibility to help him with his taxes. Mr. Halsey said, and I agree, but in his thinking, you know, if there's going to be an opportunity, if there's going to be a time frame when he's going to sell it short, he's going to sell it short this year because he has an opportunity. And after January 1, it's his opinion that he's not going to sell it short. He's going to stay in for the long haul. So this is a one time opportunity that's come up, that's been presented. He is not in any way, trying to be heavy handed. He just, we had the discussion and he said, hey, I can do this, if they can do this, and it was very much a trying to get to an end result that's beneficial to everybody. Councilmember Hafner replied, thank you.

Councilmember John Street said, Mayor, I agree with some of the things that David mentioned. In fact, he brought up some of the questions I had. Number one, we had to take the bank building down. I understand that it needed to come down and probably should have come down years ago, but I think we're basically rewarding them. We've already spent a pretty sizable chunk of taxpayer money, even though it

was ARPA funds, it could have been used for something else. So it's a pretty big expenditure. We don't have a specific need for that small lot. Even with the pieces they put in there, it's not a lot of utility with that. So without some specific use, we'd have to put additional money into it, and it'd be even more of an expense. I just don't see rewarding them for that. I'd rather fight it in court and keep the lien on it, if it ever sells. You know, I'd rather do that. I think that's more responsible. It's not going to be \$775,000 worth of or \$750,000 worth of legal expense. I'd rather take our chances and try to recoup something. We shouldn't be paying anything for that, in my opinion. But that's just me. Mayor Copenhagen said, let me ask Jerry, if you don't mind if you'd come forward and just kind of ask. Now, obviously, you do have some ownership in some other property that's obviously next to. What have you seen as far as development opportunities that still could remain with that property? Or are there difficulties with development opportunities there? Mr. Halsey replied, we actually had we've had some people look at it. We've had two inquiries that just said when the litigation goes away, we'll be glad to come back and visit, but they didn't want to be involved during that time. And then past that, we've really haven't gone to the market. We don't have anything to take to the market. Those were inquiries that we had personal relationships with. Mayor Copenhagen said, well, again, Council, these are conversations we need to have, and that's why I wanted to bring it forward.

Councilmember Janice Porter said, I have a question please. Is it an option that we could decline to purchase the lot and drop the litigation? Ms. Duncan replied, it is, I think it would need to be done in two different, like what's before you today is purchasing the property yes or no, essentially, to simplify. And then, this Council has already voted to place a lien on the property, so we would need to bring back, if it's the desire of the Council, you would bring back a resolution, trying to resolve that lien in some way. I mean, I think it's still open to determine whether you could resolve the lien without litigation in some way. And that negotiation, I guess, would begin, depending on what you vote on today. But I mean there's always options.

Mr. Halsey asked, could I have one more clarification. And I really want you to, I know none of you probably know Andy Smith, but he's the owner of the property. And he is in no way, I mean, a super nice guy and I agree, his investments are not your worries. But at the same time, he has made the investment and his offer is, hey, I'm willing to give a little bit to get this. He doesn't want to spend his money fighting this in litigation for the next three to five years. He knows that's going to be expensive. He knows he doesn't have the opportunity to develop it while it's under litigation. And his response is, hey, let me take my loss and I'll figure out something else to do. So I want you to understand the spirit in which this was offered is not, hey, you take it or leave it this year. It is, hey, I've got an opportunity that has come my way. And, since I've got an opportunity, I'm going to pass the opportunity along. And that's the spirit in which he has made this offer. So, please, just want you to know that. Councilmember Hafner said, just one more question if I may for clarification. The parcel of property that we have the lien on is what appraised for the \$307,000. Mayor Copenhagen replied, correct. Councilmember Hafner continued, so the most we can probably expect to get back from the lien is \$307,000. Ms. Duncan intervened, less whatever legal expenses we spend. Councilmember Hafner replied, okay, thank you.

Councilmember Chris Moore said, just a couple of comments or observations, not for you Jerry. I mean obviously we are fixing to go on five years of litigation with the Ice House, so I can't imagine it taking any less than that on this property. So we're probably looking at anywhere from five to seven, maybe longer years, that property been off the market or out of use. Carol, I couldn't hear what you told Joe, the answer, the most we could expect to recoup and litigation, would be the value of the property if we perfected a lien on it? Ms. Duncan replied, if we perfect the lien, it would be whatever it sells for at the foreclosure sale and I think the fair thing to say is

less whatever you've spent on litigation, right? Councilmember Moore said, so I mean, the reality of ever collecting our \$3 million is gone. Ms. Duncan replied, right. Councilmember Moore said, the most we're looking at being able to if we succeed in dragging out litigation is going to be \$400,000. If we spend \$750,000, we would at least have some say in how that property was developed down there. And that say would be something that would be financially advantageous to us. I'm not interested in making a pocket park or anything like that. I don't think that's the right location. If we were going to buy it, it would simply be to steer the development of that property into something that's advantageous to the city to recoup our money. I think when the discussions were going on with tearing down the building, we talked about we have several taxes that could apply to that property, where we could recoup our money over the long term through revenue of taxes. Jerry, is that still in an economic development zone? Mr. Halsey replied, opportunity zone. Councilmember Moore repeated, opportunity zone. So I mean, obviously, there's some advantages to a developer to come in and do what we want. Is it ten years that you have to keep it in order to do that? Mr. Halsey replied, I'd have to go back and look at it. Councilmember Moore continued, I'm going to go out on a limb, but I think when I read it last time, the developer comes in there and develops that property and owns it for ten years, can sell it without paying capital gains tax. So there's quite a bit of incentive to come in and build on that property and build something nice. But I'm not in support of making a pocket park or an open space. I think that's premiere entrance to the downtown. I think we need a hotel. I think we need something big there. And I think the only way that's going to happen is if the city helps with that development. I'm also not interested in seven or eight more years of ongoing litigation where our net return would be \$400,000 minus litigation. I think we're losing money on tax revenue to drag it out over that length of time and litigate it.

Councilmember Dr. Anthony Coleman asked, so can I ask a mixed question? And you brought up something that really I thought about it and I agree with you on many of those points. My concern is making that decision today. To me, when I listened to the Finance meeting last week, and then I heard a bit of change today Jerry that it sounded like, to me, it was buy it now or lose the opportunity last week. So has that changed or are we able to come back at another time to consider this issue? Mr. Halsey replied, the offer on the table is specific because he has a timeline that he has to meet. And after January, after December 31st, he no longer has the opportunity for the tax relief that he has. So, from his statement is, after January 1, he can't continue to make this offer. This offer will be void after whatever tonight unless there's a deal made. And again, it's not heavy handed. It's just this is the opportunity for him, and he's trying to pass on an opportunity to you to settle it. Mayor Copenhagen said, and I would just add Council, you know, ongoing conversations with Mr. Smith since this began, I think he has looked in every aspect on how he could make it work for the city and us to be able to just make an offer on the table. He has come down considerably. I think Jerry had mentioned the \$900,000. Again, we're looking at three parcels of land, not just one. And with that, I mean, I think he's done everything he can to do that, but again, I think it's a good discussion for Council and do we have any other questions?

Councilmember McClain said, let me make one more. Go ahead. Councilmember L.J. Bryant said, thank you Mayor. Yeah, I guess my question, I'm sure I'll have this discussion in my mind I'm just thinking, why don't we only buy the corner and have him write down the corner so he can get the tax benefit? I mean has there been a thought process around that Mayor? Mayor Copenhagen replied, that was the initial thought process. And at that point, you know, we had, we're talking about negotiations, his price point was close to what we came back \$307,000. He had in it a little over \$500,000. And so the negotiation piece then came into the other two lots on the parcel. So again, from that standpoint, then the value of adding the other two

parcels really that came into play because the value then was a lowered for each piece of parcel. If you divide it out, we're paying \$250,000 for each piece of parcel. So it was on the ongoing, but as far as the negotiation, we never got to where we needed to get from our standpoint, because I remember we had a conversations that we might be able to purchase it for \$300,000, whatever the case may be, and his cost was about \$550,000 and then if I remember right councilman, so we were off on that, yeah. And he was looking for tax incentives, how we could make that work and a gift to the city. We looked through all those avenues. So again, I think this is broken up. And Brian, remind me on this, basically what he's looking at is a dollar for the Citizens Bank property and then the other two properties is that correct? Mr. Richardson said, yeah, the way the actual real contract that's attached to the resolution, the lot where the tower was is actually listed as a dollar and the balance of that is between the other two lots to the west. So it's all the same to us that the offer is \$750,000. How he divides that up per parcel, that's reflective of essentially gifting the tower parcel to the city. And, I would assume that is where the tax benefit comes in. Mayor Copenhagen said, and that's where I went with him initially, was just on that one parcel.

Councilmember Moore said, I would also mention that historically one of the problems in redevelopment of that property has been multiple owners of multiple lots. It took ten years to combine and get down and get title to multiple, I think there's a total of seven lots or six lots that come around. So if we just acquired the one lot, and then he had two lots, Mr. Halsey has one lot, and somebody else has a lot, we're back in the multiple owners, and that's probably not going to work in a large development. I mean, a large development there is probably going to need all the property from corner to corner. Councilmember McClain said, one more thing, just like you said, any large development will need all the property, so I guess we would be the ones acquiring the property, which again, I think the price if you buy at this price is going to be high. But the other piece I mean, I don't see, I don't see how we get around that. And I don't see how, I don't think someone's going to come to us. I know Jerry, you own the property, but, if we pay, again, we pay \$71, we're probably going to pay \$71 again. And at the same time, you've still got a parking issue down there. So you're still going to have, I just, again, it doesn't make a whole lot of sense to me for us to spend this kind of money. Councilmember Moore said, the difference of only having two owners negotiate the city, and maybe Mr. Halsey or the city and somebody else is a lot less complicated than having five owners. And some of the development plans have included a parking garage area to address parking. At one time, there was a proposal to build a second tower right behind Citizens Bank, that floated around, so I mean there's a lot. Councilmember McClain said, so, I mean I don't see us selling that property for whatever we pay, I don't see us selling it for that. We're going to take a loss on that. And that doesn't, again, it doesn't make sense for us to spend the money, then lose money. Even more money, I should say. Councilmember Moore said, I don't think there's a possibility of us making money on the property sell for sure, I think that's out the window. I think the way the city would come out would be to steer the development into something that generated revenue for us or generated revenue for the downtown, not in selling the property. I would highly doubt we pay \$750,000 and turn around and make a profit on the property. I would think we'd pay \$750,000, somebody would come along and make a proposal that we were in agreement with. We would either give them the property, lease them the property, or something else. But I'm with you on that Mr. McClain.

Councilmember Hafner said, another comment, and I know this kind of goes against what we originally believe, but long term would we be better off if we did not purchase this property for \$750,000 but instead removed the lien because if the most we're going to get back is \$307,000, remove the lien, hopefully that would end the litigation, the legal fees stop. The property is clear to sell. Mr. Halsey said that they've had

interest, but no one's going to be interested while the litigation is going on. Would we not be better off to remove that? Mayor Copenhagen said, well, and to your point, I've had several discussions with large developers that are obviously interested in where the location of the property is, but as long as the lien is on it, they're not interested. Councilmember Hafner said, I would much rather do that than go into the real estate business for \$750,000 and believe we're going to sell it at a loss. Councilmember Porter stated, and I'd also like to make a comment. In the working session on our budget, the comment was made that it's a really tight budget. I feel like if we purchase this, we're pushing ourselves towards a tax increase sooner rather than later. Mayor Copenhagen said, okay, council, now, I certainly don't mind to continue negotiations as well. Carol, where are we if on the timeframe of February on the lien? Ms. Duncan replied, I mean I had this question asked to me prior and I do think that there would be time for staff or you or whoever, to negotiate a settlement of the lien and what that would look like, and whether we could get any money out of the lien in a settlement versus litigating. I think you would need to bring something back to Finance on the 30th, is that the day it would be? The 30th. And then it could go to Council at of the first meeting in January. That would give you enough time to make that decision. Either way, I think whatever Council wants us to bring back on the 30th, we would need to bring something back on the 30th to either, you know, a negotiated settlement of the lien or Council deciding to remove the lien. Whatever decision is made there, would come back to Finance on the 30th and be approved at Council early January, which would give us time to have it settled before our deadline to file an answer. And if that, for whatever reason, did not pass Council and Council decided to move forward, you would still have time to hire counsel and have an answer filed by February 1. Councilmember Hafner said, I'd much rather go to that route and spend \$750,000 and go into the real estate business. Councilmember Moore said, well, there's actually a third option that goes along with your line of thought, rather than remove the lien and allow the guy to sell it and hope for the best, we could have the lien and it would be a de facto vote on what project would go there. In the words of the current owner and the adjacent owners come up with the project, that we think is suitable for the city and in the city's best interest we could agree to drop the lien at that time. So we could basically hold the lien to give us a vote in the project. Ms. Duncan said, the only difference I see there is that we have to file an answer February 1. So we would incurred legal expenses with that option and they would.

Councilmember John Street said, Mayor, I move to postpone temporary until January 30th and let you look at this a little further and then we can come up with a better idea. Councilmember Chris Moore said, I will second that. Ms. Duncan said, wait, so you're postponing something from Council agenda back to Finance? Because Finance is the only meeting we have on the 30th. Councilmember Street replied, right. Ms. Duncan continued, so you're sending. Councilmember Street replied, yeah, and then finance would send it back, too. Ms. Duncan continued, so I want to make sure I understand the motion. I think what your motion would be is to return this to committee, to the Finance Committee. Is that what your saying? Councilmember Street said, yep, postpone temporary until January 30th Finance. Ms. Duncan said, okay, ultimately I think that kills this. Councilmember Hafner noted, December 30th. Councilmember Street said, December 30th. Councilmember Moore replied, I think that what Carol is saying is instead of a postpone until January 30th, we just make a motion to return it to the Finance Committee. Is that what you're saying? Ms. Duncan replied, that's what I'm saying. I think that kills it essentially, because there would not be time to then close by the end of the year so the offer would be off the table. It's the same difference as voting it down in my opinion. It doesn't affect the lien. It just, I think kills this sale opportunity. You can correct me if I am wrong Jerry, but if you bring this back to Finance on the 30th, it would then have to come back to Council in January, at which point the offer's off the table. Mr. Halsey said, I think there's an

expiration in the contract. Ms. Duncan replied, there is. Mr. Halsey said, it is either this afternoon or tomorrow. So it would expire. Ms. Duncan said, there is no point sending this sale contract back to Finance is what I'm saying. Mr. Halsey said, I mean you vote no and it's rejected. We move on. Councilmember Hafner stated, Finance would just need something clean to work with. Ms. Duncan said, right, I think that would be a new resolution to whatever that looks like, settle the lien, pursue the lien, well we already are pursuing the lien. You don't need a motion for that, to settle the lien or dismiss the lien or whatever, that could come back to Finance on the 30th although there is a motion on the table. I don't know if there was a second. So then, I think you need to. There is a motion and a second. It either needs to be withdrawn or voted on. I'm waiting on Chris to jump in with his Robert's Rules of Order. There's a motion and a second on the floor. I think it needs to be... Councilmember Moore said, there's a motion and a second to adopt the original resolution. What is John's motion still? Ms. Duncan said, to postpone to the 30th or send it back to committee? Councilmember Moore stated, that'll supersede it. Ms. Duncan replied, right. Councilmember Moore said, so you need to call a vote on that. Councilmember Hafner asked, is there a discussion or not? Councilmember Gibson said, there wasn't a second on that was there? Councilmember Moore stated, I'll second it. Mayor Copenhagen said, okay, now there's a second. Councilmember Hafner stated, it's no longer valid. Councilmember Brian Emison stated, no matter which direction we take. Councilmember Kevin Miller asked, just trying to clarify, if we approve John's motion, that basically ends it? Is that correct? Because the timeline won't work. Councilmember Emison said, this form won't work. Mayor Copenhagen replied, this offer. Councilmember Miller said, okay. Mayor Copenhagen asked, any more discussion by Council? Anyone in Council Chambers? Anyone at Council Chambers? I don't see any. Councilmember Hafner asked, so on John's motion? Mayor Copenhagen confirmed, on John's amendment. Okay. If you would please go ahead and cast your ballot. Ms. Duncan replied, to return it to committee. Mayor Copenhagen asked, if you would, please go and cast your ballot. Ms. Duncan said, I think you will have to do a voice vote on that. Councilmember Hafner said, usually you have to voice vote. Mayor Copenhagen continued, all in favor, say aye. (All voted aye.) Any opposed. (No opposition was noted.) Okay, so that amendment does carry.

A motion was made by Councilmember John Street, seconded by Councilmember Chris Moore, that this matter be Referred back to the Finance & Administration Council Committee to be on the 12/30/2025 agenda. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-25:041

AN ORDINANCE AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD

Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-25:041 by title only. All voted aye.

Held at one reading

ORD-25:045

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO PD-R LUO FOR PROPERTY LOCATED AT CORTE BELLA

Attachments: [Application](#)
 [Plat](#)
 [Receipt](#)
 [Staff Summary RZ 25-18](#)
 [MAPC Minutes 12.09.2025](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-25:042 by title only. All voted aye.

Councilmember Joe Hafner said, Mayor, I just have one question on this one. I didn't see the staff report. City Clerk April Leggett replied, it was added this afternoon. We just received it today. Councilmember Hafner said, okay, I just don't see it. Mayor Copenhagen said, so if you have any questions then Councilman, just give us contact, okay, and we will answer your questions. Patti Lack, 4108 Forest Hill Road, said, yes, and on this one right here is that listening to the MAPC meeting that was held last week is that there was a lot of back and forth talking about how this was being not approved, but the quote, it was going to be senior living. And I think that people, you know, we can't say that it was senior living because that's all going to be up to the POA when it gets established. I saw today on Channel 13 News that they had a big segment saying that we're going to have senior living now. And so this is just a rezoning and I think it's unfair to the public, but where I'm concerned and I wrote Derrel, is that when you do a rezoning is that you are supposed to send out certified registered mail to the neighbors to let them know that there is a rezoning and it is always on an attachment to that rezoning. There's no certified letters on this, so Derrel said that the letters were sent out, but that was about three weeks ago, so I think it's really unfair because were they sent out because they should have been back by now, so I don't know, if they need to resubmit them again, because they should have been back, but that was just the process that needs to happen, so those neighbors know exactly what's going to go in that property. So I hope that they can follow through with that and get it done properly. Thank you. Mayor Copenhagen said, thank you.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-25:037](#) AN ORDINANCE TO AMEND CHAPTER 117 ARTICLE VIII, SECTION 117-324(g) TO REMOVE THE REQUIREMENT TO HAVE A VALID REGISTRATION OR LICENSE ON A BOAT, TRAILER, OR RECREATIONAL VEHICLE PARKED OUTDOORS ON RESIDENTIAL LOTS IN THE CITY OF JONESBORO

Held at second reading

[ORD-25:040](#) AN ORDINANCE TO AMEND ORD-17:026 RELATING TO TOWING SERVICES IN THE CITY OF JONESBORO

Attachments: [CityJboroMayor 20251112 135058.pdf](#)
 [CityJboroMayor 20251112 135317.pdf](#)

Held at second reading

[ORD-25:042](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 TO C-2 FOR PROPERTY LOCATED AT 213 N MAIN AS REQUESTED BY SHAMIM WILKINS.

Attachments: [Application](#)
 [Neigh notification](#)
 [Staff report RZ 25-15](#)
 [MAPC Minutes 11.12.2025](#)
 [Publication Receipt](#)

Held at second reading

[ORD-25:043](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL FOR PROPERTY LOCATED AT THE 2000 BLOCK OF W. MATTHEWS/WASHINGTON, JONESBORO, AR AS REQUESTED BY ROHN CRAFT

Attachments: [Application](#)
 [Rohn Craft letter](#)
 [Certified Mail Receipts](#)
 [Staff report RZ 25-16](#)
 [MAPC Minutes 11.12.2025](#)

Held at second reading

[ORD-25:044](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL FOR PROPERTY LOCATED AT THE 2000 BLOCK OF W. MATTHEWS/WASHINGTON, JONESBORO, AR AS REQUESTED BY ANDY CRAFT

Attachments: [Application](#)
 [Certified Mail Receipts](#)
 [Staff report RZ 25-17](#)
 [MAPC Minutes 11.12.2025](#)

Held at second reading

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

I'm going to go through this. First of all, I want to reach out to our officer that's in the hospital that was involved in an accidental shooting yesterday and trust me, he was fighting for his life, but I can't say enough for the personnel at St. Bernard's Hospital that worked on him for tireless hours yesterday and then again today, and he is resting. He's going to have a long recovery, but he is alive. And so it's nothing more than God's hands getting involved in order to save that individual's life. So we're proud of that. I do appreciate it, again, all the work that our the Police Department does and the members of the Police Department. They have come together as a

family. I was very fortunate to meet with his mother and dad last evening late, and they're four hours away, and so it was peaceful for them to know that he had such a loving community around him.

I also, on the same note, want to recognize one of our officers, Officer David Stout, he received the state's top officer for this county in Craighead County, Sergeant Stout, and I'll have him later at one of our meetings to recognize him formally in front of you, but if you see Officer Stout, please pat him on the back and he's one of those individuals that he doesn't like personal recommendations. He likes a group, but again, we always appreciate that, and I think it's duly noted that he'd be recognized this evening.

So two weeks ago, my comments I've referred to the 12 Days of Christmas that Brian wrote. He enjoys that. So However, in-house researcher says, we're not actually in the 12 days of Christmas, because the first day of Christmas is actually December 25th, you know, with the Partrich in a pear tree and so on. But you might be happier with the following in an advent calendar. So today is the 16th day of the calendar, which happens to fall a national chocolate cover anything day. So anyway, I know there are a lot of individuals that would like to have that this evening. So with that thought, bear with me in the next few minutes.

You may recall September, we authorized a third party review of our building permit process. That review has been underway. It's called Matrix. The organization that we approved as a city and city council for a couple weeks now. They're doing surveys, and they're being shared information with contractors, architects, and developers. I'm telling you, this is a process that we've been looking for for a long period of time, to make sure that our processes with our community works efficiently and effectively, and the process can only, though, work correctly if we get our community involved in the process. And so I'll be sending out letters this week to almost a thousand individuals that have permits in the community for them to make sure that they get on the QR code. I'm asking the public as well. We want the public engagement in this process, things that you like, things that your concerns are when it comes to the building, and the processes of the city. This is the time that we're going to be making a huge impact and I'm looking forward to how that turns out.

Meantime, I hope you're as proud of Jonesboro as I am for all the brilliant holiday celebrations going on. Many joyous family or charitable events have already taken place and many are ongoing. For example, we had a great turnout for the Mayor's Christmas Open House on the 8th, which is something that started last year, and I hope our citizens enjoy the opportunity to come to the Municipal Building and see how we work and celebrate the holidays with those that we serve. We still have something else that is very popular to look forward to, and that's the holiday trolley for Christmas at the Park. That starts Saturday evening, beginning at 5:30 p.m. It runs through 8:30 p.m., and you can check JET's Facebook page for the exact time. So here's how it works. Come to the Municipal Building, you buy your tickets at the Collection Department during the regular business hours. The trolley pickup location is the bus stop on Madison Street, next to Winter Wonderland. Only 20 tickets per time slot and they run about every 15 minutes. The cost is \$5 and the tickets for kids are free. Buy your ticket very soon in the Collections Department of the Municipal Building and share a ride at Christmas Park in one of our trolleys. Now, this trolley, if I'm not mistakenly, actually will not stop. They'll go through the park and then turn around and come right back. So again, I think this is wonderful that we offered to our city employees and then to the public on different evenings.

And in the season of giving, let's also remember the creatures great and small, including those who can't ask for help. In honor of Operation Santa Paw Month, we're

asking our community to help support the animals cared by the Jonesboro Animal Service Department. Every donation helps with warmth and nourishment and comfort to pets awaiting their homes forever. Preferred items are Purina Dog Chow. Just take it to the shelter and some furry ones will be very grateful.

We're also hoping to help showing Christmas cheer at our Dispatch Center with a holiday celebration for Jonesboro E-911 team who work around the clock, even throughout the holiday season. Help us fill the December appreciation counter with daily tokens of gratitude to brighten their days and show how much our community cares. All the details for ways you can help can be found on our social media pages and you can just call us. By the way, we know they love thank you notes and coloring sheets done by the kiddos.

I'm very proud to tell you about a couple of great things that our city workers have accomplished since we last met. One was the Food Bank collection competition between departments. The winner was, Chief, there we are, Jonesboro Police Department. I don't have the exact amount of collected for the Food bank, but I know it was over 2,000 pounds of food, and this was a competition from City Hall, Police and Fire Departments. So it's a giant thanks to everyone who helped participate.

As the weather starts turning colder, I'm happy to say that the new bus shelters, I hope you've noticed throughout the city, new ones are going up. We just had one here put up today north, and we're still lacking some of the technology to be implemented, but the shelter itself is going up, so that's been over a two year process. So I'm real thrilled to see that happening. So they've been put together, another one next, as I mentioned to the Municipal Building. The ASU Newport Connection shelter was also done. They're getting there, folks. Please understand the funds granted as long as four years ago, and we're now becoming available for us to start the project. The folks at JET, as well as in the marketing communications are anxious to share the behind the scenes work that's been taking place to get all the improvements coming to the public transportation.

In closing, I want to share with you news of honor, we received as a city. I hope you'll be proud as I am. We have been notified that we've been named a volunteer Community of the Year, earning top honors in the category of most youth engagement for its commitment to youth leadership through the Mayor's Youth Council. The volunteer Award means and its co-sponsored by the Governor's Adversary Commission on National Service of Volunteerism Engage Arkansas and the Arkansas Municipal League, recognizing cities and towns that strengthen civic life through volunteer driven initiatives. Jonesboro was selected for its innovative and high impact MYAC program, which has expanded from 40 to 99 student members and contributed nearly 1,200 volunteer hours during 2024 and 2025. MYAC members work alongside city departments, community partners, and support initiatives focused on health and safety outreach, beautification efforts, equity focused events, and large scale community engagement. Jonesboro's young people are proving every day that leadership has no age requirement. MYAC was created so any student who wants to be involved in civic life has the opportunity to do so. I wanted to make sure that when I became elected to find a meaningful way to introduce young people to local government. I hope you feel as gratified as I am that so many students that are participating in these opportunities and getting the resources and support they deserve. In addition, your city government has won other awards. They will be announced periodically throughout the next four weeks, which will be announced every, I believe on, we're going to try on Mondays. Is that correct? These are awarded by the Arkansas Municipal League to demonstrate great determination within our departments and find unique solutions to challenges all cities face today in the changing world. We're showing our state and our residents that our community

can be an example of achievement, innovation, and service to the citizens. Thank you for allowing me those comments.

[COM-25:057](#)

OCTOBER 2025 FINANCIAL STATEMENTS

Attachments: [October 2025 Financials.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said, I would like to wish everyone a Merry Christmas. That's all I have Mayor. Mayor Copenhagen said, okay, thank you councilman.

Councilmember L.J. Bryant said, I'll be brief, I know April sent us an update since we got rid of the Public Services Committee. I'm a little bit more clear about kind of who's reporting to who, but whoever's kind of taking over the parks piece of things, I hope they'll look at Matt Modelevsky and Jerry Morgan's message about the Sports Commission. And I can't remember if we decided Finance had kind of taken over parks or what we had decided. I need to go back and reread your email April. Mayor Copenhagen said, okay, thank you.

Councilmember Dr. Anthony Comman said, Merry Christmas everyone. Be safe. Thank you. Mayor Copenhagen said, thank you.

Councilmember David McClain said, same, Merry Christmas.

Councilmember Chris Gibson said, yeah, I just, I want to elaborate on just a couple of comments, just briefly one of Councilman Bryant's that he just brought up the email that he's referencing came to all of this council and it was in regard to a community Sports Commission that would be community based to help head up the sports leagues going on in the city right now in light of what's going on with the investigation. I am going to advocate for that as well. And I would like for us to have some kind of resolution on the table or at least consideration on the January 6th meeting. Secondly, I just want to elaborate on with Mayor said in regard to the install of the JET's bus shelters. Lee, shout out to you and your team. That's all I have. Mayor Copenhagen said, okay, thank you.

Councilmember Chris Moore said, Carol, the questions I sent you about Act 505. Do we have any answers? Ms. Duncan said, we do and I saw that again today. I did get an email from the Municipal League and I'll try to get that drafted up. I just got a little sidetracked, but I'll get that to you. Councilmember Moore said, very good. I know you're going to tell me that. Thank you very much. Ms. Duncan replied, you're welcome. Councilmember Moore said, that's all Mayor. Mayor Copenhagen said, thank you.

Councilmember Brian Emison said, first of all, Merry Christmas to everybody, and happy birthday, Jesus. Second of all, we had a Public Safety Council Committee meeting earlier this evening and it was approved to walk-on RES-25:167 to this body. If it's approved, just a side note that this was more of a clerical error that happened in the previous meeting and since this piece of property does still serve as an imminent threat to the safety of the citizens of Jonesboro, we felt that it was better to go ahead and bring it to this committee and once approved, I believe that they are getting ready to actually start demolition on this property tomorrow, I think, is what I heard, or at least by the end of the week. Councilmember Chris Gibson said, I will second that motion for the walk-on. Mayor Copenhagen said, all right, Council, do we have any

discussion? I don't see any. Anyone in Council Chambers? You are just walking on. All in favor, say, aye. (All voiced aye.) Any opposed? (No opposition was voiced.) Councilmember Chris Gibson motioned to adopt, seconded by Councilmember Brian Emison. Mayor Copenhagen said, we do have a motion on the floor. Is there any discussion by Council? Ms. Duncan said, just for those who weren't here for the committee, this was approved at the last council meeting and everything was correct in the notices that were sent and done, according to our procedure for a condemnation. The only issue was there was a typographical error in the parcel number on the resolution. So that's why we're re-presenting it tonight so that it can be approved and they can move forward with demolishing the unsafe structure. Mayor Copenhagen asked, any questions by Council? Anyone in the chambers? I don't see any. I you would, please go ahead and cast your ballot. City Clerk April Leggett said, I'll have to have a voice vote. Mayor Copenhagen said, all in favor, say aye. (All voiced aye.) Any opposed? (No opposition was voiced.) All right, that does carry.

Councilmember Janice Porter said, I had the pleasure of the Municipal Center's Christmas Open House. It was a lovely event and I really enjoyed connecting with members of the community and our city employees and I would, I'd like to thank those who were involved in the planning. It was a wonderful event.

[RES-25:167](#)

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

Attachments:

[233 S Fisher Inspection Report.pdf](#)
[233 S Fisher Pre-Condemnation Notice Affidavit.pdf](#)
[233 S Fisher Pre-Condemnation Notice Returned Cert Letter.pdf](#)
[233 S Fisher.png](#)
[28111632-IMG_4292.jpeg](#)
[28111634-IMG_4293.jpeg](#)
[28111639-IMG_4296.jpeg](#)
[28111644-IMG_4301.jpeg](#)
[28111646-IMG_4303.jpeg](#)
[28111657-IMG_4308.jpeg](#)
[28111664-IMG_4314.jpeg](#)
[28111667-IMG_4317.jpeg](#)
[28111668-IMG_4318.jpeg](#)

Councilmember Brian Emison said we had a Public Safety Council Committee meeting earlier this evening and it was approved to walk on RES-25:167 to this body. If this is approved, just a side note that this was a clerical error that happened in the previous meeting and since this piece of property does still serve as an imminent threat to the safety of the citizens of Jonesboro, we felt that it was better to go ahead and bring it to this committee and once approved, I believe they are getting ready to actually start demolition on this property tomorrow I think is what I heard or at least by the end of the week.

Councilmember Brian Emison motioned, seconded by Councilmember Chris Gibson, to walk on RES-25:167 to the City Council Agenda. All voted aye.

City Attorney Carol Duncan said, just for those who weren't here at the committee, this was approved at the last council meeting and everything was correct in the notices that were sent and done according to our procedure for a condemnation. The only issue there was a typographical error in the parcel number on the resolution. So,

that's why we are representing it tonight so that it can be approved and they can move forward with demolishing the unsafe structure.

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

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-201-2025

10. PUBLIC COMMENTS

11. ADJOURNMENT

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

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:199

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Public Safety Council Committee

File Type: Resolution

RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS, GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY2026 BULLETPROOF VEST PARTNERSHIP GRANT THROUGH THE U.S. DEPARTMENT OF JUSTICE

WHEREAS, applications are now being accepted for the FY2026 Bulletproof Vest Partnership grant (BVP); and

WHEREAS, this grant is funded by the Department of Justice and requires a 50% local match; and

WHEREAS, the Jonesboro Police Department (JPD) seeks funding toward the purchase of 42 bulletproof vests, of which \$42,000.00 is federally funded and \$49,560.00 is the local match.

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

SECTION 1: The City of Jonesboro City Council supports the application for federal funding of \$42,000.00 toward the purchase of 42 NIJ-compliant bulletproof vests for JPD.

SECTION 2: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the application.

SECTION 3: The Grants and Community Development department is hereby authorized by the City Council for the City of Jonesboro to submit all necessary documents for this grant.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:200

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Public Safety Council Committee

File Type: Resolution

A RESOLUTION BY THE CITY OF JONESBORO TO REALIGN JONESBORO FIRE DEPARTMENT STAFFING TO INCLUDE 2 ASSISTANT CHIEF POSITIONS

WHEREAS, the City of Jonesboro is committed to ensuring the highest level of public safety and effective emergency response for its citizens; and

WHEREAS, the Jonesboro Fire Department (JFD) has experienced substantial growth in call volume and complexity of operations due to the city's population and commercial expansion; and

WHEREAS, the Jonesboro Fire Department staffing model lacks non-uniform administrative positions to help with many daily clerical and management tasks; and

WHEREAS, the current Fire Chief and single Assistant Fire Chief are increasingly burdened by administrative, operational, and strategic planning responsibilities, necessitating additional high-level support; and

WHEREAS; the recently completed Long Range Fire Plan included various recommendations to increase efficiency and productivity of the department, including the recommendation to create an additional Assistant Chief position; and

WHEREAS, the establishment of a second Assistant Fire Chief position would allow for a more efficient division of duties, such as separating operational command from training, safety, and administrative functions, thereby enhancing the department's overall readiness and long-term strategic effectiveness; and

WHEREAS, a second Assistant Chief would provide necessary depth in the JFD's command structure, ensuring continuity of leadership and immediate succession readiness during periods of absence, injury, or major emergencies; and

WHEREAS, funding to support the staffing model adjustments are included in the proposed FY2026 budget and no headcount increase for the department will be necessary.

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

Section 1: A second position of Assistant Fire Chief is hereby created within the organizational structure of the Jonesboro Fire Department.

Section 2: The duties of the two Assistant Fire Chiefs shall be allocated by the Fire Chief but may include, but not be limited to, the following functional areas to ensure comprehensive coverage and leadership:

- Assistant Fire Chief I (Operations): Direct command of emergency operations, supervision of on-shift personnel, apparatus and facility maintenance, and immediate incident management.
- Assistant Fire Chief II (Administration): Oversight of the Training Division and Fire Marshals Division, safety compliance, budget preparation and management, payroll, employee issues, and policy development.

Section 3: The new position shall be classified as Assistant Fire Chief and shall be placed within the appropriate pay grade as determined by the City's current compensation plan for executive staff positions, effective upon the passage of this Resolution and inclusion in the next fiscal year budget cycle.

Section 4: The Fire Chief is authorized to fill this new position in accordance to City of Jonesboro hiring and promotion procedures. The financial impact of this position is included and accounted for in the upcoming Fiscal Year 2026 City Budget.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:202

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1617 RICH ROAD, PARCEL 01-143252-25000, OWNED BY RANDOLPH & JUDITH REYNOLDS IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: LOT 5, BLOCK D OF RICHLAND HILLS ADD

WHEREAS, RANDOLPH & JUDITH REYNOLDS, the owner of record, was properly notified of a code violation at 1617 Rich Rd, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 17th of September using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 1617 Rich Road.



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

870-933-4658

AFFIDAVIT

REYNOLDS RANDOLPH A & JUDITH A

1617 RICH ROAD

JONESBORO, AR 72401

RE: 1617 RICH RD

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 30th day of April, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 30th day of April, 2025

Notary Public

My commission expires: 10 March 2034



Notice of Violation

04/30/2025

REYNOLDS RANDOLPH A & JUDITH A
1617 RICH ROAD
JONESBORO AR 72401

Case #: 252251

In regards to property located at: 1617 RICH RD, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds that must be mowed. Please mow and trim entire property including ditch. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/17/2025. If the issue is not corrected by the date listed, the City will hire a contractor to come and mow the property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

(870)351-4258

Sincerely,

A handwritten signature in black ink, appearing to read "Hannah Gossett", with a stylized flourish at the end.

Hannah Gossett
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

9589 0710 5270 2238 0449 45

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For delivery information, visit our website at www.usps.com®.

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

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
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- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

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Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

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

See Reverse for Instructions

Reynolds, Randolph A & Judith A
1617 High Rd
Jonesboro AR 72401

42



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-06-2025

To: Tosha Moss

Case #: 255785

Property Address: 1617 Rich Rd
Jonesboro, AR 72401

APN# 01-143252-25000

Letter Sent on: 4-30-2025
Comply by Date: 5-17-2025
Date of Mowing: 9-17-2025

Need to send the following charges to this person.
REYNOLDS RANDOLPH A & JUDITH A
1617 RICH ROAD
JONESBORO, AR 72401

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 60.00
<hr/>	
Total	\$ 275.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

Randolph & Judith Reynolds

1617 Rich Road

Jonesboro, AR 72401

RE: 1617 Rich Rd

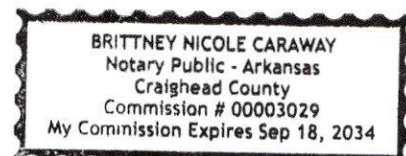
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 7 day of Oct, 25.

B. Cenny
Notary Public

My commission expires: 9/18/34



255185



DATE	INVOICE NO
10/6/2025	0069923

BILL TO
Randolph & Judith Reynolds 1617 Rich Road Jonesboro, AR 72401

DUE DATE
11/10/2025
BALANCE

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						825.00
Code Enforcement Charges:						
Filing Fee - 1617 Rich Rd	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1617 Rich Rd	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 1617 Rich Rd	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			275.00	0.00	0.00	275.00

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Randolph & Judith Reynolds
Customer No: 023392
Account No: 0035584 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/10/2025	0069923

Please remit payment by the due date to:

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

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 1,100.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

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

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

Postage

\$

Total Postage and Fees

\$

Sent To **Randolph & Judith Reynolds**

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

1617 Rich Road

City, State, ZIP+4[®]

Jonesboro, AR 72401

Postmark
Here

OCT 07 2025

JONESBORO, AR 72401

46



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

870-933-4658

AFFIDAVIT

Randolph & Judith Reynolds

1617 Rich Rd

Jonesboro, AR 72401

RE: 1617 Rich Rd

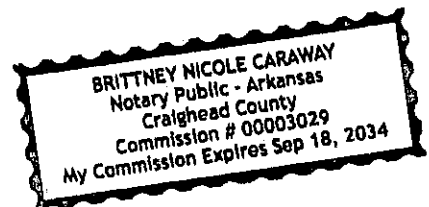
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





Invoice# : 0069923

Case# : 255785

Notice Mailed Prior to 11/12/2025

Randolph & Judith Reynolds
1617 Rich Rd
Jonesboro, AR 72401

Subject: 1617 Rich Rd Parcel# 01-143252-25000

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2026.

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

You have the right to appear and contest this action.

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

Thank you,

A handwritten signature in black ink, appearing to read "Scott Roper".

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



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:203

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2009 TIMBERIDGE DRIVE, PARCEL 01-143231-17200, OWNED BY BRIAN D. MONDSCHNEIN IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: SCENIC HILLS 2ND

WHEREAS, BRIAN D MONDSCHNEIN, the owner of record, was properly notified of a code violation at 2009 Timberidge Drive, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 24th of September 2025 using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 2009 Timberidge Drive.



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

870-933-4658

AFFIDAVIT

MONDSCHHEIN BRIAN D

2009 Timberridge Dr

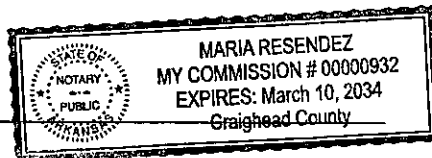
Jonesboro, AR 72401-3646

RE: 2009 TIMBERRIDGE DR

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 20th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 20th day of August, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

08/20/2025

MONDSCHN BRIAN D
2009 Timberridge Dr
Jonesboro AR 72401-3646

Case #: 255170

In regards to property located at: 2009 TIMBERRIDGE DR, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass/weeds that needs to be mowed and trimmed. Please mow and trim entire property including any ditch/easements. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 09/02/2025. If the issue is not corrected by the date listed, the City will hire a contractor to mow and trim, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

870-273-2336

Sincerely,

Chris Martin
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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Certified Mail Fee

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

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

Postage

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Total Postage and Fees

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San To

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

City, State, ZIP+4[®]

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

See Reverse for Instructions



Mondschein Brian D
2004 Timberridge Dr
Jonesboro AR 72401-3646 53



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-06-2025

To: Tosha Moss

Case #: 255170

Property Address: 2009 Timberidge Dr
Jonesboro, AR 72401

APN# 01-143231-17200

Letter Sent on: 8-20-2025

Comply by Date: 9-02-2025

Date of Mowing: 9-24-2025

Need to send the following charges to this person.

MONDSCHNEIN BRIAN D

2009 Timberridge Dr

Jonesboro, AR 72401-3646

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 60.00
<hr/>	
Total	\$ 275.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

Brian D Mondschein

2009 Timberidge Drive

Jonesboro, AR 72401

RE: 2009 Timberidge Drive

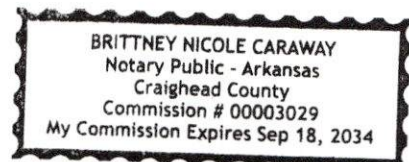
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 7 day of Oct, 25.

B Caray
Notary Public

My commission expires: 9/18/34



255170



DATE	INVOICE NO
10/6/2025	0069921

BILL TO
Brian D Mondschein 2009 Timberidge Drive Jonesboro, AR 72401

DUE DATE
11/10/2025
BALANCE

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Code:						
Filing Fee - 2009 Timberidge Drive	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2009 Timberidge Drive	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 2009 Timberidge Drive	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			275.00	0.00	0.00	275.00

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Brian D Mondschein
Customer No: 025031
Account No: 0036054 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/10/2025	0069921

Please remit payment by the due date to:

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

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 275.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

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- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

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Total Postage and Fees

\$

Sent To

Brian D Mondschein

Street address

2009 Timberidge Drive

City, State, ZIP+4[®]

Jonesboro, AR 72401

57



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

870-933-4658

AFFIDAVIT

Brian D Mondschein

2009 Timberidge Dr

Jonesboro, AR 72401

RE: 2009 Timberidge Dr

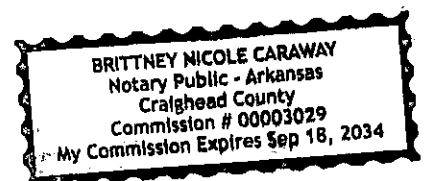
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/17/34





Invoice# : 0069921

Case# : 255170

Notice Mailed Prior to 11/12/2025

Brian D Mondschein
2009 Timberidge Dr
Jonesboro, AR 72401

Subject: 2009 Timberidge Dr Parcel# 01-143231-17200

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2026.

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

You have the right to appear and contest this action.

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

Thank you,

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

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

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

Postage

\$

Total Postage and Fees

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Sent to

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City, State, ZIP+4®

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NOV 12 2025

JONESBORO, AR 72401

60

9589 0710 5270 3206 8663 61



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:204

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3104 PARKWOOD, PARCEL 01-144281-23800, OWNED BY MICHAEL R. & SANDRA BEELER IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: FAIRVIEW ACRES JBORO CITY

WHEREAS, MICHAEL R. & SANDRA BEELER, the owner of record, was properly notified of a code violation at 3104 Parkwood, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 25th of September 2025 using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 3104 Parkwood.

LEGAL DESCRIPTION: FAIRVIEW ACRES JBORO CITY

WHEREAS, MICHAEL R. & SANDRA BEELER, the owner of record, was properly notified of a code violation at 3104 Parkwood, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 25th of September 2025 using city funds in the amount of \$275; and,

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

JONESBORO, ARKANSAS, THAT:

Section 1: The city should proceed with placing a lien on the property located at 3104 Parkwood.



