



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Public Safety Council Committee

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Tuesday, April 18, 2023

5:00 PM

Municipal Center, 300 S. Church

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### 1. Call To Order

### 2. Roll Call by City Clerk April Leggett

### 3. Approval of minutes

[MIN-23:031](#) Minutes for the Public Safety Committee meeting on Tuesday, March 21, 2023

Attachments: [Minutes](#)

### 4. New Business

#### RESOLUTIONS TO BE INTRODUCED

[RES-23:072](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 413 Parkview St. Jonesboro, AR 72401; Parcel #: 01-144302-18300; OWNER: Sandhill Property Management, LLC

Sponsors: Code Enforcement

Attachments: [413 Parkview Certified Notice of Violation](#)

[413 Parkview Inspection Report](#)

[413 Parkview Map](#)

[413 Parkview Returned Signature Card for Notice of Violation](#)

[WIN 20221202 12 28 59 Pro](#)

[WIN 20221202 12 29 34 Pro](#)

[WIN 20221202 12 29 37 Pro](#)

[WIN 20221202 12 30 43 Pro](#)

[WIN 20221202 12 31 11 Pro](#)

[WIN 20221202 12 31 31 Pro](#)

[RES-23:073](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1907 Irby St. Jonesboro, AR 72401; Parcel #: 01-144223-08200; OWNER: Robert P. & Agnes M Cowles

Sponsors: Code Enforcement

**Attachments:** [1907 Irby Certified Notice of Violation](#)  
[1907 Irby Inspection Report](#)  
[1907 Irby Map](#)  
[1907 Irby Returned Signature Card for Notice of Violation](#)  
[WIN\\_20220824\\_09\\_45\\_38\\_Pro](#)  
[WIN\\_20220824\\_09\\_45\\_51\\_Pro](#)  
[WIN\\_20220824\\_09\\_46\\_05\\_Pro](#)  
[WIN\\_20220824\\_09\\_46\\_25\\_Pro](#)  
[WIN\\_20220824\\_09\\_46\\_30\\_Pro](#)  
[WIN\\_20220824\\_09\\_51\\_23\\_Pro](#)  
[WIN\\_20220824\\_09\\_51\\_44\\_Pro](#)

**RES-23:074** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 2034 N. Church St. Jonesboro, AR 72401; Parcel #: 01-144071-01800; OWNER: Patricia Hanks & Paul & Cherrie Kassen

**Sponsors:** Code Enforcement

**Attachments:** [2034 N Church Certified Notice of Violation](#)  
[2034 N Church Inspection Report](#)  
[2034 N Church Map](#)  
[2034 N Church Returned Signature Card for Notice of Violation](#)  
[WIN\\_20220901\\_09\\_00\\_22\\_Pro](#)  
[WIN\\_20220901\\_09\\_02\\_22\\_Pro](#)  
[WIN\\_20220901\\_09\\_03\\_05\\_Pro](#)  
[WIN\\_20220901\\_09\\_03\\_28\\_Pro](#)  
[WIN\\_20220901\\_09\\_03\\_42\\_Pro](#)

## **5. Pending Items**

## **6. Other Business**

## **7. Public Comments**

## **8. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-23:031

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Public Safety Council Committee

**File Type:** Minutes

Minutes for the Public Safety Committee meeting on Tuesday, March 21, 2023



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Public Safety Council Committee

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Tuesday, March 21, 2023

5:00 PM

Municipal Center, 300 S. Church

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### 1. Call To Order

### 2. Roll Call by City Clerk April Leggett

**Present** 7 - Mitch Johnson;David McClain;Chris Moore;Brian Emison;Janice Porter;Chris Gibson and LJ Bryant

### 3. Approval of minutes

[MIN-23:022](#)

Minutes for the Public Safety Committee meeting on Tuesday, February 21, 2023

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

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

**Aye:** 6 - David McClain;Chris Moore;Brian Emison;Janice Porter;Chris Gibson and LJ Bryant

### 4. New Business

#### *ORDINANCES TO BE INTRODUCED*

[ORD-23:010](#)

