



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda

City Council

Tuesday, September 16, 2025

5:30 PM

Municipal Center, 300 S. Church

PUBLIC SAFETY 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

The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Jonesboro City Council for reading and study, are considered to be routine, and will be enacted by one motion of the City Council with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

MIN-25:076 MINUTES FOR THE CITY COUNCIL MEETING ON SEPTEMBER 2, 2025

Attachments: [CC Minutes 09022025.pdf](#)

RES-25:112 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A 5-YEAR RENEWAL AGREEMENT WITH URBAN SDK FOR COMPREHENSIVE SPEED AND VOLUME DATA

Sponsors: Engineering

Attachments: [Jonesboro, AR - 5 Year Renewal \(1\).pdf](#)

Legislative History

9/9/25	Finance & Administration	Recommended to Council
	Council Committee	

RES-25:113 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 654 W WASHINGTON, PARCEL 01-144183-16600, OWNED BY MICHAEL AND BARBARA PEARSON IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 654 W Washington Notice of Violation.pdf](#)
[02. 654 W Washington Billing Request.pdf](#)
[03. 654 W Washington Mowing Invoice.pdf](#)
[04. 654 W Washington Council Notice.pdf](#)

Legislative History

9/9/25 Finance & Administration Recommended to Council
Council Committee

RES-25:114 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 AND EMILE PATINO IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

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](#)

Legislative History

9/9/25 Finance & Administration Recommended to Council
Council Committee

RES-25:115 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

9/9/25 Finance & Administration Recommended to Council
Council Committee

RES-25:116 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 4713 YUKON DRIVE, PARCEL 01-144154-00912, OWNED BY RICKIE LYNN SIMS, JR. IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 4713 Yukon Dr Notice of Violation.pdf](#)
[02. 4713 Yukon Dr Billing Request.pdf](#)
[03. 4713 Yukon Dr Mowing Invoice.pdf](#)
[04. 4713 Yukon Council Notice.pdf](#)

Legislative History

9/9/25 Finance & Administration Recommended to Council
Council Committee

RES-25:117 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 808 1 & 2 RICHMOND, PARCEL 01-144191-15300, OWNED BY E&C INVESTMENT, LLC IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [01. 808 1&2 Richmond Notice of Violation.pdf](#)
[02. 808 1&2 Richmond Billing Request.pdf](#)
[03. 808 1&2 Richmond Mowing Invoice.pdf](#)
[04. 808 1&2 Richmond Council Notice.pdf](#)

Legislative History

9/9/25 Finance & Administration Recommended to Council
Council Committee

RES-25:118 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 HOLDING, LLC IN THE AMOUNT OF \$315

Sponsors: Code Enforcement and Finance

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](#)

Legislative History

9/9/25 Finance & Administration Recommended to Council
Council Committee

RES-25:119 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 HOLDING, LLC IN THE AMOUNT OF \$315

Sponsors: Code Enforcement and Finance

Attachments: [01. 215 Pecan Notice of Violation.pdf](#)
[02. 215 Pecan Billing Request.pdf](#)
[03. 215 Pecan Mowing Invoice.pdf](#)
[04. 215 Pecan Council Notice.pdf](#)

Legislative History

9/9/25 Finance & Administration Recommended to Council
Council Committee

RES-25:120 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1313 PARDEW STREET, PARCEL 01-144212-20200, OWNED BY MICHELLE NUTT IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance
Attachments: [01. 1313 Pardew Notice of Violation.pdf](#)
[02. 1313 Pardew Billing Request.pdf](#)
[03. 1313 Prdew Mowing Invoice.pdf](#)
[04. 1313 Pardew Council Notice.pdf](#)

Legislative History

9/9/25	Finance & Administration Council Committee	Recommended to Council
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6. NEW BUSINESS**7. UNFINISHED BUSINESS***ORDINANCES ON SECOND READING*

ORD-25:030 AN ORDINANCE MODIFYING ORDINANCE 24:037 WHICH ESTABLISHED AND CONSOLIDATED SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOLS (JPS) CAMPUSES AND FOR OTHER PURPOSES

Sponsors: Engineering

Legislative History

8/19/25	Public Safety Council Committee	Recommended to Council
9/2/25	City Council	Held at one reading

ORD-25:031 AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Sponsors: Engineering

Legislative History

8/19/25	Public Safety Council Committee	Recommended to Council
9/2/25	City Council	Held at one reading

ORDINANCES ON THIRD READING

ORD-25:032 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM PD-M, MULTI-FAMILY USE AND OFFICE/SENIOR LIVING USE TO PD-M COMMERCIAL USE FOR PROPERTY LOCATED AT 3412 SOUTHWEST DRIVE AS REQUESTED BY JEREMY BEVILL ON BEHALF OF SOUTHERN HILLS REAL ESTATE, LLC

- Attachments:** [Rezoning Application](#)
[Southern Hills PD Amendment Pattern Book R](#)
[Block B Rezoning](#)
[Block K Rezoning](#)
[Publication Receipt](#)
[Minutes from MAPC.pdf](#)

Legislative History

8/19/25	City Council	Held at one reading
9/2/25	City Council	Held at second reading

8. MAYOR'S REPORTS

COM-25:037 JULY 2025 FINANCIAL STATEMENTS

Sponsors: Finance

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

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes. This time is allotted for items that are not on the agenda.