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

870-933-4658

AFFIDAVIT

Michael R & Sandra Beeler

236 COUNTY ROAD 321

JONESBORO, AR 72401-0197

RE: 3104 PARKWOOD

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of July, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 22nd day of July, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

07/22/2025

Michael R & Sandra Beeler
236 COUNTY ROAD 321
JONESBORO AR 72401-0197

Case #: 254356

In regards to property located at: 3104 PARKWOOD, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the whole property needs mowed and trimmed. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 08/05/2025. If the issue is not corrected by the date listed, the City will send our contractor to mow and trim the whole property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

30-5 Unsightly or Unsanitary Conditions

My number is 870-273-2129. Please read last line of this letter carefully.

Sincerely,

Blake Nichols
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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

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

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Total Postage and Fees

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City, State, ZIP+4[®]

Michael R + Sandra Beeler
236 County Rd 321
Jonesboro AR 72401

65



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-06-2025

To: Tosha Moss

Case #: 255787

Property Address: 3104 Parkwood,
Jonesboro, AR 72401

APN# 01-14281-23800

Letter Sent on: 7-22-2025

Comply by Date: 8-05-2025

Date of Mowing: 9-24-2025

Need to send the following charges to this person.

Michael R & Sandra Beeler

236 COUNTY ROAD 321

JONESBORO, AR 72401-0197

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 60.00
<hr/>	
Total	\$ 275.00

Thank you,

Eric Schmett

Jonesboro Police Department

Code Enforcement Division

PO Box 1845

Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

Michael R & Sandra Beeler

236 County Road 321

Jonesboro, AR 72401

RE: 3104 Parkwood

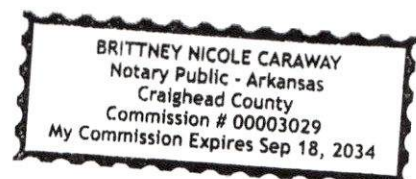
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 7 day of Oct, 25.

BCarney
Notary Public

My commission expires: 9/18/34



255787



DATE	INVOICE NO
10/6/2025	0069920

BILL TO
Michael R & Sandra Beeler 236 County Road 321 Jonesboro, AR 72401

						DUE DATE
						11/10/2025
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 3104 Parkwood	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 3104 Parkwood	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 3104 Parkwood	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			275.00	0.00	0.00	275.00

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Michael R & Sandra Beeler
Customer No: 025030
Account No: 0036053 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/10/2025	0069920

Please remit payment by the due date to:

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

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 275.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

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☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

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Postage

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Total Postage and Fees

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Sent To **Michael R & Sandra Beeler**

Street and Apt. No., or PO Box No.
236 County Road 321

City, State, ZIP+4®
Jonesboro, AR 72401

69



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

870-933-4658

AFFIDAVIT

Michael R & Sandra Beeler

236 County Road 321

Jonesboro, AR 72401

RE: 3104 Parkwood

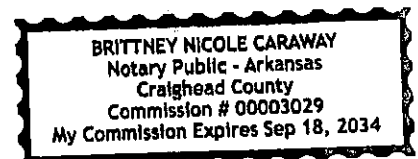
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





Invoice# : 0069920

Case# : 255787

Notice Mailed Prior to 11/12/2025

Michael R & Sandra Beeler
236 County Road 321
Jonesboro, AR 72401

Subject: 3104 Parkwood Parcel# 01-¹⁴⁴²⁸¹~~14281~~-23800

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2026.

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

You have the right to appear and contest this action.

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

Thank you,

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

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

Postage

\$

Total Postage and Fees

\$

Sent to

Michael Sandra Deeler

Street and Apt. No., or P.O. No.

236 E 321

City, State, ZIP+4

33010 72401

810 EAST STREET
POST OFFICE
NOV 12 2023
Postmark Here
INDIANAPOLIS, IN 46204

9589 0710 5270 3206 8663 78



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:205

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 01-144082-05020 ON GRAINGER, PARCEL 01-144082-05020, OWNED BY JERRY DELANY IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: NATHAN RYAN HAY LOTS 1 & 2 MINOR PLAT

WHEREAS, JERRY DELANY, the owner of record, was properly notified of a code violation at 01-144082-05020 on Grainger, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 24th of September 2025 using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 01-144082-05020 on Grainger.

LEGAL DESCRIPTION: NATHAN RYAN HAY LOTS 1 & 2 MINOR PLAT

WHEREAS, JERRY DELANY, the owner of record, was properly notified of a code violation at 01-144082-05020 on Grainger, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 24th of September 2025 using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 01-144082-05020 on Grainger.



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

870-933-4658

AFFIDAVIT

DELANCY JERRY

222 BROWN RD

HIGDEN, AR 72067-8809

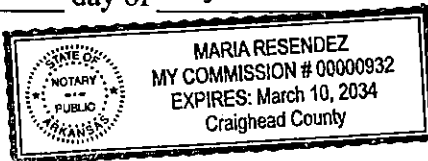
RE: 01-144082-05020 ON GRANGER

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of July, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 7th day of July

2025

Notary Public

My commission expires: 10 March 2034



Notice of Violation

07/07/2025

DELANCY JERRY
222 BROWN RD
HIGDEN AR 72067-8809

Case #: 254090

In regards to property located at: 01-144082-05020 ON GRANGER, JONESBORO, AR 72405

Our records show that you own the property listed above. We have observed that the property is very overgrown and needs to be mowed and kept maintained. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 07/14/2025. If the issue is not corrected by the date listed, the City will hire a contractor to mow the property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

870-604-5579

Sincerely,

A handwritten signature in cursive script, appearing to read "Jessica Allred".

Jessica Allred
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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

Postmark
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Postage

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Total Postage and Fees

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Sent To **DELANCY JERRY**

Street and/or P.O. Box **222 BROWN RD**

City, State, ZIP+4[®] **HIGDEN, AR 72067-8809**

77

9589 0710 5270 2238 0431 46



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-06-2025

To: Tosha Moss

Case #: 256024

Property Address: 01-144082-05020 ON GRANGER
Jonesboro, AR 72401

APN# 01-144082-05020

Letter Sent on: 7-07-2025

Comply by Date: 7-14-2025

Date of Mowing: 9-24-2025

Need to send the following charges to this person.

DELANCY JERRY

222 BROWN RD

HIGDEN, AR 72067-8809

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 60.00
<hr/>	
Total	\$ 275.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

Jerry Delancy

222 Brown Road

Higden, AR 72067

RE: Parcel # 01-144082-05020 ON GRANGER

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of October, 2025.

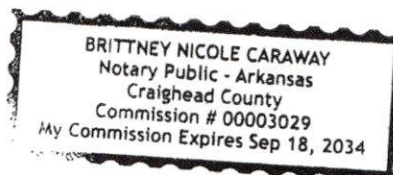
Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 7 day of Oct, 25.

BCarr

Notary Public

My commission expires: 9/18/34



256024



DATE	INVOICE NO
10/6/2025	0069924

BILL TO
Jerry Delancy 222 Brown Road Higden, AR 72067

						DUE DATE
						11/10/2025
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 01-144082-05020 ON GRANGER	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 01-144082-05020 ON GRANGER	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 01-144082-05020 ON GRANGER	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			275.00	0.00	0.00	275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Jerry Delancy
Customer No: 025032
Account No: 0036055 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/10/2025	0069924

Please remit payment by the due date to:

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

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 275.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To **Jerry Delancy**

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

222 Brown Road

City, State, ZIP+4[®]

Higden, AR 72067

81



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

870-933-4658

AFFIDAVIT

Jerry Delany

222 Brown Rd

Higden, AR 72067

RE: 01-144082-05020 on Grainger

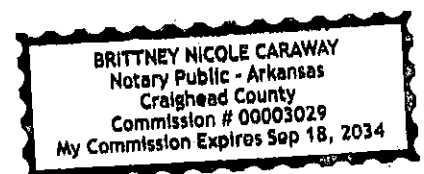
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Beamp
Notary Public

My commission expires: 9/18/34





Invoice# : 0069924
Case# : 256024

Notice Mailed Prior to 11/12/2025

Jerry Delany
222 Brown Rd
Higden, AR 72067

Subject: 01-144082-05020 on Grainger Parcel# 01-144082-05020

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2026.

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

You have the right to appear and contest this action.

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

Thank you,

A handwritten signature in black ink, appearing to read "S. Roper".

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

9589 0710 5270 3206 8663 85

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

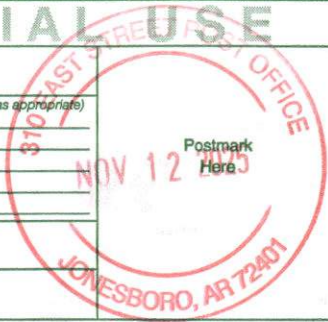
\$

Sent To

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

City, State, ZIP+4®

Jerry DeBany
 222 Brown Rd.
 Higden AR 72067





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:206

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1400 MERRYWOOD,
PARCEL 01-144203-16200, OWNED BY TONYA R. HINDS IN THE AMOUNT OF \$315

LEGAL DESCRIPTION: MERRYWOOD SUB

WHEREAS, TONYA R. HINDS, the owner of record, was properly notified of a code violation at
1400 Merrywood, and refused to remove or correct the conditions identified by the code enforcement
officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 1st of October 2025
using city funds in the amount of \$315; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 1400 Merrywood.



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

870-933-4658

AFFIDAVIT

HINDS TONYA R

1400 MERRYWOOD

JONESBORO, AR 72401

RE: 1400 MERRYWOOD

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8th day of May, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 8th day of May, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

05/08/2025

TONYA R. HINDS
1400 MERRYWOOD
JONESBORO AR 72401

Case #: 252284

In regards to property located at: 1400 MERRYWOOD, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds that must be mowed. Please mow and trim entire property including ditch. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/18/2025. If the issue is not corrected by the date listed, the City will hire a contractor to come and mow the property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

(870)351-4258

Sincerely,

A handwritten signature in black ink, appearing to read "Hannah Gossett".

Hannah Gossett
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$

Sent to

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

Tonya R. Hinds
1400 Merrywood
Jonesboro AR 72401

Postmark
Here

88

9589 0710 5270 2238 0443 89



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-07-2025

To: Tosha Moss

Case #: 254440

Property Address: 1400 Merrywood
Jonesboro, AR 72401

APN# 01-144203-16200

Letter Sent on: 5-8-2025

Comply by Date: 5-18-2025

Date of Mowing Service: 10-01-2025

Need to send the following charges to this person.

Property Owner:
HINDS TONYA R
1400 MERRYWOOD
JONESBORO, AR 72401

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 100.00
<hr/>	
Total	\$ 315.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

Tonya R Hinds

1400 Merrywood

Jonesboro, AR 72401

RE: 1400 Merrywood

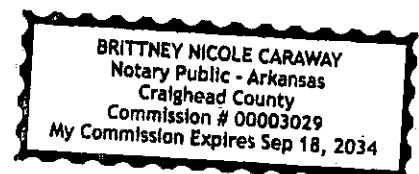
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8th day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 8 day of Oct, 25.

Notary Public

My commission expires: 9/18/34



254440



DATE	INVOICE NO
10/7/2025	0069934

BILL TO
Tonya R Hinds 1400 Merrywood Jonesboro, AR 72401

DUE DATE
11/12/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						590.00
Code Enforcement Charges:						
Filing Fee - 1400 Merrywood	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1400 Merrywood	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 1400 Merrywood	1.00	100.00	100.00	0.00	0.00	100.00
INVOICE TOTAL:			315.00	0.00	0.00	315.00

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Tonya R Hinds
Customer No: 024875
Account No: 0035977 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/12/2025	0069934

Please remit payment by the due date to:

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

Invoice Total: 315.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 905.00

INVOICE BALANCE: \$315.00
AMOUNT PAID: _____

9589 0710 5270 3206 8674 12

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To **Tonya R Hinds**

Street and P.O. Box No. **1400 Merrywood**

City, State, ZIP+4® **Jonesboro, AR 72401**

92



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

870-933-4658

AFFIDAVIT

Tonya R Hinds

1400 Merrywood

Jonesboro, AR 72401

RE: 1400 Merrywood

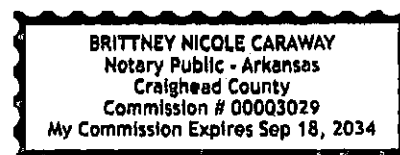
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

BCarr
Notary Public

My commission expires: 7/12/34





Invoice# : 0069934
Case# : 254440

Notice Mailed Prior to 11/12/2025

Tonya R Hinds
1400 Merrywood
Jonesboro, AR 72401

Subject: 1400 Merrywood Parcel# 01-144203-16200

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2026.

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

You have the right to appear and contest this action.

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

Thank you,

A handwritten signature in black ink, appearing to read "S. Rogers".

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

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Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4[®]

Postmark
Here

JONESBORO, AR 72401

Tonya R. Hinds
1400 Merrywood
Jboro 72401

95



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:207

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2410 WESTACRE, PARCEL 01-144272-22100, OWNED BY MORE UNITS REAL ESTATE, LLC IN THE AMOUNT OF \$315

LEGAL DESCRIPTION: FAIRVIEW ACRES EAST

WHEREAS, MORE UNITS REAL ESTATE, LLC, the owner of record, was properly notified of a code violation at 2410 Westacre, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 1st of October 2025 using city funds in the amount of \$315; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 2410 Westacre.



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

870-933-4658

AFFIDAVIT

More Units Real Estate LLC

1007 Snowden Drive

West Memphis , Arkansas 72301

RE: 2410 WESTACRE

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 15th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 15th day of September, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

09/15/2025

More Units Real Estate LLC
1007 Snowden Drive
West Memphis Arkansas 72301

Case #: 255519

In regards to property located at: 2410 WESTACRE, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the whole property needs mowed and trimmed including the ditch. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 09/26/2025. If the issue is not corrected by the date listed, the City will send our contractor to mow and trim the whole property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

30-5 Unsightly or Unsanitary Conditions

My direct number is 870-273-2129

Sincerely,

Blake Nichols
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

More Units Real Estate LLC
1001 Snowden Drive
West Memphis AR 72301

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

City, State, ZIP+4[®]



99

9589 0710 5270 3206 8650 98



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-07-2025

To: Tosha Moss

Case #: 255519

Property Address: 2410 Westacre
Jonesboro, AR 72401

APN# 01-144272-22100

Letter Sent on: 9-15-2025

Comply by Date: 9-26-2025

Date of Mowing Service: 10-01-2025

Need to send the following charges to this person.

Property Owner:
More Units Real Estate LLC
1007 Snowden Drive
West Memphis, AR 72301

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 100.00
<hr/>	
Total	\$ 315.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

More Units Real Estate LLC

1007 Snowden Drive

West Memphis, AR 72301

RE: 2410 Westacre

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8th day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 8 day of Oct, 25.

B. Cery
Notary Public

My commission expires: 9/18/34

255519



DATE	INVOICE NO
10/7/2025	0069938

BILL TO
More Units Real Estate LLC 1007 Snowden Drive West Memphis, AR 72301

DUE DATE
11/12/2025

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

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 2410 Westacre	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2410 Westacre	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 2410 Westacre	1.00	100.00	100.00	0.00	0.00	100.00

INVOICE TOTAL: 315.00 0.00 0.00 315.00

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: More Units Real Estate LLC
Customer No: 025039
Account No: 0036058 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/12/2025	0069938

Please remit payment by the due date to:

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

Invoice Total: 315.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 315.00

INVOICE BALANCE: \$315.00
AMOUNT PAID: _____

9589 0710 5225 0720 3206 8674 43

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

More Units Real Estate LLC

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

1007 Snowden Drive

City, State, ZIP+4®

West Memphis, AR 72301

103



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

870-933-4658

AFFIDAVIT

More Units Real Estate LLC

1007 Snowden Dr

West Memphis, AR 72301

RE: 2410 Westacre

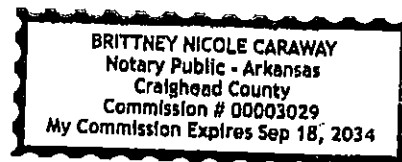
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of NOV, 25.

BCarr
Notary Public

My commission expires: 9/18/34





Invoice# : 0069938

Case# : 255519

Notice Mailed Prior to 11/12/2025

More Units Real Estate LLC
1007 Snowden Dr
West Memphis, AR 72301

Subject: 2410 Westacre Parcel# 01-144272-22100

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on: 1/6/2026.

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

You have the right to appear and contest this action.

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

Thank you,

Scott Roper

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

9589 0710 5270 3206 8664 08

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- ☐ Return Receipt (hardcopy) \$ _____
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- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or P.O. Box No.

City, State ZIP+4[®]

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

See Reverse for Instructions



106



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:208

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3806 SCHOOL STREET,
PARCEL 01-144272-16500, OWNED BY OLGA HERNANDEZ IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: LOTS 6 AND 7, BLOCK IV, OF WATTS ADDITION TO THE CITY
OF JONESBORO, ARKANSAS, FORMERLY TOWN OF NETTLETON, AS RECORDED IN
BOOK 18, PAGE 621, CRAIGHEAD COUNTY, WESTERN DISTRICT, JONESBORO,
ARKANSAS

WHEREAS, OLGA HERNANDEZ, the owner of record, was properly notified of a code violation
at 3806 School St, and refused to remove or correct the conditions identified by the code enforcement
officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 1 October 2025 using city
funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 3806 School Street.
LEGAL DESCRIPTION: LOTS 6 AND 7, BLOCK IV, OF WATTS ADDITION TO THE CITY
OF JONESBORO, ARKANSAS, FORMERLY TOWN OF NETTLETON, AS RECORDED IN
BOOK 18, PAGE 621, CRAIGHEAD COUNTY, WESTERN DISTRICT, JONESBORO,
ARKANSAS

WHEREAS, OLGA HERNANDEZ, the owner of record, was properly notified of a code violation
at 3806 School St, and refused to remove or correct the conditions identified by the code enforcement
officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 1 October 2025 using city
funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 3806 School Street.



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

870-933-4658

AFFIDAVIT

HERNANDEZ OLGA

3806 SCHOOL ST

JONESBORO, AR 72401

RE: 3806 SCHOOL ST

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 19th day of May, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 19th day of May, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

05/19/2025

HERNANDEZ OLGA
3806 SCHOOL ST
JONESBORO AR 72401-

Case #: 252718

In regards to property located at: 3806 SCHOOL ST, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the property needs mowed and trimmed all the way up to both streets. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/30/2025. If the issue is not corrected by the date listed, the City will send our contractor to mow and trim the whole property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org.

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

30-5 Unsightly or Unsanitary Conditions

Call me direct as soon as you receive this letter at 870-273-2129. Please read last line of this letter carefully.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Blake Nichols".

Blake Nichols
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

9589 0710 5270 2238 0436 34

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☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

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Total Postage and Fees

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City, State, ZIP+4®

Olga Hernandez
3806 School St
Jonesboro AR 72401

111



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-07-2025

To: Tosha Moss

Case #: 256199

Property Address: 3806 School St
Jonesboro, AR 72401

APN# 01-144272-16500

Letter Sent on: 5-19-2025

Comply by Date: 5-30-2025

Date of Mowing Service: 10-01-2025

Need to send the following charges to this person.

Property Owner:
OLGA HERNANDEZ
3806 SCHOOL ST
JONESBORO, AR 72401

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 60.00
<hr/>	
Total	\$ 275.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

Olga Hernandez

3806 School Street

Jonesboro, AR 72401

RE: 3806 School Street

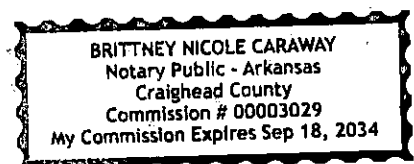
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8th day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

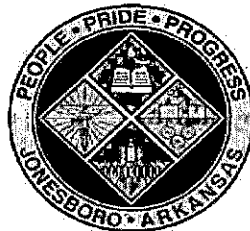
Subscribed and sworn before me the 8 day of Oct, 25.

Blammy
Notary Public

My commission expires: 9/18/34



256199



DATE	INVOICE NO
10/7/2025	0069937

BILL TO
Olga Hernandez 3806 School Street Jonesboro, AR 72401

DUE DATE
11/12/2025

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

PREVIOUS OUTSTANDING BALANCE 1,100.00

Code Enforcement Charges:

Filing Fee - 3806 School Street	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 3806 School Street	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 3806 School Street	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Olga Hernandez
Customer No: 022910
Account No: 0035778 - Code Enforcement Charges 3806 School St

DUE DATE	INVOICE NO
11/12/2025	0069937

Please remit payment by the due date to:

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

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 1,375.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

9589 0710 5270 3206 8674 29

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- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

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Total Postage and Fees

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Sent To **Olga Hernandez**

Street **3806 School Street**

City, State **Jonesboro, AR 72401**

115



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

870-933-4658

AFFIDAVIT

Olga Hernandez

3806 School St

Jonesboro, 72401

RE: 3806 School St

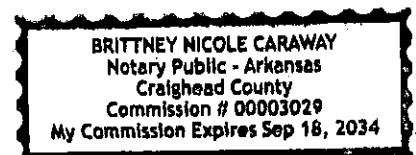
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





Invoice# : 006937

Case# : 256199

Notice Mailed Prior to 11/12/2025

Olga Hernandez
3806 School St
Jonesboro, AR 72401

Subject: 3806 School St Parcel# 01-144272-16500

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2026.

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

You have the right to appear and contest this action.

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

Thank you,



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

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

Postage

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Total Postage and Fees

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Postmark
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JONESBORO, AR 72401

Olga Hernandez
3806 School St
Jboro 72401

118

9589 0710 5270 3206 8664 15



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:209

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 200 W. WOODROW, PARCEL 01-144073-23600, OWNED BY PRINCE MICHAEL BOBBITT & DONYA IN THE AMOUNT OF \$965

LEGAL DESCRIPTION: HALTOM'S 2ND ADD

WHEREAS, PRINCE MICHAEL BOBBITT & DONYA, the owner of record, was properly notified of a code violation at 200 W. Woodrow, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 29th of September using city funds in the amount of \$965; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 200 W. Woodrow.



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

870-933-4658

AFFIDAVIT

PRINCE MICHAEL BOBBITT & DONYA

200 W WOODROW

JONESBORO, AR 72401

RE: 200 W WOODROW

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of May, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 7th day of May, 2025.

Notary Public

My commission expires: 10 March 2034



05/07/2025

PRINCE MICHAEL BOBBITT & DONYA
200 W WOODROW
JONESBORO AR 72401

Case #: 244051

In regards to property located at 200 W WOODROW, JONESBORO, AR 72401.

Dear: PRINCE MICHAEL BOBBITT & DONYA

Our records show that you own the property listed above. We have observed that property has debris/junk scattered throughout the property that needs to be stored indoors or hauled to the landfill. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/14/2025. If the issue is not corrected by the date listed, the City will hire a contractor to clean up all items causing the violations, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Section:

30-5 Unlawful storage

30-5 Unsightly or Unsanitary Conditions

870-273-2336

A handwritten signature in black ink, appearing to read "Chris Martin".

Chris Martin
Code Enforcement Officer
Jonesboro, AR 72401

9589 0710 5270 2238 0442 11

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

Postmark
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Postage

\$

Total Postage and Fees

\$

Send To
Prince Michael Bobbitt & Danya
200 W Wadrow
Jonestown AR 72401
122



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-07-2025

To: Tosha Moss

Case #: 244051

Property Address: 200 W Woodrow
Jonesboro, AR 72401

APN# 01-144073-23600

Letter Sent on: 5-07-2025

Comply by Date: 5-14-2025

Date of Cleanup Service: 09-29-2025

Need to send the following charges to this person.

Property Owner:
PRINCE MICHAEL BOBBITT & DONYA
200 W WOODROW
JONESBORO, AR 72401

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 250.00
Cleanup	\$ 700.00
<hr/>	
Total	\$ 965.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

Michael Bobbitt & Donya Prince

200 W Woodrow

Jonesboro, AR 72401

RE: 200 W Woodrow

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8th day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 8 day of Oct, 25.

BCury
Notary Public

My commission expires: 9/18/34

BRITTNEY NICOLE CARAWAY
Notary Public - Arkansas
Craighead County
Commission # 00003029
My Commission Expires Sep 18, 2034

244051



DATE	INVOICE NO
10/7/2025	0069935

BILL TO
Michael Bobbitt & Donya Prince 200 W Woodrow Jonesboro, AR 72401

DUE DATE
11/12/2025

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

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 200 W Woodrow	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 200 W Woodrow	1.00	250.00	250.00	0.00	0.00	250.00
Cleanup - 200 W Woodrow	1.00	700.00	700.00	0.00	0.00	700.00

INVOICE TOTAL: 965.00 0.00 0.00 965.00

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Michael Bobbitt & Donya Prince
Customer No: 025038
Account No: 0036057 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/12/2025	0069935

Please remit payment by the due date to:

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

Invoice Total: 965.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 965.00

INVOICE BALANCE: \$965.00
AMOUNT PAID: _____

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

Postmark
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Postage

\$

Total Postage and Fees

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Sent To **Michael Bobbitt & Donya Prince**

Street and Apt. No. or PO Box No.

200 W Woodrow

City, State, ZIP+4[®]

Jonesboro, AR 72401

126

9589 0710 5270 3206 8674 36



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

870-933-4658

AFFIDAVIT

Michael Bobbitt & Dony Prince

200 W Woodrow

Jonesboro, AR 72401

RE: 200 W Woodrow

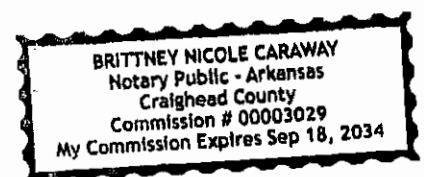
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





Invoice# : 0069935

Case# : 244051

Notice Mailed Prior to 11/12/2025

PRINCE MICHAEL BOBBITT & DONYA
200 W Woodrow
Jonesboro, AR 72401

Subject: 200 W Woodrow Parcel# 01-144073-23600

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2026.

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

You have the right to appear and contest this action.

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

Thank you,

A handwritten signature in black ink, appearing to read "S. Roper".

Scott Roper

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

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

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

Postage

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Total Postage and Fees

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Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4[®]

Postmark
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JONESBORO, AR 72401

Michael Bobbitt & Dany Prince
200 W Woodrow
JBoro 72401

129

9589 0710 5270 3206 8664 39



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:210

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1317 HATHCOAT, PARCEL
01-143121-048000, OWNED BY JOSEPH CLARK AND HELENN SYKES IN THE
AMOUNT OF \$275

LEGAL DESCRIPTION: N99 E200 SE NE .455

WHEREAS, JOSEPH CLARK AND HELENN SYKES, the owner of record, was properly
notified of a code violation at 1317 Hathcoat, and refused to remove or correct the conditions
identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 14th of October 2025
using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 1317 Hathcoat.



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

870-933-4658

AFFIDAVIT

CLARK JOSEPH & HELENNA SYKES

1317 HATHCOAT LN

JONESBORO, AR 72401

RE: 1317 HATHCOAT LN

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 19th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 19th day of August, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

08/19/2025

CLARK JOSEPH & HELENN SYKES
1317 HATHCOAT LN
JONESBORO AR 72401

Case #: 255115

In regards to property located at: 1317 HATHCOAT LN, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property is overgrown and needs to be mowed and kept maintained. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 08/26/2025. If the issue is not corrected by the date listed, the City will hire a contractor to mow the property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

870-604-5579

Sincerely,

A handwritten signature in cursive script, appearing to read "Jessica Allred".

Jessica Allred
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4[®]

Clark Joseph & Helenna Sykes
1317 Hathcoat Ln
Jonesboro AR 72401

133





CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 255115

Property Address: 1317 Hathcoat
Jonesboro, AR 72401

APN# 01-143121-048000

Letter Sent on: 8-19-2025

Comply by Date: 8-26-2025

Date of Mowing Service: 10-14-2025

Need to send the following charges to this person.

Property Owner:
CLARK JOSEPH & HELENN SYKES
1317 HATHCOAT LN
JONESBORO, AR 72401

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 100.00
<hr/>	
Total	\$ 315.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

CLARK JOSEPH & HELENN SYKES

1317 HATHCOAT LN

JONESBORO, AR 72401

RE: 1317 HATHCOAT

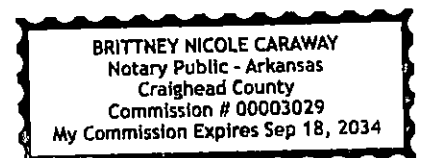
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

BCaraway
Notary Public

My commission expires: 9/18/34



255115



DATE	INVOICE NO
10/31/2025	0069960

BILL TO
Joseph Clark and Helenna Sykes 1317 Hathcoat Lane Jonesboro, AR 72401

						DUE DATE
						11/26/2025
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 1317 Hathcoat	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1317 Hathcoat	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 1317 Hathcoat	1.00	100.00	100.00	0.00	0.00	100.00
INVOICE TOTAL:			315.00	0.00	0.00	315.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Joseph Clark and Helenna Sykes
Customer No: 025053
Account No: 0036063 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/26/2025	0069960

Please remit payment by the due date to:

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

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark Code Ann. § 14-53-004

Invoice Total: 315.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 315.00

INVOICE BALANCE: \$315.00
AMOUNT PAID: _____

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

CLARK JOSEPH & HELENN SYKES

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

1317 HATHCOAT LN

City, State, ZIP+4[®]

JONESBORO, AR 72401

137



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

870-933-4658

AFFIDAVIT

Joseph Clark and Helenna Sykes

1317 Hathcoat Lane

Jonesboro, AR 72401

RE: 1317 Hathcoat Lane

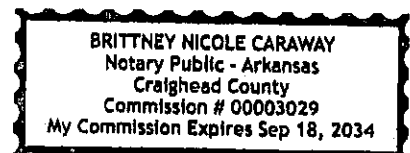
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of Nov, 25.

Blair
Notary Public

My commission expires: 9/18/34





Invoice# : 0069960

Case# : 255115

Notice Mailed Prior to 11/25/2025

Joseph Clark and Helenna Sykes
1317 Hathcoat Lane
Jonesboro, AR 72401

Subject: 1317 Hathcoat Parcel# 01-143121-048000

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2025.

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

You have the right to appear and contest this action.

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

Thank you,

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

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OFFICIAL USE

Certified Mail Fee

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Joseph Clark & Helena Sykes

Street and Apt. No., or P.O. Box No.

1317 Patricia

City, State, ZIP+4[®]

Shore 72401



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:211

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD, PARCEL
01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: NE JB NETTLETON CITY

WHEREAS, RANDY & ALEY CRAWFORD, the owner of record, was properly notified of a code
violation at 2612 Crawford, and refused to remove or correct the conditions identified by the code
enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 14th of October 2025
using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 2612 Crawford.

LEGAL DESCRIPTION: NE JB NETTLETON CITY

WHEREAS, RANDY & ALEY CRAWFORD, the owner of record, was properly notified of a code
violation at 2612 Crawford, and refused to remove or correct the conditions identified by the code
enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 14th of October 2025
using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 2612 Crawford.



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

870-933-4658

AFFIDAVIT

CRAWFORD RANDY & ALEY

PO BOX 16354

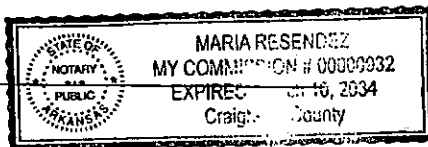
JONESBORO, AR 72403-6705

RE: 2612 CRAWFORD DR

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 31st day of March, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 31st day of March, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

03/31/2025

CRAWFORD RANDY & ALEY
PO BOX 16354
JONESBORO AR 72403-6705

Case #: 251516

In regards to property located at: 2612 CRAWFORD DR, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the property needs mowed and trimmed. Property needs to be mowed at least every two weeks. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 04/11/2025. If the issue is not corrected by the date listed, the City will send our contractor to mow and trim, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

30-5 Unsightly or Unsanitary Conditions

Call me direct at 870-273-2129 as soon as you receive this letter. Please read the last line of this letter very carefully.

Sincerely,

Blake Nichols
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

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Postage

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Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Crawford Randy & Aley
PO BOX 16354
Jonesboro AR 72403-6705 145



9589 0710 5270 2238 0452 25



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256456

Property Address: 2612 Crawford Dr
Jonesboro, AR 72405

APN# 01-144273-02300

Letter Sent on: 3-31-2025

Comply by Date: 4-11-2025

Date of Mowing Service: 10-14-2025

Need to send the following charges to this person.

Property Owner:
CRAWFORD RANDY & ALEY
PO BOX 16354
JONESBORO, AR 72403-6705

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 60.00
<hr/>	
Total	\$ 275.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

CRAWFORD RANDY & ALEY

PO BOX 16354

JONESBORO, AR 72403-6705

RE: 2612 CRAWFORD DR

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of October, 2025.

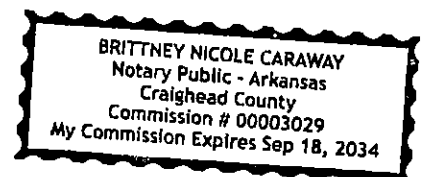
Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

Notary Public

My commission expires: _____

9/18/34



256456



DATE	INVOICE NO
10/21/2025	0069958

BILL TO
Randy & Aley Crawford PO Box 16354 Jonesboro, AR 72403

						DUE DATE
						11/26/2025
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE

PREVIOUS OUTSTANDING BALANCE

12,291.32

Code Enforcement Charges:

Filing Fee - 2612 Crawford Dr	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2612 Crawford Dr	1.00	200.00	200.00	0.00	0.00	200.00
Mowing -2612 Crawford Dr	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Randy & Aley Crawford
Customer No: 023540
Account No: 0035631 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/26/2025	0069958

Please remit payment by the due date to:

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

*If payment is not made within (30) days
the lien may be certified to Craighead
County for collection on real estate
taxes or City may pursue a
judicial foreclosure in accordance
with Ark. Code Ann. § 14-54-90-1.*

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 12,566.32

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

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

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

Postmark
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Postage

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Total Postage and Fees

\$

Sent To **CRAWFORD RANDY & ALEY**

Street or P.O. Box No. **PO BOX 16354**

City, State, ZIP+4[®] **JONESBORO, AR 72403-6705**

149

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- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for y

150

is.



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

870-933-4658

AFFIDAVIT

Randy & Aley Crawford

PO Box 16354

Jonesboro, AR 72403

RE: 2612 Crawford

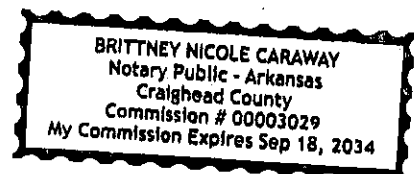
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





Invoice# : 0069958
Case# : 256456

Notice Mailed Prior to 11/25/2025

Randy & Aley Crawford
PO Box 16354
Jonesboro, AR 72403

Subject: 2612 Crawford Parcel# 01-144273-02300

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2025.

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

You have the right to appear and contest this action.

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

Thank you,

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

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

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

Postmark
Here

Postage

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Total Postage and Fees

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Sent To

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

City, State, ZIP+4[®]

Randy & Alex Crawford
PO Box 16354
Jboro AR 72403

153



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:212

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2020 LATOURETTE DRIVE, PARCEL 01-144321-08500, OWNED BY PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO IN THE AMOUNT OF \$465

LEGAL DESCRIPTION: PCS REPLAT OF LOT 3 OF SOUTH CARAWAY VILLAGE
FOURTH ADD PT S1/2 NE-PT SE NW-PT NW SE REPLAT OF LOT 9-10A-10B SOUTH
CARAWAY VILLAGE

WHEREAS, PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO, the owner of record, was properly notified of a code violation at 2020 Latourette Drive, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 15th of October 2025 using city funds in the amount of \$465; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 2020 Latourette Drive.



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

870-933-4658

AFFIDAVIT

PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO

PO BOX 16965

JONESBORO, AR 72403-6716

RE: 2020 Latourette Dr.

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12th day of May, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 12th day of May, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

05/12/2025

PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO
PO BOX 16965
JONESBORO AR 72403-6716

Case #: 252520

In regards to property located at: 2020 Latourette Dr., JONESBORO, AR 72404

Our records show that you own the property listed above. We have observed that the PROPERTY HAS OVERGROWN GRASS AND WEEDS WHICH MUST BE MOWED. PLEASE MOW AND TRIM THE ENTIRE PROPERTY. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/22/2025. If the issue is not corrected by the date listed, the City will HIRE A CONTRACTOR TO MOW AND TRIM THE ENTIRE PROPERTY, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

30-5 Unsightly or Unsanitary Conditions

Cell 870-926-1404

Sincerely,

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

9589 0710 5270 2238 0445 25

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

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

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Total Postage and Fees

Professional Communication

Services
of Jonesboro

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

PO BOX 16965

City, State, ZIP+4®

Jonesboro AR 72403-6716

157



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256157

Property Address: 2020 Latourette Dr
Jonesboro, AR 72404

APN# 01-144321-08500

Letter Sent on: 5-12-2025

Comply by Date: 5-22-2025

Date of Mowing Service: 10-15-2025

Need to send the following charges to this person.

Property Owner:
PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO
PO BOX 16965
JONESBORO, AR 72403-6716

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 250.00
<hr/>	
Total	\$ 465.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

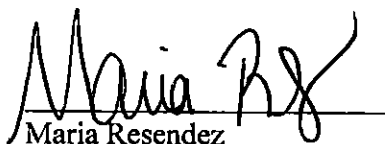
PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO

PO BOX 16965

JONESBORO, AR 72403-6716

RE: 2020 LATOURETTE DR

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of October, 2025.

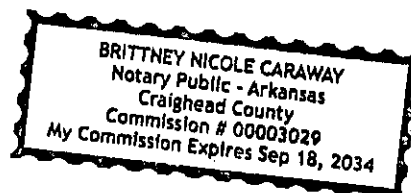

Maria Resendez

Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

BCarr
Notary Public

My commission expires: 9/18/34



256157



DATE	INVOICE NO
10/21/2025	0069955

BILL TO
Professional Communication Services of Jonesboro PO Box 16965 Jonesboro, AR 72403

						DUE DATE
						11/26/2025
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 2020 Latourette Drive	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2020 Latourette Drive	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 2020 Latourette Drive	1.00	250.00	250.00	0.00	0.00	250.00

INVOICE TOTAL: 465.00 0.00 0.00 465.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Professional Communication Services o
Customer No: 002398
Account No: 0035909 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/26/2025	0069955

Please remit payment by the due date to:

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

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

Invoice Total: 465.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 465.00

INVOICE BALANCE: \$465.00
AMOUNT PAID: _____

9589 0710 5270 3206 8633 84

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OFFICIAL POST OFFICE USE

Certified Mail Fee

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

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

Postmark
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Postage

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Total Postage and Fees

\$

Sent To PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO

Street and Apt. No., or P.O. Box No.

City, State JONESBORO, AR 72403-6716

161

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Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for y

162

is.



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

870-933-4658

AFFIDAVIT

Professional Communication Services of Jonesboro

PO Box 16965

Jonesboro, AR 72403

RE: 2020 Latourette

I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

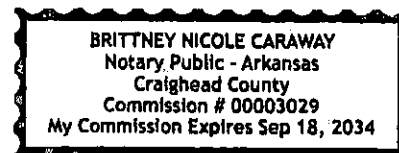
Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of Nov, 25.

Notary Public

My commission expires:

9/18/34





Invoice# : 0069955

Case# : 256157

Notice Mailed Prior to 11/25/2025

Professional Communication Services of Jonesboro
PO Box 16965
Jonesboro, AR 72403

Subject: 2020 Latourette Dr Parcel# 01-144321-08500

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2025.

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

You have the right to appear and contest this action.

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

Thank you,

A handwritten signature in black ink, appearing to read "Scott Roper".

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

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OFFICIAL USE

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

- ☐ Return Receipt (hardcopy) \$ Niliv 25 2025
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

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Total Postage and Fees

\$

Sent To

Professional Comm Service Jboro

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

PO Box 16965

165

City, State ZIP+4[®]

Jboro

72403



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:213

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2701 CURTVIEW, PARCEL
01-144273-04400, OWNED BY JESSY & JAMES HARRELL IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: CURTVIEW ACRES 70X200 DAV DAV

WHEREAS, JESSY & JAMES HARRELL, the owner of record, was properly notified of a code
violation at 2701 Curtview, and refused to remove or correct the conditions identified by the code
enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 14th of October 2025
using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 2701 Curtview.

LEGAL DESCRIPTION: CURTVIEW ACRES 70X200 DAV DAV

WHEREAS, JESSY & JAMES HARRELL, the owner of record, was properly notified of a code
violation at 2701 Curtview, and refused to remove or correct the conditions identified by the code
enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 14th of October 2025
using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 2701 Curtview.



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

870-933-4658

AFFIDAVIT

HARRELL JESSY THIELEMIER & JAMES W

562 COUNTY ROAD 765

BROOKLAND, AR 72417-9042

RE: 2701 CURTVIEW ST

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of April, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 22nd day of April, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

04/22/2025

HARRELL JESSY THIELEMIER & JAMES W
562 COUNTY ROAD 765
BROOKLAND AR 72417-9042

Case #: 251767

In regards to property located at: 2701 CURTVIEW ST, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the property needs mowed and trimmed. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/03/2025. If the issue is not corrected by the date listed, the City will send our contractor to mow and trim the whole property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

30-5 Unsightly or Unsanitary Conditions

Call me direct as soon as you receive this letter at 870-273-2129. Please read last line of this letter carefully.

Sincerely,

Blake Nichols
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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

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

Postage

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Total Postage and Fees

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Sent To

Street and/or P.O. Box No.

City, State, ZIP+[®]

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Jessy + James Harrell
562 County Road 165
Brookland AR 72417

170

9589 0710 5270 0720 6958



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256318

Property Address: 2701 Curtview
Jonesboro, AR 72401

APN# 01-144273-04400

Letter Sent on: 4-22-2025

Comply by Date: 5-03-2025

Date of Mowing Service: 10-14-2025

Need to send the following charges to this person.

Property Owner:
HARRELL JESSY THIELEMIER & JAMES W
562 COUNTY ROAD 765
BROOKLAND, AR 72417-9042

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 60.00
<hr/>	
Total	\$ 275.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

HARRELL JESSY THIELEMIER & JAMES W

562 COUNTY ROAD 765

BROOKLAND, AR 72417-9042

RE: 2701 CURTVIEW

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

BCarw
Notary Public

My commission expires: 5/18/34



256318



DATE	INVOICE NO
10/21/2025	0069957

BILL TO
Jessy & James Harrell 562 CR 765 Brookland, AR 72417

						DUE DATE
						11/26/2025
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						275.00
Code Enforcement Charges:						
Filing Fee - 2701 Curtview	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2701 Curtview	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 2701 Curtview	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			275.00	0.00	0.00	275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Jessy & James Harrell
Customer No: 024935
Account No: 0036001 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/26/2025	0069957

Please remit payment by the due date to:

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

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

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 550.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

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

Postmark
Here

Postage

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Total Postage and Fees

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Sent To **HARRELL JESSY THIELEMIER & JAMES W**

Street **562 COUNTY ROAD 765**

City, State **BROOKLAND, AR 72417-9042**

174

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- Certified Mail service is *not* available for International mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for y

175

is.



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

870-933-4658

AFFIDAVIT

Jessy & James Harrell

562 CR 765

Brookland, AR 72417

RE: 2701 Curtview

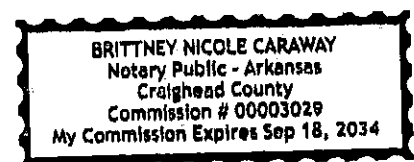
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of NOV, 25.

Notary Public

My commission expires: 9/18/34





Invoice# : 0069957
Case# : 256318

Notice Mailed Prior to 11/25/2025

Jessy & James Harrell
562 CR 765
Brookland, AR 72417

Subject: 2701 Curtview Parcel# 01-144273-04400

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2025.

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

You have the right to appear and contest this action.

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

Thank you,

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

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☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

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NOV 25 2025

Postage

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Total Postage and Fees

\$

Sent To

Jessy d James Harrell

Street and Apt. No. or P.O. Box No.

562 CR 765

City, State, ZIP+4®

Brookland

72417

178



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:214

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1821 BROOKHAVEN,
PARCEL 01-143243-04700, OWNED BY REGIONS BANK DBA REGIONS MORTGAGE IN
THE AMOUNT OF \$275

LEGAL DESCRIPTION: BROOKHAVEN ADD 75X174X75X169

WHEREAS, REGIONS BANK DBA REGIONS MORTGAGE, the owner of record, was properly
notified of a code violation at 1821 Brookhaven, and refused to remove or correct the conditions
identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 15th of October 2025
using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 1821 Brookhaven.



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

870-933-4658

AFFIDAVIT

REGIONS BANK DBA REGIONS MORTGAGE

1900 FIFTH AVENUE NORTH BIRMINGHAM A

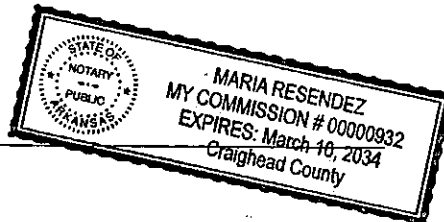
NORTH BIRMINGHAM , AL 35203-

RE: 1821 BROOKHAVEN

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 17th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 17th day of August, 2025.