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

**Sponsors:** Engineering

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

**Aye:** 6 - David McClain;Chris Moore;Brian Emison;Janice Porter;Chris Gibson and LJ Bryant

### 5. Pending Items

### 6. Other Business

*Councilmember David McClain said, I was under the impression that Mr. Jim was going to be here to present about what the plan is for this year for mosquito control. Chairman Mitch Johnson said, he was at the last one. Councilmember McClain said, I*

*know but he was supposed to give us an update for this year and going forward. I didn't know if he didn't get that message. If he could come to the next meeting that would be great. Chairman Johnson said, well he was here at the last one of these. I apologize. I wasn't aware that he was going to give any kind of update at this meeting. Councilmember McClain said, ok, I had asked him to give one for this meeting. One of my questions was what are plans was for going into this year for the mosquito season. I would love to know what he plans or plans to do differently is there is any change. Chairman Johnson said, I apologize I wasn't aware that he was going to be on the agenda. We can definitely make note of that, because Tony took care of that last time and we'll make sure to get that information to get that forwarded to him. If that was on me I apologize because he was here at the last one, and I didn't know he was going to report back to us. Councilmember McClain said, like I said and update on the plan for 2023.*

*Councilmember L.J. Bryant said, Mr. Chairman also along Councilmember McClain's lines there. I know staff had done some research with A-State and others on some mosquito issues. It seemed like at the last meeting that Jim wasn't aware of what staff researched, so maybe if staff could give a little bit of update on what they've learned as well.*

*Chairman Mitch Johnson said, we will request that both these be brought up at the next meeting.*

## **7. Public Comments**

## **8. Adjournment**

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

**Aye:** 6 - David McClain;Chris Moore;Brian Emison;Janice Porter;Chris Gibson and LJ Bryant



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-23:072

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Public Safety Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 413 Parkview St. Jonesboro, AR 72401; Parcel #: 01-144302-18300; OWNER: Sandhill Property Management, LLC

LEGAL DESCRIPTION: The East Half of Lot 1 in Block 6 of Ridgecrest Addition to the City of Jonesboro, Arkansas, as shown by Plat recorded in Deed Record 48 at Page 243, subject to easement in favor of City Water and Light Plant of Jonesboro, Arkansas, as shown by Deed Record 118 at Page 457 on the East 10 feet of said Lot.

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

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 413 Parkview St. Jonesboro, AR 72401.



AFFIDAVIT

Sandhill Property Management LLC  
603 S Madison Ave  
Jonesboro, AR 72401-2819

RE: 413 Parkview Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 16<sup>th</sup> day of February, 2023.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 16<sup>th</sup> day of February, 2023.

Sharon McIntosh  
Notary Public



My commission expires: May 20, 2032



## **Notice of Violation**

02/16/2023

SANDHILL PROPERTY MANAGEMENT LLC  
603 S MADISON AVE  
JONESBORO AR 72401-2819

Case #: 3275567  
Subject: 413 PARKVIEW, JONESBORO, AR 72401

Dear Property Owner:

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

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

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

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

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

Cell 870-926-1404

Sincerely,

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





DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

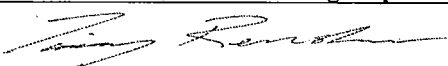

**RESIDENTIAL BUILDING INSPECTION REPORT**

DATE OF INSPECTION:	<b>FEBRUARY 16, 2023</b>	CASE NUMBER: <b>CE20-9899</b>
PROPERTY ADDRESS:	<b>413 PARKVIEW ST.</b>	
PROPERTY OWNER:	<b>SANDHILL PROPERTY MANAGEMENT LLC</b>	