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:076

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON SEPTEMBER 2, 2025



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, September 2, 2025

5:30 PM

Municipal Center, 300 S. Church

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 10 - Brian Emison;Chris Moore;Chris Gibson;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman and LJ Bryant

Absent 2 - David McClain and Ann Williams

4. SPECIAL PRESENTATIONS

[COM-25:035](#)

CAPITAL PROJECT UPDATE

Attachments: [Capital Improvements Update 09022025.pdf](#)

Mayor Harold Copenhaver said, Councilman Hafner has asked us to bring forward Capital project updates. And, Craig, at this time, do you want to come forward? These are, I think he's done a good job here, and Craig will go over it a little bit about the explanation of what he's presenting to you all, but I hope you see the in-depth detail that what we're doing in the community of Jonesboro. And so, Craig, the floor's yours.

Engineering Director Craig Light said, thank you Mayor. Thank you City Council. I've handed out a sheet to each of you before the meeting. It has a list of our current projects. Some of them are from the Capital General Fund/Street Fund and some of them are grant funded projects. It's hard to separate those when you start making a list of everything that is going on. At the top of the page in front of you is the list of 2025 overlays. They are about a third of the way through the year. I know Steve Tippett and his department have been getting those roads prepped and ready for Atlas Asphalt to work on when they get back into town. Those will continue through the fall and try to get those done before the end of the year 2025 budget cycle.

The next, we move down to Miscellaneous Street Projects. This is the miscellaneous funds that are allocated every year. For this year it is about \$500,000. With that, we've done five Speed Table Project. Those are all completed. We don't have any more plans for 2025. We have a new prospects to 2026. We have created a policy and we are screening those against those policies to see if they actually warrant a speed table. Mayor Copenhaver said, Craig, if you don't mind, will you go over some of the criteria for the speed tables, for the community? Mr. Light said, I don't have that sheet with me. We're looking for a certain number of vehicles a minimum number of vehicles, in a range of, I believe, it is between 300 and 1,500 vehicles a day. That is

kind of the range of a street that would warrant a speed table. Speeds of less than 35 mph posted to speeds of about 25 mph, is what we are really shooting for with the speed tables. You start getting those faster speeds and higher volumes, the speed tables become more of a detriment to what is going on than a safety feature. We can definitely make that policy sheet available to City Council. I hope I got those numbers right because it has been a couple of days since I have looked at that. So, on the speed tables, those are the ones that are completed this year.

So far, we have completed the Creath Street lighting project. We have the lights for the Huntington section, from Union to Flint designed. That will be a 2026 Construction Project if we are able to get those funds in the 2026 budget. We've been working on the North Church HAWK Signal. It has been designed. We have ordered the equipment. The equipment should be arriving this month and we are hopeful that we will get that signal installed before the end of the year. That's for the Parker Park Community Center swimming pool. We are 90% or close to 90% of plans for the Southwest Drive/Culberhouse Pedestrian Improvements. That will be pedestrian accommodations at that intersection. And, then the Johnson Avenue Side-Path and Turn Lane Project, we did obtain the permit for that. It has been funded through the bond project. We're beginning the property acquisitions. There's eight properties that were touching. Most of those are temporary easements, but we still have to get those agreements in place. So those will be coming before you in the next couple of months. and they' coming lives.

Miscellaneous Drainage Projects, this year, we, the city purchased the property on North Main Street. We just completed the Meadowlark Drainage Improvements. That's over off of Aggie, in that area, Marzee Ann, Leslie Ann area. So, we completed the Olive and Vine streets, some drainage work over there with the capital funds. We're about to kick off the Maplewood Terrace Drainage Improvements and a re-study of the Butler Ditch Floodway out in the Industrial Park. And so, those are both slated to start this fall and hopefully be done by the end of the year.

On our Sidewalks, Side-Path Projects, we have completed the Madison Sidewalk Project this year. The Culberhouse Trail Project, there's about a two block section of that has stalled out. There's utility relocation work that is being done there. As soon as that utility gets out of the way, then they will go back over and finish that. And the Jefferson Avenue Trail Project, they are almost to Walnut Street. So, they have gone from Flint to Walnut Street so far since July. So, they are making a lot of progress on that. Again, that is one of the bond funded projects. Without that bond fund, we would not be doing that project this year. We've spent out our sidewalk money this year. So, we would be stopped without those bond funds.

On our Industrial Rail Projects this year, we completed the SwitchPoint Protection Project, the MLK Crossing Projects are under contract with Meadows Construction. We are waiting on ARDOT to actually give them the notice to proceed. ARDOT's contractor has to get to a certain point before our contractor can start. And we are continuing to work on the Trainfo Project. We've got our sensors out. They're communicating. This is going to be connected to the E-911 System. So that project continues, as I mentioned, we are getting some calibration on the censoring systems or the contractor is, trying to get the communications with E-911 established there. Then, we are finishing up the designs for the foundations for the digital message boards that are going to be out in the field so the motoring public can tell when the crossing is going to be closed before they can get there.