Notary Public

My commission expires: 10 March 2034



Notice of Violation

08/07/2025

REGIONS BANK DBA REGIONS MORTGAGE
1900 FIFTH AVENUE NORTH BIRMINGHAM A
NORTH BIRMINGHAM AL 35203-

Case #: 254989

In regards to property located at: 1821 BROOKHAVEN, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds that must be mowed. Please mow and trim entire property including ditch. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 08/17/2025. If the issue is not corrected by the date listed, the City will hire a contractor to come and mow the property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

(870)351-4258

Sincerely,

A handwritten signature in black ink, appearing to read "Hannah Gossett".

Hannah Gossett
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

o

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

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

Postmark
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Postage

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Total Postage and Fees

\$

Send to

Street and Apt. No., PO Box No.

City, State, ZIP+4®

Regions Bank DBA Regions Mortgage
1900 Fifth Ave N Birmingham 182
N Birmingham AL 35203

9589 0710 5228 0408 79
62 8040 8322 0255 0120 6856



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256009

Property Address: 1821 Brookhaven
Jonesboro, AR 72404

APN# 01-143243-04700

Letter Sent on: 8-07-2025

Comply by Date: 8-17-2025

Date of Mowing Service: 10-15-2025

Need to send the following charges to this person.

Property Owner:
REGIONS BANK DBA REGIONS MORTGAGE
1900 FIFTH AVENUE NORTH BIRMINGHAM A
NORTH BIRMINGHAM , AL 35203-

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 60.00
<hr/>	
Total	\$ 275.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

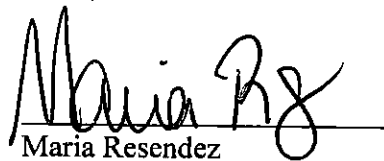
REGIONS BANK DBA REGIONS MORTGAGE

1900 FIFTH AVENUE NORTH BIRMINGHAM A

NORTH BIRMINGHAM, AL 35203

RE: 1821 BROOKHAVEN

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 20th day of October, 2025.

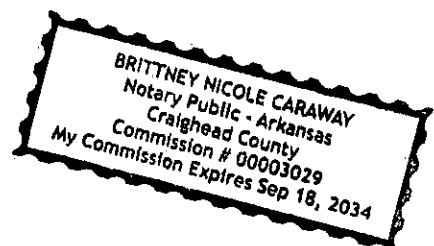


Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

Blank
Notary Public

My commission expires: 3/18/34



256009



DATE	INVOICE NO
10/21/2025	0069954

BILL TO
Regions Bank dba Regions Mortgage 1900 5th Avenue N Birmingham A North Birmingham, AL 35203

						DUE DATE
						11/26/2025
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE

PREVIOUS OUTSTANDING BALANCE 315.00

Code Enforcement Charges:

Filing Fee - 1821 Brookhaven	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1821 Brookhaven	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 1821 Brookhaven	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Regions Bank
Customer No: 025000
Account No: 0036040 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/26/2025	0069954

Please remit payment by the due date to:

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

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

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 590.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To **REGIONS BANK DBA REGIONS MORTGAGE**

Street **1900 FIFTH AVENUE NORTH BIRMINGHAM A**

City, State **NORTH BIRMINGHAM, AL 35203**

EAST STREET POST OFFICE
JONESBORO, AL 35203
JAN 12 2025
1

Postmark
Here

9589 0710 5270 3206 8633 91

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for **postmarking**. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for y

187 is.



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

870-933-4658

AFFIDAVIT

Regions Bank dba Regions Mortgage

1900 5th Avenue N Birmingham A

North Birmingham, AL 35203

RE: 1821 Brookhaven

I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

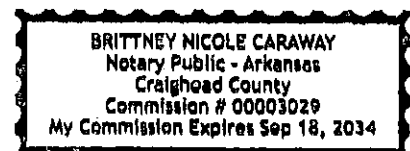
Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of Nov, 25.

Notary Public

My commission expires:

9/18/34





Invoice# : 0069954
Case# : 256009

Notice Mailed Prior to 11/25/2025

Regions Bank dba Regions Mortgage
1900 5th Avenue N Birmingham A
North Birmingham, AL 35203

Subject: 1821 Brookhaven Parcel# 01-143243-04700

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2025.

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

You have the right to appear and contest this action.

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

Thank you,

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

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$ _____

☐ Return Receipt (electronic)

\$ _____

☐ Certified Mail Restricted Delivery

\$ _____

☐ Adult Signature Required

\$ _____

☐ Adult Signature Restricted Delivery

\$ _____

Postage

\$

Total Postage and Fees

\$

Seller

Region

Street and Apt. No.

PO Box No.

City, State, ZIP+4

N

Birmingham

AL

35203

PS Form 3800, January 2023

SN 7530-02-000-9047

See Reverse for Instructions

NOV 25 2025

POST OFFICE

Postmark Here



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:215

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3707 ASHLEE COVE,
PARCEL 01-134032-06600, OWNED BY SCOTT WOODS IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: CALDWELL ACRES THIRD PART S1/2 NW 03-13-04

WHEREAS, SCOTT WOODS, the owner of record, was properly notified of a code violation at
3707 Ashlee Cove, and refused to remove or correct the conditions identified by the code
enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 14th of October 2025
using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 3707 Ashlee Cove.
LEGAL DESCRIPTION: CALDWELL ACRES THIRD PART S1/2 NW 03-13-04

WHEREAS, SCOTT WOODS, the owner of record, was properly notified of a code violation at
3707 Ashlee Cove, and refused to remove or correct the conditions identified by the code
enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 14th of October 2025
using city funds in the amount of \$275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 3707 Ashlee Cove.



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

870-933-4658

AFFIDAVIT

WOODS SCOTT

3707 ASHLEE CV

JONESBORO AR 72404-5011

RE: 3707 ASHLEE CV

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 10th day of June, 2025

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 10th day of June, 2025

Notary Public

My commission expires: 10 March 2034



Notice of Violation

06/10/2025

WOODS SCOTT
3707 ASHLEE CV
JONESBORO AR 72404-5011

Case #: 252968

In regards to property located at: 3707 ASHLEE CV, JONESBORO, AR 72404

Our records show that you own the property listed above. We have observed that the property is overgrown in the front and back yards. The entire property must be mowed and maintained. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 06/13/2025. If the issue is not corrected by the date listed, the City will hire a contractor to mow, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

870-351-2572

Sincerely,

Clint Borden
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To **WOODS SCOTT**

Street and Apt. No., or P.O. Box No.

3707 ASHLEE CV

City, State, ZIP+4®

JONESBORO, AR 72404-5011

195



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256376

Property Address: 3707 Ashlee Cv
Jonesboro, AR 72404

APN# 01-134032-06600

Letter Sent on: 6-10-2025

Comply by Date: 6-13-2025

Date of Mowing Service: 10-14-2025

Need to send the following charges to this person.

Property Owner:
WOODS SCOTT
3707 ASHLEE CV
JONESBORO, AR 72404-5011

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing	\$ 60.00
<hr/>	
Total	\$ 275.00

Thank you,

Eric Schmett
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

WOODS SCOTT

3707 ASHLEE CV

JONESBORO, AR 72404-5011

RE: 3707 ASHLEE CV

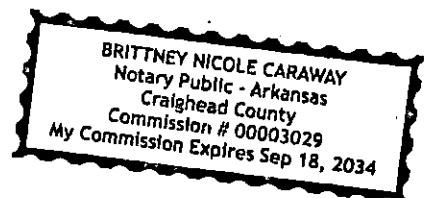
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

BC
Notary Public

My commission expires: 9/18/34



256376



DATE	INVOICE NO
10/21/2025	0069956

BILL TO
Scott Woods 3707 Ashlee Cove Jonesboro, AR 72404

						DUE DATE
						11/26/2025
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 3707 Ashlee Cove	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 3707 Ashlee Cove	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 3707 Ashlee Cove	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Scott Woods
Customer No: 025051
Account No: 0036061 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/26/2025	0069956

Please remit payment by the due date to:

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

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

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 275.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

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OFFICIAL POST OFFICE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

Sent To **WOODS SCOTT**

Street and Apt. No. **3707 ASHLEE CV.**

City, State **JONESBORO, AR**

72404-5011

9589 0710 5270 3206 8633 22



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

870-933-4658

AFFIDAVIT

Scott Woods

3707 Ashlee Cove

Jonesboro, AR 72401

RE: 3707 Ashlee Cove

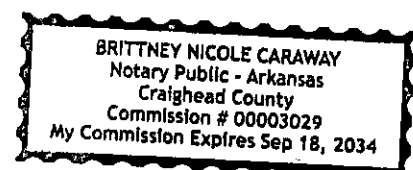
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of NOV, 25.

BCamy
Notary Public

My commission expires: 9/18/34





Invoice# : 0069956

Case# : 256376

Notice Mailed Prior to 11/25/2025

Scott Woods
3707 Ashlee Cove
Jonesboro, AR 72401

Subject: 3707 Ashlee Cove Parcel# 01-134032-06600

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 1/6/2025.

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

You have the right to appear and contest this action.

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

Thank you,

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

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Scott Woods
3707 Ashlee Cv
Jonesboro 72401

202

9589 0710 5270 3760 1468 93



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:217

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH AXON, INC. FOR PREPARED ASSIST COMMUNICATIONS SERVICES FOR JONESBORO EMERGENCY SERVICES

WHEREAS, the City of Jonesboro, Arkansas and Axon, Inc. desire to enter into an agreement for Axon, Inc. to provide prepared assist communications services to aid dispatch in handling calls and radio traffic and to ensure quality and consistency in the protocols and information provided in calls. In addition, this product will provide translation services to aid dispatch in providing real time assistance for persons for whom English is not their first language and will transcribe the conversations in real time for the dispatcher to better understand the emergency; and

WHEREAS, said agreement is attached hereto and the terms set out therein;

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

1. The City of Jonesboro approves the Agreement with Axon, Inc. to provide prepared assist communications services for Jonesboro emergency services. That the term of the Agreement shall be for a period of three years and the payment to Axon, Inc. shall be \$211,565.00 for the first year and \$199,665.00 for the two subsequent years. All other details of the agreement, including the scope of services to be provided, are set out in the attachment.
2. That the Agreement has already been approved by the Craighead County 911 Board.
3. That there is no requirement to bid this Agreement because Axon, Inc. is on the NASBO state contract list.
4. The Mayor, Harold Copenhaver and City Clerk, April Leggett are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

**Client Information****City of Jonesboro E-911, Arkansas****Harold Copenhaver**


Mayor

hcopenhaver@jonesboroar.gov

Prepared by Axon

228 Park Ave S, PMB 577887
New York, NY 10003-1502
United States of America
Josh Stubbs
j.stubbs@prepared911.com

Billing Info

411 W. Monroe Avenue 
Jonesboro Arkansas Zip Code
US

Subscription Order for the Prepared Assist Communications Service

This is an order for a subscription to the Prepared Communications Service by the client identified above (the "Client") made to Invictus Apps, Inc. ("Invictus"), a Delaware corporation having an office at 575 Lexington Ave., 14th Floor, New York, NY 10022.

The Prepared Communications Service is a proprietary security and communications service of Invictus pursuant to which Invictus generally makes available the capability to initiate, receive, manage, analyze, and synthesize multimedia information provided by a Caller or a Caller's mobile device.

Initial Subscription Period**36 months**

The Initial Subscription Period is the 36-month period commencing on the January 1, 2026.

Contract Period**January 01, 2026—December 31, 2028****Effective Date****December 12, 2025**

Date that Client signs the Subscription Order for the Prepared Assist Communications Service.

Payment Terms**Net 20**

Payment for Service is due on the Effective Date and the start date of each Renewal Period and shall be paid in full within 20 days of the due date (Net 20).

Billing Frequency**Annually: From Effective Date****(X) Proposal Expiration Date****January 15, 2026**

Annual Subscription Fees

Product	Length	Service Period	Price per Year
Automated Non-Emergency Triage 185000 non-emergency calls/year Includes dynamic, conversational AI, real-time 10-digit line call triage and transcription, and automated SMS follow-up.	36 months	January 01, 2026 — December 31, 2028	\$111,000.00 \$94,350.00 -15%
Assistive Call-Taking 70000 9-1-1 calls/year Includes real-time transcription & translation of transcripts, AI Insights, inbound & outbound text and media, Text-to-Voice (in Spanish), EED+ELS, GPS Links, & spoken location capture, and keyword alerts & incident flagging for Supervisors.	36 months	January 01, 2026 — December 31, 2028	\$40,800.00 \$24,480.00 -40%

Product	Length	Service Period	Price per Year
Automated QA 70000 9-1-1 calls/year Includes immediate baseline protocol checks for all calls, automatic incident classification, and custom filtering for call analytics.	36 months	January 01, 2026 – December 31, 2028	\$77,010.00 \$30,855.00 -59.9%
Assistive Dispatch Includes real-time radio transcription, talk group and alias filtering, and keyword search.	36 months	January 01, 2026 – December 31, 2028	\$102,000.00 \$49,980.00 -51%

One-Time Fees

Product	Total Price
Audio Collector Technical Implementation Fee Technical setup and implementation of Prepared.	\$1,000.00
Audio Collector Hardware Fee Cost of audio collector hardware required to run Prepared. Includes shipping.	\$2,400.00
Includes <ul style="list-style-type: none"> • 2 host machine(s) • 2 display(s) 	
Automated Non-Emergency Triage Implementation Fee Technical setup and configuration of Automated Non-Emergency Triage.	\$1,000.00
Assistive Dispatch - AIS License Fee One-time license fee to access Audio Interface System ("AIS") necessary to implement the Assistive Dispatch functionality.	\$7,500.00
Please reach out Motorola Solutions, Inc. to confirm fees as there may be an additional cost associated with integrating with the Prepared platform.	
First Year Subtotal for One-Time Fees	\$11,900.00

Year 1	\$211,565.00
Year 2	\$199,665.00
Year 3	\$199,665.00

The following terms and conditions are incorporated by reference herein: (1) the Standard Terms and Conditions for the Prepared Communications Service (the "Standard Terms"), attached hereto as Appendix A, which are also set forth at <https://www.prepared911.com/terms-and-conditions>, together with all Schedules attached to or referenced anywhere below, and (2) any Special Terms if applicable, attached hereto as Appendix B.

This document constitutes the "Order" for purposes of the Standard Terms and any Special Terms. Client wishes to subscribe to and use the Prepared Communications Service as set forth on this Order below and subject to the terms and conditions provided in the Standard Terms. This Order is subject to Invictus' approval.

Capitalized terms used in this Order and not otherwise defined will have the meanings ascribed to them in the Standard Terms or the other Appendices.

This Order, together with the Standard Terms and these other Appendices hereto and the Schedules attached to and/or referenced in any of the foregoing, contain the entire agreement and understanding of the parties with respect to the subject matter hereof (the "**Agreement**") and shall supersede and merge all prior and contemporaneous communications, agreements, understandings, undertakings and obligations with respect to the subject matter hereof, whether oral or written, unless the parties have entered into a separate definitive written agreement with respect to the subject matter hereof which has been signed by the authorized representative(s) of each party. No modification of the Agreement, including this Order or any Appendix hereto, shall be binding on either Party unless it is in writing and signed by both Parties. Notwithstanding the foregoing, the Agreement does not supersede any Non-Disclosure Agreement or Confidentiality Agreement, if any, entered into by the parties, which shall continue to be in full force and effect.

By signing and returning this Order, the undersigned Client accepts and agrees to the terms and conditions of this Order and the additional terms and conditions set forth in each of the Appendices to this Order and the Schedules to this Order to the Appendices, if any, each as specified below which shall be incorporated herein by reference:

a. Appendix A – Standard Terms and Conditions for the Prepared Communications Service
(see <https://www.prepared911.com/terms-and-conditions>).

b. Appendix B – Special Terms

Each of Client and Invictus Apps, Inc., intending to be legally bound, hereby confirms its agreement to the terms and conditions of this Order and the Agreement and have caused this Agreement to be executed by their duly authorized officers as of the Effective Date set forth above.

Appendix A

Standard Terms and Conditions for the Prepared™ Communications Service

Corresponding Version of Terms and Conditions: Version 7.0

[<https://www.prepared911.com/terms-and-conditions>]

Appendix B

Special Terms

Non-Appropriation of Funds. If following a good faith effort to do so, Client fails to obtain an appropriation of funds necessary to perform its obligations under this Agreement, Client may terminate this Agreement without penalty following written notice to Invictus.

AIS Server Fee Credit. Prepared will grant customer a one-time invoice credit, after acceptance of this Order Form and within 30 days of receipt of copy of the third-party quote outlining AIS server fee charges that may be applied to a Prepared or Axon invoice at the customer's discretion.

Billing Information

Name

Email

Signatures

IN WITNESS WHEREOF, the Parties by their duly authorized representatives have executed this Agreement as of the Effective Date. The undersigned representative of Client acknowledges that they have read, understood, and agree to the Standard Terms and Conditions set forth in this Agreement.

City of Jonesboro E-911, Arkansas

Prepared by Axon

Name: Harold Copenhaver

Name: Danny Cho

Title: Mayor

Title: Head of Sales

Email: hcopenhaver@jonesboroar.gov

Email: danny@prepared911.com

Signed Date: _____

Signed Date: _____

Signature

Signature

Powered by: **REVOPS** Send deals today.

Account name: 11367622

CITY OF JONESBORO
300 S CHURCH ST
JONESBORO AR 72401-2911

SHIP-TO

CITY OF JONESBORO
300 S CHURCH ST
JONESBORO AR 72401-2911

Quotation

Quotation Number : 0229069647
Document Date : 26-DEC-2025
PO Number :
PO Release :
Sales Rep : Shane Hanna
Email : SHANE.HANNA@INSIGHT.COM
Phone : +15015054930

We deliver according to the following terms:

Payment Terms : Net 30 days
Ship Via : Insight Assigned Carrier/Ground
Terms of Delivery : FOB DESTINATION
Currency : USD

"By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions:
<https://www.prepared911.com/terms-and-conditions>"

"Non-Appropriation of Funds. If following a good faith effort to do so, Client fails to obtain an appropriation of funds necessary to perform its obligations under this Agreement, Client may terminate this Agreement without penalty following written notice to Invictus."

"AIS Server Fee Credit. Prepared will grant customer a one-time invoice credit, after acceptance of this Order Form and within 30 days of receipt of copy of the third-party quote outlining AIS server fee charges that may be applied to a Prepared or Axon invoice at the customer's discretion."

Material	Material Description	Quantity	Unit Price	Extended Price
<u>INVP-AMT-NET</u>	Invictus Apps Automated Non-Emergency Triage - License Coverage Dates: 01-JAN-2026 - 31-DEC-2027 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	97,902.00	97,902.00
<u>INVPASSTCALLTAKING</u>	Invictus Apps Assistive Call-Taking - License Coverage Dates: 01-JAN-2026 - 31-DEC-2027 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	24,418.83	24,418.83
<u>INVP-AUTOMATEDQA</u>	Invictus Apps Automated QA - License Coverage Dates: 01-JAN-2026 - 31-DEC-2027 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	29,184.75	29,184.75
<u>INVP-AQ</u>	INVICTUS AUTOMATED QA Coverage Dates: 01-JAN-2026 - 31-DEC-2027 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	48,159.45	48,159.45
<u>PREP-IMP-HC</u>	Invictus Apps - implementation fee	1	11,900.00	11,900.00

Material	Material Description	Quantity	Unit Price	Extended Price
	OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)			
<u>INVP-AMT-NET</u>	Invictus Apps Automated Non-Emergency Triage - License Coverage Dates: 01-JAN-2027 - 31-DEC-2028 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	97,902.00	97,902.00
<u>INVPASSTCALLTAKING</u>	Invictus Apps Assistive Call-Taking - License Coverage Dates: 01-JAN-2027 - 31-DEC-2028 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	24,418.83	24,418.83
<u>INVP-AUTOMATEDQA</u>	Invictus Apps Automated QA - License Coverage Dates: 01-JAN-2027 - 31-DEC-2028 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	29,184.75	29,184.75
<u>INVP-AQ</u>	INVICTUS AUTOMATED QA Coverage Dates: 01-JAN-2027 - 31-DEC-2028 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	48,159.45	48,159.45
<u>INVP-AMT-NET</u>	Invictus Apps Automated Non-Emergency Triage - License Coverage Dates: 01-JAN-2028 - 31-DEC-2029 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	97,902.00	97,902.00
<u>INVPASSTCALLTAKING</u>	Invictus Apps Assistive Call-Taking - License Coverage Dates: 01-JAN-2028 - 31-DEC-2029 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	24,418.83	24,418.83
<u>INVP-AUTOMATEDQA</u>	Invictus Apps Automated QA - License Coverage Dates: 01-JAN-2028 - 31-DEC-2029 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	29,184.75	29,184.75
<u>INVP-AQ</u>	INVICTUS AUTOMATED QA Coverage Dates: 01-JAN-2028 - 31-DEC-2029 OPEN MARKET STATE OF ARKANSAS NASPO VALUEPOINT SOFTWARE VAR(#CTR060025 / 4600052436)	1	48,159.45	48,159.45

Product Subtotal	598,995.09
Services Subtotal	11,900.00
TAX	0.00
Total	610,895.09

Thank you for choosing Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Shane Hanna
+15015054930
SHANE.HANNA@INSIGHT.COM

Insight Global Finance has a wide variety of flexible financing options and technology refresh solutions. Contact your Insight representative for an innovative approach to maximizing your technology and developing a strategy to manage your financial options.

This purchase is subject to Insight's online Terms of Sale unless you are purchasing under an Insight Public Sector, Inc. contract vehicle, in which case, that agreement will govern.

SOFTWARE AND CLOUD SERVICES PURCHASES: If your purchase contains any software or cloud computing offerings ("Software and Cloud Offerings"), each offering will be subject to the applicable supplier's end user license and use terms ("Supplier Terms") made available by the supplier or which can be found at the "terms-and-policies" link below. By ordering, paying for, receiving or using Software and Cloud Offerings, you agree to be bound by and accept the Supplier Terms unless you and the applicable supplier have a separate agreement which governs.

HARDWARE PURCHASES: Tariffs imposed by the United States government on technology-related products may lead to cost increases for manufacturers and suppliers, who then pass these increases on to partners like Insight. Additionally, supply constraints, production delays, component shortages, and logistical pressures have contributed to cost increases and product shipment delays from manufacturers and suppliers. Insight is actively engaged with its contracting officials, suppliers, and partners to address these challenges. While we strive to honor initial price proposals and quotes, the fluid nature of the impact on manufacturer and supplier costs and product availability due to tariffs and supply disruptions could require a requote, subject to the contract terms if the purchase is being made under an Insight Public Sector, Inc. contract vehicle, before finalizing any subsequent or impacted proposals, quotes, and orders. Insight will not finalize any transaction involving a requote without the client's written consent.

Insight's online Terms of Sale can be found at the "terms-and-policies" link below.
<https://www.insight.com/terms-and-policies>



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:170

Agenda Date: 1/6/2026

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Resolution

A RESOLUTION TO THE CITY OF JONESBORO REQUESTING APPROVAL OF THE BUDGET FOR THE CRAIGHEAD COUNTY SOLID WASTE DISPOSAL AUTHORITY (CCSWDA) AS OUTLINED IN ACT 677 OF 2021

WHEREAS, the Board of Directors for the CCSWDA has submitted the proposed 2026 Budget for review and approval to the Jonesboro City Council; and

WHEREAS, Act 677 of 2021 by the Arkansas General Assembly entitled “An Act To Amend The Joint County and Municipal Solid Waste Disposal Act To Require That County and Municipal Members Have Budgetary Approval Authority; and For Other Purposes” reads as follows:

“Within the last ninety (90) days of each calendar year, each authority shall prepare and submit an annual budget for the next calendar year to the governing body of each municipality and county that are members of the authority for review and approval by a majority of the governing bodies before the annual budget receives final approval by the authority.”

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

Section 1: That the City of Jonesboro accepts the 2026 budget as proposed from the Board of Directors of the CCSWDA.

Section 2: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

LEGACY LANDFILL

P.O. Box 16777 • Jonesboro, AR 72403

870-972-6353 • fax: 870-972-0495

November 20, 2025

Craighead County Judge Marvin Day
Mayors of Craighead County

RE: APPROVAL OF CCSWDA 2026 BUDGET

Act 677 of 2021 entitled "An Act to Amend the Joint County and Municipal Solid Waste Disposal Act to Require That County and Municipal Members Have Budgetary Approval Authority; and For Other Purposes" has a clause as follows:

"Within the last ninety (90) days of each calendar year, each Authority shall prepare and submit an annual budget for the next calendar year to the governing body of each municipality and county that are members of the Authority for review and approval by a majority of the governing bodies before the annual budget receives final approval by the Authority."

Attached is the Craighead County Solid Waste Disposal Authority's proposed 2026 Budget along with a comparison sheet with the approved 2025 budget. We ask that this item be added to your next meeting agenda for City Council or Quorum Court approval. We will be glad to answer any questions beforehand or appear at the meetings, if requested. Please let us know when this is approved or rejected.

Thank you.

Sincerely,

CRAIGHEAD COUNTY SOLID WASTE DISPOSAL AUTHORITY



Angela Sparks
Chief Executive Officer

angela@ccswda.com

Enclosures



**CRAIGHEAD COUNTY SOLID WASTE DISPOSAL
AUTHORITY
PROPOSED 2026 BUDGET**

Revenue		2026
Tipping Fees & Sales Tax	\$	6,548,000.00
Interest Income	\$	425,000.00
Gain/(Loss) on Sale of Assets		
Rental Income	\$	125,000.00
Insurance Proceeds	\$	-
Cost Reimbursements-CCRSWMD	\$	-
Miscellaneous Income	\$	77,000.00

Total Revenue	\$	<u>7,175,000.00</u>
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Expenses		
Salaries	\$	1,289,850.00
Professional Services	\$	205,000.00
Depreciation	\$	1,700,000.00
Repairs & Maintenance	\$	510,000.00
Rock Check West Side & Manhole	\$	200,000.00
Telephone & Utilities	\$	62,000.00
Supplies	\$	117,000.00
Personnel burden	\$	434,700.00
Contract Labor	\$	50,000.00
Laundry & Uniforms	\$	45,000.00
Vehicle & Equipment Exp.	\$	410,000.00
Small tools & Equip.	\$	25,000.00
Taxes & Fees	\$	924,800.00
Insurance & Bonding	\$	140,000.00
Postage & Freight	\$	1,700.00
Dues & Subscriptions	\$	12,000.00
Advertising	\$	2,500.00
Other Expenses	\$	44,100.00
Interest Expense	\$	-
Rental and Equipment Rental	\$	7,500.00
Closure & Post Closure	\$	950,000.00

Total Expenses	\$	<u>7,131,150.00</u>
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Revenues Over/(Under) Expenditures	\$	<u>43,850.00</u>
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Total Expenses to Total Revenue	\$	0.99
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Total Expenses to Tipping Fees	\$	1.09
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**CRAIGHEAD COUNTY SOLID WASTE DISPOSAL
AUTHORITY
PROPOSED 2026 BUDGET**

Revenue	2026	APPROVED 2025 Budget
Tipping Fees & Sales Tax	\$ 6,548,000.00	\$ 6,548,000.00
Interest Income	\$ 425,000.00	\$ 425,000.00
Gain/(Loss) on Sale of Assets		\$ 130,000.00
Rental Income	\$ 125,000.00	\$ 30,000.00
Insurance Proceeds	\$ -	\$ -
Cost Reimbursements-CCRSWMD	\$ -	\$ -
Miscellaneous Income	\$ 77,000.00	\$ 77,000.00
Total Revenue	\$ 7,175,000.00	\$ 7,210,000.00
Expenses		
Salaries	\$ 1,289,850.00	\$ 1,243,100.00
Professional Services	\$ 205,000.00	\$ 205,000.00
Depreciation	\$ 1,700,000.00	\$ 1,700,000.00
Repairs & Maintenance	\$ 510,000.00	\$ 400,000.00
Rock Check West Side & Manhole	\$ 200,000.00	\$ 200,000.00
Telephone & Utilities	\$ 62,000.00	\$ 62,000.00
Supplies	\$ 117,000.00	\$ 117,000.00
Personnel burden	\$ 434,700.00	\$ 395,700.00
Contract Labor	\$ 50,000.00	\$ 50,000.00
Laundry & Uniforms	\$ 45,000.00	\$ 45,000.00
Vehicle & Equipment Exp.	\$ 410,000.00	\$ 410,000.00
Small tools & Equip.	\$ 25,000.00	\$ 20,000.00
Taxes & Fees	\$ 924,800.00	\$ 904,800.00
Insurance & Bonding	\$ 140,000.00	\$ 125,000.00
Postage & Freight	\$ 1,700.00	\$ 1,700.00
Dues & Subscriptions	\$ 12,000.00	\$ 12,000.00
Advertising	\$ 2,500.00	\$ 2,500.00
Other Expenses	\$ 44,100.00	\$ 89,100.00
Interest Expense	\$ -	\$ -
Rental and Equipment Rental	\$ 7,500.00	\$ 5,850.00
Closure & Post Closure	\$ 950,000.00	\$ 950,000.00
Total Expenses	\$ 7,131,150.00	\$ 6,938,750.00
Revenues Over/(Under) Expenditures	\$ 43,850.00	\$ 271,250.00
Total Expenses to Total Revenue	\$ 0.99	\$ 0.96
Total Expenses to Tipping Fees	\$ 1.09	\$ 1.06



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:041

Agenda Date:

Version: 1

Status: Second Reading

In Control: Public Works Council Committee

File Type: Ordinance

AN ORDINANCE AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD

WHEREAS, ORD-07:50 established the Stormwater Management Board and set the membership to include a specific number of technical and lay members.

WHEREAS, ORD-19:002 permanently filled one of the technical positions of the Stormwater Management Board with the President of the Northeast Arkansas Home Builders Association.

WHEREAS, effective December 31, 2025, the Northeast Arkansas Home Builders Association chapter will dissolve.

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

SECTION 1: The membership of the Stormwater Management Board be amended to remove the President of the Northeast Arkansas Home Builders Association as a permanent technical member of the board.

SECTION 2: The vacated position, previously held by the President of the Northeast Arkansas Home Builders Association, be filled in the same manner as other technical members on the board.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:045

Agenda Date:

Version: 1

Status: Second Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO PD-R LUO FOR PROPERTY LOCATED AT CORTE BELLA

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

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Residential (R-1)**

TO: **Planned Development - Residential; Limited Use Overlay (PD-R; LUO)**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION

A part of the South Half of the Southeast Quarter of Section 6, Township 14 North, Range 4 East, City of Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northwest Corner of Lot 3, Apple Hills Subdivision, said point being the POINT OF BEGINNING; thence run N 88°44'30" E, a distance of 321.83 feet to the northeast corner of said Lot 3, Apple Hills Subdivision; thence run N 00°04'22" W, a distance of 42.97 feet to a point; thence run N 88°43'28" E, a distance of 644.18 feet to a point; thence run S 00°10'53" E, a distance of 412.63 feet to a point; thence run S 88°41'44" W, a distance of 322.07 feet to a point; thence run S 88°45'42" W, a distance of 322.27 feet to a point; thence run S 88°47'37" W, a distance of 321.99 feet to a point on the east Right-of-Way of Warren Street; thence following the said east right-of-way of Warren Street, run N 00°08'35" W, a distance of 369.33 feet to a point; said point being the POINT OF BEGINNING, said tract containing 8.83 acres.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the

current Stormwater Drainage Design Manual, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.

- 2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted, reviewed, and approved by the Planning Department prior to any redevelopment of the property.
- 3) Any change of use shall be subject to Planning Department approval in the future.
- 4) Development is to be single-family attached.
- 5) This is to be a gated community.
- 6) Minimum 30% Green Space / Open Space.
- 7) A “Common Building” is being provided for the residents.
- 8) This is being developed as a “Senior Living” community.
- 9) Refuse collection is to be with individual trash cans.
- 10) All buildings to include a integral fire suppression sprinkler system.
- 11) Interior curbs to be “drive-over” curbing.
- 12) Private Street: Traditional width = 24’; Width to be installed = 30’.
- 13) MAPC approves the street length as shown.
- 14) City Council grants a waiver, and approves the private street.
- 15) Traditional cul-de-sac = 40’ radius; Dimension to be installed = 55’ radius.
- 16) One enclosed garage space, and one outdoor parking space provided for each dwelling.
- 17) Site lighting to be provided.
- 18) Five pavilions to be incorporated into the development.
- 19) Final phase of phased development anticipated to be completed prior to December 31, 2034.
- 20) Tree survey will be performed prior to preparation of final design plans.

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

11/14/25

Case Number:

LOCATION:

Site Address:

No addresses assigned to date;
+/- 8.8 acres, east side of Warren Street; South of Jonathan Drive
Parcel Numbers: 01-144064-1200
01-144064-1201
01-144064-1202
01-144064-1300
01-144064-1400, and
01-144064-1600.

Side of Street: East side of Warren Street

Quarter: Part of the South Half of Section 6, Township 14 North, Range 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 **Proposed Zoning:** PD-R; LUO
Planned Development –
Residential; Limited Use Overlay
(Single Family Attached)

Size of site (square feet and acres): 384,635 S.F. – 8.83 Acres

Street Frontage (feet): +/- 390 feet along Warren Street

Existing Use of the Site: Circa 2002, and 2003 this site was design and approved as a subdivision. An unusual set of circumstances occurred and a portion of the development was started, though there was never enough completed to apply for any building permits.

Character and adequacy of adjoining streets: Warren Street is an existing two-lane local street. It begins at the intersection with Daybreak Drive, and extends approximately 1,300 feet to the north, terminating on the south side of an undeveloped area that resembles a pasture. Warren Street and the surrounding roadway network should easily accommodate any vehicular increases triggered by this proposed development.

Does public water serve the site?	Existing 10" water, east side of Warren Street
If not, how would water service be provided?	Water mains would be extended to accommodate the development.
Does public sanitary sewer serve the site?	There is an existing main sanitary sewer line along the east side of Warren Street.
If not, how would sewer service be provided?	Sewer extensions will be required in order to serve the proposed development.
Use of adjoining properties:	
North:	Residential (R-1) – five large lots, and Industrial (I-1) - two larges lots
South:	Mix of R-1, RS-7
East:	Residential (R-1) – one large lot
West:	Commercial (C-3)

Physical Characteristics of the site:

The site is well suited to a development of this type. The slopes are slight and the drainage can be accommodated with relative ease. The required "Green Space" will be easily provided.

Characteristics of the neighborhood:

This site is surrounded by a variety of industrial, commercial and residential uses.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The purpose of the rezoning is to accommodate a gated community for senior living. These units are single-family attached dwellings and this development provides a wealth of “Green Space” which will incorporate some sidewalks and pavilions for pedestrians and pets.
- (3) **If rezoned, how would the property be developed and used?**
If rezoned, the applicant / owner / developer plans to develop the site in accordance with the standards and specifications of the PD-R; LUO Zoning Classification and the standards and specifications of the City of Jonesboro. This is intended to be a single-family attached development with individual lots and private streets.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The current conceptual plan indicates 58 living units on approximately 8.8 acres, yielding approximately 6.6 dwellings per acre. The current R-1 standards allow a density up to 5.4 lots per acre.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as Moderate Intensity Residential. As indicated above, the lot intensity for this proposed development is approximately 6.4 units per acre.

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed development is to be a gated community of single-family attached homes for senior living, thereby providing a secure location for those mature adults in Jonesboro that desire to live in such a place.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This request is completely compatible with the development in, and the character of the surrounding area. As single family attached homes, this would provide a transition area between the existing commercial and industrial developments to the west and north, and the existing residential on the east.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

This site has been considered in a number of scenarios. A conclusion drawn from those efforts is this parcel is not conducive to individual lots, public streets with wide rights-of-way, and substantial building setbacks.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

This proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

(10) How long has the property remained vacant?

By all indications, this land was not been developed at all, aside from the started work circa 2003.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A change in the zoning from R-1 to PD-R; LUO should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

The current plan calls for development to begin as soon as plans could be prepared and approved in accordance with the appropriate standards and specifications.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

No neighborhood meeting has been arranged to date.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This request is for a Limited Use Overlay. The parameters of the proposed Planned Development are listed below.

- A) Development is to be single-family attached.
- B) This is to be a gated community.
- C) Minimum 30% Green Space / Open Space.
- D) A common building is to be provided for the residents.
- E) This is being developed as a “Senior Living” community.
- F) Garbage collection is to be with individual trash cans.
- G) All buildings to include an integral fire-suppression sprinkler system.
- H) Interior curbs to be “drive-over” curbing.
- I) Private Street: Traditional width = 24’; width to be installed = 30’.
- J) Metropolitan Area Planning Commission approves a street length as shown.
- K) City Council approves the private street.
- L) Traditional cul-de-sac = 40’ radius; radius to be installed = 55’.
- M) One enclosed garage, and one outdoor parking space provided for each dwelling.
- N) Site lighting to be provided.
- O) Five pavilions to be incorporated into the development.
- P) Final phase of phased development anticipated to be completed prior to December 31, 2034.
- Q) Tree survey will be performed prior to preparation of final design plans.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.


Owner of Record:

I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

The owner of the property is:
G. Enterprises, LLC
3427 Lake Pointe Drive
Jonesboro, AR 72404

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:


Owner / Applicant

Deed: *Please attach a copy of the deed for the subject property.*
Applications will not be considered complete until all items have been supplied.
Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: G. Enterprises, LLC
Address: 3427 Lake Pointe Dr.
City, State: Jonesboro ZIP 72404
Telephone: _____
Facsimile: _____
Signature: _____

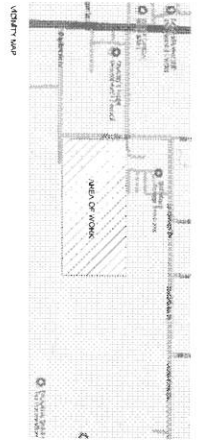
Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: MARQUE MREALING
Address: 3427 LAKE POINTE DR.
City, State: JONESBORO AR ZIP 72404
Telephone: 870-930-7695
Facsimile: N/A
Signature: Marque Mrealing

Deed: Please attach a copy of the deed for the subject property.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

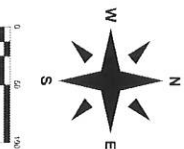


EXISTING ZONING: R-1
REQUESTED ZONING: PD-R, L.U.O.



LEGAL DESCRIPTION

A part of the South Half of the Southeast Quarter of Section 6, Township 14 North, Range 4 East, City of Jonesboro, Calhoun County, Alabama, being more particularly described as follows:
BEGINNING at the Northwest Corner of Lot 3, Apple Hills Subdivision, said point being the **POINT OF BEGINNING** for the Northwest Corner of Lot 3, Apple Hills Subdivision, a distance of 321.83 feet to the northeast corner of said Lot 3, Apple Hills Subdivision, a distance of 42.87 feet to a point, thence run N 88° 44' 30" E, a distance of 321.83 feet to a point, thence run S 88° 47' 37" W, a distance of 321.89 feet to a point, thence run S 00° 10' 53" E, a distance of 412.63 feet to a point, thence run S 88° 45' 42" W, a distance of 322.27 feet to a point, thence run S 88° 41' 44" W, a distance of 322.07 feet to a point, thence run S 88° 43' 28" E, a distance of 644.18 feet to a point, said point being the **POINT OF BEGINNING**, said tract containing 8.82 acres.



OFFICIAL RECEIPT

Receipt Date 12/10/2025 10:52 AM
Receipt Print Date 12/10/2025

Receipt # 00268181
Batch # 00010.12.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	369.20

Detail:	
01-000-0150-00	
Proof of Publication Rezoning	369.20

Total	369.20
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Payment Information:	
Check 3521	369.20
Change	0.00

Blade Runner Lawn Service
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-18
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on December 9, 2025

REQUEST: To consider a rezoning of part of the south half of section 6, Township 14 North, Range 4 East of +/- 8.8 acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “PD-R”, LUO Planned Development Residential

APPLICANT: Marque Mealing

LOCATION: 3427 Lake Pointe Dr

SITE

DESCRIPTION: **Total Size:** Approx. 8.8 Acres- 384,635 S.F.
Street Frontage: Approx. 390 ft along Warren St

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision. An unusual set of circumstances occurred and a portion of the development started, though there was never enough completed to apply for any building permits.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential and I-1 Industrial
South	R-1 and R-7
East	R-1 – Residential
West	C-3 –Commercial

HISTORY:

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **Moderate Intensity Residential**.

Moderate Intensity:

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

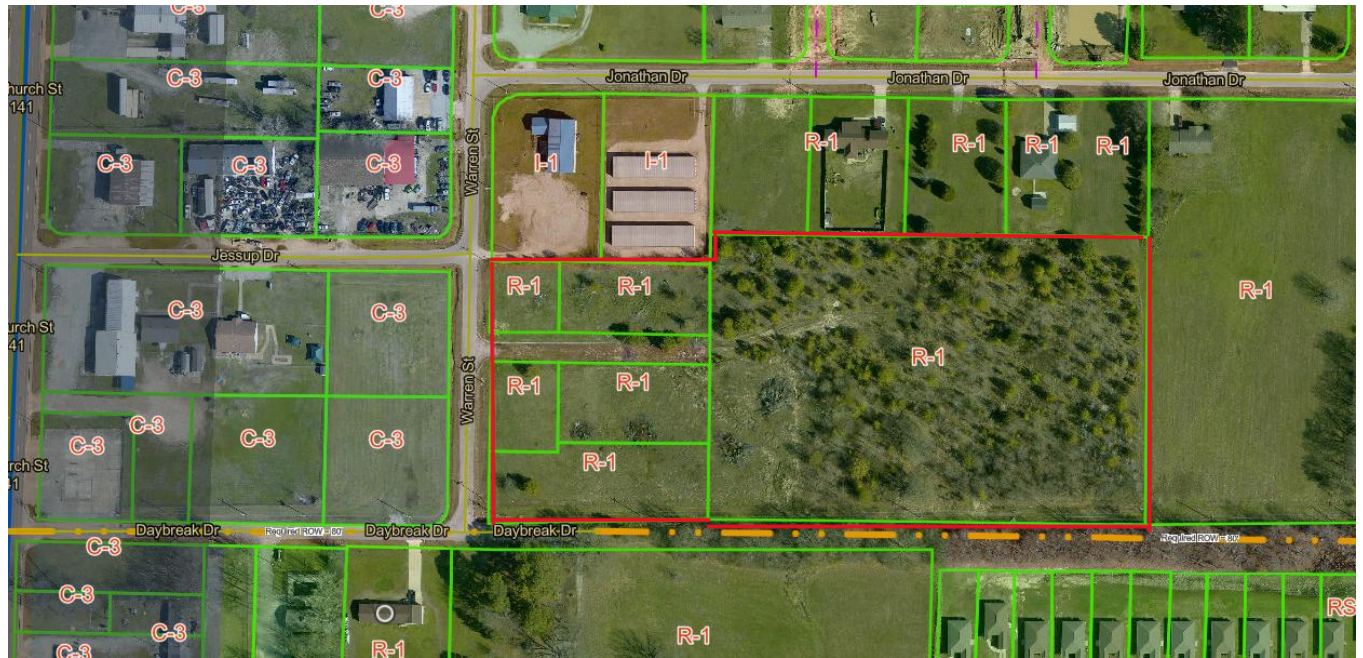
Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map

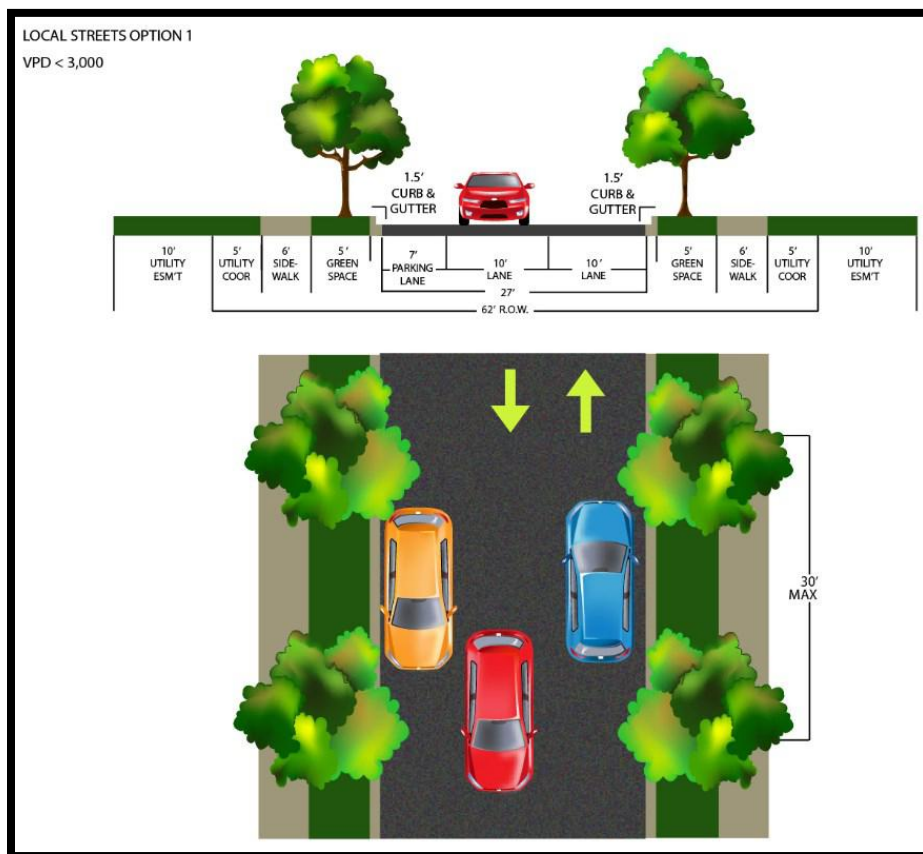
Master Street Plan/Transportation

The subject property will be served by Warren St. The Master Street Plan classifies Warren as a Local Street.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.







FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an Planned Development District use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow Planned Development Residential at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines PD-R as follows:

PD- Planned Development district.

General description. It is the intent of this division to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such developments, while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan for development of the city. The PD provisions herein established, are intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open space than would otherwise be possible through the strict application of other district regulations.

The purpose of the PD planned development district is to:

- (1) Allow for flexibility in the zoning requirements where the result will be a higher quality development;
- (2) Provide for and locate suitable recreational facilities, open space, and other common facilities, while preserving the existing landscape to the greatest extent possible;
- (3) Encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features;
- (4) Obtain creative and coordinated designs and allow procedures supplemental to those applicable in other use districts to establish under which development plans particularly designed to meet the objectives of this section; and
- (5) Allow for creative development that conforms to the goals and objectives set for in the city comprehensive plan.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 25-18; a request to rezone property “R-1”, single family medium density district, to “PD-R” Planned Development district. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 25-18 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “PD-R” Planned Development Residential, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC Meeting December 9th, 2025

1. Call to order

2. Roll Call

Present (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford, Stephanie Nelson

Absent (1): Kevin Bailey

3. Approval of minutes

MIN-25:086 MINUTES November 12th, 2025 MAPC

A motion was made by Paul Ford, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford, Stephanie Nelson

Nay (0)

Absent (1): Kevin Bailey

4. Final Subdivisions

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezoning

RZ-25-18 **Rezoning: East Warren St. and South of Jonathan Dr.**

The Applicant Marque Mealing is requesting a rezoning of the property from R-1 Single Family to PD-R; LUO Planned Development-

Residential; Limited Use Overlay, at East of Warren St. and South of Jonathan Dr.

Lonnie Roberts (Chair): Do we have the proponent for this item?

George Hammon (Proponent): These are pictures of a duplicate development that is existing that we've done in Jonesboro. Started in 2013 and Dr. Abraham did it in Oak Tree Manor. Up off North Culberhouse. But this is a proposed gated community, for primarily senior living. That's the targeted market for this. And we had a product that we wanted to be able to present and we've worked with the various departments in the city, Engineering, Planning, Fire Department, and we talked to City Water and Light as well. And we've made some adjustments to it to hopefully make it a good fit for this area. Traditionally a street development like this would be probably 24 feet wide. But we've enlarged those to thirty and part of that is to accommodate fire code, just to make sure we have plenty of room for firetrucks to maneuver. We also enlarged the Cul-de-sac at the end. One thing we are asking Planning Commission Approval for, is traditionally 400 feet is a maximum street length. This one will be 830 feet long. But we do have a good fire coverage, and all of the buildings will be sprinklered. So we've made those adjustments to accommodate what we wanted to do here. We are proposing this as a private street and we will be making sure that City Council knows that there is a waiver involved in that. To have a private street. Those are no longer approved in traditional subdivisions, but in plan development with a waiver from City Council, we can still do that. We got plenty of greenspace to meet the requirements, again each building will be sprinklered and it will be a gated community. There'll be a common building, there is 30 buildings proposed. 29 will be occupied by residents, one building will remain as the community building that residents can use or borrow if they have a family gathering or something like that. Each building will have one enclosed garage and a parking space out front. We're including site lighting, and plan to install 5 different pavilions scattered through the development for the residents to be able to use for just sitting out in the shade or you know, whatever outdoor activities they would like to do. But we appreciate you letting us present this tonight and I would certainly be glad to entertain any questions that anyone might have.

Lonnie Roberts: Anyone have any questions at this point?

Paul Ford (Commission): I do, the question that I have is, that I thought, I heard you say single family residents. And I thought that's what I read in the material.

George Hammon: It's single-family attached, is what it's classified as. Each building would have, two separate units.

Paul Ford: Okay, maybe I'm just dense, but I thought, I would refer to those as a duplex, not a single-family residence. It's single-family because it's owned individually.

Marque Mealing: They will be set up that they could be individually owned, yes.

Paul Ford: Okay, alright. And where did you say this property was?

George Hammon: This is actually an existing development up off of North Culberhouse. Close to Bradley St. Just north of Johnson. Oak Tree Manor, is the name of it. Dr. Abraham developed that starting back in 2013.

Lonnie Roberts: Okay, I'll open up, City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, we do. This does meet all 6 requirements for the zoning criteria. So, we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and with this rezoning request, is there anybody here to give public comments? If you would come up to the mic and state your name for the record please.

Randy Willet (Public): My name is Randy Willet.

Lonnie Roberts: Okay, and what's your question for the commission?

Randy Willet: I'm curious if it will have fencing, if it'll be encompassed by a fence all the way around. I understand it's gated but would that just be the entrance or?

George Hammon: We would have a perimeter fence all the way around, yes.

Randy Willet: Okay, and I'm guessing from your comment a moment ago, it'll be, it could be rentals as well?

George Hammon: It could be, they will be constructed so that they will be sold.

Randy Willet: Okay. That satisfies me.

Lonnie Roberts: Alright, thanks for your comments. Anyone else here to give public comments or questions? If not, I'll open up for Commissioners questions for the applicant or city staff?

Monroe Pointer (Commission): My question is, I know when I read through the application that it did say, senior living. So, does the approval mean that it could only be used for senior living purposes?

Derrel Smith: It does not. That's who they're going to market it too, but if this rezoning goes through the way it is, we can't put an age limit on housing.

Monroe Pointer: Then why present it that way? Is it easier to be moved through or, this is just a question for me because if I think we had one several months ago that was in the Valley View area and they said that, that was one of the reason, that they was going to do that was to help grow and give housing for senior living and it was, I think it was kind of, that everybody thought the same way that we needed that in Jonesboro. But I don't want everybody to use that, just to get it through and not be able to do that.

Derrel Smith: There is a lot of underserved areas in Jonesboro with housing seniors being one of them. So, I'm sure that's who the applicant will try to market it to, but if that doesn't work, if you, I'm not saying that you are a senior but if you decided you wanted to buy a unit out there, I'm sure he would sell you one.

Jeff Steiling (Commission): George, do you know if there is a better answer for that? Is there a bill of assurances or anything that goes with this development that will say 55 and older as ownership or anything like that, or how? How do you define that as senior living, why is that part of the application?

Derrel Smith: We can't accept a bill of assurances on it. We can't enforce it.

Unable to transcribe

Derrel Smith: If there is an POA and we can't make them have a POA, but if there was and it was enforced then yes. But we can't do that. That would be up to the developer.

Jeff Steiling: So, is that something in the works? Or is that not being considered?

George Hammon: There is not a POA right now, right now, it would be, constructed and maintained by the owner, until the unit is rented or sold. And if it's rented, he'll continue to maintain it.

Jeff Steiling: So, as Monroe was suggesting, we should probably strike the senior living portion because that's just an initial marketing effort. That's not necessarily a real requirement.

Carol Duncan (City Attorney): It can't be legally, a requirement from us. They can still say that's who they intend to market it to. We just need to understand it's not a legal requirement from us.

Lonnie Roberts: Any other commissioners have questions?

Jim Little (Commission): I have a question, You say that these are sprinklered.

George Hammon: Yes, sir.

Jim Little: And they're duplexes, that's not really a requirement by code. So, I'm curious why are they sprinklered? Is it a square footage thing? Or you know, why are they sprinklered?

George Hammon: The primary reason for it, is the configuration of the property, and the presence or lack of street infrastructure around it. We really only have one place where we could enter this place.

Jim Little: It doesn't have two exits, okay I see.

George Hammon: Correct. And that reason is why we made the cul-de-sac bigger for firetruck maneuvering, made the street wider. That was a voluntary thing. But we don't have a second exit to get out of here, and so that's why all the buildings will be sprinklered.

Lonnie Roberts: Anyone else? Anyone ready with a motion?

Dennis Zolper (Commission): Dennis Zolper, make a motion to approve the rezoning request with stipulations.

Lonnie Roberts: I have a motion to approve, do I hear a second?

Jim Little: Little, second.

Lonnie Roberts: Ms. Nelson is excusing herself from voting.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford

Nay (0):

Absent (1): Kevin Bailey

Abstain (1): Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:037

Agenda Date:

Version: 1

Status: Third Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117 ARTICLE VIII, SECTION 117-324(g) TO REMOVE THE REQUIREMENT TO HAVE A VALID REGISTRATION OR LICENSE ON A BOAT, TRAILER, OR RECREATIONAL VEHICLE PARKED OUTDOORS ON RESIDENTIAL LOTS IN THE CITY OF JONESBORO

WHEREAS, the City of Jonesboro understands that citizens may need to store a boat, trailer, or recreational vehicle on their residential lot that is not currently registered and licensed under state law; and

WHEREAS, the City Council of the City of Jonesboro, Arkansas desires to remove the requirement that a boat, trailer, and/or recreational vehicle that is parked outdoors on a lot in a residential district be required to be currently registered and licensed, as required by state law.

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

SECTION ONE: That Chapter 117, Article VIII, Section 117-324(g) shall be deleted.

SECTION TWO: That all other parts of this section shall remain in full force and effect.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:040

Agenda Date:

Version: 1

Status: Third Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE TO AMEND ORD-17:026 RELATING TO TOWING SERVICES IN THE CITY OF JONESBORO

WHEREAS, the City Council of the City of Jonesboro, Arkansas currently regulates the price structure for towing services for the citizens of Jonesboro, and

WHEREAS, this ordinance only relates to requests for towing initiated by departments of the City of Jonesboro, and

WHEREAS, data has been submitted that demonstrates the rates established in 2017 are not in conformity with current economic standards; and

WHEREAS, the following amended language of Chapter 66-83 is to be adopted with all other language remaining the same.

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

SECTION ONE: That sections of Chapter 66-83 shall be updated with the following language:

Section (a)(2)-Change the after hours release fee from \$30 to \$75.

Section (a)(16): (16) Change the following fees as follows:

City-wide base response rate..... from \$125 to \$225

Secondary tow... from \$75 to \$150

Per loaded mile outside city limits.....from \$2 to \$5

Winch...\$100

Standby charges per hour..... \$150

Daily storage per day..... \$50/\$100 per day for electric

After hours release...\$75.00

Arkansas Towing Company Prices

Mississippi County Towing Companys

Item	Company 1	Company 2	Company 3	Column 4	Average
Light Duty	\$ 200.00	\$ 250.00	\$ 200.00	\$ 175.00	\$ 206.25
motorcycle towing					
After Hours Towing	\$ 250.00		\$ 200.00	\$ 205.00	\$ 218.33
Milage	\$ 5.00		\$ 3.50	\$ 50.00	\$ 19.50
Storage	\$ 50.00	\$ 50.00	\$ 50.00		\$ 50.00
Winching	\$ 350.00		\$ 150.00		\$ 250.00
Recovery	\$ 350.00		\$ 300.00		\$ 325.00
Admin Fee			\$ 50.00		\$ 50.00
Labor	\$ 75.00		\$ 50.00		\$ 62.50
Clean Up	\$ 100.00		\$ 50.00	\$ 50.00	\$ 66.67
Colloison Wrap					
Second Tow					
Wait Time	\$ 60.00				\$ 60.00
After Hours Release	\$ 40.00				\$ 40.00
Gate Fee					
Set Out Fee					
Inclement Weather					
EV Towing					
EV Storage					
Fuel Surcharge					
Hazardous Conditions					
Oil Dry				\$ 25.00	\$ 25.00
Additional Equipment					

A-1 Wrecker Service

Mississippi County

1800 W. Main St.

Blytheville, Ar. 72315

(870-762-1662)

Tow Rates

(In Town)

8am - 4pm ————— \$150.00

4pm - 12am ————— \$200.00

12am - 8am ————— \$250.00

Out of Town Rates

Armored ————— \$150.00

Burdette ————— \$100.00

Leachville ————— \$150.00

Luxora ————— \$125.00

Mamla ————— \$100.00

Osceola ————— \$150.00

Monette ————— \$150.00

Wilson ————— \$200.00

Lake City ————— \$175.00

I-55 s / Co. Line ————— \$250.00

Jonesboro ————— \$250.00

Memphis starts at ————— \$350.00

Additional Services

Storage ————— \$50.00 per day

Inside Storage ————— \$60.00 per day

Extra Person \$ 70.00 per hour

Clean Up ————— \$100.00 per hour

Extra Labor ————— \$75.00 per hour

Transport Miles ————— \$5.00 per loaded mile

Extra Driver ————— \$50.00 per hour

Extra Towel ————— \$150.00 per hour

Rudi's Towing, Inc.

Phone: (870) 236-6410 • Fax: (844) 273-5230 • <http://www.rudistowing.com>

Accident Rates Tractor/Trailer

	<u>Per Hour</u>
Rotator	\$950.00
Heavy Duty Wrecker 35Ton	\$750.00
Heavy Duty Wrecker 25Ton	\$550.00
Heavy Duty Rollback	\$450.00
Medium Duty Wrecker	\$350.00
Medium Duty Rollback	\$300.00
Light Duty Rollback	\$250.00
Skid Steer	\$250.00
Excavator	\$250.00

70

Accident Tow Rates Light Duty

In Town Accidents	\$225.00
County Accidents	\$250.00

Storage Per Day

Heavy Rates	\$100.00
Light Rates	\$50.00
Inside Storage Per Stall	\$100.00

Tow Rate

In-Town Work Hours Tow — \$100

In-Town After Hours/Weekend Tow — \$200

In-Town Accident Tow — \$200

Labor Time On Scene — \$50 Per Hour Per Man

Rollover Rate — \$300

Debris Fee/Road Cleanup — \$50

Winching Out Rate — \$150

Tractor Rate — \$250

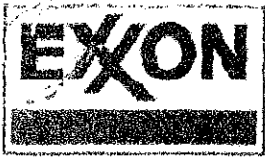
Out of Town Tows

Hook-Up Fee — \$75

Price Per Mile (Unloaded) — \$2.50

Price Per Mile (Loaded) — \$3.50

#3



Hopper & Son's Inc.
528 Park Street • Blytheville, AR 72315
Phone (870) 763-8815 • Fax (870) 762-5523

TOWING RATES

March 14, 2025

	<u>Basic Rates</u>	
	8:00 AM - 5:00 PM	5:00 PM-8:00 AM
In Town Tow	\$125.00	\$195.00
5 mile radius	\$175.00	\$205.00
Over 5 miles	\$25.00 hook up fee plus 5.00 per loaded mile plus basic rate.	

There will be an automatic \$50.00 fee for recovering a vehicle that the person did not leave the keys, plus basic fee. Extra fees are charged for waiting time if called by police and we wait more than 20 minutes to hook up. Storage is \$50.00 per day.

Winching fees and rollovers will have to be calculated according to how many feet from pavement or how many rehooks it takes to get the vehicle. Sweeping and cleaning street will be \$50.00. If oil dry is necessary to clean oil or hazardous spill, we will charge \$25.00 per bag. In the case a second wrecker or 2nd man is needed will result in \$125.00 per hour.

We have been in business for 48 years and will try to accommodate the customer the best we can with the least expense possible. Thank you.

Hopper & Son's Inc.

Exxon 870-763-8815 day
Teddy 870-838-9991 night
Sherrie 870-740-1735 night

Doyle Hopper
870-763-1909 night

Green County Towing Companies

Item	Company 1	Company 2	Company 3	Company 4	Column 5	Average
Light Duty	\$ 200.00	\$ 250.00	\$ 250.00	\$ 250.00		\$ 237.50
motorcycle towing	\$ 300.00	\$ 300.00				\$ 300.00
After Hours Towing	\$ 250.00					\$ 250.00
Milage						
Storage	\$ 60.00	\$ 50.00	\$ 60.00	\$ 50.00		\$ 55.00
Winching	\$ 200.00	\$ 50.00	\$ 100.00			\$ 116.67
Recovery	\$ 250.00	\$ 300.00				\$ 275.00
Admin Fee	\$ 125.00					\$ 125.00
Labor	\$ 125.00	\$ 75.00				\$ 100.00
Clean Up	\$ 125.00	\$ 75.00				\$ 100.00
Coltison Wrap			\$ 50.00			\$ 50.00
Second Tow						
Wait Time						
After Hours Release						
Gate Fee			\$ 35.00			\$ 35.00
Set Out Fee						
Incllement Weather						
EV Towing						
EV Storage						
Fuel Surcharge						
Hazardous Conditions	\$ 250.00	\$ -				\$ 125.00
Oil Dry	\$ 15.00	\$ 35.00				\$ 25.00
Additional Equipment				\$ 250.00		\$ 250.00

Greene
County

Prestige TOWING
&
RECOVERY

894 GREENE ROAD 890
PARAGOULD, AR 72450
PHONE -- (870) 573-7600
FAX -- (870) 210-2661

LIST OF POSSIBLE CHARGES

CITY TOWING	\$200 -
COUNTY TOWING	\$250-300
AFTER HOURS TOWING	\$50
STREET CLEANUP	\$125
WINCHING (LIGHT)	\$150-200
WATER RECOVERY	\$250 PER HOUR
CITY MOTORCYCLE TOW	\$200
COUNTY MOTORCYCLE TOW	\$250-300
AFTER HOURS	\$50
DAILY STORAGE	\$60
ADMINISTRATION FEE	\$125
OFF ROAD RECOVERY W/ 4X4	\$250 PER HOUR

2

WAYNE'S TOWING
P.O. BOX 864
PARAGOULD, AR 72451

(870) 476-5452

(870) 240-5769

PRICE LIST

ROLLBACK TOW	\$250.00
IMPOUND	\$250.00
ABANDON VEHICLE IN TOWN	\$200.00
ACCIDENT TOW	\$250.00
ACCIDENT CLEAN UP STARTS AT	\$75.00
OIL DRY	\$35.00 PER BAG
WINCHING (FIRST 30 MINUTES)	\$50.00
WINCHING (ADDITIONAL 10 MINUTES)	\$50.00
ROLLOVER	\$300.00
WATER RECOVERY	\$300.00 MINIMUM
STORAGE RATE PER DAY (OUTSIDE SECURED)	\$50.00
STORAGE RATE PER DAY (INSIDE SECURED)	\$50.00
TOWING MILEAGE PER MILE	\$6.00
DAMAGE FREE MOTORCYCLE TOW	\$300.00
LOCKOUT SERVICES	\$50.00

DISCLAIMER: ALL OF THE ABOVE FEES ARE SUBJECT TO CHANGE DEPENDING ON LOCATION OF INCIDENT, TIME SPENT AT THE INCIDENT, THE TIME OF DAY, & WEATHER CONDITIONS.

L/TH

Rudi's Towing, Inc.

Phone: (870) 236-6410 • Fax: (844) 273-5230 • <http://www.rudistowing.com>

Accident Rates Fractor/Trailer

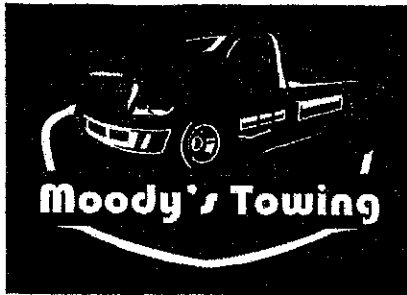
	<u>Per Hour</u>
Rotator	\$950.00
Heavy Duty Wrecker 35Ton	\$750.00
Heavy Duty Wrecker 25Ton	\$550.00
Heavy Duty Rollback	\$450.00
Medium Duty Wrecker	\$350.00
Medium Duty Rollback	\$300.00
Light Duty Rollback	\$250.00
Skid Steer	\$250.00
Excavator	\$250.00

Accident Tow Rates Light Duty

In Town Accidents	\$225.00
County Accidents	\$250.00

Storage Per Day

Heavy Rates	\$100.00
Light Rates	\$50.00



3rd

927 North 15th Avenue Paragould 72450

Light Duty Non-Consent Towing Pricing

Rotation Call \$250-\$350 Depending on miles

Winch \$100 and up

Clean up \$50. \$100/ hour for extra labour and clean up

Dry Sweep \$25/Bag

Crash Wrap \$50

Storage \$60/day

~~After Hours Rate~~

Gate Fee \$35 after hours

Admin \$60

Lock Out and Jump Start \$50 - \$100

All Pricing Above exclude State Taxes of ~~9.375%~~ 9.375%

Susan Marie Harris

Pulaski Towing Company's

Item	Company 1	Company 2	Company 3	Company 4	Company 5	Company 6	Average
Light Duty	\$ 200.00	\$ 265.00	\$ 275.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 231.67
motorcycle towing			\$ 375.00				\$ 375.00
After Hours Towing							
Milage	\$ 3.00	\$ 3.50			\$ 4.50	\$ 3.00	\$ 3.50
Storage	\$ 55.00	\$ 65.00	\$ 50.00	\$ 50.00	\$ 40.00	\$ 50.00	\$ 51.67
Winching		\$ 300.00					\$ 300.00
Recovery	\$ 150.00			\$ 200.00	\$ 135.00		\$ 161.67
Admin Fee	\$ 75.00	\$ 75.00		\$ 65.00	\$ 100.00	\$ 65.00	\$ 70.00
Labor			\$ 85.00		\$ 100.00	\$ 155.00	\$ 113.33
Clean Up	\$ 40.00	\$ 100.00		\$ 40.00		\$ 125.00	\$ 76.25
Collision Wrap		\$ 35.00			\$ 35.00		\$ 35.00
Second Tow							
Wait Time		\$ 132.50					\$ 132.50
After Hours Release		\$ 100.00			\$ 50.00	\$ 100.00	\$ 83.33
Gate Fee							
Set Out Fee							
Inclement Weather		\$ 318.00			\$ 40.00		\$ 179.00
EV Towing						\$ 275.00	\$ 275.00
EV Storage						\$ 100.00	\$ 100.00
Fuel Surcharge			\$ 25.00			\$ 50.00	\$ 37.50
Hazardous Conditions	\$ 125.00	\$ 318.00				\$ 50.00	\$ 164.33
Oil Dry							
Additional Equipment		\$ 475.00			\$ 100.00		\$ 287.50

Pulaski County

Phillips Brothers Towing 2024-2025 Price List

Services	Private Property	Cash Customer	NLR Police	State Police	PCSO
Tow Fee					
Light	\$ 250.00	\$ 75.00	\$ 150.00	\$ 200.00	\$ 200.00
Med	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00
Heavy	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
Heavy Semi Trailer	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00
Mileage Light	\$3 UN/\$3 Load	\$3 UN/\$3 Load	None	None	None
Mileage Med/Heavy	\$5 Un/\$5 Load	\$5 Un/\$5 Load	\$5 Un/\$5 Load	\$5 Un/\$5 Lo	\$5 Un/\$5 Load
Storage Per Day	\$55.00	\$55.00	\$30.00	\$45.00	\$45.00
Admin Fee	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00
Clean Up	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00
Recovery Fee	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00
Letter Fee	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
2nd Truck/Person Fee	\$ 250.00	\$ 65.00	\$ 150.00	\$ 150.00	\$ 150.00
Hazmat Fee	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00
Boot Fee	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00
Light Duty Service	\$ 55.00	\$ 55.00	\$ 55.00	\$ 55.00	\$ 55.00



#2

NON CONSENT TOWING CHARGES 2025

TOWING	ROLLBACK	LIGHT	MEDIUM	HEAVY
PER HOUR	\$265	\$175	\$450	\$800
MILEAGE		\$3.50	\$4.50	\$7.50
STORAGE		\$65	\$85	\$100
WINCHING		\$150 PER HR. PORT TO PORT 2 HR MIN	\$425 PER HR. PORT TO PORT 2 HR MIN	\$750 PER HR. PORT TO PORT 2 HR MIN
HAZARDOUS LOCATION		PLUS 20%		
INCLEMENT WEATHER		PLUS 20%		
WAIT TIME		50% OF HOURLY RATE	50% OF HOURLY RATE	50% OF HOURLY RATE

ROADSIDE SERVICES				
LABOR PER HR.		\$135		
SAFETY SUPERVISOR		\$235 PER HR.		
ROAD SERVICE		\$175 PER HR. 2 HR MIN.	\$175 PER HR. 2 HR MIN.	\$175 PER HR. 2 HR MIN.



**MISCELLANEOUS
FEES**

ADMIN FEE		\$75		
AFTER HRS. RELEASE		\$100		
CLEAN UP		\$100		
SUBLET LABOR		COST PLUS 25%		
CERTIFIED LETTER		\$25		
RENTAL EQUIPMENT		COST PLUS 25% PLUS DELIVERY AND PICKUP		
OWNED EQUIPMENT		·\$475 PER HR. PORT TO PORT		
WINDOW WRAP		\$35 USE AND ONLY IF NEEDED		
PERMITS		COST PLUS 25%		

Price List Effective 07-01-2011

THESE RATES ARE POSTED IN ACCORDANCE WITH ARKANSAS LAW

ABANDONED VEHICLE - TOWING RATES - WITHIN PULASKI COUNTY

ONE TON AND UNDER

Wrecker - Flatbed \$200

Hookup - \$75

Extra person labor - \$85 per hour

Storage - \$50 per calendar day

Fuel Surcharge - \$25 will be applied to every invoice

Motorcycles - \$300

Hookup - \$75

Motorcycle trailer if needed - \$400

Hookup - \$75

Extra person labor - \$85 per hour

Inside Storage - \$60 per calendar day

Big Truck - RV's

Tractors, bob trucks, dump trucks - \$375 per hour (2 hr. min.)

Extra person labor - \$85 per hour

Storage - \$85 per calendar day

Trailers - empty or loaded - \$375 per hour (2 hr. min.)

Escort vehicles - \$125 per hour (2 hr. min.)

Extra person labor - \$85 per hour

Heavy Duty Equipment (Backhoes, dozers, rollers, excavators) - \$750 per hour (2 hr. min.)

Extra person labor - \$85 per hour

Escort vehicle - \$125 per hour (2 hr. min.)

Storage - \$150 per calendar day

Fuel Surcharge - \$25 will be applied to every invoice

*Arkansas sales tax applicable to all charges.

JUL 18 2024



18523 Arch St
Little Rock, Ar 72206
501-261-4499

11/4

Prices for Class A Towing: Wrecker or towing vehicle capable of transporting vehicles with a GVWR weight of up to 9,600 pounds.

Towing/Hauling Class A- Charge: \$200.00

Service Calls for Class A- Charge: \$65.00

Price includes services for tire changes or jump starts or to unlock vehicles, other minor vehicle service calls in lieu of towing vehicles.

Recovery 1 Class A- Charge: \$110.00

Additional charge for vehicles which cannot be towed or easily loaded due to missing or excessive damage to axles or rims or because there are not enough inflated tires to permit a typical tow (Ex: stripped-burned-excessive crushed vehicle, etc.)

Recovery 2 Class A- Charge: \$200.00

Additional charges for vehicles that require services to retrieve/winching from situations such as:

1. Body of water,
2. Steep grade embankment,
3. In an adjacent non-roadway area, not encompassed within the public right-of-way, that is difficult to access due to terrain or natural or man-made features or obstructions,
4. In an overturned status causing winching and/or additional towing vehicle assistance.

Accident Scene Clean Up- Class A- Charges: \$40.00

Storage Charge- Class A vehicle: \$50.00 per calendar day

Delivery Towing/Hauling Class A- Charges: \$85.00-\$175.00

Prices include delivery towing/hauling to one (1) location within the county where tow originated- from towing storage facility. Any mileage charge outside the original tow county will be negotiated and approved by the owner/agent prior to towing outside the original tow county.

Certified Letter Fees: \$25.00 per notification

These charges and time limits are set by the Arkansas Towing & Recovery Board and the Arkansas State Law Code (27-50-1203)(j) "The (Arkansas Towing & Recovery Board) shall have the authority to establish a maximum amount to be charged by a towing business for each notification to an owner and a lienholder..."

Administrative Fees: \$65.00

Administrative Fees will not be charged prior to the (3rd) day of storage. These fees, if assessed, are for administrative services rendered, in accordance with State Law and company procedures.

PRICE LIST		
ARKANSAS STATE POLICE		
		#5.
IMPOUND FEE		160.00
WRECK FEE		200.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00
JACKSONVILLE POLICE DEPT		
IMPOUND FEE		140.00
WRECK FEE		200.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00
LONOKE COUNTY SHERIFF		
IMPOUND FEE		140.00
WRECK FEE		200.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00
CABOT POLICE DEPT		
IMPOUND FEE		140.00
WRECK FEE		185.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00
PULASKI COUNTY SHERIFF		
IMPOUND FEE		190.00
WRECK FEE		200.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00

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	PRICE LIST	
<u>STORAGE RATES</u>		
OUTDOOR	PER CALENDAR DAY	40.00
INDOOR	PER CALENDAR DAY	50.00
<u>PCSO-STORAGE RATES</u>		
OUTDOOR	PER CALENDAR DAY	40.00
INDOOR	PER CALENDAR DAY	50.00
<u>MISC PRICES</u>		
RESPONSE	NO TOW	50.00
AFTER HOURS LET OUT		50.00
INCLEMENT WEATHER		40.00
HOOK UP		50.00
SNATCH BLOCK		40.00
TARP FEE		75.00
WINDOW WRAP	PER WINDOW	35.00
LOCK OUT		50.00
PER MILE		4.50
PERSONAL PROP REM		250.00
SPECIAL EQUIP		100.00
EXTRA TRUCK		100.00
<u>EXTRA MAN</u>		100.00

7303 Highway 70
North Little Rock,
AR 72117



PH: (501) 955-2400
Fax: (501) 955-3892

#6

**24 Hour Towing & Recovery
Non Consent Towing Charges 2024**

	ROLLBACK	LIGHT	MEDIUM	HEAVY	LANDOLL TRAILER
PER HOUR	\$250.00	\$250.00	\$375.00	\$600.00	\$600.00
MILEAGE		\$3.00	\$3.50	\$4.50	\$4.50
STORAGE		\$50.00	\$75.00	\$100.00	

MISCELLANEOUS	
LABOR PER HOUR	\$155.00
CLEAN-UP	\$125.00 Per Hour
CERTIFIED LETTERS	\$25.00
ADMIN FEE	\$65.00
AFTER HOURS RELEASE/GATE FEE	\$100.00
ELECTRIC VEHICLE TOW	\$275.00
ELECTRICK VEHICLE STORAGE	\$100 Per Day
INCLEMENT WEATHER	20%
HAZARDOUS LOCATION	20%
SKID STEER & OPERATOR	\$575.00 Per Hour
RENTED EQUIPMENT	Cost + 25%+ Drop-off & Pick-up
SKY TRACK & OPERATOR	\$575.00 Per Hour
SUBLET OPERATIONS	Cost +25%
PRESERVATION FEE	\$100.00
SUPERVISOR FEE (assisting w/ Large Tractor & Trailer wrecks for safety)	\$275.00 Per Hour
MINI X & OPERATOR	\$350.00 Per Hour
TOWING STATE POLICE UNITS	No Charge

White County Towing Company's

Item	Company 1	Company 2	Company 3	Company 4	Company 5	Average
Light Duty motorcycle towing	\$ 175.00	\$ 200.00	\$ 250.00	\$ 195.00	\$ 175.00	\$ 199.00
After Hours Towing	\$ 275.00	\$ 350.00	\$ 350.00		\$ 250.00	\$ 306.25
Milage	\$ 5.00	\$ 6.00	\$ 6.00	\$ 5.00	\$ 6.00	\$ 5.60
Storage	\$ 50.00	\$ 65.00	\$ 65.00	\$ 55.00	\$ 65.00	\$ 60.00
Winching	\$ 75.00	\$ 100.00	\$ 100.00	\$ 75.00		\$ 87.50
Recovery	\$ 300.00	\$ 300.00	\$ 300.00	\$ 100.00		\$ 250.00
Admin Fee	\$ 35.00	\$ 35.00	\$ 35.00	\$ 48.00	\$ 25.00	\$ 35.60
Labor	\$ 100.00	\$ 200.00	\$ 250.00	\$ 100.00		\$ 162.50
Clean Up	\$ 75.00	\$ 100.00	\$ 100.00			\$ 91.67
Colloison Wrap						
Second Tow		\$ 185.00				\$ 185.00
Wait Time					\$ 150.00	\$ 150.00
After Hours Release	\$ 75.00	\$ 100.00	\$ 75.00	\$ 50.00		\$ 75.00
Gate Fee			\$ 75.00			\$ 75.00
Set Out Fee		\$ 75.00	\$ 75.00			\$ 75.00
Inclement Weather	\$ 75.00	\$ 100.00	\$ 150.00			\$ 108.33
EV Towing			\$ 300.00	\$ 195.00		\$ 247.50
EV Storage			\$ 100.00	\$ 55.00		\$ 77.50
Fuel Surcharge						
Hazardous Conditions	\$ 300.00					\$ 300.00
Oil Dry			\$ 75.00			\$ 75.00
Additional Equipment	\$ 50.00	\$ 150.00	\$ 150.00			\$ 116.67

Tri County Towing and Recovery LLC
 184 Pete Hall Rd.
 Searcy, Ar 72143
 501-388-3720

#1

1. Light and Medium Duty

- a. \$175.00 Hourly Labor Rate
- b. \$5.00 Mileage per mile From the point of
Pick up to shop
- c. \$75.00 Winch Charge. *Minimum Fee
- d. \$50.00 Dolly Charge
- e. \$175.00 Second Truck *Minimum Fee
plus mileage
- f. \$100.00 Second man charge
- g. \$150.00 Over Turned on Dry land
- h. \$75.00 Clean up Fee of Accident scene
*Minimum Fee

2. Motorcycle/ATV Additional to standard vehicle Fee

- a. \$100.00 Motorcycle/ATV Fee

3. Burned vehicle Additional to standard vehicle fee

- a. \$150.00 Burned vehicle Fee

4. Water Recovery

- a. \$200.00 Low Water Recovery
- b. \$250.00 Low Water Recovery Overturned
- c. \$300.00 Deep Water Recovery
- d. \$400.00 Deep Water Recovery Overturned
- e. \$250.00 Diver Charge *Minimum Fee
- f. \$250.00 Boat Charge *Minimum Fee

5. Inclement Weather

a. \$75.00 Charged Per Hr Per Truck
Driver/Extra Man

*Low Water is Less than 2 feet

*Deep Water is more than 2 feet

6. Storage

a. \$50.00 Daily Outside

*Starting moment unloaded from truck

b. \$60.00 Daily Inside

*Starting moment unloaded from truck

7. Administration Fees

a. \$35.00 Standard Administration Fee

b. \$25.00 Preparing Registered Letter

c. \$25.00 Certified Letter Charge

d. \$75.00 After hours release of vehicle

- After hours is anytime after close of normal business hours including weekends and holidays.
- Normal Business hours are from 8:00am to 5:00pm Monday-Friday



Jeff's Auto & Wrecker Service

1 3607 Hwy 367, Bald Knob, AR 72010 501-724-5300
2 904 Short St, Augusta, AR 72006 501-281-2673
X 91b Hwy 64 W, Beebe, AR 72012 501-232-9566
3 2415 Cartoon Dr, Searcy, AR 72143 501-278-5797

#2

Light & Medium Duty

1. **\$200.00** **Standard Vehicle *Applied to all calls. (All other fees are additional)**
 - 1.1. \$200.00 Hourly Rate
 - 1.2. \$6.00 Mileage per mile from point of pick up to the shop
 - 1.3. \$100.00 Winch charge *Minimum Fee
 - 1.4. \$150.00 Dolly Charge
 - 1.5. \$185.00 Second Truck *Minimum Fee plus mileage
 - 1.6. \$200.00 Second Man Charge
 - 1.7. \$150.00 Overturned on Dry Land
 - 1.8. \$100.00 Clean up fee of accident scene *Minimum Fee
 - 1.9. \$75.00 Set Out Fee
2. **Motorcycle/ATV Additional to Standard Vehicle Fee**
 - 2.1. 150.00 Motorcycle/ATV Fee
3. **Burned Vehicle Additional to Standard Vehicle Fee**
 - 3.1. \$250.00 Burned Vehicle Fee
4. **Water Recovery**
 - 4.1. \$250.00 Low Water Recovery
 - 4.2. \$350.00 Low Water Recovery Overturned
 - 4.3. \$350.00 Deep Water Recovery
 - 4.4. \$500.00 Deep Water Recovery Overturned
 - 4.5. \$400.00 Diver Charge *Minimum Fee
 - 4.6. \$400.00 Boat Charge *Minimum Fee
5. **Inclement Weather**
 - 5.1. \$100.00 Charged Per Hour Per Truck Driver/Extra Man

JUL 30 2024

Storage

1. \$65.00 Daily Outside
 - 1.1. Starting moment unloaded from truck
2. \$75.00 Daily Inside
 - 2.1. Starting Moment unloaded from truck

Administration Fees

- A. \$35.00 Standard Administration Fee
- B. \$25.00 Preparing Registered Letter
- C. \$25.00 Certified Letter Charge
- D. \$100.00 After Hours Release of Vehicle

*After hours is anytime after close of normal business hours including weekends and holidays

*Deep Water is more than 2 feet

*Low water is less than 2 feet



Jeff's Auto & Wrecker Service

3607 Hwy 367, Bald Knob, AR 72010 501-724-5300
904 Short St, Augusta, AR 72006 501-281-2673
91b Hwy 64 W, Beebe, AR 72012 501-232-9566
2415 Cartoon Dr, Searcy, AR 72143 501-278-5797

Heavy Duty (16 Ton and Larger)

Base Call All services will be billed at the rate of **\$650.00** per hour per tow truck or service vehicle with time charged from departure to return. 2-Hour Minimum. We reserve the right to use price per pound recovery rates on major recoveries using guidelines attached

Mileage \$9.00 per mile round trip

Storage Tractor: \$85.00 per day
Trailer: \$115.00 per day

Supervisor \$200.00 per hour

Extra man power \$200.00 per hour per man

Clean Up Fee \$350.00 minimum

Inclement Weather \$ 100.00 per hour per Truck Driver/Extra Man

Subcontracted Services Billed at cost plus 20%

Expendable Equipment and materials contaminated or damaged will be billed to job at market value

Administration Fees

- A. \$150.00 Standard Administration Fee
- B. \$25.00 Preparing Registered Letter
- C. \$25.00 Certified Letter Charge
- D. \$150.00 After Hours Release of Vehicle*

JUL 30 2024

*After hours is anytime after close of normal business hours including weekends and holidays

*Deep Water is more than 2 feet

*Low water is less than 2 feet



Jeff's Auto & Wrecker Service

3607 Hwy 367, Bald Knob, AR 72010 501-724-5300
904 Short St, Augusta, AR 72006 501-281-2673
X 91b Hwy 64 W, Beebe, AR 72012 501-232-9566
2415 Cartoon Dr, Searcy, AR 72143 501-278-5797

Normal Tractor-Trailer Recovery(on or Near Roadway)

.035 cents per lb.	Contained Recovery/Winching
.045 cents per lb.	Salvage/Debris Recovering
.015 cents per lb.	Inclement Weather
.015 cents per lb.	Nights/Weekends/Holidays
.025 cents per lb.	Travel Within 50 miles
.055 cents per lb.	Travel beyond 50 miles
.01 cents per lb.	Wheels higher than root
.01 cents per lb.	Embankments or inclines
.01 cents per lb.	Back door frame open
.01 cents per lb.	Tractor from under trailer
.05 cents per lb.	Major suspension damage
.05 cents per lb.	Handle complete recovery
.01 cents per lb.	10 MPH Collision factor
.02 cents per lb.	30 MPH Collision factor
.03 cents per lb.	50 MPH Collision factor
.04 cents per lb.	70 MPH Collision factor

Contamination Spills – Market Value/disposal fees

Inclement Weather (above 90 or below 30)

Sublets priced at market value +20%

JUL 30 2024

*After hours is anytime after close of normal business hours including weekends and holidays

*Deep Water is more than 2 feet

Hook N Book Towing, Inc.
106 Taylor Ln
McRae, AR 72102
Office: 501-882-3793
Cell: 501-454-8434

#3

Light/Medium Duty:

\$250.00 Standard Tow Fee
\$300.00 EV Tow Fee
\$6.00 Per Loaded Mile

Additional Fees:

\$250.00 Hourly Rate
\$200.00 Recovery Fee
\$400.00 RV/Camper/Boat Fee
\$75.00 Set Out Fee
\$100.00-\$600.00 Winch Fee
\$150.00 Wheel Dolly Fee
\$200.00 Additional Truck Fee
\$200.00 Additional Man Fee
\$150.00 Over-turned Vehicle
\$100.00-\$600.00 Clean up Fee
\$150.00 Motorcycle/ATV Fee
\$275.00 Burn Vehicle Fee
\$150.00 Inclement Weather Fee
\$75.00 After Hour Redemption Fee
\$75 Per Bag of Oil Dry Fee

Special Equipment:

Skid Loader: \$500.00 Per Hour
Dump Trailer: \$500.00 Per Trailer
Dump Truck: \$500.00 Per Truck
Diver: \$400.00

Water Recovery:

\$190.00 Low Water Recovery 0-2Ft deep
\$240.00 Low Water Recovery-Overturned
\$325.00 High Water Recovery 3 Feet or more
\$450.00 High Water Recovery-Overturned

Storage:

\$65.00 Per Day- starts when unloaded
\$100.00 EV Per Day- starts when unloaded

Administration Fees:

\$35.00 Standard Administration Fee
\$25.00 Per Notice Fee

Revision Effective Date September 23, 2024

Arkansas State Police

Medium Duty Non-Consent Rotation Fee Schedule

(Charging As Defined By Arkansas Towing And Recovery Board Rules)

Standard Tow 195.⁰⁰ per hour plus tax

EV Tow 195.⁰⁰ per hour plus tax

Recovery (By Hour) 100.⁰⁰ per hour per person plus tax

Winching (By Foot) 1.⁰⁰ per foot plus tax

Labor 100.⁰⁰ per hour plus tax

Fuel Surcharge US Dept. Of Energy PSDD3 Cost plus mileage 5.00 / mile

Set Out Fee 40.⁰⁰ plus TAX

After Hours Release Fee 50.⁰⁰ plus tax

Storage Per/Day 55.⁰⁰ plus tax per day

EV Storage Per/Day 55.⁰⁰ per day plus tax
(If Special EV Storage Required)

Administrative Fee 48.⁰⁰ plus tax

Notification Fee Not to exceed \$25.00 or actual cost of postage. 25.⁰⁰ plus tax

Special Equipment	1	2	3	4	5	6	7	8

Submitted By

Tow Company Name
Tow Company Address
Tow Company Phone
Representative/Owner Name

D & K Brooks Garage & Towing
104 Freeway Ave. PO Box 127 (mail)
501-724-6203 & 1-800-483-6203
James Dale Brooks

Representative/Owner Signature

9/12/24
Date

James Dale Brooks agree to provide the above listed services as defined by the State of Arkansas Towing and Recovery Board at the fee rates submitted on all Arkansas State Police non-consent rotation services. I agree to notify the Arkansas State Police of any fee rate changes immediately. I agree to comply with the Arkansas State Police Non-consent towing policy. I agree to comply with the State of Arkansas Towing and Recovery Board Rules and statutes. I agree to comply with all Federal, State and local laws. I understand any violation of the aforementioned may result in the Arkansas State Police taking action including the immediate and permanent removal from participation on the rotation list.

can Shifty Corporation
builders of Truck Transmissions
and Differentials
945-0376 • 1-800-444-5977

Back Doors

Search - 100.00
On the
Newport 150.00
Bradford 100.00
15 miles 125.00
Plant Plains 150.00

201 Bradford 100.00

Freeway • N. Little Rock, AR 72114

RATE SHEET

BARNETT TOWING RECOVERY LLC.