THE HOME IS ON A BRICK PIER FOUNDATION. THERE IS BROKEN AND MISSING MORTOR IN THE FOUNDATION WHICH MUST BE REPAIRED. THE WOOD SIDING IS IN BAD SHAPE. PARTS ARE ROTTEN, LOOSE, MISSING, AND THE PAINT IS FALLING OFF. SIDING NEEDS REPLACED. ALL DOORS AND WINDOWS ARE EITHER BOARDED OR BROKEN AND MUST BE REPAIRED OR REPLACE. THE SOFFIT IS ROTTEN AND APPEARS TO HABE WILDLIFE DAMAGE. THE ENTIRE SOFFIT NEEDS REPLACED. THE ROOF IS SAGGING AND SOME SHINGLES ARE BROKEN. UNDERLAY AND RAFTERS NEED INSPECTEC THEN REPAIRED OR REPLACED. SHINGLES MUST BR REPLACED. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

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

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

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

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

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| <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 | \$ _____ |

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Total Postage and Fees

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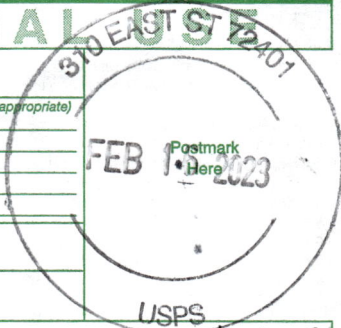
Sandhill Property Management LLC

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

603 S Madison Ave

City, State, ZIP+4®

Jonesboro, AR 72401-2810



7022 2410 0003 0083 6345



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT



**RESIDENTIAL BUILDING INSPECTION REPORT**

DATE OF INSPECTION:	<b>FEBRUARY 16, 2023</b>	CASE NUMBER: <b>CE20-9899</b>
PROPERTY ADDRESS:	<b>413 PARKVIEW ST.</b>	
PROPERTY OWNER:	<b>SANDHILL PROPERTY MANAGEMENT LLC</b>	

THE HOME IS ON A BRICK PIER FOUNDATION. THERE IS BROKEN AND MISSING MORTOR IN THE FOUNDATION WHICH MUST BE REPAIRED. THE WOOD SIDING IS IN BAD SHAPE. PARTS ARE ROTTEN, LOOSE, MISSING, AND THE PAINT IS FALLING OFF. SIDING NEEDS REPLACED. ALL DOORS AND WINDOWS ARE EITHER BOARDED OR BROKEN AND MUST BE REPAIRED OR REPLACE. THE SOFFIT IS ROTTEN AND APPEARS TO HABE WILDLIFE DAMAGE. THE ENTIRE SOFFIT NEEDS REPLACED. THE ROOF IS SAGGING AND SOME SHINGLES ARE BROKEN. UNDERLAY AND RAFTERS NEED INSPECTEC THEN REPAIRED OR REPLACED. SHINGLES MUST BR REPLACED. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

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

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

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

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



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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

SANDHILL PROPERTY MANAGEMENT LLC  
 603 S MADISON AVE  
 JONESBORO AR 72401-2819



9590 9402 7918 2234 2312 40

2. Article Number (Transfer from service label)

7022 2410 0003 0083 6345

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If delivery address below:  No

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

20-989-14

















# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-23:073

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Public Safety Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO  
CONDEMN PROPERTY LOCATED AT: 1907 Irby St. Jonesboro, AR 72401; Parcel #:  
01-144223-08200; OWNER: Robert P. & Agnes M Cowles