On the Grant Funded Projects, we have completed the Downtown to ASTATE project this year. We have completed the Melrose Sidewalk Project this year. The Abilities Unlimited, and the JET Bus Stop Project are now both under contract. We're having

pre-construction conferences with those this week to get those contractors started. I think there may be some delay in the JET Bus Stop because on the actual bus stops themselves are not going to be available until like December. And, so, there might be some hold on the when the construction actually starts on that particular project. On the Rail Crossing Elimination Grant, we're negotiating contract for that project. The Craighead Forest Park Motorized Trail Project, we requested permission to advertise from ARDOT. So, as soon as we get that, we'll advertise that project. The University Heights Trail, we still have two properties left to acquire on that. One of them belongs to Arkansas State. We have reached out to them. Unfortunately, the other one, I think is going to end up being a condemnation. That property owner is not willing to work with us. That will be coming forward to City Council, most likely this month.

Lacy Park Soft Surface Trail, was planning to have the 90% plans done by the end of November for that project for 2026 construction. The Marion Berry Parkway Multi-use Trail Project should have the 90% plans by the end of October. We've already gotten the comments back on the 60% plans. We are making those changes to that. There weren't a whole lot of items. I'm just trying to finish up some real details about the walls are going to separate the traffic from bicycles and stuff like that. And then then we will resubmit those to ARDOT for their approval. And, then, for the Safe for All, those are broken up into two categories. One is for the North Church, and other one is for Johnson. The Johnson, we are hoping that project will go to construction earlier than North Church. The lightning circuits should be easier to get done. We have a 10% plan review meeting this coming Monday on that. So, we are just now getting into the design of that with Garver Engineers. Council approved that contract in, I believe it was July. So, we are getting that one going.

And then a couple of the other projects is the Winter Wonderland Renovations. We should have the 60% plans from Brackett-Krennerich at the end of September. The Real Time Intelligence Center, the location analysis, I think we are shooting for a September 16th deadline to have that and we have been working very diligently on getting those numbers put together. And then the South Caraway Road Project, we still have two properties to acquire on those. And, those, we hope to have before Council in the next month or so. We looking at a utility adjustment on that, but we do see that one going to construction in 2026 assuming that CWL is able to adjust their facilities. Those are the projects that we have going right now. We have a few other ones, but these are the major projects. We're coming into September, usually at this time of year, we're not sure what next year's going to look like, but here we are in September, and it looks like next year is going to be very busy for us and the next couple of years. So, we are excited about that. When it comes to building and designing and building projects, it's nice to know that the funding going to be there. And, for a lot of years, we just never knew until a budget was passed what we we're going to get to do. So, we do appreciate you guys passing this bond back in July so we could really plan these projects out and get these things going. I'll try to answer any questions that you all have.

Councilmember Joe Hafner said, I've got a few questions. Craig, thanks for the update. Just a couple of follow up questions. I'm looking at the, I guess, the June financials, is the Capital Improvement Detail Projects. I just want to make sure I'm understanding this correctly like, on the University Heights Trail, you know, we've got one point basically \$2,000,000 of funding in there. That's where we're waiting on the two properties to acquire, and then we'll be able to get rolling on that pretty good? Mr. Light said, yeah, there will be some utility adjustments and then we'll still have to go through ARDOT's final approval of the bid plans on that. Councilmember Hafner replied okay. Mr. Light said, as you know, we discussed at the Connectivity meeting just two weeks ago about doing, changing that to a 10 ft. side-path rather than the Creath Street design. So, that may modify that a little bit.

Councilmember Hafner said, and then, I'm asking about some that have just been on here for carryover, but I don't see any activity on these June financials. So, the other one is the 50 spot parking lot out at Craighead Forest, that's still showing on here, but for some reason, I thought that was done, but it's still on this carryover list. Does anybody have an update on that? Mr. Light responded, I don't have that list in front of me to comment on. I know there was a parking lot that was built at the front of the facility and there was a second parking lot that I believe it was larger than that. It had about \$300,000 in it. Councilmember Hafner replied, yeah, this just had a 50 spot parking lot, \$381,574. And it seems like it's been on here a couple of years. Mr. Light said, yeah, so that one actually is. We have 100% design plans on those projects. We have discussed earlier this week about other priorities out at Craighead Forest that rank ahead of that parking lot project. And I believe there's some overlay money as well, and so the discussion earlier this week was, you know, really where do we want to use that money. The overlays, the Street Department went in and patched a lot of the pot holes that were developing out there. And, so, it kind of has been sitting idle to determine whether or not the best use of those funds right now.

Mayor Copenhaver asked, hey, Danny, do you mind coming forward and mentioning several of the projects that have been brought up for concern? The pavilion for one, and playground, another. Parks Director Danny Kapales said, yes sir. So, as you know, a lot of the pavilions and the playgrounds out there have got some age on them. And, so, we're evaluating some of those that needed to be taken care of. Currently, we had one pavilion that did come down. It's been removed and insurance is helping take care of it to get it back in place and it has been ordered. The pavilion next to it, we had inspections done. Craig and Tim both went out there and did inspections on them. We feel like that one is needing to be replaced. So, we're replacing it as well to make sure that we have safe pavilions for anybody out there that wants to use the park. Along with those inspections, the Rotary Playground, which is our largest playground, the most used playground in Jonesboro. It is now time to be replaced. And, so, we're looking at the evaluation of do we worry about moving that parking lot money over to it first and make sure because it is a higher priority. It is something that is really being used. So that's one of the things that we're looking at is, is putting the money towards something that we deem is probably more of a necessity right now? Councilmember Hafner replied, okay, yeah, it just seems like I said, some of this money has been sitting on here for a couple of years with no spending. So, I'd rather see it get used somewhere than just keep sitting here. But that's why I like these updates. And, Danny, while you're up here, like, once again, I'm going off of the June financials. Some stuff might have changed in July and August, but there were \$300,000 on the 2025 budget, along with \$1.4 million roughly in the Parks Master Plan, and the June financials still didn't show any activity. So, you know, do you have an update on how that money is being spent? Mr. Kapales replied, right now, we just had delivery of a playground at University Lions Park. The playground was put on the ground today and that's going to be, it will be our fourth inclusive playground for the City of Jonesboro, but our first inclusive on the North side of the town. So, it's a very, very nice park that is going into play. They should be here within two weeks to start installing that playground. So that's one of the first movements in, as you know, within the Master Parks Plan that was second priority location. First priority location is northeast side of town. That's under design right now. We're at 30% plans trying to move from 30% to 60%, but with that, there's a lot of conversation that's happening to make sure that we are, that we get that park done right over the northeast side of town. And a lot of that Master Park Plan money may go toward helping that park be built right when we do that.