142 Riverside Park Rd.

Searcy, AR. 72143

(501) 268-3638

#5

Estimate of billing rates at request of the following municipalities

Arkansas State Police Troop B, White County Sheriff Department, Searcy Police Department

Nonconsensual towing, administrative fees, labor rates and storage rates

A.C.A 27-50-1101

Light Duty Passenger Cars and Light Duty Trucks ^{1/2} ton and smaller

Base Call Out For A Standard Nonconsensual Tow \$175.00

Example -(Standard Tow) Typical fender bender type accident with minimal clean up towed in a regular fashion accepted as regular daily routine hook and go accident on and off of accident scene or arrest within 15 minutes

Motorcycle Nonconsensual Tow \$250.00 (Special equipment and additional manpower is required to perform this tow effectively, safely and professionally)

Hourly On Scene or Accident Time For Light Duty Nonconsensual Towing \$150.00 per hour per tow vehicle from port to port until tow or recovery is completed in an effective, safe and professional fashion. This not limited to any other equipment, personnel or labor required to complete tow or recovery

Base Call Out Fee For A Medium Duty Nonconsensual Tow \$350.00

Example - One ton or larger dual wheel truck articulated to trailer, School

Sales Tax will be charged per current tax table at time of recovery or tow

Large or lengthy accidents , arrests or recoveries are subject to additional charges

1 Secondary Tow Vehicles , Clean Up Equipment , Sub Contract Labor , or Additional Personnel to effectively perform a safe and professional recovery or tow from accident scene back to impound holding facility

2. Time to accomplish recovery or tow

3 Number of regular employees required to safely complete recovery and tow

4. Number of extra people needed or used to effectively complete recovery or tow

5. Special equipment required to recover or tow vehicle, implement or machinery

6. Location of vehicle recovered or towed

7 Clean up process of large amount of debris, fluids , cargo involved in recovery or tow

8 Any other relevant information gathered having a direct effect on the pricing of a recovery , tow , administrative fees or storage rates .

9. Weather Conditions

10 Storing of vehicles in impound facility leaking fluids to meet EPA Requirements or OSHA requirements

Barnett Towing Recovery LLC. reserves the right to discount or dismiss any charges due listed above to the registered owner , lien holder or legal representative

APR 02 2025

Item	Average for all 4 countys	perposed rates
Light Duty	\$ 208.00	
motorcycle towing	\$ 275.00	
After Hours Towing	\$ 181.00	
Milage	\$ 7.73	
Storage	\$ 51.58	
Winching	\$ 136.36	
Recovery	\$ 223.75	
Admin Fee	\$ 52.75	
Labor	\$ 109.58	
Clean Up	\$ 75.38	
Colloison Wrap	\$ 30.00	
Second Tow	\$ 92.50	
Wait Time	\$ 85.63	
After Hours Release	\$ 65.56	
Gate Fee	\$ 36.67	
Set Out Fee	\$ 50.00	
Inclement Weather	\$ 113.83	
EV Towing	\$ 192.50	
EV Storage	\$ 63.75	
Fuel Surcharge	\$ 25.00	
Hazardous Conditions	\$ 149.00	
Oil Dry	\$ 30.00	
Additional Equipment	\$ 167.86	

allowance for additional services
should for instance hazardous materials

Item	Perposed Rates	Column1
Light Duty	\$ 225.00	Per Hr
EV Towing	\$ 275.00	Per Hr
motorcycle towing	\$ 275.00	Per Hr
Milage	\$ 5.00	After 10 Free
EV Storage	\$ 100.00	Per Day/From time of Stored on lot
Storage Daily	\$ 50.00	Per Day/From time of Stored on lot
Winching/ Recovery	\$ 225.00	Per Hr
Admin Fee	\$ 50.00	
Labor Extra Person	\$ 125.00	Per Hr.
Second Tow	\$ 150.00	Per Hr.
After Hours Release/Gate Fee	\$ 75.00	
Colloison Wrap	40% abover retail cost	
Oil Dry	40% abover retail cost	
Additional Equipment	*	
Hazardous Conditions	*	

*Excessive hazardous material clean-up fees and additional fees for unusual services may be approved on a case-by-case basis by the chief of police of the city police department, or his designee.

Electric Vehicle Information

Electric vehicle towing and storage cost more due to safety hazards and the need for specialized equipment and processes. These include the risk of battery fires, the need for thermal cameras to monitor overheating, and dedicated isolation storage areas. Towing companies face increased costs for new equipment, changes to towing procedures, and extra inspection steps to ensure safety.

Elaboration:

Battery Safety:

EVs utilize high-voltage lithium-ion batteries, which can overheat, catch fire, or become unstable if punctured or mishandled, posing a significant safety risk during towing and recovery.

Specialized Equipment:

Towing companies require thermal cameras to monitor battery temperature and prevent fires, as well as concrete blocks to stabilize EVs and prevent movement during storage.

Isolation Storage:

Specialized areas are needed to isolate EVs from other vehicles to minimize the risk of fire spreading.

Increased Training:

Personnel need specialized training to handle EVs safely, including emergency response and high-voltage system awareness.

Cost Implications:

The extra safety measures and equipment lead to increased costs for towing companies, which are often passed on to customers.

Regulatory Changes:

Current fee schedules for towing and storage may not adequately reflect the increased hazards and costs associated with EVs, leading to a need for updates and adjustments.

EV Towing



U.S. Department
of Transportation
**National Highway
Traffic Safety
Administration**



DOT HS 811 574

January 2012

Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High Voltage Batteries

The National Highway Traffic Safety Administration (NHTSA) is committed to ensuring the highest standards of safety on our Nation's roadways. To better protect consumers and the public safety community from the potential risk of fire and other hazards related to vehicles that have been involved in a motor vehicle crash, NHTSA has developed "Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High Voltage (HV) Batteries." Developed with the assistance and expert input of the National Fire Protection Association, the Department of Energy (DOE) and others, the interim guidance for electric and hybrid-electric vehicles identifies appropriate post-crash safety measures for vehicle owners and the general public, emergency responders, and for towing/recovery operators and vehicle storage facilities.

NHTSA does not believe that electric vehicles present a greater risk of post-crash fire than gasoline-powered vehicles. In fact, all vehicles—both electric and gasoline-powered—have some risk of fire in the event of a serious crash. However, electric vehicles have specific attributes that should be made clear to consumers, the emergency response community, and tow truck operators and storage facilities. Out of an abundance of caution to prevent injury and loss of property, the interim guidance identifies considerations and actions for all electric and hybrid-electric vehicle crashes, including those involving the growing number of vehicles powered by lithium-ion batteries.

This interim guidance is intended to serve as a general reference for vehicle operators and responders. It was developed using current best practices and instructions from vehicle and battery manufacturers and others. It is not intended to replace information issued by the vehicle manufacturer, but rather to be used as a supplement to vehicle-specific guides. For more information about specific vehicle models, individuals should consult guidance provided by the vehicle manufacturer.

NHTSA, together with the Department of Energy, is continuing to explore strategies to ensure that the public and responder community receive the best information in the shortest possible time. The agency hope that this guidance will help to inform activities to educate responders and the public about electric vehicles including efforts already underway by DOE, NFPA, vehicle manufacturers, and others.

Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High Voltage Batteries (Vehicle Owner/General Public)

ELECTRIC AND HYBRID-ELECTRIC VEHICLE CONSIDERATIONS

In the event of damage to or fire involving an electric vehicle (EV) or hybrid-electric vehicle (HEV):

- Always assume the high voltage (HV) battery and associated components are energized and fully charged.
- Exposed electrical components, wires, and HV batteries present potential HV shock hazards.
- Venting/off-gassing HV battery vapors are potentially toxic and flammable.
- Physical damage to the vehicle or HV battery may result in immediate or delayed release of toxic and/or flammable gases and fire.

VEHICLE INFORMATION

- Know the make and model of your vehicle.
- Review the owner's manual and become familiar with your vehicle's safety information and recommended safety practices.
- Do not attempt to repair damaged electric or hybrid-electric vehicles yourself. Contact an authorized service center or vehicle manufacturer representative for service.

EMERGENCIES

CRASH: A crash or impact significant enough to require an emergency response for conventional vehicles would also require the same response for electric or hybrid-electric vehicles.

If possible

- Move your car to a safe, nearby location and remain on the scene.
- Roll down windows before shutting the vehicle off.
- Place the vehicle in Park, set the parking brake, turn off the vehicle, activate hazard lights, and move keys at least 16 feet away from the vehicle.

Always

- Call 911 if assistance is needed and advise that an electric or hybrid-electric vehicle is involved.
- Do not touch exposed electrical components or the engine compartment, as a shock hazard may exist.
- Avoid contact with leaking fluids and gases, and remain out of the way of oncoming traffic until emergency responders arrive.
- When emergency responders arrive, tell them that the vehicle involved is an EV or HEV.

FIRE: As with any vehicle, call 911 immediately if you see sparks, smoke, or flames coming from the vehicle.

- Exit the vehicle immediately.
- Advise 911 that an electric or hybrid-electric vehicle is involved.
- As with any vehicle fire, do not inhale smoke, vapors, or gas from the vehicle, as they may be hazardous.
- Remain a safe distance upwind and uphill from the vehicle fire.
- Stay out of the roadway and stay out of the way of any oncoming traffic while awaiting the arrival of emergency responders.

POST-INCIDENT

- Do not store a severely damaged vehicle with a lithium-ion battery inside a structure or within 50 feet of any structure or vehicle.
- Ensure that passenger and cargo compartment remain ventilated, i.e., open a window, door or trunk.
- Notify an authorized service center or vehicle manufacturer representative as soon as possible as there may be other steps they can take to secure and discharge the HV battery.
- Call 911 if you observe leaking fluids, sparks, smoke, flames, or hear gurgling or bubbling from the HV battery.

Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High Voltage Batteries (Law Enforcement)

ELECTRIC AND HYBRID-ELECTRIC VEHICLE CONSIDERATIONS

In the event of damage to or fire involving an electric vehicle (EV) or hybrid-electric vehicle (HEV):

- Always assume the high voltage (HV) battery and associated components are energized and fully charged.
- Exposed electrical components, wires, and HV batteries present potential HV shock hazards.
- Venting/off-gassing HV battery vapors are potentially toxic and flammable.
- Physical damage to the vehicle or HV battery may result in immediate or delayed release of toxic and/or flammable gases and fire.

IDENTIFY VEHICLE

Determine if the vehicle is an electric or hybrid-electric vehicle, and if it is, advise Dispatch and all responders that an electric or hybrid-electric vehicle is involved.

IMMOBILIZE VEHICLE

- Always approach vehicle from the sides to stay out of potential travel path. It may be difficult to determine if the vehicle is running due to lack of engine noise.
- If possible, chock the tires, place the vehicle into Park and set the parking brake.

DISABLE VEHICLE

- Place vehicle in Park, set parking brake, turn off the vehicle, activate hazard lights, and move vehicle keys at least 16 feet away from vehicle.
- If your local standard operating procedures (SOPs) allow, and if you are properly trained and equipped, disconnect the 12-volt battery. CAUTION: Safety restraints, air bags and other safety systems may be active for up to five minutes after disconnecting the 12-volt battery.

- Request Emergency Medical Services if there are injuries as a result of the crash.
- Request law enforcement if you need assistance with traffic control or scene safety.
- Move away from the vehicle and evacuate others from the immediate area if you detect any unusual odors or experience eye, nose, or throat irritation. Wear full Personal Protective Equipment (PPE) and Self-Contained Breathing Apparatus (SCBA) if rapid extrication is necessary for injured or trapped occupants.
- Be alert. There is a potential for delayed fire with damaged lithium-ion batteries.

FIRE:

NOTE: If the fire involves a lithium-ion battery, it will require large, sustained volumes of water for extinguishment. If there is no immediate threat to life or property, consider defensive tactics and allow fire to burn out.

- If there is active fire, follow local SOP for vehicle fires. Wear appropriate Personal Protective Equipment (PPE) and Self-Contained Breathing Apparatus (SCBA) at all times.
- If occupants are still inside the vehicle or are trapped, use a fire extinguisher to protect the occupants until a hose line is available or until the occupants are removed.
- Establish a safe perimeter around the vehicle.
- Consider establishing a water supply to support long-term operation.
- Use a hose line to apply water to extinguish the fire while continuing to cool the HV battery and its casing. Never attempt to penetrate the HV battery or its casing to apply water.
- Avoid contact with orange high voltage cabling and areas identified as high voltage risk by warning labels.
- Be alert. There is a potential for delayed ignition or re-ignition of a lithium-ion battery fire even after it is believed to be extinguished. This may remain an issue until the lithium-ion battery is properly discharged.
- As with any vehicle fire, the byproducts of combustion can be toxic and all individuals not properly trained, dressed, and equipped to fight the fire should be directed a safe distance upwind and uphill from the vehicle fire and out of the way of oncoming traffic.

POST-INCIDENT

- Always assume the HV battery and associated components are energized and fully charged.
- Ensure that passenger and cargo compartments remain ventilated, i.e., open window, door or trunk if and when inside vehicle providing patient care.
- Notify an authorized service center or vehicle manufacturer representative (dealer) as soon as possible as there may be additional steps they can take to secure and discharge the HV battery.
- Do not store a severely damaged vehicle with a lithium-ion battery inside a structure or within 50 feet of any structure or vehicle.
- Vehicle should be monitored for leaking fluids, sparks, smoke, flames, gurgling or bubbling sounds from the HV battery, and if detected, assume the HV battery is burning and follow above guidance to extinguish the fire.

**Interim Guidance for Electric and Hybrid Vehicles
Equipped With High Voltage Batteries
(Towing and Recovery Operators and Vehicle Storage Facilities)**

ELECTRIC AND HYBRID-ELECTRIC VEHICLE CONSIDERATIONS

In the event of damage to or fire involving an electric vehicle (EV) or hybrid-electric vehicle (HEV):

- Always assume the high voltage (HV) battery and associated components are energized and fully charged.
- Exposed electrical components, wires, and HV batteries present potential HV shock hazards.
- Venting/off-gassing HV battery vapors are potentially toxic and flammable.
- Physical damage to the vehicle or HV battery may result in immediate or delayed release of toxic and/or flammable gases and fire.

IDENTIFY VEHICLE

- Determine if the vehicle is an electric or hybrid-electric vehicle, and if it is, advise your Dispatch and all other responders that an electric or hybrid-electric vehicle is involved.
- If you detect leaking fluids, sparks, smoke, flames, increased temperature, gurgling, popping or hissing noises from the HV battery compartment, ventilate passenger area (i.e., roll down windows or open doors) and call 911.
- Be alert. There is a potential for delayed fire with damaged lithium-ion batteries.

RECOVERING /TRANSPORTING VEHICLE:

- Call an authorized service center or vehicle manufacturer representative, if necessary, to determine additional steps that you should take to safely recover or transport the vehicle.
- Always approach vehicle from the sides to stay out of potential travel path. It may be difficult to determine if the vehicle is running due to lack of engine noise.
- Place vehicle into Park, set parking brake, turn off the vehicle, activate hazard lights, and remove keys to a distance at least 16 feet away from the vehicle until loading vehicle for transport.
- Refer to vehicle manual/recovery guide to locate proper attachment/connection points and transport method.
- Avoid contact with orange high voltage cabling and areas identified as high voltage risk by warning labels.

Resource Guide

The National Highway Traffic Safety Administration is dedicated to achieving the highest standards of excellence in motor vehicle and highway safety. NHTSA provides the public with facts on vehicle safety, driving safety, and research.

www.nhtsa.gov

www.safercar.gov

www.ems.gov

Electric Vehicle Safety Training is a nationwide program through the National Fire Protection Association to help firefighters and other first responders effectively deal with emergency situations involving electric and hybrid-electric vehicles. The Web site hosts an EV blog, calendar of events, training videos, emergency field guides from 19 auto manufacturers, research reports, as well as an online training course for the Chevy Volt.

www.evsafetytraining.org

SAE International is a resource for vehicle safety codes and standards. It has recently developed and revised safety standards for electric vehicles.

www.sae.org/standards

The Electric Drive Transportation Association is a resource for learning about different types of hybrid-electric and electric vehicles. It also has a fact sheet that details the numbers of hybrid vehicles on the road now and how many we can expect in the future.

www.electricdrive.org

The Alternative Fuels and Advanced Vehicles Data Center provides information, data, and tools to help fleets and other transportation decision-makers find ways to reduce petroleum consumption through the use of alternative and renewable fuels, advanced vehicles, and other fuel-saving measures.

www.afdc.energy.gov/afdc

HybridCars has detailed resources on every hybrid model on the road today. Its research section also provides studies and surveys about hybrid and electric vehicles in relation to technology, the environment, culture, and law.

www.hybridcars.com

The National Alternative Fuels Training Consortium promotes programs and activities that lead to energy independence, and encourages the greater use of cleaner transportation.

www.naftc.wvu.edu

DOT HS 811 574
January 2012

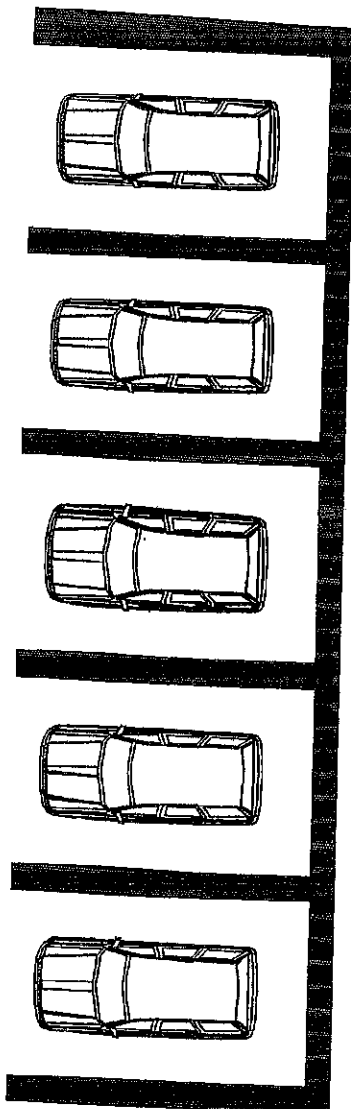


U.S. Department
of Transportation
**National Highway
Traffic Safety
Administration**



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VEHICLE ISOLATION BAY CONCEPT
(CONCEPTUAL BAY LAYOUT, SEE NOTE 5)

GENERAL NOTES:

1. THE CONTENTS AND IMAGERY OF THIS DRAWING ARE THE INTELLECTUAL PROPERTY OF ENERGY SECURITY AGENCY (ESA).
2. ENERGY SECURITY AGENCY IS NOT RESPONSIBLE FOR ANY AND ALL STRUCTURAL CALCULATIONS, PERMITS, FEDERAL LAWS, STANDARDS AND REGULATIONS FOR CONSTRUCTION OF THE ISOLATION BAY. ISOLATION BAY IS TO FOLLOW SOCIETY OF AUTOMOTIVE ENGINEERS SAE J2990.
3. ENVIRONMENTAL PROTECTION LAWS, REGULATIONS, AND REQUIREMENTS MUST BE ABIDED BY DURING CONSTRUCTION. CONTRACTOR IS REQUIRED TO TAKE MEASURES TO ABIDE BY ENVIRONMENTAL PROTECTION LAWS, REGULATIONS, AND REQUIREMENTS DURING CONSTRUCTION AND IN THE FACILITIES PERMANENT CONDITION. HAZARDOUS MATERIALS MUST BE CONSIDERED FOR ANY AND ALL DRAINAGE AND WATER STORAGE.
4. ALL MANUFACTURERS' REQUIREMENTS AND RECOMMENDATIONS ARE TO BE FOLLOWED.
5. ALL DIMENSIONS SHOWN ARE FOR MINIMUM CLEARANCES AND ARE NOT TO BE USED FOR WALL CONSTRUCTION SIZING. CONTRACTOR IS REQUIRED TO DETERMINE ALL WALL DIMENSIONS TO SATISFY MINIMUM CLEARANCE REQUIREMENTS.
6. ALL DRAWINGS ARE NOT TO SCALE.
7. ANY AND ALL QUESTIONS OR CONSTRUCTION ALTERNATIVES SHALL BE SUBMITTED TO ESA IN WRITING FOR APPROVAL PRIOR TO ORDERING MATERIALS AND CONSTRUCTION.
8. ALL MATERIALS MUST BE APPROVED BY ESA PRIOR TO ORDERING AND CONSTRUCTION.
9. ANY AND ALL PROPRIETARY NAMES LISTED IN THESE PAGES ARE RECOGNIZED AS TRADEMARK NAMES.

ABBRE
CLF - CL
CMU - CC
ESA - EN
MIN - MI
TYP - TY



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:042

Agenda Date:

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 TO C-2 FOR PROPERTY LOCATED AT 213 N MAIN AS REQUESTED BY SHAMIM WILKINS.

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

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Industrial I-1**

TO: **Commercial C-2**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lot B:

That part of Southwest Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 4 East, And that part of Lot 52 of Northwest Addition to the City of Jonesboro, Arkansas, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of Lot 50 of said Northwest Addition SO *19W 110.9 feet to the true point of beginning, run thence SO *19*W 54.1 feet; run thence S89 *20'W 118.4 feet; run thence NO *57'E 54.1 feet; run thence N89 *20'E 117.8 feet to the true point of beginning, containing 0.15 acres, more or less; subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, FloodPlain Regulations, and Traffic Access Management Policy regarding any new development.

- 2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc, shall be submitted, reviewed, and approved by the Planning Department prior to any redevelopment of the property.
- 3) Any change of use shall be subject to Planning Department approval in the future.
- 4) This development shall comply with all Overlay District requirements.



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, 11th, 2025 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Shamim Wilkins
 DATE: Oct. 30th, 2025
 SUBJECT PROPERTY ADDRESS: 215 N. Main Street Jonesboro, AR 72401
 DESCRIPTION OF REZONING REQUESTED: C-2

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

220 N Main St
 Printed Name of Property Adjacent Owner

[Signature] 11-3-25
 (Signature) Date

Jonesboro Ar 72401
 Address

870-932-1449
 Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 213 N. MAIN Street, Jonesboro AR 72401
Side of Street: West between Johnson Ave. and Word Street
per survey
Quarter: _____ Section: 18 Township: 14 N Range: 4 E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: I Proposed Zoning: C 2

Size of site (square feet and acres): 6383,8' . 15ac. Street frontage (feet): 54,1'

Existing Use of the Site: VACANT for over 5 years

Character and adequacy of adjoining streets: N. MAIN St. or Highway 141 Accessible

Does public water serve the site? Yes

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? N/A

Use of adjoining properties:

North Storage Units

South Exxon Service Station

East Rentals Phillips Investments & Construction, INC

West City Water & Light YARD

Physical characteristics of the site: Red brick building, 6 to 8 parking, chain link Fenced entrance from N. MAIN STREET

Characteristics of the neighborhood: Housing, some owners, more rental & retail,

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Double Browns Properties
Address: 1410 Franklin St.
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-930-7605
Facsimile: _____
Signature: Jim A. Brown

Deed: Please attach a copy of the deed for the subject property.

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: S&A Villa LLe
Shamim Wilkins
Address: 2720 Keystone dr
City, State: Jonesboro ZIP 72401
Telephone: 870 219 7884
Facsimile: _____
Signature: Shamim

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

213 N Main Street Lot B Rezone

Exhibit A:

1. Industrial
2. Short Term Rental - C2, Industrial can't be Short Term Rental
3. Updated, paint, flooring, cleaned up & some remodel, add showers to both existing bathrooms, not to exceed 50% of value. Used for possible workers coming to the area for short term rental stay, allowed under C2 short term rental.
4. Only updates, paint, flooring, showers in both bathrooms, property has six rooms to be converted into six bedrooms, property already has six parking spaces
5. Under Jonesboro, AR Code of Ordinances. Commercial and Industrial Districts, C2 would allow short-term residential rentals.
6. By cleaning up and remodeling the building would create a pleasant and inviting appearance for the area
7. C2 zoning would allow short-term residential rental as many areas of N. Main are residential rental properties and even possible duplexes in the area
8. Last time was a day care, building has not been occupied for five plus years
9. Only affect by benefiting all surrounding areas, traffic should not be a significant change. Should help raise property values, by cleaning and improving the appearance of the area. Should have no effect on utilities, streets or drainage. Appearance will improve
10. Five plus years
11. Should not have any negative effects on any utilities, streets, drainage, parks, open spaces, fire, police and emergency medical services. All positive effects should be from having a vacant building occupied and remodeled.
12. Soon as closing of the property and rezone in place
- 13.
14. N/A

DRAFT

LEGAL DESCRIPTIONS:

A Replat of the following described lands in Craighead County, Arkansas, to-wit:

ORIGINAL TRACT

that part of the southeast quarter of the Northwest quarter of Section 15, Township 14 North, Range 4 East, and Lots 49 through 55 of Northwest Addition to the City of Junction, Arkansas, inclusive of the patented alley located between said lots; along with the East half of the abandoned street right of way running along the West side of said Lots 53 through 55, a portion of said lands being formerly patented as Double Brown Properties, Inc. Replat as shown in Plat Cabinet "C" at page 257.

INTD:

[illegible]

LOT 5
That

[illegible]

Dated: October 13, 2025

DRAFT

OWNERS CERTIFICATION:






We, the owners of the lands platted and described herein, do hereby accept the plan of replat as shown further dedicating all basements and rights of way to public use



This property is currently zoned Industrial (I-1). Rezoning requested in conjunction with this plat as follows: Lot A will remain Industrial (I-1). Lot B requesting Commercial (C-2) zoning.

FLUDD NOTE:

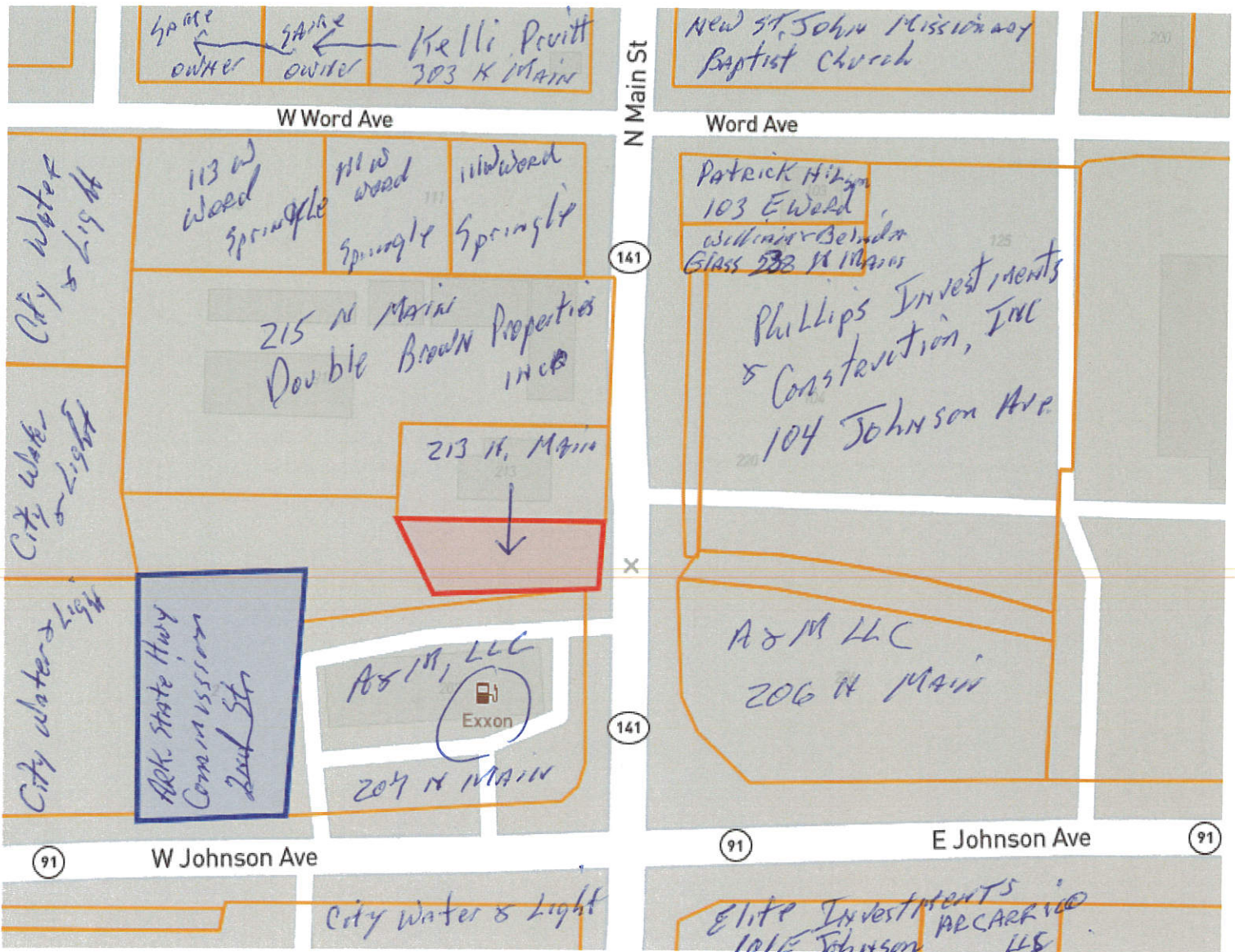
A portion of this property is located in Flood Zone AE according to the FIRM for the City of Jonesboro, Arkansas, map no. 0503100252D, dated September 26, 2024.

Symbol	Description
●	found monument
⊙	set mag nail
○	set 1/2" rebar
Δ	computed
	railroad track
	fence
	power line
	centerline
	plat line

A portion of this property is located in Flood Zone AE according to the FIRM for the City of Jonesboro, Arkansas, map no. 05031C0025D, dated September 26, 2024.

S & A Villa, LLC
2025 REPLAT

Bradley P. Hancock
Surveying & Mapping
PO Box 1522
Paragould, Arkansas



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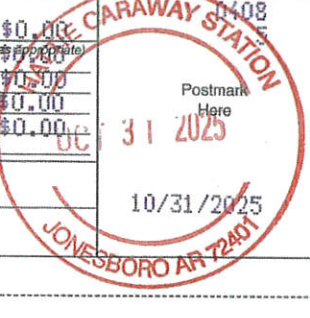
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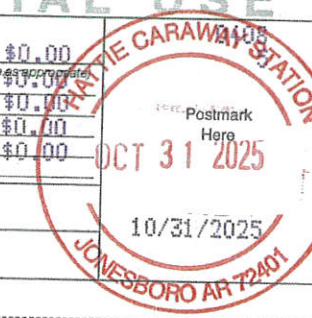
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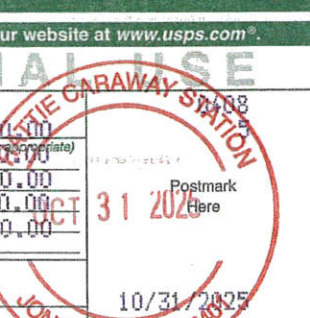
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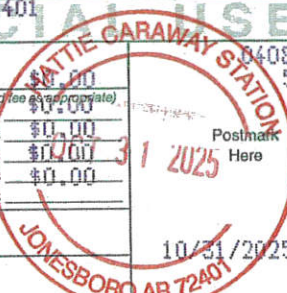
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City of Jonesboro Metropolitan Area Planning Commission
Staff Report –RZ-25-15
For Consideration by the Commission on November 13, 2025

REQUEST: 1. To Consider a rezoning of a parcel of property containing approximately 0.15 acres more or less from I-1 Industrial District to C-2 Downtown Core Commercial and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **C-2 Downtown Core Commercial District**

APPLICANT/ OWNER: Shamim Wilkins, 2720 Keystone Dr., Jonesboro AR 72401

LOCATION: 213 N Main St, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: Approx. 0.15 +/- acres, 6383.8' Sq. ft. +/-
 Frontage: Approx. 54.1 ft.
 Topography: Flat
 Existing Development : Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Industrial
South:	I-1	Industrial
East:	C-3	
West:	I-1	CWL yard

HISTORY: None.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

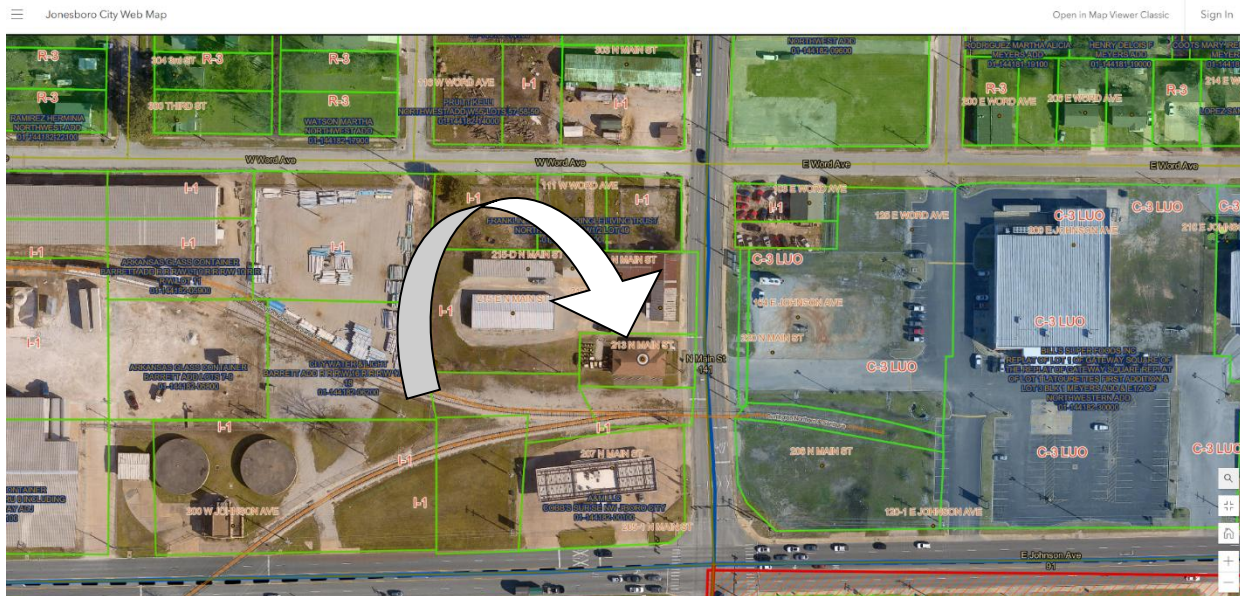
Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- Consistency of the proposal with the Comprehensive Plan
- Consistency of the proposal with the purpose of the zoning ordinance.
- Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential.



Master Street Plan

The property is located along N Main ST. which is recommended as a Minor Arterial on the adopted Master Street Plan. From its current status minimum 100' right-of-way is required on Minor Arterial

Findings:

The proposal will result in the existing I-1 Industrially zoned property to be rezoned to C-2 Downtown Commercial District. This area is zoned and utilized as a mixture of several Industrial zones, and several commercial uses in that segment of the city.

Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the C-2 Commercial Zoning Classification.

C-2 General Commercial Zoning District

Requires 6,500 s.f. per unit

Street Setback: 25 ft.

Rear Setback: 20 ft.

Min. Lot Width: 50 ft.

Conclusion:

The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Shamim Wilkins, Case RZ-25-15, C-2 in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way'

Respectfully Submitted for Commission Consideration,

Anik Gouala
Senior Planner
Planning, Zoning and Land Bank



MAPC Meeting November 12th, 2025

1. Call to order

2. Roll Call

Present (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

3. Approval of minutes

MIN-25:086 MINUTES October 14th, 2025 MAPC

A motion was made by Paul Ford, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

4. Final Subdivisions

PP-25-12 **Frog Pond Final Subdivision 24.81 acres**

The Applicant Travis McAlister is requesting approval of a Final Subdivision Plat for the Frog Pond subdivision on 24.81 Acres.

Kevin Bailey (Chair): Do we have a proponent for the item?

Megan McAlister (Proponent): Good evening, Megan McAlister with McAlister Engineering, seeking approval for a final plat for Frog Pond Subdivision.

Kevin Bailey: Thank you, city planner?

Derrel Smith (City Planner): Yes sir, we have reviewed it. It's zoned R-1, it's 24.81 acres. There are 39 lots. They have met all the requirements of the subdivision code. All improvements are done. Both lifts of asphalt are down and we do have a maintenance bond. So, we would recommend approval.

Kevin Bailey: Okay, commissioner comments? Anybody here ready with a motion?

Jeff Steiling (Commission): Steiling, make a motion to approve.

Paul Ford (Commission): Ford, second.

A motion was made by Jeff Steiling, seconded by Paul Ford, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezoning

RZ-25-15 **213 N. Main St**

The Applicant Shamim Wilkins is requesting a rezoning from I-1 to C-2 at 213 N. Main St

Kevin Bailey (Chair): Do we have the proponent for the item?

Wade Gay (Proponent): My name is Wade Gay, what we're wanting to do is we have a piece of property, it's a red brick building. We've got it surveyed off, it's not moved the lines or anything like that. Everything out there is industrial and we're wanting to make it C-2 because what we're trying to do, the building already has six parking places, has six doors, and we're wanting to remodel the inside as far as paint and flooring, and add two showers to the two bathrooms inside. We would like to bring it in as a short-term rental property, because of what he does as he does, he brings in contractors and a lot of times they'll bring in crews and they rent from him, basically. They lease the building while they're here in Jonesboro working. The building itself has not had a tenant in five years. It's previously I-1 and we're hoping by making this, it would also give us some different avenues if the rental part of it doesn't pan out on C-2. But we're wanting to help the area, the area down there is kind of depressed in there. It's got a lot of rental, a lot of duplexes, residential, rental properties in that same area, and we have sent out the

designated amount of registered letter. We do have the registered letters. We do have the sign up down there stating that we want to rezone. And basically, I think it would be an improvement on the property itself and the area. I don't think we would have to go into a traffic situation or anything like that to do this.

Kevin Bailey: Okay, thank you, city planner do you have any comments on that one?

Derrel Smith (City Planner): Yes sir, we do. We've reviewed it and it meets all 6 of the criteria for rezoning, so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. That density shall not exceed lot maximums, that the applicant agrees to comply with recommendations for right of way, and that'll be it.

Kevin Bailey: Okay, before we get to commissioner comments, this is a rezoning is there anybody from the public to give comments about this request? I see none, commissioners, questions, comments?

Jim Little (Commission): I have a question, Derrel what does C-2 say about residential?

Derrel Smith: I don't think he's talking about residential, he's not talking about living there but having contractor offices there.

Jim Little: Oh, so nobody would be spending the night at this place?

Wade Gay: There is a possibility that there would be.

Jim Little: Okay.

Wade Gay: I mean, they pull them in from different areas to come to work here.

Jim Little: Kind of like an apartment?

Wade Gay: It could be.

Jim Little: Could be used as an apartment. Okay.

Derrel Smith: More like an extended stay hotel?

Wade Gay: Well, it's not big enough for a hotel.

Derrel Smith: Residential is not going to be allowed in the C-2 zoning. It's not going to be allowed.

Wade Gay: So, it would have to be basically it would just be rental to the contractors?

Derrel Smith: They can have a contractor office there. They can keep equipment there. But they cannot live there.

Carol Duncan (City Attorney): They can't spend the night is what he's saying.

Wade Gay: I got you.

Jeff Steiling (Commission): If they did, they would have to have a sprinkler system as well wouldn't they? And it would be a different occupancy.

Paul Ford (Commission): Is that inconsistent with the intent of this request?

Wade Gay: Well, the intent is to bring contractors to the area. When they build around the areas here, they do have offices and some of them do have places to stay. So, if it has to just be for office purposes, I guess that's the way we would do it.

Kevin Bailey: So, to be clear, what Derrel is saying is that the rezoning request for C-2 does not allow for any overnight stays in the building. Just to be clear that's what we're telling you.

Wade Gay: Okay in the article of what I read, that's why I was looking down, for C-2 it does state that short term rental is allowed.

Kevin Bailey: Give us one second, we're going to.

Jim Little: I think there is something you can ask for that would allow for that, but it's probably not C-2.

Wade Gay: And the reason we did ask for C-2 was because it was recommended. That it would be more versatile. C-2 does show that it can be residential short-term rental, that was what I was looking at.

Kevin Bailey: What is the article from?

Wade Gay: From the city zoning.

Kevin Bailey: From the Jonesboro zoning. Okay.

Wade Gay: Because when I went in talking whether I needed C-3 or C-2 and I was recommended C-2 because of that.

Derrel Smith: So it is, short-term rental is allowed in C-2. It is on the chart.

Wade Gay: Okay, thank you.

Jeff Steiling: There may be some additional building codes with that when it comes to spending the night. I think you will have to have a fire sprinkler.

Derrel Smith: And they'll have to go through that as they go through the remodel process.

Kevin Bailey: So, just be aware that what we're voting on tonight is the rezoning and there's criteria that will come if you try to do what you're thinking about.

Wade Gay: Yes, we understand that.

Kevin Bailey: Okay, any other comments? Is anyone ready with a motion?

Jim Little: Little, I make a motion to approve the rezoning.

Monroe Pointer: Monroe, second.

A motion was made by Jim Little, seconded by Monroe Pointer, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-16

W Matthews/Washington

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Do we have the proponent?

Jim Gramling (Proponent): Yes, this is Jim Gramling representing Andy Craft and Ron Craft. This is some property in between Matthews and Washington as our staff report says this is sort of a commercial area out there. We're asking for C-3, the staff report shows that it meets all the criteria. We did have, even though it's not multi-family, we did have a neighborhood meeting. We notified all the neighbors in the area. Nobody showed up so, there wasn't any concern there. I'm happy to answer any questions anybody has.

Paul Ford (Commission): Is this one identical to the next one on the agenda?

Jim Gramling: That's right

Paul Ford: There are two different tracks, of land but it's the exact same request and in the same neighborhood?

Jim Gramling: That's right.

Derrel Smith (City Planner): They join each other.

Paul Ford: Continuous properties, Okay.

Kevin Bailey: City planner?

Derrel Smith: Yes, we reviewed this and it does meet the land use plan. It meets all the criteria. So, we would recommend approval.

Kevin Bailey: Okay, again this is a rezoning request, is there anybody here to give public comments? I see none.

Monroe Pointer: What all goes into C-3 again, I want to look it up again real quick.

Carol Duncan (City Attorney): A lot of things, offices, animal care general, animal limited, auditorium or stadium is a conditional use. Teller machines, are permitted, bank or financial institution, bed and breakfast, car wash, cemetery, church, college. Communication towers are conditional, convenience store, daycare limited, daycare general, adult entertainment is a conditional use, funeral home, golf course, there's almost nothing that's not allowed. You can't have a firing range, you can't have a medical marijuana cultivation center, and you can't have vehicular storage. But almost the whole list is allowed. No industrial other than a couple conditional uses. You can have a farmer's market, that's an agricultural use.

Kevin Bailey: Yes, sir. Come up to the microphone if you would please and state your name and address.

Carol Duncan: No residential uses, if that was the question.

Brad Partee (Public): My name is Brad Partee, I'm one of the elders at Washington Ave, Church of Christ formerly downtown. Don't get nervous I'm not, but I do have a question though and this might not be the right meeting, but are there plans yet as to what will go there?

Kevin Bailey: Sir, we cannot ask that.

Carol Duncan: Legally, we're not allowed to ask. They can volunteer if they want to but we can't ask.

Brad Partee: Okay, I'll just say, just going to commercial we have no issues with that.

Kevin Bailey: Okay, thank you for your comments.

Monroe Pointer (Commission): But changing that from R-1 would basically remove any multi-family from?

Carol Duncan: It would remove all residential from what I can see.

Unable to transcribe

Kevin Bailey: Jim, is this the wooded lots that's just past the church on?

Jim Gramling: That's right.

Paul Ford (Commission): Are these the wooded lots that are west of the Elks or east of the Elks?

Jim Gramling: I believe it's west.

Unable to transcribe

Kevin Bailey: East of the Elk Lodge, west of it is the farmer enterprises, I think.

Monroe Pointer: Just on the backside of those apartments correct? It backs up to those apartments that are right next to the church.

Unable to transcribe

Kevin Bailey: Any other questions or comments commissioners? Anyone ready with a motion?

Paul Ford: Ford, motion to approve.

Jeff Steiling: Steiling, second.

A motion was made by Paul Ford, seconded by Jeff Steiling, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-17

W Matthews/Washington

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Okay, next request is 25-17, same applicant and rezone change. This is next door to the previous.

Jim Gramling (Proponent): That's correct.

Kevin Bailey: Go ahead.

Jim Gramling: I don't have anything to add. This is right next door, so same considerations. Happy to answer any questions.

Kevin Bailey: Okay, city planner?

Derrel Smith: Same as before, it meets all the land use plan, it meets all the rezoning criteria, and we would recommend approval.

Kevin Bailey: Okay, and again rezoning, any comments from the public? Okay. Commissioners? Okay.