LEGAL DESCRIPTION: Lot 8B of Moore's Re-Plat of Lots 7A & 8B of Irby Re-Subdivision of Lots 7A through 19N of Cox Addition to the Town of Nettleton, now Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "A" page 152 at Jonesboro, Arkansas, LESS AND EXCEPT any portion thereof lying within the following tract deeded to the Arkansas State Highway Commission in Instrument No. 2017R-015273: Part of Moore's Replat of Lots 7A & 8B of Irby Replat of Lots 7A thru 19N of Cox Addition being a part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows: Commencing at a point being used as the Northeast Corner of Moore's Replat of Lots 7A & 8B of Irby Replat of Cox Addition; thence South 43° 42' 27" East along the Westerly right of way of Irby Street as established by the Plat of Cox Addition filed for record on September 20, 1899 a distance of 100.00 feet to a point; thence South 00° 01' 44" West along said right of way line a distance of 81.21 feet to a point on the North right of way line of Arkansas State Highway 18 (Highland Drive) as established by AHTD Job 100824 for the POINT OF BEGINNING; thence continue South 00° 01' 44" West along said right of way line of Irby Street as established by the Plat of Cox Addition filed for record on September 20, 1899 a distance of 33.54 feet to a point on the Northerly right of way line of Arkansas State Highway 18 (Highland Drive) as established by AHTD Job 10730; thence South 89° 39' 54" West along said right of way line a distance of 30.47 feet to a point on the East right of way line of Burlington North and Santa Fe Railroad; thence North 43° 42' 28" West along said Railroad right of way line a distance of 41.14 feet to a point on the North right of way line of Arkansas State Highway 18 (Highland Drive) as established by AHTD Job 100824; thence North 86° 08' 23" East along said right of way line a distance of 59.05 feet to the POINT OF BEGINNING and containing 0.03 acres (1,444 sq. ft.) more or less as shown on AHTD plans referenced as Job 100824.

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

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 1907 Irby St. Jonesboro, AR 72401.



AFFIDAVIT

Greg Cowles  
219 Campus  
Jonesboro, AR 72401

RE: 1907 Irby Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 24<sup>th</sup> day of August, 2022

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 24<sup>th</sup> day of August, 2022.

Sharon McIntosh  
Notary Public



My commission expires: May 20, 2032



**CITY OF JONESBORO  
CODE ENFORCEMENT**

Notice of Violation

Date: 08/24/2022

GREG COWLES  
219 CAMPUS  
JONESBORO, AR 72401

SUBJECT: 1907 IRBY  
JONESBORO, AR 72401

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

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

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

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

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

Sincerely,

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

CE22-1518

**Sign if served in person**

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Code Enforcement Officer Signature, if delivered  
in person

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Property Owner/Interested Party Signature, if delivered in  
person





DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

**RESIDENTIAL BUILDING INSPECTION REPORT**



DATE OF INSPECTION:	<b>AUGUST 24, 2022</b>	CASE NUMBER: <b>CE22-1518</b>
PROPERTY ADDRESS:	<b>1907 IRBY</b>	
PROPERTY OWNER:	<b>ROBERT P &amp; AGNES COWLES</b>	

HOME WAS INVOLVED IN A FIRE ON 8/23/2022. ACCORDING TO THE JONESBORO FIRE DEPARTMENT THE FIRE STARTED IN THE FRONT ROOM TO THE LEFT OF THE FRONT DOOR. THE ROOF AND RAFTERS WERE SEVERLY DAMAGED AND WOULD HAVE TO BE COMPLETELY REPLACED. THE DOORS AND WINDOWS ARE BROKEN, MISSING, OR DAMAGED BY FIRE AND WATER. THE INTERIOR WALLS ARE DAMAGED BY FIRE AND WATER. THE FLOOR IS DAMAGED BY FIRE AND WATER. THE SOFFIT AREA IS ROTTEN, FIRE, AND SMOKE DAMAGED. THE ENTIRE HOME HAS SMOKE AND WATER DAMAGE. A MAJORITY OF THE HOME IS FULL OF JUNK MAKING IT HARD TO COMPLETELY ASSESS THE DAMAGE BUT FROM WHAT IS VISIBILE THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

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

**EMERGENCY ACTION IS WARRANTED: YES NO**

<b>Tim Renshaw, Chief Building Inspector</b> 	<b>David Cooley, Code Enforcement</b> 
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Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

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<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	<b>Greg Cowles</b>
Street and Apt. No., or PO Box No.	<b>219 Campus</b>
City, State, ZIP+4®	<b>Jonesboro, AR 72401</b>