Councilmember Hafner said, hopefully, when we get the July and August financials, we'll see a little bit more spending on some of this carryover funding, but I appreciate

the updates. Mayor Copenhaver responded, and Councilman, given that Allen Park update as well. We still have a structure to be added. Mr. Kaples replied, yeah, they are supposed to be here this week. Thank you Mayor. This week, Allen Park, obviously, we've had it open. We tried to get it opened before school started so kids could utilize the splashpad. But there were a couple things that hadn't been installed yet. Swing sets are going in at one end of the playground. And, then, there's shade structures and picnic tables and benches that the splash pad itself is getting the shade at the far end that way the parents will have a place to set under the shade while their kids are playing on the splashpad. And, then, from there, once those things are installed, we're going to go in and landscape around the edges of the sidewalk in certain areas and make sure that park is beautified.

Councilmember Chris Gibson said, one quick question, maybe a little off topic. But you and I have talked several times Danny about like a rolling renovation for parks, and you mentioned the Rotary Park. What's the life expectancy of one of those parks? Mr. Kapales said, a lot of it depends on the location. I am going to say that one is an unfortunate park in the location that's it's in. It had the splashpad built higher than what it is and the splashpads that we have are not pass through. They're actually chemical. And what was happening was the water was being blown across that playground. And, so, you had that chlorinated water that was getting into the cracks of that playground. And, if you go in there and look, as I was doing inspection, I was finding rust within the joints of that playground which is where the concern really has come up. You can look at that playground from afar and be like, oh, it looks great. It's a great playground. But when you do a true inspection, you start realizing there's issues that you just can't overcome. And, so, as we change that playground and the splashpad, we're going to go through a pass through system so we don't have that chlorinated water that's going to be passing over that. But, you can usually expect a playground to at least be a 25-year playground to get you through on that system and in that playground, it was installed in 2005. So, we were getting close to it. It just was unfortunately being, it's an unfortunate situation. Councilmember Gipson replied, thank you. Mr. Kapales said, yes, sir.

Mayor Copenhaver said, Council, I might add, and I was going to mention in the Mayor's notes, on Friday, I'm going to meet with Jared Wiley, who is Executive Director of ARDOT. And, so we're meeting tomorrow, matter of fact, the team to prioritize and make sure that we stay on top of the ARDOT projects. To be quite frank, that we make sure that we're moving in the right direction with our HAWK light system. We still have one hang up there. We need to get that taken care of. So, these conversations are ongoing, but Jared Wiley's an ASU graduate. He knows Jonesboro and he knows Northeast Arkansas. And, so, that conversation hopefully will lend to keeping these projects on the forefront for Jonesboro. Councilmember Hafner asked, so while you're talking to him, are there going to be additional signs put up about the no trucks in downtown Jonesboro, like the truck route? Mayor Copenhaver replied, we can mention that. Councilmember Hafner said, I mean, I think there needs to be. I've seen like two little signs that don't seem like they give very much help.

Councilmember Chris Moore said, to back off of Joe's comments and while we have Craig here, Andy Shatley made a presentation to the Public Safety Committee about restriping Main Street. Where are we at on that? Is that coming. Mayor Copenhaver asked, has that come to committee yet? Councilmember Moore replied, he presented it to committee and the information and the engineer had the design work done. Is that coming straight onto the council because it'll have to have signs too that indicate that. Mayor Copenhaver replied, correct. We'll get it in committee. Mr. Light replied, no, it hasn't come to Engineering to move forward. I assume it's going to. Mayor Copenhaver asked, Craig, were there some outstanding from the design work on

that? Were there some outstanding requests? Mr. Light replied, there were some comments that we had during the Connectivity Committee meeting about whether or not we needed to include some green paint or not. On the plans, I have not talked to Martin Smith about what, if he intends to modify his drawings or anything. Yeah, it's chance more. Mayor Copenhagen said, we'll reach out to Martin, Councilman. Okay. All right. Thank you, Craig, I appreciate that.

Read

5. CONSENT AGENDA

Approval of the Consent Agenda

Councilmember Chris Gibson asked that RES-25:109 be removed from the Consent Agenda.

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

Aye: 10 - Brian Emison;Chris Moore;Chris Gibson;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman and LJ Bryant

Absent: 2 - David McClain and Ann Williams

[MIN-25:072](#)

MINUTES FOR THE CITY COUNCIL MEETING ON AUGUST 19, 2025

Attachments: [CC Minutes 08192025.pdf](#)

This item was passed on the Consent Agenda.