Paul Ford (Commission): Ford, motion to approve.

Jim Little (Commission): Little, second.

A motion was made by Paul Ford, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.

OFFICIAL RECEIPT
Receipt Date 11/19/2025 01:32 PM
Receipt Print Date 11/19/2025

Receipt # 00267600
Batch # 00019.11.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR

217.75

Detail:

01-000-0150-00

Proof of Publication Rezone r
equest for 213 N Main

217.75

Total

217.75

Payment Information:

Check 2842

Change

217.75

0.00

B & W Investments

Customer #: 000000

870-974-2590

4408 Trailwater

Jonesboro, AR 72404-

Cashier: ALCooksey

Station: ALCOOKSEY



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:043

Agenda Date:

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL FOR PROPERTY LOCATED AT THE 2000 BLOCK OF W. MATTHEWS/WASHINGTON, JONESBORO, AR AS REQUESTED BY ROHN CRAFT

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council in the City of Jonesboro, Arkansas:

SECTION 1:

Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission ("MAPC") by the changes in zoning classification as follows:

FROM: R-1 Single Family Medium Density District

TO: C-3 General Commercial District

For the following described property:

LEGAL DESCRIPTION:

Part of the South half of the Southeast Quarter of Section 14, Township 14 North, Range 03 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows:

Beginning at the South Quarter corner of the Southeast Quarter of Section 14, Township 14 North, Range 03 East, Jonesboro, Craighead County, Arkansas; thence North 00°18'31" East, 41.00 feet to the Northerly right-of-way line of Matthews Avenue, said point being the point of beginning proper; thence South 88°49'39" West, along said Northerly right-of-way line, 374.83 feet; thence North 00°16'03" East, leaving said Northerly right-of-way line, 538.87 feet; thence North 88°38'02" East, 375.00 feet; thence North 00°58'02" East, 25.00 feet; thence South 88°43'19" West, 214.12 feet; thence North 00°31'10" East, 273.78 feet to the Southerly right-of-way line of Washington Avenue; thence North 89°26'41" East, along said Southerly right-of-way line, 321.99 feet; thence South 00°19'24" West, leaving said Southerly right-of-way

line, 835.03 feet to the Northerly right-of-way line of Matthews Avenue; thence South 88°49'39" West, along said Northerly right-of-way line, 108.78 feet to the point of beginning proper, containing 8.07 Acres (351,379 SQ. FT.), more or less, subject to all rights-of-way and easements of record.

SECTION 2:

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3:

The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations regarding any new construction.
2. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. This development shall comply with all Planned Development District Standards.

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

6 11/5/25

Case Number: _____

=====

LOCATION:

Site Address: 2000 block (approx., no address assigned) of W.
Matthews/Washington

Side of Street: South of W. Washington, North of W. Matthews

Quarter: S ½ SE ¼ Section 14, Township 14 North, Range 3 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 **Proposed Zoning:** C-3

Size of site (square feet and acres): 351,379 ft/sq; 8.07 Acres

Street Frontage (feet): 374 ft. on Matthews; 321 feet on Washington

Existing Use of the Site: vacant land

Character and adequacy of adjoining streets: West Washinton at this location is predominantly commercial; West Matthews is churches and predominantly rental property.

Does public water serve the site? Yes.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes.

If not, how would sewer service be provided?

Use of adjoining properties: North: C-3 Commercial

South: R-2, R-1, however it appears that 1921 and 1817 W. Matthews are currently used for non-residential purposes.

East: R-2, with a Church and apartments to the immediate east

West: R-1, vacant; however, the parcel to the immediate West is the subject of a current application to rezone to C-3

Physical Characteristics of the site: wooded vacant land.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Andy Craft
Address: c/o Gramling Law Firm
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

Deed: Please attach a copy of the deed for the subject property.

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: James F Gramling Jr
Address: 2500 Alexander Dr Ste B
City, State: Jonesboro ZIP 72401
Telephone: 870 938 0288
Facsimile: 870 938 0289
Signature: [Signature]
Authorized Agent

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Characteristics of the neighborhood:

The site is surrounded by commercial development to the North, and the property to the immediate West is seeking rezoning to C-3. Immediately West of that is C-3 LUO and vacant R-1 property. To the East is a Church and apartments, and the South is R-2 and R-1, although there are two structures that appear to be commercial in nature.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The rezoning is necessary to achieve the highest and best use of the land consistent with the City's future land-use plan.
- (3) **If rezoned, how would the property be developed and used?**
For purposes consistent with C-3, such as office space.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
Any development would be limited in size by the relevant codes and regulations for the lot size. No particular development is planned at this time.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as a moderate intensity growth sector.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
It would fulfill the highest and best use of the land. In addition, any future development would provide jobs to the area for both construction and any final development.
- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
This request is completely compatible with the development in, and the character of the surrounding area. The predominant character of the neighborhood is commercial, with several businesses nearby, and a church and rental properties surrounding the property.
- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**
The uses allowed by R-1 are limited and not consistent with the highest and best use of this property.
- (9) **How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.**

This proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

(10) How long has the property remained vacant?

There are no indications this property has ever been developed.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A change in the zoning should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

There are no current plans for development.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

A neighborhood meeting was scheduled for October 2, 2025 and no one attended. Minutes of the meeting are attached to this application.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This request is not for a Limited Use Overlay.

ROHN CRAFT – REZONING APPLICATION
11/03/2025

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

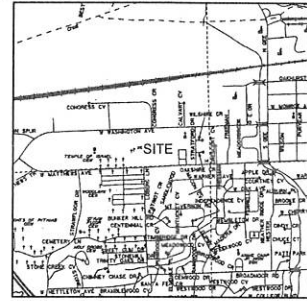
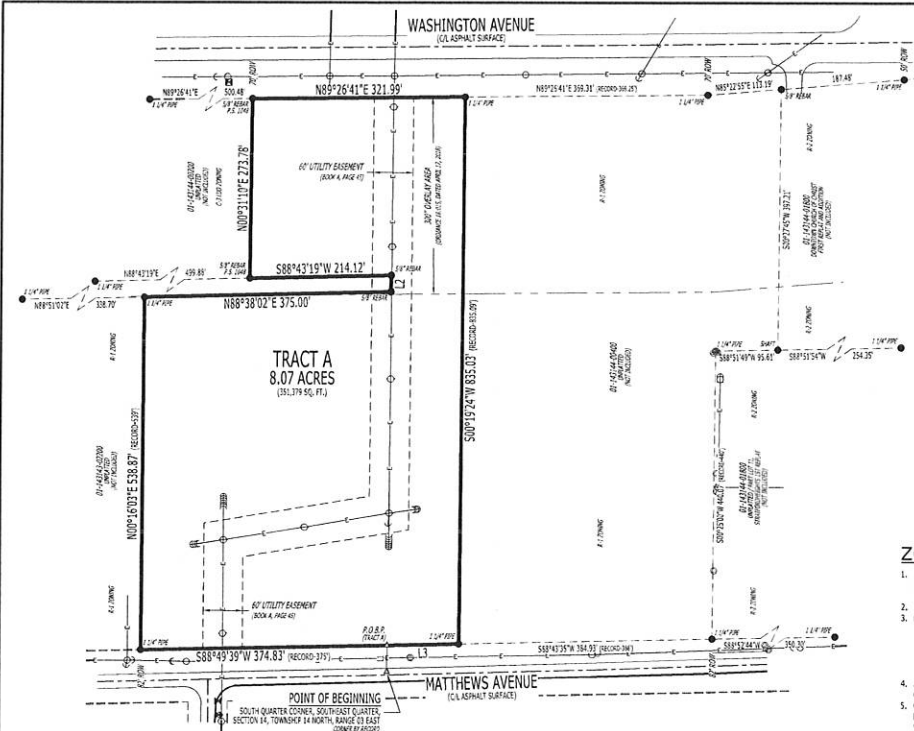
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: James F. Gramling Jr.
Attorney for Applicant
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Deed: *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°18'31"E	41.00'
L2	N00°58'02"E	25.00'
L3	S88°49'33"W	108.78'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- PAD MOUNTED TRANSFORMER
- WATER VALVE
- FIRE HYDRANT
- TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE

ZONING / OVERLAY DISTRICT NOTES:

- NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE ZONING INFORMATION LISTED BELOW WAS OBTAINED FROM THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
 - STREET SETBACK - 35'
 - REAR SETBACK - 7.5'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM BUILDING HEIGHT - 35'
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE WEST WASHINGTON OVERLAY AREA PER CITY OF JONESBORO ORDINANCE 18-015, DATED APRIL 17, 2018.
- OVERLAY AREAS WILL RUN ALONG THE LISTED STREET AND SHALL BE ADJACENT TO THE STREET FOR A DISTANCE OF 300 FEET FROM THE STREET RIGHT-OF-WAY. IF A PORTION OF THE PROPERTY FALLS WITHIN THE BOUNDARY OF THE OVERLAY AREA, THE WHOLE PROPERTY WILL BE HELD TO THE REQUIREMENTS OF THE OVERLAY AREA.
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (501) 932-0406.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASES OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (3301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, STRATFORD HEIGHTS, BY J.L. SCARPE, P.S. 515, RECORDED IN BOOK 178, PAGE 87, DATED JANUARY 18, 1973.
 - RECORD REPLAT, STRATFORD HEIGHTS 1ST REPLAT, BY J.L. SCARPE, P.S. 515, RECORDED IN BOOK 198, PAGE 15, DATED JULY 26, 1974.
 - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 595, RECORDED IN BOOK 0, PAGE 116, DATED JANUARY 13, 1972.
 - BOUNDARY SURVEY, BY CLAY KENWARD, P.S. 256, UNRECORDED, DATED MARCH 17, 1982.
 - RECORD REPLAT, DOWNTOWN CHURCH OF CHRIST FIRST REPLAT AND ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK A, PAGE 184, DATED APRIL 22, 1985.
 - BOUNDARY SURVEY, BY DAN B. MULLIGAN, P.S. 645, RECORDED IN BOOK A, PAGE 45, DATED AUGUST 05, 1986.
 - BOUNDARY SURVEY, BY SHAWN L. HINE, P.S. 1793, ADLS DOCUMENT NO. 202105186681, DATED MARCH 30, 2021.
 - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, ADLS DOCUMENT NO. 202208018023, DATED JUNE 13, 2022.
 - QUITCLAIM DEED, RECORDED IN BOOK 559, PAGE 616, DATED JUNE 05, 1998.
 - WARRANTY DEED, RECORDED IN BOOK 632, PAGE 678, DATED SEPTEMBER 05, 2002.
 - TRUSTEE'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 20176-003074, DATED MAY 10, 2017.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 55031C02330, EFFECTIVE DATE SEPTEMBER 26, 2024.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON APRIL 04, 2025.

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°18'31" EAST, 41.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE, SAID POINT BEING THE POINT OF BEGINNING PROPER; THENCE SOUTH 88°49'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 374.83 FEET; THENCE NORTH 00°18'02" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 58.40 FEET; THENCE NORTH 00°58'02" EAST, 25.00 FEET; THENCE SOUTH 88°42'19" WEST, 214.12 FEET; THENCE NORTH 00°18'31" EAST, 273.78 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE NORTH 88°58'14" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 323.99 FEET; THENCE SOUTH 00°19'24" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 835.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE SOUTH 88°49'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 108.78 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 8.07 ACRES (351,379 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA L. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF 'ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS'; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (3301)

BOUNDARY SURVEY

CLIENT: MARY M. CRAFT
LIVING TRUST
PART OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 14 NORTH, RANGE 03 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC

4040 Crutch Ave., Suite B
Jonesboro, AR 72403
www.ridgesurveying.com

870-333-9940

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04/04/2025	JLN	INITIAL SURVEY

DRAWING INFO

DATE	BY	SCALE	FILE NO.
04/04/2025	JLN	AS SHOWN	2025-001

RIDGE SURVEYING & CONSULTING, PLLC
ARKANSAS - 2946

JOSHUA L. NEELY - SURVEYOR
ARKANSAS - P.S. 1941

500-14N-03E-0-14-200-16-1841

**MINUTES OF THE NEIGHBORHOOD MEETING REGARDING THE REZONING
APPLICATION FOR 2000 BLOCK OF W. MATTHEWS/WASHINGTON**

Location of the Meeting: Gramling Law Firm, PLC
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Time of the Meeting: 6:00 p.m. until 6:20, October 2, 2025

Present at the Meeting: James F. Gramling, Jr and representative of applicant

Letters regarding a neighborhood meeting were mailed to all residents within 200 feet of the property. The meeting was scheduled for 6:00 p.m. and there were no attendees. At 6:20 p.m. the meeting was adjourned.



**CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

THURSDAY NOVEMBER 13 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a Re-Zoning Request **on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: ANDY CRAFT AND ROHN CRAFT

DESCRIPTION OF REQUESTED USE: Rezoning from R-1 to C-3

LOCATION OF REQUESTED USE: See enclosed rezoning plat.

In affixing my signature below, I am acknowledging my understanding of this request for a rezoning. I further understand that my signature only indicates my receipt of notification of the request for a rezoning and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

Ronald Cline

Printed Name of Property Owner within 200'


(Signature)

Date

3621 CO-OP Drive, Bono, AR

Address

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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Karon Brad Fields

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2605 Michael Ln.

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Bono, AR 72416

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Bono, AR 72416

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Linda M. Bress

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City of Jonesboro Metropolitan Area Planning Commission
Staff Report –RZ-25-16
For Consideration by the Commission on November 13, 2025

REQUEST: 1. To consider a rezoning of a parcel of property containing approximately 8.07 acres more or less from R-1 Single Family to C-3 General Commercial and make recommendation to City Council. 2. To Consider a rezoning of a parcel of property containing approximately 8.23 acres more or less from R-1 Single family to C-3 General Commercial and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **C-3 General Commercial District**

APPLICANT/ OWNER: James F Gramling, 2500 Alexnder Dr. STE B., Jonesboro AR 72401

LOCATION: 2000 Block (approx., No address assigned) of W. Matthews/Washington

SITE DESCRIPTION: Tract Size: Approx. 8.07 +/- acres, 351,379 Sq. ft. +/-
 Frontage: Approx. 374 ft. on Matthews; 321 ft on Washington
 Topography: Flat
 Existing Development : Vacant

SURROUNDING CONDITIONS:		<u>ZONE</u>	<u>LAND USE</u>
	North:	C-3	Commercial
	South:	R-1 and R-2	Residential however it appears that 1921 and 1817 W. Matthews are currently used for Non Residential Purpose
	East:	R-2	Church and Apartments
	West:	R-1	Vacant

HISTORY: None.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

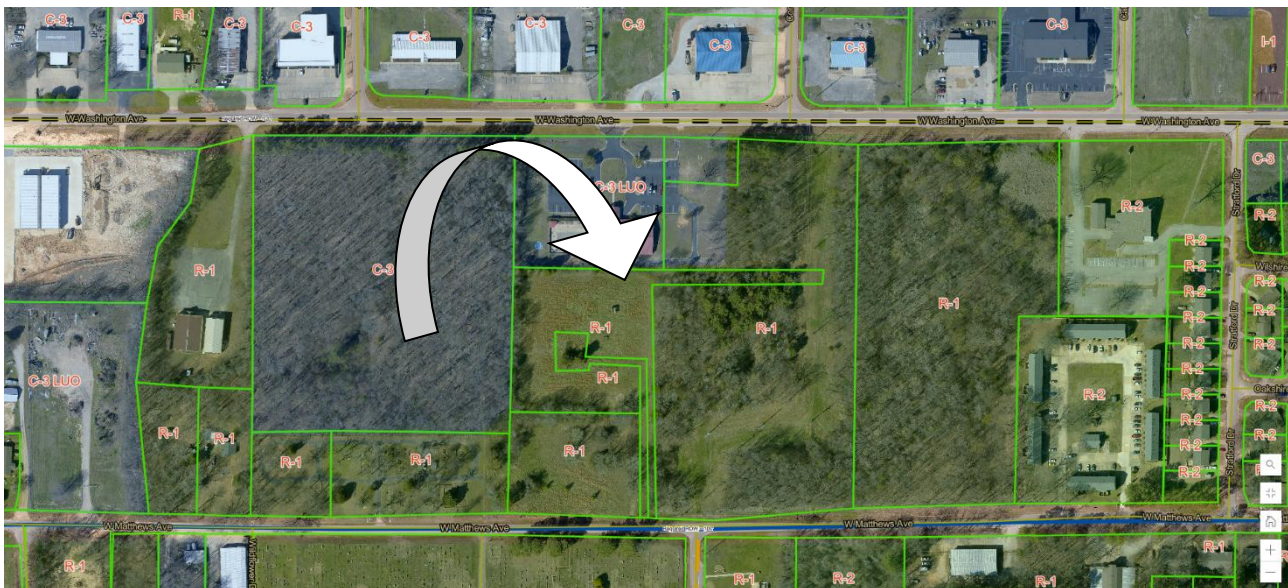
Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential.



Master Street Plan

The property is located along W Washington Ave. which is recommended as a Principal Arterial and W Matthews Ave which is recommended as a minor Arterial on the adopted Master Street Plan from its current status. A 82 ft. road easement on Matthews Ave and 70 ft road easement on Washington Ave is denoted on the submitted rezoning plat, which the minimum 110' right-of-way is required on Principal Arterial and 100' on Minor Arterial is required.

Findings:

The proposal will result in the existing R-1 Residentially zoned property to be rezoned to C-3 Commercial District. This area is zoned and utilized as a mixture of several single family homes, and several commercial/industrial uses in that segment of the city but Predominant character of the area is Commercial.

Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the C-3 Commercial Zoning Classification.

C-3 General Commercial Zoning District

Requires 6,500 s.f. per unit

Street Setback: 25 ft.

Rear Setback: 20 ft.

Min. Lot Width: 50 ft.

Conclusion:

The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Jim Gramling, Case RZ-25-16, C-3 in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way

Respectfully Submitted for Commission Consideration,

Anik Gouala
Senior Planner
Planning, Zoning and Land Bank



MAPC Meeting November 12th, 2025

1. Call to order

2. Roll Call

Present (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

3. Approval of minutes

MIN-25:086 MINUTES October 14th, 2025 MAPC

A motion was made by Paul Ford, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

4. Final Subdivisions

PP-25-12 **Frog Pond Final Subdivision 24.81 acres**

The Applicant Travis McAlister is requesting approval of a Final Subdivision Plat for the Frog Pond subdivision on 24.81 Acres.

Kevin Bailey (Chair): Do we have a proponent for the item?

Megan McAlister (Proponent): Good evening, Megan McAlister with McAlister Engineering, seeking approval for a final plat for Frog Pond Subdivision.

Kevin Bailey: Thank you, city planner?

Derrel Smith (City Planner): Yes sir, we have reviewed it. It's zoned R-1, it's 24.81 acres. There are 39 lots. They have met all the requirements of the subdivision code. All improvements are done. Both lifts of asphalt are down and we do have a maintenance bond. So, we would recommend approval.

Kevin Bailey: Okay, commissioner comments? Anybody here ready with a motion?

Jeff Steiling (Commission): Steiling, make a motion to approve.

Paul Ford (Commission): Ford, second.

A motion was made by Jeff Steiling, seconded by Paul Ford, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezoning

RZ-25-15 **213 N. Main St**

The Applicant Shamim Wilkins is requesting a rezoning from I-1 to C-2 at 213 N. Main St

Kevin Bailey (Chair): Do we have the proponent for the item?

Wade Gay (Proponent): My name is Wade Gay, what we're wanting to do is we have a piece of property, it's a red brick building. We've got it surveyed off, it's not moved the lines or anything like that. Everything out there is industrial and we're wanting to make it C-2 because what we're trying to do, the building already has six parking places, has six doors, and we're wanting to remodel the inside as far as paint and flooring, and add two showers to the two bathrooms inside. We would like to bring it in as a short-term rental property, because of what he does as he does, he brings in contractors and a lot of times they'll bring in crews and they rent from him, basically. They lease the building while they're here in Jonesboro working. The building itself has not had a tenant in five years. It's previously I-1 and we're hoping by making this, it would also give us some different avenues if the rental part of it doesn't pan out on C-2. But we're wanting to help the area, the area down there is kind of depressed in there. It's got a lot of rental, a lot of duplexes, residential, rental properties in that same area, and we have sent out the

designated amount of registered letter. We do have the registered letters. We do have the sign up down there stating that we want to rezone. And basically, I think it would be an improvement on the property itself and the area. I don't think we would have to go into a traffic situation or anything like that to do this.

Kevin Bailey: Okay, thank you, city planner do you have any comments on that one?

Derrel Smith (City Planner): Yes sir, we do. We've reviewed it and it meets all 6 of the criteria for rezoning, so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. That density shall not exceed lot maximums, that the applicant agrees to comply with recommendations for right of way, and that'll be it.

Kevin Bailey: Okay, before we get to commissioner comments, this is a rezoning is there anybody from the public to give comments about this request? I see none, commissioners, questions, comments?

Jim Little (Commission): I have a question, Derrel what does C-2 say about residential?

Derrel Smith: I don't think he's talking about residential, he's not talking about living there but having contractor offices there.

Jim Little: Oh, so nobody would be spending the night at this place?

Wade Gay: There is a possibility that there would be.

Jim Little: Okay.

Wade Gay: I mean, they pull them in from different areas to come to work here.

Jim Little: Kind of like an apartment?

Wade Gay: It could be.

Jim Little: Could be used as an apartment. Okay.

Derrel Smith: More like an extended stay hotel?

Wade Gay: Well, it's not big enough for a hotel.

Derrel Smith: Residential is not going to be allowed in the C-2 zoning. It's not going to be allowed.

Wade Gay: So, it would have to be basically it would just be rental to the contractors?

Derrel Smith: They can have a contractor office there. They can keep equipment there. But they cannot live there.

Carol Duncan (City Attorney): They can't spend the night is what he's saying.

Wade Gay: I got you.

Jeff Steiling (Commission): If they did, they would have to have a sprinkler system as well wouldn't they? And it would be a different occupancy.

Paul Ford (Commission): Is that inconsistent with the intent of this request?

Wade Gay: Well, the intent is to bring contractors to the area. When they build around the areas here, they do have offices and some of them do have places to stay. So, if it has to just be for office purposes, I guess that's the way we would do it.

Kevin Bailey: So, to be clear, what Derrel is saying is that the rezoning request for C-2 does not allow for any overnight stays in the building. Just to be clear that's what we're telling you.

Wade Gay: Okay in the article of what I read, that's why I was looking down, for C-2 it does state that short term rental is allowed.

Kevin Bailey: Give us one second, we're going to.

Jim Little: I think there is something you can ask for that would allow for that, but it's probably not C-2.

Wade Gay: And the reason we did ask for C-2 was because it was recommended. That it would be more versatile. C-2 does show that it can be residential short-term rental, that was what I was looking at.

Kevin Bailey: What is the article from?

Wade Gay: From the city zoning.

Kevin Bailey: From the Jonesboro zoning. Okay.

Wade Gay: Because when I went in talking whether I needed C-3 or C-2 and I was recommended C-2 because of that.

Derrel Smith: So it is, short-term rental is allowed in C-2. It is on the chart.

Wade Gay: Okay, thank you.

Jeff Steiling: There may be some additional building codes with that when it comes to spending the night. I think you will have to have a fire sprinkler.

Derrel Smith: And they'll have to go through that as they go through the remodel process.

Kevin Bailey: So, just be aware that what we're voting on tonight is the rezoning and there's criteria that will come if you try to do what you're thinking about.

Wade Gay: Yes, we understand that.

Kevin Bailey: Okay, any other comments? Is anyone ready with a motion?

Jim Little: Little, I make a motion to approve the rezoning.

Monroe Pointer: Monroe, second.

A motion was made by Jim Little, seconded by Monroe Pointer, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-16

W Matthews/Washington

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Do we have the proponent?

Jim Gramling (Proponent): Yes, this is Jim Gramling representing Andy Craft and Ron Craft. This is some property in between Matthews and Washington as our staff report says this is sort of a commercial area out there. We're asking for C-3, the staff report shows that it meets all the criteria. We did have, even though it's not multi-family, we did have a neighborhood meeting. We notified all the neighbors in the area. Nobody showed up so, there wasn't any concern there. I'm happy to answer any questions anybody has.

Paul Ford (Commission): Is this one identical to the next one on the agenda?

Jim Gramling: That's right

Paul Ford: There are two different tracks, of land but it's the exact same request and in the same neighborhood?

Jim Gramling: That's right.

Derrel Smith (City Planner): They join each other.

Paul Ford: Continuous properties, Okay.

Kevin Bailey: City planner?

Derrel Smith: Yes, we reviewed this and it does meet the land use plan. It meets all the criteria. So, we would recommend approval.

Kevin Bailey: Okay, again this is a rezoning request, is there anybody here to give public comments? I see none.

Monroe Pointer: What all goes into C-3 again, I want to look it up again real quick.

Carol Duncan (City Attorney): A lot of things, offices, animal care general, animal limited, auditorium or stadium is a conditional use. Teller machines, are permitted, bank or financial institution, bed and breakfast, car wash, cemetery, church, college. Communication towers are conditional, convenience store, daycare limited, daycare general, adult entertainment is a conditional use, funeral home, golf course, there's almost nothing that's not allowed. You can't have a firing range, you can't have a medical marijuana cultivation center, and you can't have vehicular storage. But almost the whole list is allowed. No industrial other than a couple conditional uses. You can have a farmer's market, that's an agricultural use.

Kevin Bailey: Yes, sir. Come up to the microphone if you would please and state your name and address.

Carol Duncan: No residential uses, if that was the question.

Brad Partee (Public): My name is Brad Partee, I'm one of the elders at Washington Ave, Church of Christ formerly downtown. Don't get nervous I'm not, but I do have a question though and this might not be the right meeting, but are there plans yet as to what will go there?

Kevin Bailey: Sir, we cannot ask that.

Carol Duncan: Legally, we're not allowed to ask. They can volunteer if they want to but we can't ask.

Brad Partee: Okay, I'll just say, just going to commercial we have no issues with that.

Kevin Bailey: Okay, thank you for your comments.

Monroe Pointer (Commission): But changing that from R-1 would basically remove any multi-family from?

Carol Duncan: It would remove all residential from what I can see.

Unable to transcribe

Kevin Bailey: Jim, is this the wooded lots that's just past the church on?

Jim Gramling: That's right.

Paul Ford (Commission): Are these the wooded lots that are west of the Elks or east of the Elks?

Jim Gramling: I believe it's west.

Unable to transcribe

Kevin Bailey: East of the Elk Lodge, west of it is the farmer enterprises, I think.

Monroe Pointer: Just on the backside of those apartments correct? It backs up to those apartments that are right next to the church.

Unable to transcribe

Kevin Bailey: Any other questions or comments commissioners? Anyone ready with a motion?

Paul Ford: Ford, motion to approve.

Jeff Steiling: Steiling, second.

A motion was made by Paul Ford, seconded by Jeff Steiling, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-17

W Matthews/Washington

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Okay, next request is 25-17, same applicant and rezone change. This is next door to the previous.

Jim Gramling (Proponent): That's correct.

Kevin Bailey: Go ahead.

Jim Gramling: I don't have anything to add. This is right next door, so same considerations. Happy to answer any questions.

Kevin Bailey: Okay, city planner?

Derrel Smith: Same as before, it meets all the land use plan, it meets all the rezoning criteria, and we would recommend approval.

Kevin Bailey: Okay, and again rezoning, any comments from the public? Okay. Commissioners? Okay.

Paul Ford (Commission): Ford, motion to approve.

Jim Little (Commission): Little, second.

A motion was made by Paul Ford, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:044

Agenda Date:

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL FOR PROPERTY LOCATED AT THE 2000 BLOCK OF W. MATTHEWS/WASHINGTON, JONESBORO, AR AS REQUESTED BY ANDY CRAFT

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council in the City of Jonesboro, Arkansas:

SECTION 1:

Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission ("MAPC") by the changes in zoning classification as follows:

FROM: R-1 Single Family Medium Density District

TO: C-3 General Commercial District

For the following described property:

LEGAL DESCRIPTION:

Part of the South half of the Southeast Quarter of Section 14, Township 14 North, Range 03 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows:

Beginning at the South Quarter corner of the Southeast Quarter of Section 14, Township 14 North, Range 03 East, Jonesboro, Craighead County, Arkansas; thence North 00°18'31" East, 41.00 feet to the Northerly right-of-way line of Matthews Avenue; thence North 88°49'39" East, along said Northerly right-of-way line, 108.78 feet to the point of beginning proper; thence North 00°19'24" East, leaving said Northerly right-of-way line, 835.03 feet to the Southerly right-of-way line of Washington Avenue, thence along said Southerly right-of-way-line the following courses and distances: North 89°26'41" East, 369.31 feet; North 85°22'55" East, 113.19 feet; thence South 00°27'45" West, leaving said Southerly right-of-way line, 397.21 feet; thence South 88°51'49" West, 95.61 feet, thence South 00°25'00" West, 440.07 feet to the

Northerly right-of-way line of Matthews Avenue thence South 88°43'35" West, along said Northerly right-of way line, 384.93 feet to the point of beginning proper, containing 8.23 Acres (358,690 SQ. FT.), more or less, subject to all rights-of-way and easements of record.

SECTION 2:

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3:

The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations regarding any new construction.
2. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. This development shall comply with all Planned Development District Standards.

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

11/05/25

Case Number: _____

LOCATION:

Site Address: 2000 block (approx., no address assigned) of W.
Matthews/Washington

Side of Street: South of W. Washington, North of W. Matthews

Quarter: S ½ SE ¼ Section 14, Township 14 North, Range 3 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 **Proposed Zoning:** C-3

Size of site (square feet and acres): 358,690 ft/sq; 8.23 Acres

Street Frontage (feet): 384 ft. on Matthews; 369 feet on Washington

Existing Use of the Site: vacant land

Character and adequacy of adjoining streets: West Washinton at this location is predominantly commercial; West Matthews is churches and predominantly rental property.

Does public water serve the site? Yes.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes.

If not, how would sewer service be provided?

Use of adjoining properties: North: C-3 Commercial

South: R-2, R-1, however it appears that 1921 and 1817 W. Matthews are currently used for non-residential purposes.

East: R-2, with a Church and apartments to the immediate east

West: R-1, vacant; however, the parcel to the immediate West is the subject of a current application to rezone to C-3

Physical Characteristics of the site: wooded vacant land.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name:

Address:

City, State:

ZIP

Telephone:

Facsimile:

Signature:

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name:

Address:

City, State:

Telephone:

Facsimile:

Signature:

Deed: Please attach a copy of the deed for the subject property.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Page 2 of 2

Revised 08-Nov-17

Characteristics of the neighborhood:

The site is surrounded by commercial development to the North, and the property to the immediate West is seeking rezoning to C-3. Immediately West of that is C-3 LUO and vacant R-1 property. To the East is a Church and apartments, and the South is R-2 and R-1, although there are two structures that appear to be commercial in nature.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

11/03/2025

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The rezoning is necessary to achieve the highest and best use of the land consistent with the City's future land-use plan.
- (3) **If rezoned, how would the property be developed and used?**
For purposes consistent with C-3, such as office space.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
Any development would be limited in size by the relevant codes and regulations for the lot size. No particular development is planned at this time.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as a moderate intensity growth sector.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
It would fulfill the highest and best use of the land. In addition, any future development would provide jobs to the area for both construction and any final development.
- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
This request is completely compatible with the development in, and the character of the surrounding area. The predominant character of the neighborhood is commercial, with several businesses nearby, and a church and rental properties surrounding the property.
- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**
The uses allowed by R-1 are limited and not consistent with the highest and best use of this property.
- (9) **How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.**

This proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

(10) How long has the property remained vacant?

There are no indications this property has ever been developed.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A change in the zoning should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

There are no current plans for development.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

A neighborhood meeting was scheduled for October 2, 2025 and no one attended. Minutes of the meeting are attached to this application.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This request is not for a Limited Use Overlay.

ANDY CRAFT – REZONING APPLICATION
11/03/2025

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: James F. Gramling Jr.
Attorney for Applicant
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

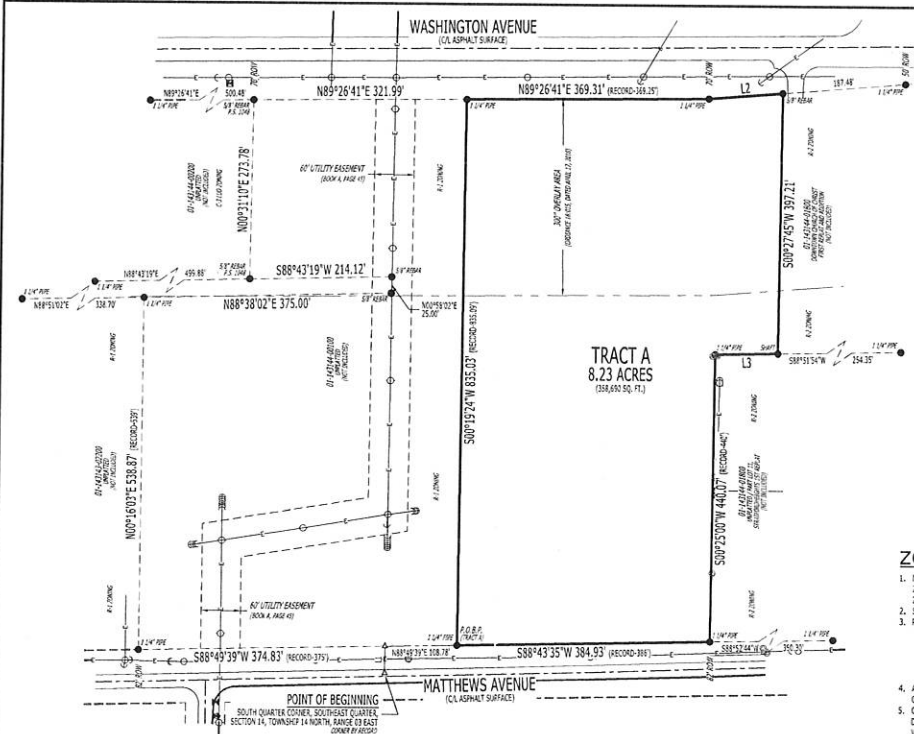
Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Deed: *Please attach a copy of the deed for the subject property.*

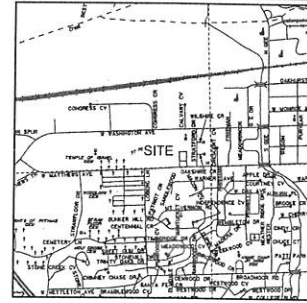
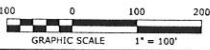
Applications will not be considered complete until all items have been supplied.

Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.



SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0331).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, STRATFORD HEIGHTS, BY J.L. SCARPE, P.S. 515, RECORDED IN BOOK 179, PAGE 87, DATED JANUARY 19, 1973.
 - RECORD REPLAT, STRATFORD HEIGHTS 1ST REPLAT, BY J.L. SCARPE, P.S. 515, RECORDED IN BOOK 189, PAGE 15, DATED JULY 26, 1974.
 - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK D, PAGE 106, DATED JANUARY 13, 1972.
 - RECORD REPLAT, DOWNTOWN CHURCH OF CHRIST FIRST REPLAT AND ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK A, PAGE 184, DATED APRIL 12, 1985.
 - BOUNDARY SURVEY, BY DAN B. MULLHOLLEN, P.S. 646, RECORDED IN BOOK A, PAGE 45, DATED AUGUST 05, 1986.
 - BOUNDARY SURVEY, BY SHAWN L. HINE, P.S. 1783, ADSL DOCUMENT NO. 202105186843, DATED MARCH 01, 2021.
 - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1409, ADSL DOCUMENT NO. 202206016521, DATED JUNE 13, 2022.
 - QUITCLAIM DEED, RECORDED IN BOOK 559, PAGE 816, DATED JUNE 05, 1998.
 - WARRANTY DEED, RECORDED IN BOOK 632, PAGE 478, DATED SEPTEMBER 05, 2002.
 - TRUSTEE'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2017R-003074, DATED MAY 10, 2017.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 25010C0353D, EFFECTIVE DATE SEPTEMBER 24, 2024.
5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
7. FIELD WORK WAS COMPLETED ON APRIL 04, 2025.



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°18'31"E	41.00'
L2	N85°22'55"E	113.19'
L3	S88°51'49"W	95.61'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- PAD MOUNTED TRANSFORMER
- WATER VALVE
- FIRE HYDRANT
- TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE

ZONING / OVERLAY DISTRICT NOTES:

1. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE ZONING INFORMATION LISTED BELOW WAS OBTAINED FROM THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
2. SUBJECT PROPERTY IS ZONED R-4, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
3. R-4 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 35'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM BUILDING HEIGHT - 35'
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE WEST WASHINGTON OVERLAY AREA PER CITY OF JONESBORO ORDINANCE 18-015, DATED APRIL 17, 2018.
5. OVERLAY AREAS WILL RUN ALONG THE LISTED STREET AND SHALL BE ADJACENT TO THE STREET FOR A DISTANCE OF 300 FEET FROM THE STREET RIGHT-OF-WAY. IF A PORTION OF THE PROPERTY FALLS WITHIN THE BOUNDARY OF THE OVERLAY AREA, THE WHOLE PROPERTY WILL BE HELD TO THE REQUIREMENTS OF THE OVERLAY AREA.
6. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0466.

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°18'31" EAST, 41.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE NORTH 88°49'39" EAST, 108.78 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 00°18'31" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 835.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 89°58'41" EAST, 369.31 FEET; NORTH 85°22'55" EAST, 113.19 FEET; THENCE SOUTH 00°27'45" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 397.21 FEET; THENCE SOUTH 88°51'49" WEST, 95.61 FEET; THENCE SOUTH 00°25'00" WEST, 440.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE SOUTH 88°43'35" WEST, 384.93 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 8.23 ACRES (358,650 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

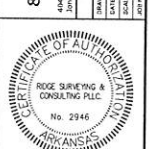
I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0331)

BOUNDARY SURVEY
CLIENT: CRAFT
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC



RIDGE SURVEYING & CONSULTING, PLLC
ARKANSAS - 2946



JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841
500-14N-03E-014-200-16-1841

**MINUTES OF THE NEIGHBORHOOD MEETING REGARDING THE REZONING
APPLICATION FOR 2000 BLOCK OF W. MATTHEWS/WASHINGTON**

Location of the Meeting: Gramling Law Firm, PLC
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Time of the Meeting: 6:00 p.m. until 6:20, October 2, 2025

Present at the Meeting: James F. Gramling, Jr and representative of applicant

Letters regarding a neighborhood meeting were mailed to all residents within 200 feet of the property. The meeting was scheduled for 6:00 p.m. and there were no attendees. At 6:20 p.m. the meeting was adjourned.

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2605 Michael Ln.

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City of Jonesboro Metropolitan Area Planning Commission
Staff Report –RZ-25-17
For Consideration by the Commission on November 13, 2025

REQUEST: 1. To Consider a rezoning of a parcel of property containing approximately 8.23 acres more or less from R-1 Single family to C-3 General Commercial and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **C-3 General Commercial District**

APPLICANT/ OWNER: James F Gramling, 2500 Alexnder Dr. STE B., Jonesboro AR 72401

LOCATION: 2000 Block (approx., No address assigned) of W. Matthews/Washington

SITE DESCRIPTION: Tract Size: Approx. 8.23 +/- acres, 358,690 Sq. ft. +/-
 Frontage: Approx. 384 ft. on Matthews; 369 ft on Washington
 Topography: Flat
 Existing Development : Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: C-3	Commercial
	South: R-1 and R-2	Residential however it appears that 1921 and 1817 W. Matthews are currently used for Non Residential Purpose
	East: R-2	Church and Apartments
	West: R-1	Vacant

HISTORY: None.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

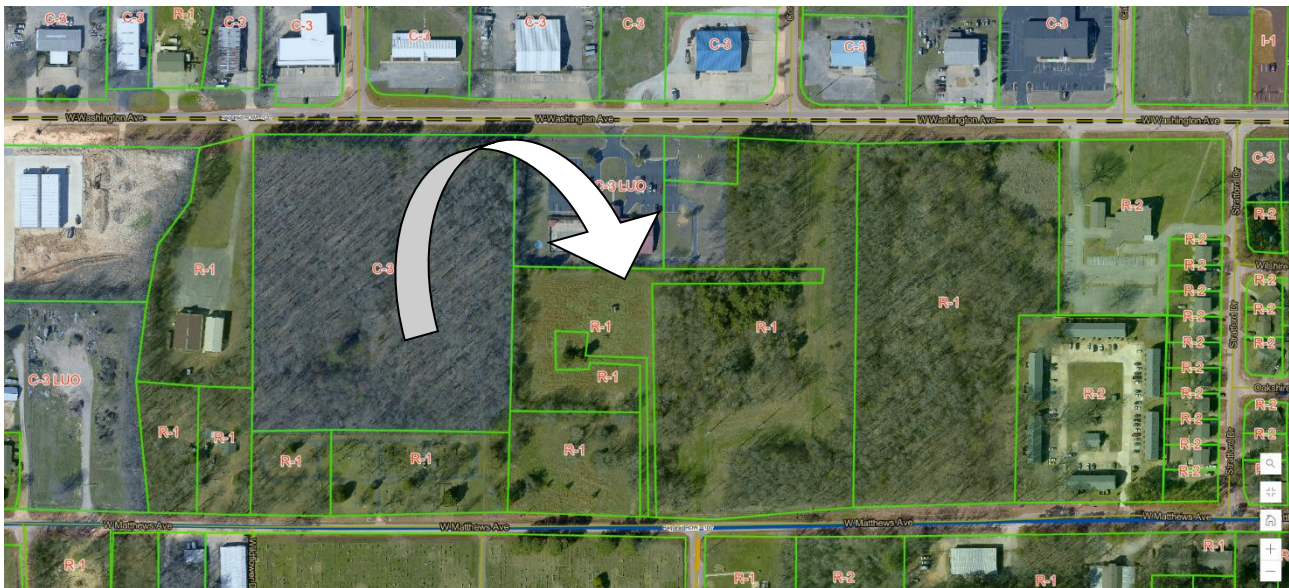
Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential.



Master Street Plan

The property is located along W Washington Ave. which is recommended as a Principal Arterial and W Matthews Ave which is recommended as a minor Arterial on the adopted Master Street Plan from its current status. A 82 ft R.O.W. road easement on Matthews Ave and 70 ft R.O.W on Washington Ave is denoted on the submitted rezoning plat, which the minimum 110' right-of-way is required on Principal Arterial and 100' on Minor Arterial is required.

Findings:

The proposal will result in the existing R-1 Residentially zoned property to be rezoned to C-3 Commercial District. This area is zoned and utilized as a mixture of several single-family homes, and several commercial/industrial uses in that segment of the city but Predominant character of the area is Commercial.

Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the C-3 Commercial Zoning Classification.

C-3 General Commercial Zoning District

Requires 6,500 s.f. per unit

Street Setback: 25 ft.

Rear Setback: 20 ft.

Min. Lot Width: 50 ft.

Conclusion:

The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Jim Gramling, Case RZ-25-17, C-3 in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way

Respectfully Submitted for Commission Consideration,

Anik Gouala
Senior Planner
Planning, Zoning and Land Bank



MAPC Meeting November 12th, 2025

1. Call to order

2. Roll Call

Present (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

3. Approval of minutes

MIN-25:086 MINUTES October 14th, 2025 MAPC

A motion was made by Paul Ford, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

4. Final Subdivisions

PP-25-12 **Frog Pond Final Subdivision 24.81 acres**

The Applicant Travis McAlister is requesting approval of a Final Subdivision Plat for the Frog Pond subdivision on 24.81 Acres.

Kevin Bailey (Chair): Do we have a proponent for the item?

Megan McAlister (Proponent): Good evening, Megan McAlister with McAlister Engineering, seeking approval for a final plat for Frog Pond Subdivision.

Kevin Bailey: Thank you, city planner?

Derrel Smith (City Planner): Yes sir, we have reviewed it. It's zoned R-1, it's 24.81 acres. There are 39 lots. They have met all the requirements of the subdivision code. All improvements are done. Both lifts of asphalt are down and we do have a maintenance bond. So, we would recommend approval.

Kevin Bailey: Okay, commissioner comments? Anybody here ready with a motion?

Jeff Steiling (Commission): Steiling, make a motion to approve.

Paul Ford (Commission): Ford, second.

A motion was made by Jeff Steiling, seconded by Paul Ford, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezonings

RZ-25-15 **213 N. Main St**

The Applicant Shamim Wilkins is requesting a rezoning from I-1 to C-2 at 213 N. Main St

Kevin Bailey (Chair): Do we have the proponent for the item?