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

**RESIDENTIAL BUILDING INSPECTION REPORT**



DATE OF INSPECTION:	<b>AUGUST 24, 2022</b>	CASE NUMBER: <b>CE22-1518</b>
PROPERTY ADDRESS:	<b>1907 IRBY</b>	
PROPERTY OWNER:	<b>ROBERT P &amp; AGNES COWLES</b>	

HOME WAS INVOLVED IN A FIRE ON 8/23/2022. ACCORDING TO THE JONESBORO FIRE DEPARTMENT THE FIRE STARTED IN THE FRONT ROOM TO THE LEFT OF THE FRONT DOOR. THE ROOF AND RAFTERS WERE SEVERLY DAMAGED AND WOULD HAVE TO BE COMPLETELY REPLACED. THE DOORS AND WINDOWS ARE BROKEN, MISSING, OR DAMAGED BY FIRE AND WATER. THE INTERIOR WALLS ARE DAMAGED BY FIRE AND WATER. THE FLOOR IS DAMAGED BY FIRE AND WATER. THE SOFFIT AREA IS ROTTEN, FIRE, AND SMOKE DAMAGED. THE ENTIRE HOME HAS SMOKE AND WATER DAMAGE. A MAJORITY OF THE HOME IS FULL OF JUNK MAKING IT HARD TO COMPLETELY ASSESS THE DAMAGE BUT FROM WHAT IS VISIBILE THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

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

**EMERGENCY ACTION IS WARRANTED: YES NO**

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GREG COWLES  
 219 CAMPUS  
 JONESBORO, AR 72401



9590 9402 7501 2098 8162 67

2. Article Number (Transfer from service label)

7021 1970 0001 4352 3656

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*Greg Cowles*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If delivery address below:  No

3. Service type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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

22-1518

DC Domestic Return Receipt



















# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-23:074

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Public Safety Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 2034 N. Church St. Jonesboro, AR 72401; Parcel #: 01-144071-01800; OWNER: Patricia Hanks & Paul & Cherrie Kassen

LEGAL DESCRIPTION: Lot 3 of the T. B. Heath Subdivision of the West 15 acres of the Northwest Quarter of the Northeast Quarter of Section 7, Township 14 North, Range 4 East, as shown by Plat in Deed Record 48 at Page 254 at Jonesboro, Arkansas.

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

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 2034 N Church St. Jonesboro, AR 72401.



AFFIDAVIT

Patricia Hanks  
C/O Paul + Cherrie Kassen  
2020 N Church St.  
Jonesboro, AR 72401

RE: 2034 N Church Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 1<sup>st</sup> day of September, 2022.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 1<sup>st</sup> day of September, 2022.