[RES-25:106](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 100 W. WASHINGTON, PARCEL 01-144183-42300, OWNED BY LAUREL PARK, LLC IN THE AMOUNT OF \$3,293,122.07

Attachments: [01. 100 W Washington Notice of Violation.pdf](#)
[02. 100 W Washington Billing Request.pdf](#)
[03. 100 W Washington Demo Invoice.pdf](#)
[04. 100 W Washington Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-122-2025

[RES-25:107](#)

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

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](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-123-2025

[RES-25:108](#)

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

Attachments: [01. 1617 Rich Rd Notice of Violation.pdf](#)
 [02. 1617 Rich Rd Billing Request.pdf](#)
 [03. 1617 Rich Rd Mowing Invoice.pdf](#)
 [04. 1617 Rich Rd Council Notice.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-124-2025

[RES-25:110](#)

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

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

This item was passed on the Consent Agenda.

Enactment No: R-EN-125-2025

[RES-25:111](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1313 PARDEW, PARCEL 01-144212-20200, OWNED BY MICHELLE NUTT IN THE AMOUNT OF \$275

Attachments: [02. 1313 Pardew Billing Request.pdf](#)
 [03. 1313 Pardew Mowing Invoice.pdf](#)
 [04. 1313 Pardew Council Notice.pdf](#)
 [04. 1313 Pardew Notice of Violation.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-126-2025

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA[RES-25:109](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3801 VICKIE DRIVE, PARCEL 01-144103-10700, OWNED BY SHARON R CALDWELL IN THE AMOUNT OF \$315

- Attachments:** [01. 3801 Vickie Notice of Violation.pdf](#)
[02. 3801 Vickie Billing Request.pdf](#)
[03. 3801 Vickie Mowing Invoice.pdf](#)
[04. 3801 Vickie Council Notice.pdf](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Joe Hafner, to have RES-25:109 postponed indefinitely due to the property being under new ownership. All voted aye.

Postponed Indefinitely

Aye: 10 - Brian Emison;Chris Moore;Chris Gibson;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman and LJ Bryant

Absent: 2 - David McClain and Ann Williams

6. NEW BUSINESS

ORDINANCES ON FIRST READING

[ORD-25:030](#) AN ORDINANCE MODIFYING ORDINANCE 24:037 WHICH ESTABLISHED AND CONSOLIDATED SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOLS (JPS) CAMPUSES AND FOR OTHER PURPOSES
Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-25:030 by title only. All voted aye.

Held at one reading

[ORD-25:031](#) AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE
Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-25:031 by title only. All voted aye.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-25:032](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM PD-M, MULTI-FAMILY USE AND OFFICE/SENIOR LIVING USE TO PD-M COMMERCIAL USE FOR PROPERTY LOCATED AT 3412 SOUTHWEST DRIVE AS REQUESTED BY JEREMY BEVILL ON BEHALF OF SOUTHERN HILLS REAL ESTATE, LLC

Attachments: [Rezoning Application](#)
[Southern Hills PD Amendment Pattern Book R](#)
[Block B Rezoning](#)
[Block K Rezoning](#)
[Publication Receipt](#)
[Minutes from MAPC.pdf](#)

Held at second reading

ORDINANCES ON THIRD READING

[ORD-25:025](#) AN ORDINANCE BY THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

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: 10 - Brian Emison;Chris Moore;Chris Gibson;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman and LJ Bryant

Absent: 2 - David McClain and Ann Williams

Enactment No: O-EN-032-2025

[ORD-25:028](#) AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF JONESBORO TO ADD SECTION 50-40 ENTITLED PARK RANGERS

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: 10 - Brian Emison;Chris Moore;Chris Gibson;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman and LJ Bryant

Absent: 2 - David McClain and Ann Williams

Enactment No: O-EN-033-2025

[ORD-25:029](#) AN ORDINANCE FOR THE APPROVAL OF AN APPLICATION FOR A PRIVATE CLUB PERMIT FOR SHJ CONCEPTS, INC. DBA BRIDGE STREET BREWERY OF JONESBORO

Attachments: [Bridge Street Brewery Private Club Permit Redacted](#)
[Publication Receipt](#)

James Elywn Hinds, 508 Ridgecrest, said, this is an area that has traditionally had a lot of problems. I used to live not too far from there. I used to use that area during the daytime. I wouldn't have gone through there at night, not walking anyway. Also, let me point out that it is near the bridge which is one of, this city has a shortage of overpasses over the railroad track. I think everybody here is aware of that. There aren't a whole lot of places you can cross, and we don't need to put a liquor establishment that's going to be causing problems at one of the few that we have.

Jason Willett, 1804 Starling, said, thank you. I'm here on behalf of SHJ Concepts doing businesses as Bridge Street Brewery. The non-profit has well over 100 members and was formed on May 15th of 2020. Of course, our location, which is in

your application, is just right literally down the street. So, I think many of you all can speak to any issues on the crime situation. We have Kalpesh Das, Junior Das, who many of you know who is an operator of some restaurants and has been in this business in the past, who is the applicant. Davy Carter, is the president. Ted Herget is the vice-president. And, of course, Junior is the secretary/treasurer. The charitable activities are to benefit the Downtown Jonesboro Association as well as the Arkansas State Red Wolves Foundation. But, it's an application for a microbrewery restaurant that's also a private club. So, I just ask for a good vote on the ordinance and if there's any questions, we can answer. Mayor Copenhaver said, thank you for your comments.