Wade Gay (Proponent): My name is Wade Gay, what we're wanting to do is we have a piece of property, it's a red brick building. We've got it surveyed off, it's not moved the lines or anything like that. Everything out there is industrial and we're wanting to make it C-2 because what we're trying to do, the building already has six parking places, has six doors, and we're wanting to remodel the inside as far as paint and flooring, and add two showers to the two bathrooms inside. We would like to bring it in as a short-term rental property, because of what he does as he does, he brings in contractors and a lot of times they'll bring in crews and they rent from him, basically. They lease the building while they're here in Jonesboro working. The building itself has not had a tenant in five years. It's previously I-1 and we're hoping by making this, it would also give us some different avenues if the rental part of it doesn't pan out on C-2. But we're wanting to help the area, the area down there is kind of depressed in there. It's got a lot of rental, a lot of duplexes, residential, rental properties in that same area, and we have sent out the

designated amount of registered letter. We do have the registered letters. We do have the sign up down there stating that we want to rezone. And basically, I think it would be an improvement on the property itself and the area. I don't think we would have to go into a traffic situation or anything like that to do this.

Kevin Bailey: Okay, thank you, city planner do you have any comments on that one?

Derrel Smith (City Planner): Yes sir, we do. We've reviewed it and it meets all 6 of the criteria for rezoning, so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. That density shall not exceed lot maximums, that the applicant agrees to comply with recommendations for right of way, and that'll be it.

Kevin Bailey: Okay, before we get to commissioner comments, this is a rezoning is there anybody from the public to give comments about this request? I see none, commissioners, questions, comments?

Jim Little (Commission): I have a question, Derrel what does C-2 say about residential?

Derrel Smith: I don't think he's talking about residential, he's not talking about living there but having contractor offices there.

Jim Little: Oh, so nobody would be spending the night at this place?

Wade Gay: There is a possibility that there would be.

Jim Little: Okay.

Wade Gay: I mean, they pull them in from different areas to come to work here.

Jim Little: Kind of like an apartment?

Wade Gay: It could be.

Jim Little: Could be used as an apartment. Okay.

Derrel Smith: More like an extended stay hotel?

Wade Gay: Well, it's not big enough for a hotel.

Derrel Smith: Residential is not going to be allowed in the C-2 zoning. It's not going to be allowed.

Wade Gay: So, it would have to be basically it would just be rental to the contractors?

Derrel Smith: They can have a contractor office there. They can keep equipment there. But they cannot live there.

Carol Duncan (City Attorney): They can't spend the night is what he's saying.

Wade Gay: I got you.

Jeff Steiling (Commission): If they did, they would have to have a sprinkler system as well wouldn't they? And it would be a different occupancy.

Paul Ford (Commission): Is that inconsistent with the intent of this request?

Wade Gay: Well, the intent is to bring contractors to the area. When they build around the areas here, they do have offices and some of them do have places to stay. So, if it has to just be for office purposes, I guess that's the way we would do it.

Kevin Bailey: So, to be clear, what Derrel is saying is that the rezoning request for C-2 does not allow for any overnight stays in the building. Just to be clear that's what we're telling you.

Wade Gay: Okay in the article of what I read, that's why I was looking down, for C-2 it does state that short term rental is allowed.

Kevin Bailey: Give us one second, we're going to.

Jim Little: I think there is something you can ask for that would allow for that, but it's probably not C-2.

Wade Gay: And the reason we did ask for C-2 was because it was recommended. That it would be more versatile. C-2 does show that it can be residential short-term rental, that was what I was looking at.

Kevin Bailey: What is the article from?

Wade Gay: From the city zoning.

Kevin Bailey: From the Jonesboro zoning. Okay.

Wade Gay: Because when I went in talking whether I needed C-3 or C-2 and I was recommended C-2 because of that.

Derrel Smith: So it is, short-term rental is allowed in C-2. It is on the chart.

Wade Gay: Okay, thank you.

Jeff Steiling: There may be some additional building codes with that when it comes to spending the night. I think you will have to have a fire sprinkler.

Derrel Smith: And they'll have to go through that as they go through the remodel process.

Kevin Bailey: So, just be aware that what we're voting on tonight is the rezoning and there's criteria that will come if you try to do what you're thinking about.

Wade Gay: Yes, we understand that.

Kevin Bailey: Okay, any other comments? Is anyone ready with a motion?

Jim Little: Little, I make a motion to approve the rezoning.

Monroe Pointer: Monroe, second.

A motion was made by Jim Little, seconded by Monroe Pointer, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-16

W Matthews/Washington

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Do we have the proponent?

Jim Gramling (Proponent): Yes, this is Jim Gramling representing Andy Craft and Ron Craft. This is some property in between Matthews and Washington as our staff report says this is sort of a commercial area out there. We're asking for C-3, the staff report shows that it meets all the criteria. We did have, even though it's not multi-family, we did have a neighborhood meeting. We notified all the neighbors in the area. Nobody showed up so, there wasn't any concern there. I'm happy to answer any questions anybody has.

Paul Ford (Commission): Is this one identical to the next one on the agenda?

Jim Gramling: That's right

Paul Ford: There are two different tracks, of land but it's the exact same request and in the same neighborhood?

Jim Gramling: That's right.

Derrel Smith (City Planner): They join each other.

Paul Ford: Continuous properties, Okay.

Kevin Bailey: City planner?

Derrel Smith: Yes, we reviewed this and it does meet the land use plan. It meets all the criteria. So, we would recommend approval.

Kevin Bailey: Okay, again this is a rezoning request, is there anybody here to give public comments? I see none.

Monroe Pointer: What all goes into C-3 again, I want to look it up again real quick.

Carol Duncan (City Attorney): A lot of things, offices, animal care general, animal limited, auditorium or stadium is a conditional use. Teller machines, are permitted, bank or financial institution, bed and breakfast, car wash, cemetery, church, college. Communication towers are conditional, convenience store, daycare limited, daycare general, adult entertainment is a conditional use, funeral home, golf course, there's almost nothing that's not allowed. You can't have a firing range, you can't have a medical marijuana cultivation center, and you can't have vehicular storage. But almost the whole list is allowed. No industrial other than a couple conditional uses. You can have a farmer's market, that's an agricultural use.

Kevin Bailey: Yes, sir. Come up to the microphone if you would please and state your name and address.

Carol Duncan: No residential uses, if that was the question.

Brad Partee (Public): My name is Brad Partee, I'm one of the elders at Washington Ave, Church of Christ formerly downtown. Don't get nervous I'm not, but I do have a question though and this might not be the right meeting, but are there plans yet as to what will go there?

Kevin Bailey: Sir, we cannot ask that.

Carol Duncan: Legally, we're not allowed to ask. They can volunteer if they want to but we can't ask.

Brad Partee: Okay, I'll just say, just going to commercial we have no issues with that.

Kevin Bailey: Okay, thank you for your comments.

Monroe Pointer (Commission): But changing that from R-1 would basically remove any multi-family from?

Carol Duncan: It would remove all residential from what I can see.

Unable to transcribe

Kevin Bailey: Jim, is this the wooded lots that's just past the church on?

Jim Gramling: That's right.

Paul Ford (Commission): Are these the wooded lots that are west of the Elks or east of the Elks?

Jim Gramling: I believe it's west.

Unable to transcribe

Kevin Bailey: East of the Elk Lodge, west of it is the farmer enterprises, I think.

Monroe Pointer: Just on the backside of those apartments correct? It backs up to those apartments that are right next to the church.

Unable to transcribe

Kevin Bailey: Any other questions or comments commissioners? Anyone ready with a motion?

Paul Ford: Ford, motion to approve.

Jeff Steiling: Steiling, second.

A motion was made by Paul Ford, seconded by Jeff Steiling, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-17

W Matthews/Washington

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Okay, next request is 25-17, same applicant and rezone change. This is next door to the previous.

Jim Gramling (Proponent): That's correct.

Kevin Bailey: Go ahead.

Jim Gramling: I don't have anything to add. This is right next door, so same considerations. Happy to answer any questions.

Kevin Bailey: Okay, city planner?

Derrel Smith: Same as before, it meets all the land use plan, it meets all the rezoning criteria, and we would recommend approval.

Kevin Bailey: Okay, and again rezoning, any comments from the public? Okay. Commissioners? Okay.

Paul Ford (Commission): Ford, motion to approve.

Jim Little (Commission): Little, second.

A motion was made by Paul Ford, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-25:058

Agenda Date: 1/6/2026

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Other
Communications

NOVEMBER 2025 FINANCIAL STATEMENTS

Overview of State Mandated Funds

Benchmark

8.33%

General Fund

Beginning Fund Balance: \$ 21,164,143 \$ 21,164,143

General Fund	YTD Actual	Total Budget	\$ Remaining	% Need/Avail
Revenue	\$ 56,936,267	\$ 64,779,156	\$ 7,842,889	12.1%
Expense	55,737,004	64,198,132	8,461,128	13.2%
Surplus (Deficit)	\$ 1,199,263	\$ 581,024	\$ (618,239)	

Fund Balance Actual/Projected: \$ 22,363,406 \$ 21,745,167

Street Fund

Beginning Fund Balance: \$ 1,528,507 \$ 1,528,507

Street Fund	YTD Actual	Total Budget	\$ Remaining	% Need/Avail
Revenue	\$ 8,642,212	\$ 9,295,892	\$ 653,680	7.0%
Expense	5,757,614	9,860,136	4,102,522	41.6%
Surplus (Deficit)	\$ 2,884,598	\$ (564,244)	\$ (3,448,842)	

Fund Balance Actual/Projected: \$ 4,413,105 \$ 964,263

Overview of Select Budget Variances

Select Data - Year to Date	Actual	Budget	\$ Variance	% Variance
Revenue				
Sales Tax (Combined)	\$ 43,863,816	\$ 44,885,166	\$ (1,021,350)	-2.3%
State Turnback (Combined)	7,195,835	7,277,196	(81,361)	-1.1%
Expense				
Overlays	767,611	1,324,486	(556,875)	-42%
Fuel Purchases	1,203,088	1,417,992	(214,904)	-15%

Overview of Select Prior Year Variances

Select Data - Year to Date	Current Year	Prior Year	\$ Change	% Change
Revenue				
Franchise Fee	\$ 1,511,276	\$ 1,323,387	\$ 187,890	14%
A&P Prepared Foods	5,990,302	6,005,077	(14,775)	0%
A&P Original 3%	873,431	863,065	10,366	1%
A&P Additional 1%	291,142	287,923	3,219	1%
Alcohol Beverage Tax	641,562	663,806	(22,244)	-3%

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City of Jonesboro, Arkansas
Schedule of Changes in FB and Required Reserve
November 2025

Changes in Fund Balance- Cash Basis

State Mandated Funds		Activity Reflecting Changes in Fund Balance			
Description	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	Ending Fund Balances
General	\$ 21,164,143	\$ 56,936,267	\$ 55,737,004	\$ 1,199,263	\$ 22,363,406
Street	1,528,507	8,642,212	5,757,614	2,884,598	4,413,105
Total	\$ 22,692,650	\$ 65,578,479	\$ 61,494,618	\$ 4,083,860	\$ 26,776,510

Other Funds		Activity Reflecting Changes in Fund Balance			
Description	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	Ending Fund Balances
Restricted	\$ 9,936,351	\$ 2,486,533	\$ 5,888,436	\$ (3,401,903)	\$ 6,534,448
E-911	448,195	1,240,707	1,938,777	(698,070)	(249,875)
Federal Grants	761,211	413,714	302,347	111,367	872,577
Non-Federal Grants	294,559	252,379	237,715	14,663	309,223
Community Development Block Grant (CDBG)	16,012	625,019	647,254	(22,235)	(6,223)
Metropolitan Planning Organization (MPO)	106,897	94,671	145,028	(50,358)	56,540
Jonesboro Economical Transit System (JETS)	(1,497,164)	1,892,472	2,880,615	(988,144)	(2,485,307)
Depreciation Fund	4,370,191	478,626	3,422,873	(2,944,247)	1,425,944
Capital Improvement Fund	5,984,291	950,602	6,384,341	(5,433,739)	550,552
Advertising & Promotion 3%	243,346	889,504	767,928	121,576	364,922
Advertising & Promotion 1%	45,289	297,226	-	297,226	342,516
Advertising & Promotion Prepared Foods	9,761,919	6,210,620	8,627,215	(2,416,594)	7,345,325
Total	\$ 30,471,097	\$ 15,832,072	\$ 31,242,529	\$ (15,410,457)	\$ 15,060,640

All Funds Totals	\$ 53,163,747	\$ 81,410,551	\$ 92,737,147	\$ (11,326,596)	\$ 41,837,151
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Reserve Analysis

Description	Fund Balance	Less: Required Reserve	Available Reserves
General Fund	\$ 22,363,406		22,363,406
Street Fund	4,413,105		4,413,105
Depreciation Fund	1,425,944		1,425,944
Capital Improvement Fund	550,552		550,552
Combined Fund Balances	\$ 28,753,006	\$ (9,629,720)	\$ 19,123,286

*The Required Reserve is established as 15% of General Fund Current Budget Expenditures.

City of Jonesboro, Arkansas
Schedule of Changes in Restricted Fund Balances
November 2025

Changes in Fund Balance- Cash Basis

Restricted Funds		Activity Reflecting Changes in Fund Balance			
Description	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	Ending Fund Balances
ARPA Revenue Replacement-Building Demo	\$ 3,250,000	\$ -	\$ 3,297,344	\$ (3,297,344)	\$ (47,344)
ARPA Revenue Replcmnt-Mosquito Abatement	139,604	-	-	-	139,604
ARPA Revenue Replacement-RAC Aquatic	3,200,000	-	-	-	3,200,000
ARPA Revenue Replacement-Humanitarian	500,000	-	255,101	(255,101)	244,899
ARPA Revenue Replacement-Comp Growth Plan	855,000	-	-	-	855,000
ARPA Revenue Replcmnt-Building Code Study	99,840	-	-	-	99,840
ARPA Revenue Replcmnt-Remaining Approp	582,721	-	-	-	582,721
Insurance Proceeds	198,219	-	5,804	(5,804)	192,416
Perpetual Cemetery	627,892	26,625	74,583	(47,958)	579,934
Fire Act 833	74,054	232,568	194,284	38,284	112,338
Employee Benefit	49,542	63,634	29,709	33,925	83,467
DARE	54,572	41,667	30,328	11,339	65,911
In Lieu of Sidewalk	78,073	132,334	-	132,334	210,407
Dog Park Donations	27,608	-	-	-	27,608
K-9 Acquisition	24,980	-	16,000	(16,000)	8,980
Police Suspense	14,635	-	-	-	14,635
Animal Control Donations	24,890	13,453	13,035	418	25,308
Exchange for Services A&P	-	30,000	6,000	24,000	24,000
Abatement	5,626	-	-	-	5,626
Museum - E Boone Watson	300	-	-	-	300
Winter Wonderland	4,464	-	-	-	4,464
Public Safety Surveillance Equip	3,000	5,000	-	5,000	8,000
Police Hiring/Training	2,874	-	-	-	2,874
Skate Board Park	992	-	-	-	992
Jonesboro Shooting Complex	47	-	-	-	47
Fairview Park- Brazos	2,000	-	-	-	2,000
Library Millage	-	1,859,079	1,859,079	-	-
MYAC	538	1,827	2,029	(201)	337
State Asset Forfeiture	59,247	25,669	19,917	5,752	64,999
Federal Asset Forfeiture	53,130	10,999	15,416	(4,417)	48,713
Homelessness Committee	-	-	-	-	-
Keep Jonesboro Beautiful	2,504	-	26,130	(26,130)	(23,626)
Downtown Jonesboro Imp. District	0	43,677	43,678	(0)	0
Total	\$ 9,936,351	\$ 2,486,533	\$ 5,888,436	\$ (3,401,903)	\$ 6,534,448

City of Jonesboro
Schedule of Revenue vs. Expense
November 2025

State Mandated Funds

Operation and Maintenance (O&M)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 56,772,218	\$ 64,600,194	\$ 7,827,976
	Expense	55,737,004	63,444,652	7,707,648
Street	Revenue	8,619,343	9,295,892	676,549
	Expense	5,586,364	6,788,886	1,202,522
Total	Revenue	\$ 65,391,561	\$ 73,896,086	\$ 8,504,525
	Expense	61,323,368	70,233,538	8,910,170
	Surplus/(Deficit)	\$ 4,068,193	\$ 3,662,548	\$ (405,645)

Capital Improvement (C.I.)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 164,049	\$ 178,962	\$ 14,913
	Expense	-	753,480	753,480
Street (Includes STIP)	Revenue	22,869	-	(22,869)
	Expense	171,250	3,071,250	2,900,000
Total	Revenue	\$ 186,917	\$ 178,962	\$ (7,955)
	Expense	171,250	3,824,730	3,653,480
	Surplus/(Deficit)	\$ 15,667	\$ (3,645,768)	\$ (3,661,435)

Total O&M and C.I.		Revenue	\$ 65,578,479	\$ 74,075,048	\$ 8,496,569
		Expense	61,494,618	74,058,268	12,563,650
		Surplus/(Deficit)	\$ 4,083,860	\$ 16,780	\$ (4,067,080)

Other Funds

Other Funds		YTD Actual	Total Bud/Avail	\$ Remaining
Restricted	Revenue	\$ 2,486,533	\$ 2,120,735	(365,798)
	Expense	5,888,436	2,131,735	(3,756,701)
E-911	Revenue	1,240,707	1,705,694	464,987
	Expense	1,938,777	2,237,001	298,224
Federal Grants	Revenue	413,714	3,387,911	2,974,197
	Expense	302,347	2,768,941	2,466,594
Non-Federal Grants	Revenue	252,379	59,056	(193,323)
	Expense	237,715	59,056	(178,659)
CDBG	Revenue	625,019	1,000,195	375,176
	Expense	647,254	1,000,195	352,941
MPO	Revenue	94,671	295,650	200,980
	Expense	145,028	295,650	150,622
JETS	Revenue	1,892,472	2,710,121	817,649
	Expense	2,880,615	2,710,121	(170,494)
Depreciation Fund	Revenue	478,626	-	(478,626)
	Expense	3,422,873	4,370,191	947,318
Capital Improvement Fund	Revenue	950,602	-	(950,602)
	Expense	6,384,341	28,483,012	22,098,670
A&P 3%	Revenue	889,504	971,700	82,196
	Expense	767,928	1,149,295	381,367
A&P 1%	Revenue	297,226	324,388	27,162
	Expense	-	298,750	298,750
A&P PF%	Revenue	6,210,620	6,375,500	164,880
	Expense	8,627,215	752,235	(7,874,980)
Total	Revenue	\$ 15,832,072	\$ 18,950,950	\$ 3,118,878
	Expense	31,242,529	46,256,182	15,013,652
	Surplus/(Deficit)	\$ (15,410,457)	\$ (27,305,232)	\$ (11,894,775)

All Funds (Combined)		YTD Actual	Total Bud/Avail	\$ Remaining
Grand Total	Revenue	\$ 81,410,551	\$ 93,025,998	\$ 11,615,447
	Expense	92,737,147	120,314,450	27,577,302
	Surplus/(Deficit)	\$ (11,326,596)	\$ (27,288,452)	\$ (15,961,855)

O&M Departmental Overview

General Fund

Department		YTD Actual	Total Budget	\$ Remaining
Overview of Public Safety				
Law & Enforcement	Revenue	\$ 2,716,838	\$ 2,869,201	\$ 152,363
	Expense	20,013,251	22,436,240	2,422,989
Fire Protection	Revenue	1,025,874	1,498,686	472,812
	Expense	13,056,787	14,808,178	1,751,391
Total Public Safety	Revenue	\$ 3,742,713	\$ 4,367,887	\$ 625,174
	Expense	33,070,038	37,244,418	4,174,380
	Surplus/(Deficit)	\$ (29,327,326)	\$ (32,876,531)	\$ (3,549,205)

Overview of Non-Public Safety Departments				
Parks	Revenue	\$ 1,058,982	\$ 1,658,464	\$ 599,482
	Expense	\$ 5,217,210	\$ 6,079,697	862,487
Sanitation	Revenue	124,118	132,437	8,319
	Expense	5,820,584	6,494,724	674,140
Elected Officials	Revenue	209	-	(209)
	Expense	1,472,923	1,682,642	209,719
General Admin.	Revenue	48,944,583	55,206,225	6,261,642
	Expense	950,337	1,208,258	257,921
Other-Admin.	Revenue	2,901,612	3,235,181	333,569
	Expense	9,205,911	10,734,913	1,529,002
Capital Improvement	Revenue	164,049	178,962	14,913
	Expense	-	753,480	753,480
Total Non-Public Safety	Revenue	\$ 53,193,554	\$ 60,411,269	\$ 7,217,715
	Expense	22,666,966	26,953,714	4,286,748
	Surplus/(Deficit)	\$ 30,526,588	\$ 33,457,555	\$ 2,930,967

Total General Fund	Revenue	\$ 56,936,267	\$ 64,779,156	\$ 7,842,889
	Expense	55,737,004	64,198,132	8,461,128
	Surplus/(Deficit)	\$ 1,199,263	\$ 581,024	\$ (618,239)

Street Fund

Department		YTD Actual	Total Budget	\$ Remaining
Street	Revenue	\$ 21,810	\$ 21,854	\$ 44
	Expense	4,083,107	5,103,113	1,020,006
Engineering	Revenue	95,942	172,203	76,261
	Expense	1,444,200	1,685,773	241,573
Street Admin.	Revenue	8,501,591	9,101,835	600,244
	Expense	59,057	-	(59,057)
Capital Improvement	Revenue	22,869	-	(22,869)
	Expense	171,250	3,071,250	2,900,000
Total Street Fund	Revenue	\$ 8,642,212	\$ 9,295,892	\$ 653,680
	Expense	5,757,614	9,860,136	4,102,522
	Surplus/(Deficit)	\$ 2,884,598	\$ (564,244)	\$ (3,448,842)

O&M Grand Total	Revenue	\$ 65,578,479	\$ 74,075,048	\$ 8,496,569
	Expense	61,494,618	74,058,268	12,563,650
	Surplus/(Deficit)	\$ 4,083,860	\$ 16,780	\$ (4,067,080)

City of Jonesboro, Arkansas
Schedule of Interest Earnings & Deposit Collateralization
November 2025 Interest

Interest Earnings

Bank Account	Balance	Interest Earned	Rate of Interest
General Fund	\$ 18,668,918.82	\$ 38,677.47	2.80%
Jonesboro Softball	3,609.02	8.29	2.80%
Federal Grants Fund	879,984.62	1,991.99	2.80%
Restricted Funds	6,549,877.83	15,430.20	2.80%
Non-Federal Grants	309,937.72	715.13	2.80%
Depreciation Fund	220,387.94	3,037.60	2.80%
Capital Improvement Fund	1,428,981.34	1,397.99	2.80%
Payroll Clearing	248,524.33	672.11	2.80%
Credit Card	41,122.36	144.75	2.80%
Operating	2,275,246.22	2,425.74	2.80%
Total	\$ 30,626,590.20	\$ 64,501.27	
Street Fund	\$ 4,672,653.46	\$ 10,232.81	2.80%
E-911	29,766.07	112.43	2.80%
C.D.B.G.	23,723.34	-	0.00%
M.P.O.	56,579.87	144.33	2.80%
J.E.T.S.	2,033.81	708.33	2.80%
Non Uniform Pension Payee	1,516.00	3.48	2.80%
A&P 3% Hotel & Motel	367,996.36	845.10	2.80%
A&P 1% Hotel & Motel	342,515.69	737.28	2.80%
A&P Prepared Foods	7,345,324.89	16,289.18	2.80%
Total Other	\$ 12,842,109.49	\$ 29,072.94	
Grand Total	\$ 43,468,699.69	\$ 93,574.21	

Total year to date interest

Actual

\$ 1,249,596.52

Budget

\$ 1,082,794.17

Deposit Collateralization

Pledge Report - Centennial Bank

Irrevocable Letters of Credit	\$ 32,000,000.00	Expires 12/31/2025
Other Pledged Securites (Mkt Val)	16,208,425.89	
FDIC Insurance	250,000.00	
Total Collateralized Balances	\$ 48,458,425.89	

City of Jonesboro, Arkansas
Combined Sales and Use Tax Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	\$ 3,861,933.26	\$ 4,208,902.39	\$ 3,856,515.15	\$ 3,697,194.79
February	4,598,606.00	4,518,839.80	4,718,018.56	4,360,357.41
March	3,560,828.42	3,504,892.28	3,656,482.75	3,183,111.17
April	3,575,077.60	3,698,017.89	3,735,516.86	3,315,274.45
May	4,187,207.17	4,121,511.60	3,923,692.55	3,973,786.69
June	3,905,014.51	3,805,323.22	4,042,928.05	3,741,152.53
July	4,033,540.82	3,815,705.17	3,895,788.19	3,688,689.15
August	3,986,103.86	3,868,202.11	3,855,671.39	3,991,764.99
September	3,957,404.80	3,906,921.12	3,857,410.13	3,803,716.42
October	4,175,480.49	4,073,345.55	4,025,134.40	3,891,040.16
November	4,022,619.01	3,824,201.10	3,967,655.21	3,853,821.65
December	-	3,928,379.77	3,857,914.63	3,536,833.15
Totals	\$ 43,863,815.94	\$ 47,274,242.00	\$ 47,392,727.87	\$ 45,036,742.56

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 3,861,933.26	\$ 4,208,902.39	\$ (346,969.13)	-8.2%
February	4,598,606.00	4,518,839.80	79,766.20	1.8%
March	3,560,828.42	3,504,892.28	55,936.14	1.6%
April	3,575,077.60	3,698,017.89	(122,940.29)	-3.3%
May	4,187,207.17	4,121,511.60	65,695.57	1.6%
June	3,905,014.51	3,805,323.22	99,691.29	2.6%
July	4,033,540.82	3,815,705.17	217,835.65	5.7%
August	3,986,103.86	3,868,202.11	117,901.75	3.0%
September	3,957,404.80	3,906,921.12	50,483.68	1.3%
October	4,175,480.49	4,073,345.55	102,134.94	2.5%
November	4,022,619.01	3,824,201.10	198,417.91	5.2%
December	-	N/A	N/A	N/A
Totals	\$ 43,863,815.94	\$ 43,345,862.23	\$ 517,953.71	1.2%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 3,861,933.26	\$ 4,049,928.18	\$ (187,994.92)	-4.6%
February	4,598,606.00	4,704,812.88	(106,206.88)	-2.3%
March	3,560,828.42	3,645,284.92	(84,456.50)	-2.3%
April	3,575,077.60	3,669,240.35	(94,162.75)	-2.6%
May	4,187,207.17	4,228,154.04	(40,946.87)	-1.0%
June	3,905,014.51	3,976,838.66	(71,824.15)	-1.8%
July	4,033,540.82	4,070,895.82	(37,355.00)	-0.9%
August	3,986,103.86	4,102,371.42	(116,267.56)	-2.8%
September	3,957,404.80	4,047,579.02	(90,174.22)	-2.2%
October	4,175,480.49	4,217,550.77	(42,070.28)	-1.0%
November	4,022,619.01	4,172,510.21	(149,891.20)	-3.6%
December	-	N/A	N/A	N/A
Totals	\$ 43,863,815.94	\$ 44,885,166.28	\$ (1,021,350.34)	-2.3%

*The 2025 Combined budget for Sales Tax is \$49,167,000

City of Jonesboro, Arkansas
City Sales and Use Tax Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	\$ 2,138,513.99	\$ 2,317,133.96	\$ 2,133,729.01	\$ 2,040,928.57
February	2,579,890.66	2,517,307.78	2,635,793.76	2,423,246.98
March	1,975,212.10	1,939,232.49	2,026,463.78	1,769,568.23
April	1,970,146.09	2,041,119.32	2,076,004.55	1,888,135.01
May	2,309,651.24	2,288,399.58	2,170,092.57	2,201,074.32
June	2,140,685.87	2,111,214.22	2,254,614.98	2,131,956.39
July	2,230,857.77	2,118,369.81	2,160,108.13	2,047,774.63
August	2,187,096.09	2,135,107.75	2,131,256.75	2,207,564.87
September	2,159,211.65	2,160,292.56	2,130,151.48	2,101,899.21
October	2,299,221.76	2,247,031.59	2,228,139.32	2,166,360.53
November	2,196,613.79	2,121,273.99	2,184,989.01	2,122,886.06
December		2,166,282.11	2,130,203.21	1,960,854.97
Totals	\$ 24,187,101.01	\$ 26,162,765.16	\$ 26,261,546.55	\$ 25,062,249.77

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 2,138,513.99	\$ 2,317,133.96	\$ (178,619.97)	-7.7%
February	2,579,890.66	2,517,307.78	62,582.88	2.5%
March	1,975,212.10	1,939,232.49	35,979.61	1.9%
April	1,970,146.09	2,041,119.32	(70,973.23)	-3.5%
May	2,309,651.24	2,288,399.58	21,251.66	0.9%
June	2,140,685.87	2,111,214.22	29,471.65	1.4%
July	2,230,857.77	2,118,369.81	112,487.96	5.3%
August	2,187,096.09	2,135,107.75	51,988.34	2.4%
September	2,159,211.65	2,160,292.56	(1,080.91)	-0.1%
October	2,299,221.76	2,247,031.59	52,190.17	2.3%
November	2,196,613.79	2,121,273.99	75,339.80	3.6%
December	-	N/A	N/A	N/A
Totals	\$ 24,187,101.01	\$ 23,996,483.05	\$ 190,617.96	0.8%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 2,138,513.99	\$ 2,243,987.58	\$ (105,473.59)	-4.7%
February	2,579,890.66	2,627,017.83	(47,127.17)	-1.8%
March	1,975,212.10	2,024,596.59	(49,384.49)	-2.4%
April	1,970,146.09	2,046,106.90	(75,960.81)	-3.7%
May	2,309,651.24	2,346,377.39	(36,726.15)	-1.6%
June	2,140,685.87	2,188,275.93	(47,590.06)	-2.2%
July	2,230,857.77	2,263,734.45	(32,876.68)	-1.5%
August	2,187,096.09	2,233,258.60	(46,162.51)	-2.1%
September	2,159,211.65	2,191,631.16	(32,419.51)	-1.5%
October	2,299,221.76	2,328,983.94	(29,762.18)	-1.3%
November	2,196,613.79	2,302,874.65	(106,260.86)	-4.6%
December	-	N/A	N/A	N/A
Totals	\$ 24,187,101.01	\$ 24,796,845.01	\$ (609,744.00)	-2.5%

*The 2025 Budget for City Sales Tax is \$27,278,218

City of Jonesboro, Arkansas
County Sales and Use Tax Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	\$ 1,723,419.27	\$ 1,891,768.43	\$ 1,722,786.14	\$ 1,656,266.22
February	2,018,715.34	2,001,532.02	2,082,224.80	1,937,110.43
March	1,585,616.32	1,565,659.79	1,630,018.97	1,413,542.94
April	1,604,931.51	1,656,898.57	1,659,512.31	1,427,139.44
May	1,877,555.93	1,833,112.02	1,753,599.98	1,772,712.37
June	1,764,328.64	1,694,109.00	1,788,313.07	1,609,196.14
July	1,802,683.05	1,697,335.36	1,735,680.06	1,640,914.52
August	1,799,007.77	1,733,094.36	1,724,414.64	1,784,200.12
September	1,798,193.15	1,746,628.56	1,727,258.65	1,701,817.21
October	1,876,258.73	1,826,313.96	1,796,995.08	1,724,679.63
November	1,826,005.22	1,702,927.11	1,782,666.20	1,730,935.59
December		1,762,097.66	1,727,711.42	1,575,978.18
Totals	\$ 19,676,714.93	\$ 21,111,476.84	\$ 21,131,181.32	\$ 19,974,492.79

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 1,723,419.27	\$ 1,891,768.43	\$ (168,349.16)	-8.9%
February	2,018,715.34	2,001,532.02	17,183.32	0.9%
March	1,585,616.32	1,565,659.79	19,956.53	1.3%
April	1,604,931.51	1,656,898.57	(51,967.06)	-3.1%
May	1,877,555.93	1,833,112.02	44,443.91	2.4%
June	1,764,328.64	1,694,109.00	70,219.64	4.1%
July	1,802,683.05	1,697,335.36	105,347.69	6.2%
August	1,799,007.77	1,733,094.36	65,913.41	3.8%
September	1,798,193.15	1,746,628.56	51,564.59	3.0%
October	1,876,258.73	1,826,313.96	49,944.77	2.7%
November	1,826,005.22	1,702,927.11	123,078.11	7.2%
December	-	N/A	N/A	N/A
Totals	\$ 19,676,714.93	\$ 19,349,379.18	\$ 327,335.75	1.7%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 1,723,419.27	\$ 1,805,940.60	\$ (82,521.33)	-4.6%
February	2,018,715.34	2,077,795.05	(59,079.71)	-2.8%
March	1,585,616.32	1,620,688.33	(35,072.01)	-2.2%
April	1,604,931.51	1,623,133.46	(18,201.95)	-1.1%
May	1,877,555.93	1,881,776.66	(4,220.73)	-0.2%
June	1,764,328.64	1,788,562.73	(24,234.09)	-1.4%
July	1,802,683.05	1,807,161.37	(4,478.32)	-0.2%
August	1,799,007.77	1,869,112.82	(70,105.05)	-3.8%
September	1,798,193.15	1,855,947.87	(57,754.72)	-3.1%
October	1,876,258.73	1,888,566.83	(12,308.10)	-0.7%
November	1,826,005.22	1,869,635.56	(43,630.34)	-2.3%
December	-	N/A	N/A	N/A
Totals	\$ 19,676,714.93	\$ 20,088,321.27	\$ (411,606.34)	-2.0%

*The 2025 Budget for County Sales Tax is \$21,888,782

City of Jonesboro, Arkansas
Combined State Turnback Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	\$ 733,915.54	\$ 703,774.94	\$ 722,130.46	\$ 725,110.11
February	\$ 641,522.03	664,698.70	659,466.69	639,323.60
March	\$ 553,014.23	575,268.79	546,400.33	546,128.55
April	\$ 630,471.98	614,740.56	644,691.01	628,690.16
May	\$ 641,728.18	656,433.52	607,380.40	633,804.95
June	\$ 665,367.15	644,692.04	646,793.33	618,379.61
July	\$ 789,494.17	775,499.47	851,313.69	880,833.40
August	\$ 623,971.66	616,409.61	609,925.44	663,025.33
September	\$ 669,444.21	644,063.82	660,774.12	647,169.88
October	\$ 627,990.83	539,555.24	645,402.15	658,112.49
November	\$ 618,914.99	604,855.02	605,648.19	651,637.64
December	\$ -	589,908.19	623,165.05	663,991.34
Totals	\$ 7,195,834.97	\$ 7,629,899.90	\$ 7,823,090.86	\$ 7,956,207.06

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 733,915.54	\$ 703,774.94	\$ 30,140.60	4.3%
February	641,522.03	664,698.70	\$ (23,176.67)	-3.5%
March	553,014.23	575,268.79	\$ (22,254.56)	-3.9%
April	630,471.98	614,740.56	\$ 15,731.42	2.6%
May	641,728.18	656,433.52	\$ (14,705.34)	-2.2%
June	665,367.15	644,692.04	\$ 20,675.11	3.2%
July	789,494.17	775,499.47	\$ 13,994.70	1.8%
August	623,971.66	616,409.61	\$ 7,562.05	1.2%
September	669,444.21	644,063.82	\$ 25,380.39	3.9%
October	627,990.83	539,555.24	\$ 88,435.59	16.4%
November	618,914.99	604,855.02	\$ 14,059.97	2.3%
December	-	N/A	N/A	N/A
Totals	\$ 7,195,834.97	\$ 7,039,991.71	\$ 155,843.26	2.2%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 733,915.54	\$ 727,730.91	\$ 6,184.63	0.8%
February	641,522.03	653,016.97	\$ (11,494.94)	-1.8%
March	553,014.23	565,171.52	\$ (12,157.29)	-2.2%
April	630,471.98	623,608.64	\$ 6,863.34	1.1%
May	641,728.18	644,901.00	\$ (3,172.82)	-0.5%
June	665,367.15	640,162.29	\$ 25,204.86	3.9%
July	789,494.17	805,332.01	\$ (15,837.84)	-2.0%
August	623,971.66	655,844.88	\$ (31,873.22)	-4.9%
September	669,444.21	657,513.21	\$ 11,931.00	1.8%
October	627,990.83	652,505.71	\$ (24,514.88)	-3.8%
November	618,914.99	651,409.21	\$ (32,494.22)	-5.0%
December	-	N/A	N/A	N/A
Totals	\$ 7,195,834.97	\$ 7,277,196.37	\$ (81,361.40)	-1.1%

*The 2025 Combined Turnback Budget is \$7,925,652

City of Jonesboro, Arkansas
General Turnback Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	\$ 158,841.75	\$ 158,866.78	\$ 154,090.08	\$ 154,195.42
February	\$ 80,488.75	80,517.41	75,733.77	75,785.70
March	\$ 80,488.75	80,517.41	75,733.77	75,785.70
April	\$ 80,473.83	80,517.41	75,733.77	75,785.70
May	\$ 80,436.11	80,517.41	75,733.77	75,785.70
June	\$ 80,321.73	80,515.22	71,867.19	75,785.70
July	\$ 220,055.14	220,046.27	272,670.16	272,507.08
August	\$ 64,637.82	64,992.77	71,016.33	63,515.60
September	\$ 80,436.15	80,511.59	80,527.52	75,785.70
October	\$ 80,436.15	80,511.59	80,527.44	75,785.70
November	\$ 80,436.15	80,511.59	80,527.44	75,750.67
December		80,511.59	80,527.44	75,750.67
Totals	\$ 1,087,052.33	\$ 1,168,537.04	\$ 1,194,688.68	\$ 1,172,219.34

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 158,841.75	\$ 158,866.78	\$ (25.03)	0.0%
February	80,488.75	80,517.41	\$ (28.66)	0.0%
March	80,488.75	80,517.41	\$ (28.66)	0.0%
April	80,473.83	80,517.41	\$ (43.58)	-0.1%
May	80,436.11	80,517.41	\$ (81.30)	-0.1%
June	80,321.73	80,515.22	\$ (193.49)	-0.2%
July	220,055.14	220,046.27	\$ 8.87	0.0%
August	64,637.82	64,992.77	\$ (354.95)	-0.5%
September	80,436.15	80,511.59	\$ (75.44)	-0.1%
October	80,436.15	80,511.59	\$ (75.44)	-0.1%
November	80,436.15	80,511.59	\$ (75.44)	-0.1%
December	-	N/A	N/A	N/A
Totals	\$ 1,087,052.33	\$ 1,088,025.45	\$ (973.12)	-0.1%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 158,841.75	\$ 156,833.52	\$ 2,008.23	1.3%
February	80,488.75	77,146.55	\$ 3,342.20	4.3%
March	80,488.75	77,147.46	\$ 3,341.29	4.3%
April	80,473.83	74,812.40	\$ 5,661.43	7.6%
May	80,436.11	74,816.28	\$ 5,619.83	7.5%
June	80,321.73	85,008.94	\$ (4,687.21)	-5.5%
July	220,055.14	222,608.02	\$ (2,552.88)	-1.1%
August	64,637.82	84,230.10	\$ (19,592.28)	-23.3%
September	80,436.15	82,875.16	\$ (2,439.01)	-2.9%
October	80,436.15	86,729.39	\$ (6,293.24)	-7.3%
November	80,436.15	86,721.99	\$ (6,285.84)	-7.2%
December	-	N/A	N/A	N/A
Totals	\$ 1,087,052.33	\$ 1,108,929.82	\$ (21,877.49)	-2.0%

*The 2025 General Turnback Budget is \$1,195,652

*January includes Property Tax Relief Distributions. July includes lending from the Budget Stabilization Trust Fund

City of Jonesboro, Arkansas
Street Turnback Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	\$ 575,073.79	\$ 544,908.16	\$ 568,040.38	\$ 570,914.69
February	\$ 561,033.28	584,181.29	583,732.92	563,537.90
March	\$ 472,525.48	494,751.38	470,666.56	470,342.85
April	\$ 549,998.15	534,223.15	568,957.24	552,904.46
May	\$ 561,292.07	575,916.11	531,646.63	558,019.25
June	\$ 585,045.42	564,176.82	574,926.14	542,593.91
July	\$ 569,439.03	555,453.20	578,643.53	608,326.32
August	\$ 559,333.84	551,416.84	538,909.11	599,509.73
September	\$ 589,008.06	563,552.23	580,246.60	571,384.18
October	\$ 547,554.68	459,043.65	564,874.71	582,326.79
November	\$ 538,478.84	524,343.43	525,120.75	575,886.97
December		509,396.60	542,637.61	588,240.67
Totals	\$ 6,108,782.64	\$ 6,461,362.86	\$ 6,628,402.18	\$ 6,783,987.72

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 575,073.79	\$ 544,908.16	\$ 30,165.63	5.5%
February	561,033.28	584,181.29	\$ (23,148.01)	-4.0%
March	472,525.48	494,751.38	\$ (22,225.90)	-4.5%
April	549,998.15	534,223.15	\$ 15,775.00	3.0%
May	561,292.07	575,916.11	\$ (14,624.04)	-2.5%
June	585,045.42	564,176.82	\$ 20,868.60	3.7%
July	569,439.03	555,453.20	\$ 13,985.83	2.5%
August	559,333.84	551,416.84	\$ 7,917.00	1.4%
September	589,008.06	563,552.23	\$ 25,455.83	4.5%
October	547,554.68	459,043.65	\$ 88,511.03	19.3%
November	538,478.84	524,343.43	\$ 14,135.41	2.7%
December	-	N/A	N/A	N/A
Totals	\$ 6,108,782.64	\$ 5,951,966.26	\$ 156,816.38	2.6%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 575,073.79	\$ 570,897.39	\$ 4,176.40	0.7%
February	561,033.28	575,870.42	(14,837.14)	-2.6%
March	472,525.48	488,024.06	(15,498.58)	-3.2%
April	549,998.15	548,796.25	1,201.90	0.2%
May	561,292.07	570,084.72	(8,792.65)	-1.5%
June	585,045.42	555,153.35	29,892.07	5.4%
July	569,439.03	582,724.00	(13,284.97)	-2.3%
August	559,333.84	571,614.78	(12,280.94)	-2.1%
September	589,008.06	574,638.05	14,370.01	2.5%
October	547,554.68	565,776.32	(18,221.64)	-3.2%
November	538,478.84	564,687.21	(26,208.37)	-4.6%
December	-	N/A	N/A	N/A
Totals	\$ 6,108,782.64	\$ 6,168,266.55	\$ (59,483.91)	-1.0%

*The 2025 Budget for Street Turnback is \$6,730,000

City of Jonesboro, Arkansas
Fuel Purchases Report (Cash Basis)
2025

Comparison of Fuel Purchases vs. Prior Year

MONTH	Current Year Fuel	Previous Year Fuel	\$ Variance	% Variance
January	\$ 75,785.89	\$ 73,436.85	\$ 2,349.04	3.2%
February	84,985.42	105,302.55	(20,317.13)	-19.3%
March	138,188.00	127,484.17	10,703.83	8.4%
April	105,094.37	115,466.28	(10,371.91)	-9.0%
May	81,699.44	107,670.50	(25,971.06)	-24.1%
June	113,784.14	129,220.53	(15,436.39)	-11.9%
July	117,159.22	101,881.76	15,277.46	15.0%
August	131,022.84	115,582.11	15,440.73	13.4%
September	121,577.12	138,001.35	(16,424.23)	-11.9%
October	123,770.10	99,186.44	24,583.66	24.8%
November	110,020.96	130,238.26	(20,217.30)	-15.5%
December	N/A	89,186.82	N/A	N/A
YTD Total	\$ 1,203,087.50	\$ 1,332,657.62	\$ (40,383.30)	-3.2%

Comparison of Fuel Purchases in Gallons

MONTH	Current Year Gallons	Prior Year Gallons	Variance	% Variance
January	31,817	28,737	3,080	10.7%
February	33,732	40,903	(7,170)	-17.5%
March	53,438	46,651	6,787	14.5%
April	41,993	38,301	3,693	9.6%
May	34,022	35,957	(1,936)	-5.4%
June	47,823	46,822	1,001	2.1%
July	47,606	38,218	9,388	24.6%
August	53,896	41,676	12,221	29.3%
September	48,374	51,427	(3,052)	-5.9%
October	48,415	41,006	7,410	18.1%
November	46,564	52,010	(5,446)	-10.5%
December	N/A	38,282	N/A	N/A
YTD Total	487,681	499,987	25,976	5.6%