Sharon McIntosh  
Notary Public



My commission expires: May 20, 2032



**CITY OF JONESBORO  
CODE ENFORCEMENT**

Notice of Violation

Date: 09/01/2022

PATRICIA HANKS  
C/O PAUL & CHERRIE KASSEN  
2020 N CHURCH ST  
JONESBORO, AR 72401

SUBJECT: 2034 N CHURCH  
JONESBORO, AR 72401

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

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

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

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

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

Sincerely,

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

CE22-1664

**Sign if served in person**

---

Code Enforcement Officer Signature, if delivered  
in person

---

Property Owner/Interested Party Signature, if delivered in  
person





DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

**BUILDING INSPECTION REPORT**

DATE OF INSPECTION:	SEPTEMBER 1, 2022	CASE NUMBER: CE22-1664				
PROPERTY ADDRESS:	2034 N. CHURCH					
PROPERTY OWNER:	PATRICIA HANKS C/O PAUL & CHERRIE KASSEN					
OCCUPIED:	YES NO <b>XX</b>					
BUILDING ELEMENT	1 thru 5 CONDITION					NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation Type: Piers Solid Slab			3			SLAB FOUNDATION IN FAIR CONDITION
Front Porch Type: Wood Concrete			3			CONCRETE IN FAIR CONDITION
Exterior Doors and Windows Type: Wood Vinyl Aluminum	1					MOST ARE BROKEN OR BOARDED. ALL NEED REPLACED.
Roof Underlay Type: OSB/ Plywood 1x6 metal	1					UNDERLAY IS SAGGING, FALLING IN, OR MISSING. ALL NEEDS REPLACED. ROOF COMPLETELY GONE ON BACK OF BUILDING.
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles	1					METAL ROOF IS BENT, SEPARATED IN VERY POOR CONDITION
Chimney						N/A
Siding Type: Wood Lap Vinyl Masonite Aluminum				4		STONE EXTERIOR. NO MAJOR ISSUES
Fascia and Trim Type Wood Vinyl Coil	1					FASCIA AND TRIM ARE ROTTEN AND FALLING OFF. NEEDS REPLACED
Interior Doors Type: Hollow Wood Solid Wood			2			BROKEN OR MISSING. ALL NEED REPLACED
Interior Walls Type Wood Frame Metal Frame Sheetrock Stucco	1					SHEETROCK WALLS WITH HOLES, AND WATER DAMAGE THROUGHOUT. STUDS EXPOSED IN BACK OF BUILDING. ALL SHEETROCK REPLACED



Ceilings Type: Sheetrock Stucco Ceiling Tile		1					SHEETROCK CEILINGS. HOLES, MISSING, AND WATER DAMAGE THROUGHOUT. ALL NEEDS REPLACED
Flooring Underlay Type: 1x6 center match OSB Plywood							EXPOSED SLAB
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl		1					MOSTLY MISSING OR WATER DAMAGED IN PARTS ACCESSABLE
Electrical		1					NOT TO CODE. EXPOSED WIRES
Heating		1					NOT TO CODE.
Plumbing		1					NOT TO CODE. ACTIVE LEAKS
In my opinion, this structure		is	XX	is not	Suitable for human habitation.		
In my opinion this structure		is	XX	is not	Physically feasible for rehabilitation.		
In my opinion, this structure		is	XX	is not	Economically feasible for rehabilitation.		
In my opinion, this structure	XX	is		is not	A public safety hazard and should be condemned immediately.		
<b>EMERGENCY ACTION IS WARRANTED: YES NO XX</b>							
<b>BUILDING WAS NOT COMPLETELY SECURE AT TIME OF INSPECTION.</b>							
Tim Renshaw, Chief Building Inspector							David Cooley, Code Enforcement
							
Municipal Building, 300 South Church Jonesboro, Ar./ Phone 870-336-7194/ Fax 870-336-1358							

7021 1970 0001 4352 4011

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fees 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 Patricia Hank <sup>SPS</sup> 46 P.O. Cassen  
 Street and Apt. No., or PO Box No. 2020 N Church St.  
 City, State, ZIP+4® Jonesboro, AR 72401


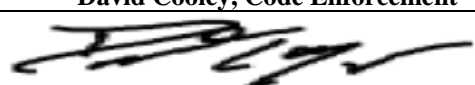
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

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<b>Tim Renshaw, Chief Building Inspector</b>							<b>David Cooley, Code Enforcement</b>
							
<b>Municipal Building, 300 South Church Jonesboro, Ar./ Phone 870-336-7194/ Fax 870-336-1358</b>							



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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

PATRICIA HANKS  
 C/O PAUL & CHERRIE KASSEN  
 2020 N CHURCH ST  
 JONESBORO, AR 72401



9590 9402 7501 2098 8165 88

2. Article Number (Transfer from service label)

7021 1970 0001 4352 4011

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Paul Kassen*

- Agent
- Addressee

B. Received by (Printed Name)

*Paul Kassen*

C. Date of Delivery

*9-2-22*

D. Is delivery address different from item 1?  Yes

delivery address below:  No

3. Service type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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

22-1664

DC Domestic Return Receipt