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

Aye: 10 - Brian Emison;Chris Moore;Chris Gibson;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman and LJ Bryant

Absent: 2 - David McClain and Ann Williams

Enactment No: O-EN-034-2025

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

First of all, I want to express my pride at all of the hard work that went on to making Paint the Town Red a fun and spirit event for all of us. And, especially, those who are really, really die hard Red Wolf fans. We here at the municipal building did our part pulling out all stops and showing our love for Arkansas State. As a part of our effort, showcase, however, ASU is supported by the city. We even unveiled some of our Red Wolf themed street signs that we have downtown and around the university. The Street Department made these in house and they did a wonderful job I might add. Our trolleys were heavily used last weekend, both by students and by people heading to the ballgame on the Red Wolf Express. We even had some SEMO fans had heard about it and used it, and I'm happy to report their ride back was somewhat somber, but at least it was efficient. For those who don't know, every home game, our trolleys run direct shuttles from downtown to the yard in front of the ASU football stadium. It's a great way to enjoy the game with a VIP transit, and that's what it's about. Let me see, Brian, you said you left your house at 5:05 p.m. and got on the bus, and you were dropped off in front about 5:25 p.m. right in front of the stadium. So, it's first hand usage. Carol, you used it too? City Attorney Carol Duncan said, we did, it was very fast. Mayor Copenhaver said, the football team even got involved. They rode trolleys from Embassy Suites to the tailgate area for their pregame walk parade. Again, we're engaging with Arkansas State. There is no doubt that the closer the city and Arkansas State work and develop, it's a key role for our community.

Last week, I actually had lunch with Chris Pezman, the new Vice-Chancellor for Intercollegiate Athletics. And, we discussed how the city and university could grow our partnership. And, let me just tell you, it's off to a great start with Mr. Pezman. After this coming weekend's historic in state matchup is on our horizon, the Arkansas Razorbacks in Little Rock, our red wolves will actually host nationally ranked Iowa State right here in Jonesboro. So, I would really recommend that everybody get out and support our Red Wolves. I think this is the first time that I remember we've actually had a nationally ranked team coming into our mist. And Iowa State is playing Iowa, this coming weekend, so they've got a big ball game, maybe they'll look past us for the next weekend.

We had the pleasure of hosting the Governor's 250 Committee two weeks ago for an early planning session for our nation's 250th birthday next July. The committee is being headed up by Jan Zimmerman and the Executive Director Craig Rickert of the A&P is spearheading and planning for our celebration locally. It's early, but we look forward to working with Craig on making this important date a huge success. Now, Jan and many other members across the state have been entrusted to perform where the communities are working together, whether it's flyover opportunities, celebrating the 250th in a commemorative way, but doing it all in the same way for our communities across the state of Arkansas.

I'm pleased to tell you that progress is being made on several of our parks on special projects. We already mentioned them earlier. The new park in East Jonesboro is in its early construction planning process, and we're trying to stretch every penny in the layout to ensure that we get a great park, one we can afford. And again, a huge thank you to the Jonesboro Junior Auxiliary for their donation of \$100,000 toward the project. Your generosity will benefit Jonesboro's children for generations to come.

Our new playground equipment is starting to arrive on pallets at Lions Park, located in North Side Park. This will be another shiny new, inclusive playground with some features that will be new to our playground inventory like turf hills and crawl through tunnels.

It appears that cement work and some plumbing are underway at the Ridge Complex and the concrete could be poured in the very next few weeks. I don't know if any of y'all saw the update that was given to the A&P Commission, but some of the pool work has already constructed. Concrete, I think, will be poured actually tomorrow. They're catching up on that as we progress and they have caught back up due to the weather that was bad in May, so the progress of the construction of that is still on track for 18 months.

We're anticipating a great turnout for the Night of Bike rally this week, this month at Craighead Forest Park. We're anticipating hundreds of high school students and parents to roll into Jonesboro, to take on the rolling topography of our wonderful mountain trails.

As you heard from Mr. Light discuss earlier, we're continuing to lay down new asphalt on several roads. I think Craig, there were about, for those in the audience, there were about 12 projects on the asphalt, and obviously, Atlas Asphalt garnered that bid, and so you've seen work that they're doing on the state highways in the community as well. So, they are a great community partner. They are actively working on pedestrian side paths on Johnson.

On the private development end, I've spoken with multiple developers regarding the Turtle Creek Mall property. As many of you know, since the 2020 Tornado, this property has been in a slow creep through the legal process as a result of insurance claims, ownership transfers, and court appointed agencies. After working with the new owners on cleaning up the grounds and preparing it for the sale, it appears we are finally going to see that next step occur. Perhaps within a week and a half, investors will be bidding on the property. I've spoken to many potential parties regarding ideas and visions of what could be developed. And I'm looking forward to working with a successful bidder on the best offerings for our city, Northeast Arkansas, and our continued growth.

In addition, results of the Justice Complex inspections have yet to produce a definitive answer for a timeline for a solid resolution. And we are asking daily, aren't we, Craig? for that report. So, we'll put the pressure on them to get that to us. If the

building has any type of repair option, I'll get an estimate and we can decide on the next step. So, if we want to just go to another direction. Obviously, when we had to evacuate the building, we had to move quickly and move personnel to the fastest option for business continuity purposes until we had more information. Our next discussion will be what to do and what we want to do in the midterm. We are currently still using some rooms in the community centers. And, I would like to see us work together on a plan that is both efficient for police and fully reopens access to these areas for our community centers. We don't always get to make a choice, but sometimes we have to take the most necessary action to ensure safety. And with that being said, I certainly want our residents to understand that we are working diligently on longer term plans with the limited information we have so far. We will not jeopardize our officers or public safety, though.