Comparison of Average Price per Gallon of Fuel Purchased

MONTH	Gasoline		Diesel	
	Current Year	Prior Year	Current Year	Prior Year
January	\$ 2.36	\$ 2.46	\$ 2.43	\$ 2.82
February	2.52	2.45	2.52	2.75
March	2.64	2.70	2.50	2.81
April	2.50	3.04	2.51	2.94
May	2.38	3.04	2.49	2.81
June	2.47	2.89	2.28	2.61
July	2.49	2.65	2.36	2.73
August	2.74	2.85	2.02	2.63
September	2.53	2.75	2.48	2.53
October	2.57	2.47	2.53	2.33
November	2.38	2.52	2.26	2.46
December	N/A	2.36	N/A	2.28
YTD Average	\$ 2.51	\$ 2.68	\$ 2.40	\$ 2.64

Comparison of Fuel Purchases vs. Budget

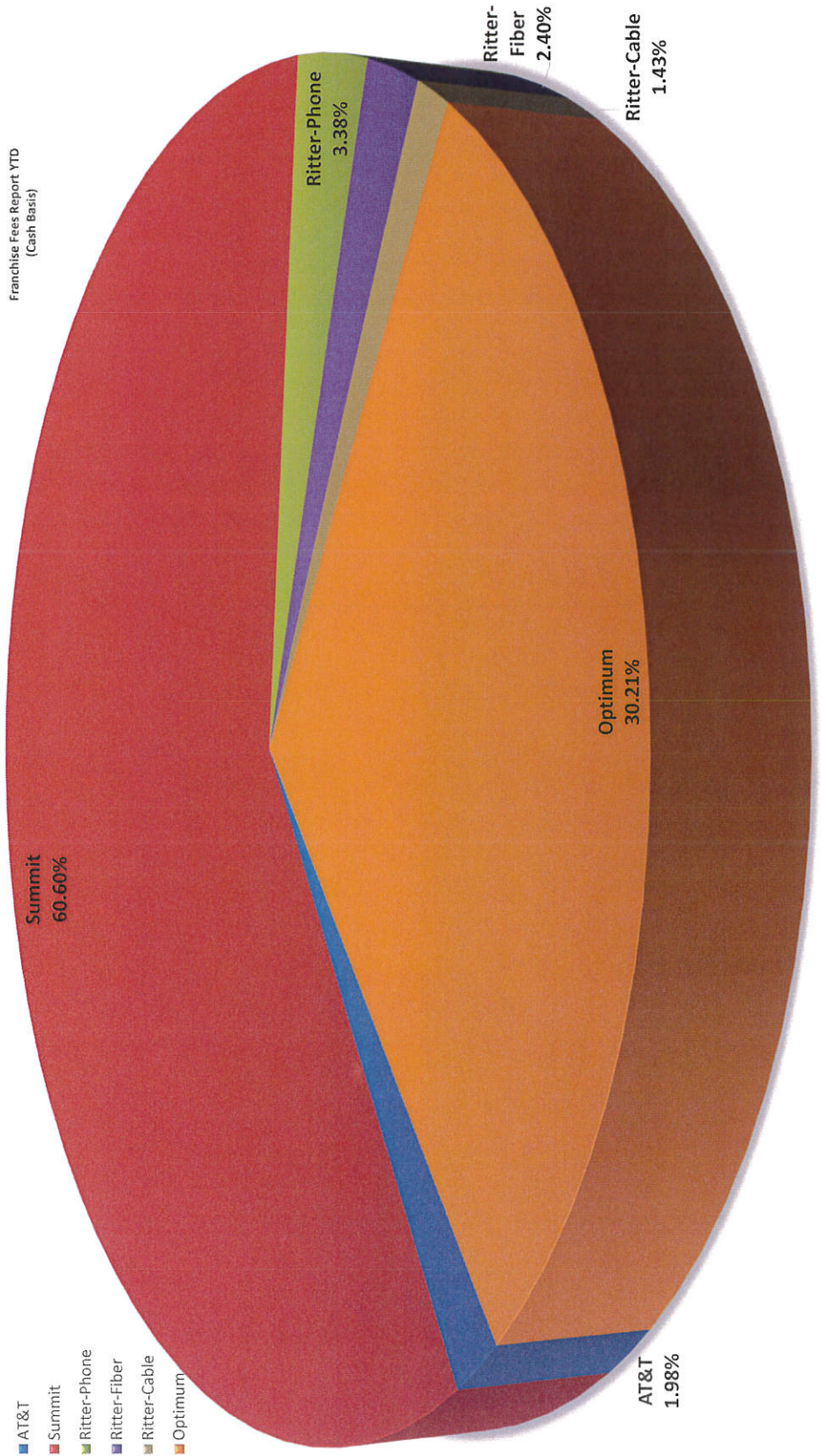
MONTH	Actual	Budget	\$ Variance	% Variance
January	\$ 75,785.89	\$ 128,908.33	\$ (53,122.44)	-41.2%
February	84,985.42	128,908.33	(43,922.91)	-34.1%
March	138,188.00	128,908.33	9,279.67	7.2%
April	105,094.37	128,908.33	(23,813.96)	-18.5%
May	81,699.44	128,908.33	(47,208.89)	-36.6%
June	113,784.14	128,908.33	(15,124.19)	-11.7%
July	117,159.22	128,908.33	(11,749.11)	-9.1%
August	131,022.84	128,908.33	2,114.51	1.6%
September	121,577.12	128,908.33	(7,331.21)	-5.7%
October	123,770.10	128,908.33	(5,138.23)	-4.0%
November	110,020.96	128,908.33	(18,887.37)	-14.7%
December	N/A	128,908.33	N/A	N/A
YTD Total	\$ 1,203,087.50	\$ 1,546,900.00	\$ (214,904.17)	-15.2%

*Timing of bulk fuel purchases may cause large comparison variances

City of Jonesboro, Arkansas
Franchise Fee Tax Report
YTD 2025

Months	AT&T	Summit	Ritter-Phone	Ritter-Fiber	Ritter-Cable	Optimum	All Others	Current Year Total	Prior Year Total
January	\$ 2,611.08	\$ 112,711.49	\$ 4,684.82	\$ 3,630.97	\$ 2,017.72	\$ 123,867.71	\$ 666.69	\$ 250,190.48	\$ 243,296.41
February	2,588.81	145,402.72	4,559.58	3,424.84	2,019.16	-	453.60	158,448.71	163,303.14
March	2,917.49	118,356.67	4,569.82	3,377.69	1,933.16	-	463.66	131,618.49	147,160.47
April	2,775.43	226,277.10	4,578.58	3,382.69	1,938.16	114,466.60	618.59	354,037.15	223,454.48
May	2,871.44	71,601.84	4,709.87	3,385.32	1,916.10	-	430.96	84,915.53	60,521.26
June	2,595.38	48,984.44	4,495.46	3,332.77	1,848.63	-	970.07	62,226.75	43,802.76
July	2,754.64	44,106.60	4,624.07	3,386.92	1,924.33	111,133.75	728.91	168,659.22	164,040.04
August	2,257.25	41,529.94	4,701.23	3,349.88	1,905.06	-	422.79	54,166.15	37,674.01
September	2,333.93	40,150.92	4,639.00	3,410.02	1,894.95	-	834.88	53,263.70	36,631.42
October	2,902.53	30,656.81	4,668.78	2,009.04	1,910.18	104,999.97	1,056.18	148,203.49	159,668.63
November	3,121.32	31,708.47	4,648.90	3,374.01	2,260.53	-	433.57	45,546.80	43,834.01
December	-	-	-	-	-	-	-	-	53,497.13
Totals	\$ 29,729.30	\$ 911,487.00	\$ 50,880.11	\$ 36,064.15	\$ 21,567.98	\$ 454,468.03	\$ 7,079.90	\$ 1,511,276.47	\$ 1,376,883.76

Franchise Fees Report YTD
(Cash Basis)



Advertising and Promotion Funds
City of Jonesboro, Arkansas
November 2025

	Prepared Foods Fund		3% Hotel/Motel Fund		1% Hotel/Motel Fund	
	Monthly	Annual	Monthly	Annual	Monthly	Annual
Beginning Fund Balance	\$ 7,367,264	\$ 9,761,919	\$ 369,520	\$ 243,346	\$ 307,730	\$ 45,289
NET Prepared Foods	(38,229)	(2,636,913)				
NET 3%			(6,817)	156,512		
NET 1%					34,049	291,142
Event Net Activity -2025 Jonesboro Gravel			-	(51,008)		
Website Ad Sales			1,375	9,075		
Interest Earnings	16,289	220,317	845	6,997	737	6,085
Current Fund Balance	\$ 7,345,324	\$ 7,345,324	\$ 364,922	\$ 364,922	\$ 342,516	\$ 342,516

Prepared Foods Fund

			Monthly Tax Collections			
	Monthly	YTD				
Revenues	\$ 512,455	\$ 5,990,302	January	\$ 588,535	July	\$ 595,427
Expenses	550,684	8,627,215	February	529,880	August	537,062
NET	\$ (38,229)	\$ (2,636,913)	March	503,652	September	529,883
			April	605,061	October	532,980
			May	553,689	November	512,455
			June	501,679	December	N/A
			Total	\$ 3,282,496		\$ 5,990,302

3% Hotel/Motel Fund

			Monthly Tax Collections			
	Monthly	YTD				
Revenues	\$ 102,147	\$ 873,431	January	\$ 78,240	July	\$ 73,968
Expenses	108,964	716,920	February	60,792	August	87,377
NET	\$ (6,817)	\$ 156,512	March	66,377	September	77,483
			April	84,188	October	79,311
			May	83,992	November	102,147
			June	79,556	December	N/A
			Total	\$ 453,146		\$ 873,431

1% Hotel/Motel Fund

			Monthly Tax Collections			
	Monthly	YTD				
Revenues	\$ 34,049	\$ 291,142	January	\$ 26,080	July	\$ 24,656
Exp - JMC Soccer Turf Project	-	-	February	20,264	August	29,125
NET	\$ 34,049	\$ 291,142	March	22,126	September	25,828
			April	28,063	October	26,436
			May	27,997	November	34,049
			June	26,518	December	N/A
			Total	\$ 151,049		\$ 291,142

Monthly & YTD Comparisons

	Monthly				YTD			
	Current Yr	Prior Yr	\$ Change	% Change	Current Yr	Prior Yr	\$ Change	% Change
Prepared Foods	\$ 512,455	\$ 568,918	\$ (56,463)	-10%	\$ 5,990,302	\$ 6,005,077	\$ (14,775)	0%
3% Hotel/Motel	102,147	78,114	24,033	31%	873,431	\$ 863,065	10,367	1%
1% Hotel/Motel	34,049	26,334	7,715	29%	291,142	\$ 287,923	3,219	1%

Embassy Suites 3%

	January	February	March	April	May	June	Mid-Yr Totals
TOTALS	\$ 16,168.87	\$ 15,365.13	\$ 17,777.31	\$ 21,000.92	\$ 20,400.98	\$ 20,545.54	\$ 111,258.75

	July	August	September	October	November	December	YTD Totals
TOTALS	\$ 20,287.54	\$ 21,792.49	\$ 21,965.85	\$ 21,234.51	\$ 26,307.03	N/A	\$ 222,846.17

Fund 80 - Hotel/Motel 3% Fund Expenditure

Grant Award					
Payee	Description	Date	Check No.	Amount	
2024 Grant Awards					
Martin Luther King Commission	MLK Day Parade	1/8/2025	159299	\$	2,500
Red Wolf Foundation	Athletic Events held in Jonesboro (2024)	2/10/2025	159660		50,000
Crowley's Ridge Cruisers	Annual Car Show	2/10/2025	159580		4,000
NEA Baptist Charitable Foundation	Annual Duck Classic	2/10/2025	159644		10,000
2025 Grant Awards					
Miss Greater Jbr Scholarship Org	Scholarship Pageant	1/8/2025	159300	\$	2,500
ASU Club Softball	Softball Tournaments and Camps	2/10/2025	159543		10,000
Jets Aquatic Club	Spring Swim Clinic	2/10/2025	159620		25,000
Jonesboro Firefighters Local 3718	Firefighters L3718 Pickle Ball Tournament	2/10/2025	159624		1,000
Delta Symphony Orchestra	Annual Program Support-Quarterly	\$3,750 @ 4	Various		15,000
The Foundation of Arts	Annual Program Support-Quarterly	\$15,000 @ 4	Various		60,000
Downtown Jonesboro Alliance	Annual Program Support-Quarterly	\$6,250 @ 4	Various		25,000
Hispanic Community Services	Annual Program Support-Quarterly	\$3,000 @ 4	Various		12,000
Phi Beta Sigma (Alumni Chapter)	PBS/Zeta Phi Beta State Meeting	3/10/2025	160029		2,500
Disc Side of Heaven	The Jonesboro Open - Disc Golf Pro Tour	3/10/2025	159980		10,000
Jonesboro Business Association	Jonesboro Crawfish Festival	3/24/2025	160211		2,500
Jonesboro University Heights Lions Club	Pickle Ball Tournament	3/24/2025	160301		1,000
Northside Jonesboro Reunion	2025 Reunion	3/24/2025	160243		2,500
Missouri Arkansas Kiwanis International	2025 Conference	3/24/2025	160231		500
Arkansas Interscholastic Cycling League	NICA Arkansas Regional Race	3/24/2025	160110		15,000
KLEK The Voice of Ark. Minority Adv. Council	Juneteenth Celebration	6/9/2025	161441		7,500
Mayor's Youth Advancement Council	Donation	6/11/2025	Transfer		500
Friends of the Library	NEA Game Fest	9/8/2025	162742		1,000
United Way	Battling for a Better Tomorrow	9/22/2025	163087		5,000
Natl Golf Foundation Consulting Inc	Golf Course Feasibility Study	9/22/2025	163014		8,000
AR Association of CVBs	Void O/S Ck issued 7/22/2015	10/3/2025	Void 84305		(250)
Red Wolf Renaissance Fair	Red Wolf Renaissance Fair	10/8/2025	163302		2,500
ASU Historic Dyess Colony & Johnny Cash	Sunken Lands Songwriting Circle	11/10/2025	163667		5,000
Christmas Attractions LLC	Christmas at the Park	11/10/2025	163694		15,000
Downtown Jonesboro Alliance	JoyFest	11/10/2025	163724		12,000
Parish Outdoors (DNW)	Regional Duck Call Contest	11/24/2025	164022		2,500
Jonesboro City Stars Booster Club	2025 Youth Sports League and Tournaments	11/24/2025	163991		35,000
Total Grant Award Expense				\$	344,750

Administrative Expense

Payee	Description	Date	Check No.	Amount	
Christy Appleton	Administrative	YTD	Check	\$	11,000
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH		53,962
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH		4,268
Young Investments	Office Space	YTD	Check		3,900
Travel & Exp Reimb	Detail Available Upon Request	YTD	Check		6,065
Insurance & Licenses	Detail Available Upon Request	YTD	Check		660
Professional Services	Detail Available Upon Request	YTD	Check		30,918
Advertising & Promotion	Detail Available Upon Request	YTD	Check		3,307
Supplies	Detail Available Upon Request	YTD	Check		27
Office Supplies	Detail Available Upon Request	YTD	Check		47
Website Hosting/Maint & Design	Detail Available Upon Request	YTD	Check		19,577
A&P Misc Event Sponsorship	Detail Available Upon Request	YTD	Check		2,027
Total Administrative Expense				\$	135,757

Other

Payee	Description	Date	Check No.	Amount	
JHP/Embassy Suites	2024 Reimbursements (Q4)	1/22/2025	159417	\$	61,108
JHP/Embassy Suites	2025 Reimbursements (Q1, Q2 Q3)	YTD	Check		175,305
Total Other Expense				\$	236,413
Total 3% H/M Expense				\$	716,920

Fund 82 - Prepared Foods Fund Expenditure

Ridge Athletics Center					
Professional Services					
Payee	Description	Date	Check No.	Amount	
Victus Advisors	Feasibility Study	1/8/2025	159292	\$	16,633
Associated Engineering LLC	Survey	YTD	Check		5,623
Waddell Cole & Jones PA	Legal Services	YTD	Check		25,478
Crafton Tull & Associates	Design Services	YTD	Check		80,941
Sports Facilities Advisory LLC	Facility Advisory Services	YTD	Check		337,830
Eastern Sports Management LLC	Cann, Brian Travel	YTD	Check		2,144
Artents	Sports Complex Groundbreaking Event	3/24/2025	160112		1,553
City of Jonesboro	Quarterly Services Fee	YTD	Transfer		30,000
Total Professional Services				\$	500,202
Lease Activities					
Payee	Description	Date	Check No.	Amount	
JPF Bond Trustee (Centennial Bank)	Prepaid Debt Service Reserve	4/11/2025	Transfer	\$	4,733,643
Jonesboro Public Facilities	Monthly Lease	YTD	ACH		3,325,000
Total Lease Activities				\$	8,058,643

Total Ridge Athletics Center Expense \$ 8,558,845

Administrative Expense

Payee	Description	Date	Check No.	Amount	
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	\$	53,962
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH		4,128
Travel & Exp Reimb	Detail Available Upon Request	YTD	Check		6,123
Advertising & Promotion	Detail Available Upon Request	YTD	Check		226
Supplies/Meeting	Detail Available Upon Request	YTD	Check		717
Dues & Subscriptions	Detail Available Upon Request	YTD	Check		3,214
Total Administrative Expense				\$	68,370
Total Prepared Foods Expense				\$	8,627,215

Fund 80 - Hotel/Motel 3% Fund Event Current Year Activities

2025 Jonesboro Gravel

Expense

Payee	Description	Date	Check No.	Amount
Art Advertising, Inc	Printed Material- 500 Flyers	5/8/2025	Mesh Card	130
All Sports Productions Inc	Year 1 Support	5/8/2025	160836	50,000
Arrow Screen Printing	Promotional t-shirts for Skirmish	6/9/2025	Mesh Card	101
ASU FNB Arena	Rental FNB Arena-Award Ceremony	7/8/2025	Mesh Card	69
Peregrine Corporation	Promotional give-aways for Skirmish	8/22/2025	162618	656
Target	Storage bins-Ridge and Skirmish giveaways	10/8/2025	Mesh Card	52
Total Event Expense \$				51,008
2025 Jonesboro Gravel Net Activities \$				(51,008)

City of Jonesboro, Arkansas
Alcoholic Beverage Tax Comparison To Prior Year
November 2025

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Totals
	\$ 63,917.48	\$ 52,519.46	\$ 57,409.05	\$ 63,261.68	\$ 57,934.86	\$ 49,794.36	\$ 65,565.86	\$ 54,839.05	\$ 58,014.76	\$ 60,882.82	\$ 57,423.06	N/A	\$ 641,562.44
TOTALS													

	Current Yr Month	Prior Yr Month	\$ Variance	% Variance
TOTALS	\$ 57,423.06	\$ 57,196.07	\$ 226.99	0.4%

	YTD Current Year	YTD Previous Year	\$ Variance	% Variance
TOTALS	\$ 641,562.44	\$ 663,806.29	\$ (22,243.85)	-3.4%

Fixed Assets

Monthly Asset Report - November 2025

Asset	Purchased	Dept	Description	Orig Cost
01-110-1355	11-10-2025	10Info	Switch Cisco Catalyst 9200CX w/license as per quote PQHG996 Information Systems	2,706.20 2,706.20
02-100-1514	11-24-2025	50Street	Sand Spreader -Buyers 14708F460211 electric Street	12,802.89 12,802.89
05-100-2946	11-24-2025	80Park	Playground equipment and labor at University Lions Park as per c Parks - Administration	294,952.46 294,952.46
Totals				310,461.55

Non-Uniform 401(a) Defined Contribution & 457(b) Retirement Savings Plans - Fund 21

Changes in Position

2025 Year to Date

Activity	January	February	March	April	May	June	Mid-Year
Beginning Balance	\$7,528,207.34	\$7,620,154.95	\$7,621,118.25	\$7,475,320.91	\$7,518,657.53	\$7,828,559.96	\$7,528,207.34
Additions:							
Employer Contributions	32,841.94	47,332.71	31,255.48	31,074.39	30,764.11	30,277.50	203,546.13
Employee Contributions	39,160.94	56,999.01	37,844.14	37,947.01	37,638.59	37,129.86	246,719.55
Other Additions	(6,283.76)	8,291.91	9,004.45	9,692.33	8,742.70	15,386.93	44,834.56
Total Additions	65,719.12	112,623.63	78,104.07	78,713.73	77,145.40	82,794.29	495,100.24
Deductions:							
Plan Distributions	178,509.29	86,544.87	8,057.06	57,832.59	56,821.85	20,907.11	408,672.77
Administrative Expenses	10,767.59	2,858.60	3,224.30	10,420.26	2,349.57	3,030.40	32,650.72
Other Deductions	-	-	-	-	-	-	-
Total Deductions	189,276.88	89,403.47	11,281.36	68,252.85	59,171.42	23,937.51	441,323.49
Adjustments:							
Unrealized Investment Gain(Loss)	215,505.37	(22,256.86)	(212,620.05)	32,875.74	291,928.45	262,572.91	568,005.56
Other Adjustments	-	-	-	-	-	-	-
Total Adjustments	215,505.37	(22,256.86)	(212,620.05)	32,875.74	291,928.45	262,572.91	568,005.56
Ending Balance	7,620,154.95	\$7,621,118.25	\$7,475,320.91	\$7,518,657.53	\$7,828,559.96	\$8,149,989.65	8,149,989.65

Activity	July	August	September	October	November	December	Y-T-D
Beginning Balance	\$8,149,989.65	\$8,168,248.18	\$8,457,348.44	\$8,662,865.80	\$8,775,097.52	\$8,857,340.49	\$7,528,207.34
Additions:							
Employer Contributions	29,973.68	44,774.36	29,835.62	29,898.15	35,511.24		373,539.18
Employee Contributions	37,081.82	55,639.07	37,086.40	37,098.76	43,676.93		457,302.53
Other Additions	15,537.62	12,432.23	31,224.65	22,721.65	13,859.94		140,610.65
Total Additions	82,593.12	112,845.66	98,146.67	89,718.56	93,048.11	-	971,452.36
Deductions:							
Plan Distributions	75,125.99	5,279.21	86,115.22	70,190.39	9,862.92		655,246.50
Administrative Expenses	12,011.52	2,539.22	2,279.35	9,195.91	4,101.81		62,778.53
Other Deductions	3,537.44	3,542.00	-				7,079.44
Total Deductions	90,674.95	11,360.43	88,394.57	79,386.30	13,964.73	-	725,104.47
Adjustments:							
Unrealized Investment Gain(Loss)	26,340.36	187,615.03	195,765.26	101,899.46	3,159.59		1,082,785.26
Other Adjustments	-	-					-
Total Adjustments	26,340.36	187,615.03	195,765.26	101,899.46	3,159.59	-	1,082,785.26
Ending Balance	8,168,248.18	\$8,457,348.44	\$8,662,865.80	\$8,775,097.52	\$8,857,340.49	\$8,857,340.49	\$8,857,340.49

*Effective September 2024, the 457(b) plan is now accounted for in Fund 21 reflecting the total defined contribution & retirement savings plans for Non-Uniform emp.

*The assigned Trustee is First Security Bank. The recordkeeper is Milliman, Inc.

Non-Uniform Pension Account
Changes in Position
2025 Year to Date

Activity	January	February	March	April	May	June	Mid-Year
Beginning Balance	\$10,627,421.56	\$10,825,480.72	\$10,843,492.15	\$10,565,201.74	\$10,539,479.26	\$10,769,606.30	\$10,627,421.56
Additions:							
Employer Contributions	-	-	-	-	-	-	-
Other Additions	2,838.33	2,458.15	2,134.37	1,676.01	1,466.60	2,221.09	12,794.55
Total Additions	2,838.33	2,458.15	2,134.37	1,676.01	1,466.60	2,221.09	12,794.55
Deductions:							
Pension Benefits	42,928.50	46,885.44	44,963.94	44,963.94	45,573.29	45,348.56	270,663.67
Administrative Expenses	4,189.96	993.54	994.47	2,082.37	3,079.08	1,593.44	12,932.86
Other Deductions	-	-	-	-	-	-	-
Total Deductions	47,118.46	47,878.98	45,958.41	47,046.31	48,652.37	46,942.00	283,596.53
Adjustments:							
Unrealized Investment Gain(Loss)	242,339.29	63,432.26	(234,466.37)	19,647.82	277,312.81	306,384.10	674,649.91
Other Adjustments	-	-	-	-	-	-	-
Total Adjustments	242,339.29	63,432.26	(234,466.37)	19,647.82	277,312.81	306,384.10	674,649.91
Ending Balance	\$10,825,480.72	\$10,843,492.15	\$10,565,201.74	\$10,539,479.26	\$10,769,606.30	\$11,031,269.49	\$11,031,269.49

Activity	July	August	September	October	November	December	Y-T-D
Beginning Balance	\$11,031,269.49	\$11,038,140.78	\$11,193,319.50	\$11,339,844.31	\$11,361,032.81	\$11,411,776.25	\$10,627,421.56
Additions:							
Employer Contributions	-	-	-	-	-	-	-
Other Additions	2,696.95	2,949.67	2,249.36	1,670.86	1,840.63	-	24,202.02
Total Additions	2,696.95	2,949.67	2,249.36	1,670.86	1,840.63	-	24,202.02
Deductions:							
Pension Benefits	45,348.56	45,348.56	45,587.37	44,964.00	44,964.00	-	496,876.16
Administrative Expenses	4,251.51	993.36	993.26	4,351.33	993.10	-	24,515.42
Other Deductions	-	-	-	-	-	-	-
Total Deductions	49,600.07	46,341.92	46,580.63	49,315.33	45,957.10	-	521,391.58
Adjustments:							
Unrealized Investment Gain(Loss)	53,774.41	198,570.97	190,856.08	68,832.97	94,859.91	-	1,281,544.25
Other Adjustments	-	-	-	-	-	-	-
Total Adjustments	53,774.41	198,570.97	190,856.08	68,832.97	94,859.91	-	1,281,544.25
Ending Balance	\$11,038,140.78	\$11,193,319.50	\$11,339,844.31	\$11,361,032.81	\$11,411,776.25	\$11,411,776.25	\$11,411,776.25

*The Non-Uniform pension account is the old pension plan. Funds are managed by PRINCIPAL & STEPHENS.

City of Jonesboro
 ARPA Restricted Revenue Replacement Fund Schedule
 November 2025

Schedule of Appropriation		Activity
Funding	Amount	
2024 Carryover Funding	8,627,165	

Project	Appropriation	2025	Total Activity	Open PO Remaining	Remaining Amount
Demolition of 100 W. Washington	3,250,000	3,297,344	3,297,344	-	(47,344)
Mosquito Abatement	139,604		-	-	139,604
Aquatic Feature - Ridge Athletics Center	3,200,000		-	-	3,200,000
Humanitarian	500,000	255,101	255,101	244,899	-
Comprehensive Growth Plan	855,000		-	855,000	-
Bldg Code Review & Permitting Assessment Study	99,840		-	99,840	-
Total	8,044,444	3,552,445	3,552,445	1,199,739	3,292,260

Unappropriated Funding	582,721
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Schedule of ARPA Replacement Restricted Fund Availability

ARPA Revenue Replacement Carryforward Funding	8,627,165
ARPA Revenue Replacement Appropriations	8,044,444
Unappropriated ARPA Revenue Replacement Funds	582,721
ARPA Revenue Replacement Appropriations	8,044,444
ARPA Revenue Replacement Expenditures	3,552,445
ARPA Revenue Replacement Open PO Remaining	1,199,739
Unexpended ARPA Revenue Replacement Appropriations	3,292,260
Unappropriated ARPA Revenue Replacement Funds	582,721
Unexpended ARPA Revenue Replacement Appropriations	3,292,260
Fund Balance	3,874,981

City of Jonesboro
Schedule of Capital Improvement Funds
November 2025

Capital Improvement Detail by Project

Department	Description	2024 Carryover	Remaining Grant/ Other	2025 Budget	Bud Amend, Contr Appr, Sch Adj	Project Funding Reapprop	Revenue/ Donation	Total Funding	2025 Activity	Open PO Remaining	\$ Remaining
General Fund Supported Projects											
Grants	University Heights Trail	1,709,908	316,000					2,025,908	30,103	31,862	1,963,943
	Downtown to A-State	976,438			38,201			1,014,639	624,222	78,058	312,359
	Johnson Lighting/N. Main Pedestrian	-	3,380,133		1,272,811			4,652,944	11,036	135,064	4,506,844
Parks Admin	Parks Master Plan	1,357,453		300,000		(146,520)		1,510,933	922	11,393	1,498,618
	Plan Implementation-Vehicles					146,520					
	Parks Security Camera Upgrade	31,745						31,745	3,388		28,357
Softball	Field 10 Flip	2,172						2,172	10,082		(7,910)
Urban Parks	Various Park Improvements	14,590	301,030	300,000		(122,000)		493,620	217,547	20,688	255,385
	New Park (Pocket/Neighborhood)	32,691		300,000				332,691	310,672	8,125	13,894
	Dog Park & Other	-						-			-
	Northeast Park	-	1,000,000		1,129,675		100,000	2,229,675	511,158	164,975	1,553,542
CFP	Walking Trail Lights	144,000			28,000	23,748		195,748	252,699		(56,951)
	50 Spot Parking Lot	381,574						381,574			381,574
	Overlay Back Half of Loop Road	167,385						167,385			167,385
	Trail Spur from Entrance	23,748				(23,748)		-			-
JMC	Soccer Field Imp/Artificial Turf	116,105						116,105	107,701	8,404	(0)
	Concession Siding	29,100						29,100		33,812	(4,712)
Admin	Welcome Signs	12,309						12,309			12,309
Comm Ctr	Winter Wonderland	22,253				122,000		144,253	60,750	81,750	1,753
	Allen Park Playground	514,823	183,922					698,745	620,830		77,915
	Parker Park Pool	24,970						24,970	21,998		2,972
SSC	Shooting Range (All)	167,661						167,661	33,634	160,026	(25,999)
	Total General Fund Projects	\$5,728,925	\$5,181,085	\$900,000	\$2,468,687	\$0	\$100,000	\$14,232,177	\$2,816,744	\$734,157	\$10,681,277
Street Fund Supported Projects											
Engineering	Misc. Drainage Projects	-		500,000				500,000	445,738	5,400	48,862
	NEA Development (NEAIDC)	-		171,250				171,250	171,250		-
	Misc Street Projects	36,775		500,000				536,775	512,125	52,126	(27,476)
	Sidewalks/Misc Concrete	-		500,000				500,000	577,456		(77,456)
	Cway/Prkr/Fox Mead-ROW/Util	28,324						28,324	30,774	3,940	(6,390)
	Railroad Maintenance	-		400,000				400,000	341,076	55,842	3,082
	Railroad Crossing Study & Match	-	136,568		136,568			273,137		136,568	136,568
	AHTD100657 MLK Ext- 100% Reimb	38,000	996,782					1,034,782	12,687	1,034,095	(12,000)
	AHTD100881 Hwy 1-B Widening	51,545						51,545	13,368	38,176	1
	AHTD100879 49/IS55-49/Parker	47,741						47,741	3,617	31,009	13,115
	AHTD101247 49/Christ Valley Int Imp				575,000			575,000	5,000		570,000
	Street Overlays	324,486		1,000,000				1,324,486	767,611	491,070	65,805
	Total Street Fund Projects	\$526,871	\$1,133,350	\$3,071,250	\$711,568	\$0	\$0	\$5,443,040	\$2,880,702	\$1,848,226	\$714,112
Total Capital Improvement											
		\$6,255,796	\$6,314,435	\$3,971,250	\$3,180,255	\$0	\$100,000	\$19,675,216	\$5,697,445	\$2,582,383	\$11,395,388

City of Jonesboro
Schedule of Capital Improvement Revenue Bond Series 2025
November 2025

Schedule of Bond Issuance	
Funding	Amount
Par Amount	17,595,000.00
Plus: Reoffering Premium	169,648.70
Less: Underwriter's Discount	(112,608.00)
Less: Bond Insurance Premium to Assured Guaranty	(85,870.86)
Less: Rating Fee to Assured Guaranty	(19,985.00)
Less: Surety to Assured Guaranty	(13,481.76)
Net Bond Proceeds	17,532,703.08
Issuance Costs	Amount
Bond Counsel: Friday, Eldredge & Clark	64,000.00
Financial Advisor: Crews & Associates	47,095.00
Publication Costs: Jonesboro Sun	3,050.00
Trustee Origination & 2025 Annual Fee: FSB	1,200.00
Total Issuance Costs	115,345.00
Net Project Fund Proceeds from Issuance	17,417,358.08

Schedule of Revenue & Expenses		Activity			
Revenue					
		2025	Total		
Interest Earned		201,394.15	201,394.15		
Total Revenue Contributing to Project Funding		201,394.15	201,394.15		
Expenses					
Project	Appropriation	2025	Total	Open PO	Remaining
E-911/Public Safety Center	5,500,000.00	26,250.00	26,250.00	344,451.00	5,129,299.00
Caraway Rd Expansion	5,500,000.00		-	104,860.00	5,395,140.00
Pedestrian & Trail Connections	5,000,000.00		-	-	5,000,000.00
Jefferson Sidepath		462,127.52	462,127.52	-	(462,127.52)
Johnson Sidepath		34,650.00	34,650.00	85,211.00	(119,861.00)
Prospect/Elizabeth Sidepath			-	-	-
Total Pedestrian & Trail Connections	5,000,000.00	496,777.52	496,777.52	85,211.00	4,418,011.48
Total Project	16,000,000.00	523,027.52	523,027.52	534,522.00	14,942,450.48
Bond Issuance Professional Services		347,665.62	347,665.62		
Total Project Appropriation & Expenses	16,000,000.00	870,693.14	870,693.14	534,522.00	14,942,450.48
Available Funding (Addnl projects/Inc cost support)	1,618,752.23				

Schedule of Bond Debt Service Activities	Commitment	2025	Total
Franchise Fee Transfer from General Fund		477,958.15	477,958.15
Total Funding		477,958.15	477,958.15
Interest Expense - Due annually (August)	900,599.60	-	-
Principal Reduction - Due annually (August)	245,000.00	-	-
Trustee Fee \$1,500 Annual (Paid Monthly)	1,500.00	500.00	500.00
Total Expenditure	1,147,099.60	500.00	500.00
Bond Debt Service Net Activity		477,458.15	477,458.15

Remaining Annual Commitment Completion @ \$95,591.63 Monthly	669,641.45
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City of Jonesboro
Schedule of Depreciation Fund
November 2025

Overview

	General	Street	Combined
Beginning Fund Balance	\$ 63,646	\$ 339,472	\$ 403,118
2024 Approp/25 Depr Fund	3,315,872	651,201	3,967,073
Current Yr Expenditures	(2,446,101)	(498,147)	(2,944,247)
Encumbered	(25,989)	(311,330)	(337,319)
2025 Depr Fund Balance	\$ 907,429	\$ 181,197	\$ 1,088,626

Depreciation Detail by Department

Description	Beginning Balance	2024 Appropriation	2025 Depr Fund	2025 YTD Actual	2025 Depr Fund \$ Remaining	Encumbered	2025 Depr Fund \$ Available
General Fund							
Police	\$ 63,646	\$ 1,532,700	\$ 1,596,346	\$ 1,615,133	\$ (18,786)	\$ 25,989	\$ (44,775)
Fire	-	690,493	690,493	64,656	625,837	-	625,837
Inspections	-	-	-	-	-	-	-
Animal Services	-	48,034	48,034	49,309	(1,275)	-	(1,275)
Planning	-	-	-	-	-	-	-
Building Maintenance	-	-	-	-	-	-	-
Code Enforcement	-	79,014	79,014	40,514	38,500	-	38,500
Sanitation - Administration	-	-	-	-	-	-	-
Sanitation - Incinerator	-	-	-	-	-	-	-
Sanitation - Residential	-	538,821	538,821	606,200	(67,379)	-	(67,379)
Sanitation - Recycling	-	-	-	-	-	-	-
Parks - Administration	-	-	-	-	-	-	-
Parks - Southside	-	80,218	80,218	73,405	6,813	-	6,813
Parks - Urban Parks	-	125,133	125,133	114,700	10,433	-	10,433
Parks - Craighead Forest Park	-	64,675	64,675	61,582	3,093	-	3,093
Parks - Joe Mack Campbell Park	-	77,530	77,530	73,803	3,727	-	3,727
Mayor's Office	-	-	-	-	-	-	-
Parks - Miracle League	-	-	-	-	-	-	-
Parks - Community Centers	-	-	-	-	-	-	-
Parks - Shooting Complex	-	4,000	4,000	2,042	1,958	-	1,958
Parks - Sports Programs	-	35,648	35,648	30,691	4,957	-	4,957
Admin - Assignment	-	39,606	39,606	37,969	1,637	-	1,637
Insurance Claim-Total Loss Replacement	-	-	-	154,723	(154,723)	-	(154,723)
Ins Claim Rec & Auction Proceeds	-	-	-	(478,626)	478,626	-	478,626
Total General Fund	\$ 63,646	\$ 3,315,872	\$ 3,379,518	\$ 2,446,101	\$ 933,418	\$ 25,989	\$ 907,429
Street Fund							
Street	\$ 339,472	\$ 611,694	\$ 951,166	\$ 498,147	\$ 453,019	\$ 311,330	\$ 141,690
Street-Engineering	-	39,507	39,507	-	39,507	-	39,507
Total Street Fund	\$ 339,472	\$ 651,201	\$ 990,673	\$ 498,147	\$ 492,526	\$ 311,330	\$ 181,197
Total Depreciation Fund	\$ 403,118	\$ 3,967,073	\$ 4,370,191	\$ 2,944,247	\$ 1,425,944	\$ 337,319	\$ 1,088,626

Name	Application Date	Status	Customer #	License Type	Location	Contact Address	City	State	Zip Code	Phone	Email
Abe's Place	11/18/2025	25087	Active	Restaurant-076 to 100 seats	922 Chancery Lane	35 CR 7187	Jonesboro AR		72405	(870) 336-8137	abesplace922cl@gmail.com
Absolute Air Pros	11/13/2025	25080	Active	Sub-Contractor	Outside Jonesboro	3557 HWY 351	Jonesboro AR		72405	(870) 926-4382	hphilip14@aol.com
Anthony Pickering LCSW LLC	11/14/2025	25082	Active	Therapist	319 S Church St #103		Jonesboro AR		72404	(870) 634-6678	anthonypickering54@gmail.com
April Hendryx DO	11/19/2025	25092	Active	Physician	411 E Matthews Ave	Drs' Anatomic Pathology Services 411 E Matthews	Jonesboro AR		72401	(870) 930-3518	gilbert@dapsonline.com
Big City Contractors LLC	11/19/2025	25090	Active	General Contractor	1303 Wilmar Cr	1303 Wilmar Circle	Jonesboro AR		72401	(870) 219-6518	philip_mcmorries@hotmail.com
Brandwell Digital Partners	11/10/2025	25074	Active	Computer Business-Online included	1504 Kathleen #2101	1504 Kathleen Street #2101	Jonesboro AR		72401	(706) 566-2543	labrittanybledsoe26@gmail.com
Campbell's Body Shop	11/12/2025	25078	Active	Auto Repair Shops & Garages	3214 Southwest Dr	3214 Southwest Dr. #B	Jonesboro AR		72401	(870) 938-1760	jmacamp53@gmail.com
Cobb Plumbing Co. Inc.	11/7/2025	25073	Active	Sub-Contractor	Outside Jonesboro	2286 Podesta Cove	Memphis TN		38134	(901) 377-6721	service@cobbplumbing.us
D7 Pneumatics LLC	11/20/2025	25095	Partial	General Contractor	Outside Jonesboro	1304 Studdard Rd	Jasper AL		35503	(205) 265-2020	clayton@07mechanical.net
Delta Current Electric LLC	11/20/2025	25096	Active	Sub-Contractor	2821 Race St	2821 Race Street #C198	Jonesboro AR		72401	(870) 212-1898	deltacurrentelectric@gmail.com
Design Team Sign Co. LLC	11/19/2025	25077	Active	Sub-Contractor	Outside Jonesboro	255 Old Morris Chapel Road	Adamsville TN		38372	(731) 925-4448	lhaddenham@designteam.net
Easyflow Tax Firm LLC	11/20/2025	25094	Active	Accountants	3300 Derby Dr	3300 Derby Drive	Jonesboro AR		72404	(870) 530-1042	stacieh1970@gmail.com
Florida Certified Sign Erectors LLC	11/19/2025	25093	Active	Adv-Poster/Painter/Neon/Mag/signs	Outside Jonesboro	2824 Horace Shepard Drive	Jonesboro AR		36303	(334) 984-0194	permits@fc-se.com
Groundup Solar & Electrical LLC	11/18/2025	25086	Active	Sub-Contractor	Outside Jonesboro	2023 Phillip Dr. #E	Covington LA		70433	(504) 662-7558	groundupsolarandelectricalllc@outlook.com
Hearth and Hive	11/21/2025	25097	Active	Miscellaneous Occupation	Outside Jonesboro	681 CR 765	Dothan AL		72417	(573) 344-3110	leahraeking@gmail.com
Inca Painting	11/3/2025	25065	Active	Sub-Contractor	3316 Derby Dr	3316 Derby Dive	Jonesboro AR		72404	(870) 253-7735	mmofmike@hotmail.com
Larry Jacob Kelley	11/5/2025	25069	Active	Real Estate-Salesman	314 S Main St	Compass Rose Realty LLC 4414 Stonebrook Dr	Jonesboro AR		72404	(870) 530-9066	jacobkelleyrealestate@gmail.com
Ledgers USA	11/18/2025	25085	Active	Accountants	647 Burke #A	Ethical Accounting Consultants 647 Burke Ave. #A	Jonesboro AR		72401	(870) 272-8437	edith.russell@ledgersusa.com
Little Caesar's Pizza - Johnson	11/5/2025	25088	Active	Delicatessen-Take out	3800 E Johnson Ave #A7		Memphis TN		38112	(870) 280-2174	caesar479@901.com
Margarets LLC	11/26/2025	25100	Partial	Restaurant-101 to 150 seats	224 S. Main St.	211 Cate Ave #J	Jonesboro AR		72401	(870) 273-0525	margaretsjonesboro@gmail.com
Masuta	11/19/2025	25088	Active	Restaurant-041 to 075 seats	1841 E Highland Dr #B 1	1841 E Highland Dr #B	Jonesboro AR		72401	(917) 685-0580	xin9035@gmail.com
New Day Transit	11/14/2025	25083	Active	Therapist	319 S Church St. #102	6020 Beaver Creek Lane	Jonesboro AR		72404	(870) 776-0986	m_halsell@yahoo.com
Petty Gardens	11/19/2025	25089	Active	Taxi Cab/Limousine	1118 Medallion Dr	1118 Medallion Dr	Jonesboro AR		72404	(870) 761-1851	medicman051@yahoo.com
Second Hand Junkie LLC	11/7/2025	25072	Active	Miscellaneous Occupation	207 W Alpine	dba Must Love Toys & Comics PO Box 19331	Jonesboro AR		72401	(870) 919-5706	pettygardens@gmail.com
Stough Development Corp.	11/13/2025	25081	Active	Inventory Based Businesses	2810 S Highland Dr #N		Jonesboro AR		72403	(870) 740-2534	secondhandjunkie@outlook.com
The Length Experience LLC	11/12/2025	25079	Active	General Contractor	Outside Jonesboro	1128 Main Street #200	Cincinnati OH		45202	(513) 842-1832	ddunne@stoughgroup.com
The Magic Duster LLC	11/14/2025	25084	Partial	Beauty & Barbe Shops-Salons	3009 Sun Avenue #B	1320 Links Dr #4	Jonesboro AR		72404	(870) 790-9370	jasmine.frierson@yahoo.com
Tiffany and Patrick Transport LLC	11/26/2025	25101	Active	Janitorial Service	6401 Taylor Chapel Lane	6401 Taylors Chapel Lane	Jonesboro AR		72401	(870) 316-2444	matatangeles@gmail.com
Tommy's Express Car Wash	11/24/2025	25099	Active	Taxi Cab/Limousine	5000 Prospector Dr	5000 Prospector Drive	Jonesboro AR		72405	(870) 573-7352	moes.brendatransportllc@gmail.com
Turtle Grill House	11/24/2025	25098	Active	Auto Car Wash	3528 Southern Creek Lam Awn LLC	dba PO Box 1654	Jonesboro AR		72403	(870) 972-5632	jeneliet@advancedwashnetwork.com
Vandehey Auctions LLC.	11/6/2025	25057	Active	Alcoholic Beverage Permit	303 S Main St	3817 Keeneland Drive	Jonesboro AR		72404	(870) 336-8841	sandeep083096@gmail.com
Ward Heating and Air Conditioning LLC	11/3/2025	25064	Active	Auctioneers	206 Melrose Ste. G	6037 Beaver Creek Lane	Jonesboro AR		72404	(870) 284-0555	vandeheyauction@gmail.com
	11/19/2025	25091	Active	Sub-Contractor	Outside City Limits	151 County Road 4254	Jonesboro AR		72404	(870) 340-9144	Bruce.WardHVAC@gmail.com

33 Total