As a reminder, I mentioned it during our last city council meeting, I have to point out the amazing mural on Cate Street Avenue, just off Main. It's now complete. If you haven't seen it, I encourage you to park your car and stare at the beautiful artwork, not on Cate, park it in the parking lot somewhere. And the more time you spend gazing at it, you really need to look because you're going to appreciate a lot of the intricacies of the beauty of the mural. I want to say thank you to Dan and Casey Johnson for allowing this on your building once again, and thank you for your public art, the Public Art Commission, for your constant work, in building a beautiful city.

9. CITY COUNCIL REPORTS

Councilmember Dr. Anthony Coleman said, yes, thank you, just an observation and maybe a question if we can get answered not today, tonight, but just sometime. I was looking at the drainage projects and I wanted to know where we were on the Race Street/Nettleton area with that drainage being very bad in that area. And then, the road, and I don't know the name of the road, what's the new name, but it's where the overpass by the airport, and then we were connecting or going through the ASU spot to Aggie, just kind of where we are on that, and if that's even still on the books in maybe a year or two, and the costs. Mayor Copenhaver said, thanks for your comments. I know, Councilman, I believe Craig, the completion date on the overpass is around November. If I'm not mistaken, early part of the year, right? Yeah, we're getting there, but I'll get you the updates on that. Thank you, Councilman.

Councilmember Dr. Charles Coleman said, yes, I would like to get a motion passed that we move the October 7th meeting to October 9th. October 7th is National Night Out where we give out free fish and so I'd like to put a motion on floor that we do that. Councilmember Chris Moore said, second. Mayor Copenhaver said, okay, council, we do have a motion on the floor because of the National Night Out event. It's going to be actually held on October 7th. We will move the City Council meeting to October 9th at 5:30 p.m. ***(Councilmember Dr. Charles Coleman motioned, seconded by Councilmember Chris Moore, to move the City Council meeting and the Public Works Council Committee meeting from Tuesday, October 7, 2025 to Thursday, October 9, 2025 at their respective times of 5:00 p.m. and 5:30 p.m. All voted aye.)**** Okay, thank you council. City Attorney Carol Duncan asked, does that include committees? Councilmember John Street said, I think it was determined last time that we had that, the committees went along with the council meeting. Ms. Duncan said, perfect. Mayor Copenhaver said, thank you council.

10. PUBLIC COMMENTS

James Elywn Hinds, 508 Ridgecrest, said, I've got something and I expect the same objection problem that I had with a similar issue at a city council meeting over 30 years ago. Over 30 years ago, they were discussing problems with traffic at Arkansas

State University and I decided to make a public comment that the biggest problem, best thing they do for traffic at Arkansas State University, was to get traffic off of campus that didn't want to be there in the first place. Back then, there was no crossing all the way from Bridge Street to what is now Red Wolf Boulevard, across the railroad track. Some things are expensive. Mayor Brodell said with my proposal, which my proposal was that there be a bridge built on the west side of the Arkansas campus to get people across the railroad tracks so they didn't have go down Caraway. Mayor Brodell said that's going to take a lot of money. And my response was, I know, that's why we need to start planning for it now so someday the money will be there. Folks, somebody needs to take a look at Culberhouse. It's one of the old streets in town. It runs all the way from the south to the north or from the north to the south whichever way you want it, and there are places where it is very narrow. There are places where if you're pedestrian traffic has no place to go at all because there are places there is not even shoulder on that road. There's no sidewalk for much of it. We need to take a look at Culberhouse all the way from Lawson Road to Philadelphia Road, and see what we need to do to make it safe. I suspect that street has more bicycles than any other street in town. There are places in which there are literally hundreds of bicycles on that street at the same time and that leaves hardly any place for cars, much less anything else. I mean that's going to be a long thing. As I said, it's going to take a lot of money, but it needs to be looked at and plans start being developed so someday the money will be there and we can get something done. Mayor Copenhaver said, thank you for comments.

11. ADJOURNMENT

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

Aye: 10 - Brian Emison;Chris Moore;Chris Gibson;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman and LJ Bryant

Absent: 2 - David McClain 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-25:112

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS
AUTHORIZING THE MAYOR TO ENTER INTO A 5-YEAR RENEWAL AGREEMENT
WITH URBAN SDK FOR COMPREHENSIVE SPEED AND VOLUME DATA

WHEREAS, the City of Jonesboro desires to enter into a 5-year renewal agreement for comprehensive speed and volume data for every roadway in the City limits;

WHEREAS, Urban SDK has agreed to provide products and services described in the attached 5-year renewal agreement ending February 1, 2031; and

WHEREAS, the Urban SDK renewal amounts during the 5-term are as follows: Bridge to new contract year (Feb. 2026) - \$5,341.67, Year 1 - \$16,025, Year 2 - \$16,506, Year 3 - \$17,001, Year 4 - \$17,511, Year 5 - \$18,036.

WHEREAS, the funding for the execution of the 5-year renewal agreement shall come from the Engineering Department Operating Budget and compensation shall be paid in accordance with the agreement.

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

Section 1. That the City of Jonesboro shall accept the 5-year renewal agreement with Urban SDK to provide comprehensive speed and volume data.

Section 2. The funding for the execution of the 5-year renewal agreement shall come from the Engineering Department Operating Budget and compensation shall be paid in accordance with the agreement.

Section 3. 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 agreement.



URBANSDK

Jonesboro, AR - 5 Year Renewal

City of Jonesboro, Arkansas

300 S Church St, Jonesboro, AR 72401, USA

Jonesboro, AR 72401

United States

Craig Light

clight@jonesboro.org

870-932-2438

Quote created: July 25, 2025

Quote expires: October 1, 2025

Quote created by: Andrew Stivers

Enterprise Account Manager

andrew.stivers@urbansdk.com

+12145516212

Comments from Andrew Stivers

Urban SDK will provide **Jonesboro AR** with comprehensive Speed and Volume data for every roadway. This includes:

- **Speed Data:** A 36-month data backfill starting from the month before the contract signing, with ongoing monthly reports.
- **Volume Data:** Refreshed annually to reflect updated traffic conditions.
- **Workflows:** Enables customers to optimize their workflow with system automation.
- **Historical Data:** Any historical data supplied by Jonesboro will be uploaded into the platform, ensuring continuity and a robust dataset for analysis.
- **Customer Support:** Live Chat & Email Support, Knowledge Base How To Articles and Videos, Online Training Webinars
- **User Seats:** 5 Administrative Seats

Contract Start Date: 10/1/2025

Contract End Date 2/1/2031

4 Month Bridge to 2/1 to get set in line with FY2026: \$5341.67

Year 1: \$16,025

Year 2: \$16,506

Year 3: \$17,001

Year 4: \$17,511

Year 5: \$18,036

13.1 Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Florida, Arkansas without giving effect to any choice or conflict of law provision or rule. Jurisdiction and venue for purposes of any litigation in connection with this Agreement will be in the relevant federal or state court located in Jacksonville, FL, the state of Arkansas.

Products & Services

Item & Description	Quantity	Unit Price	Total
<p>Insights Plan</p> <p>Base plan for Urban SDK with 13 Months of Historical Data Archive.</p> <p>License includes:</p> <ul style="list-style-type: none"> - Insights Analytics & Reporting - Workspace Data Storage - Studio Map Builder - Public Portfolio to Share Reports <p>Monthly Traffic Conditions Data for Functional Road Classes 1-5</p> <ul style="list-style-type: none"> - Minimum Speed - Maximum Speed - Average Speed - 50th Percentile Speed - 85th Percentile Speed - 95th Percentile Speed - Speed Difference - Average Speed - Speed Difference - 85th Percentile - Speed Difference - 95th Percentile - Speed Limits 	1	\$12,500.00 /year	\$12,500.00 /year for 64 months
<p>Traffic Volumes</p> <p>Traffic Volume Data for Functional Road Classes 1-5:</p> <ul style="list-style-type: none"> - Average Annual Daily Traffic Data (AADT) - Average Annual Hourly Traffic Data (AAHT) - Vehicle Miles Travelled Data (VMT) - Updated Annually - 1 Year Data Archive 	1	\$0.00 /year	\$0.00 /year for 64 months
<p>Workflows</p> <p>Workflows enable Urban SDK customers to automate Insights reports, scheduling them to run weekly, monthly, quarterly, or annually. Receive Urban SDK data on an automated and scheduled basis, without the need for recurring manual input.</p>	1	\$3,525.00 /year	\$3,525.00 /year for 64 months
<p>Urban SDK User Seat</p> <p>Urban SDK Administrative Access</p>	5	\$1,250.00 /year	\$0.00 /year after 100% discount for 64 months

Item & Description	Quantity	Unit Price	Total
Customer Support - Live Chat & Email Support - Knowledge Base How To Articles and Videos - Online Training Webinars	1	\$0.00 /year	\$0.00 /year for 64 months
		Annual subtotal	\$16,025.00 after \$6,250.00 discount
		Total	\$16,025.00

Terms and Conditions

Our agreement is effective as of the Effective Date set forth below, is entered into by and between the Buyer identified as Customer below (“Customer”) and Urban SDK, Inc., a Delaware corporation, with its principal place of business located at 10151 Deerwood Park Boulevard, Building 100 Ste 100 Jacksonville, Florida 32256 (“Urban SDK”). The parties acknowledge and agree that they have read and understand this Agreement and, upon execution, are legally bound by it.

This Agreement includes this “Signature” or any other ordering document referencing this Agreement, the Terms and Conditions available at [Terms and Conditions](#), all statements of work entered into in connection with this Agreement (“Statement(s) of Work”).

Signature

Signature

Date

Printed name

Countersignature

Countersignature

Date

Printed name



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:113

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 654 W WASHINGTON, PARCEL 01-144183-16600, OWNED BY MICHAEL AND BARBARA PEARSON IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: FLINT'S ADD W48.60' N77' S109' LOT 7

WHEREAS, MICHAEL AND BARBARA PEARSON, the owner of record, was properly notified of a code violation at 654 W. Washington, 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 June 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 654 W. Washington.



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

870-933-4658

AFFIDAVIT

PEARSON MICHAEL & BARBARA

348 N ALLIS ST

JONESBORO, AR 72401-2111

RE: 654 W WASHINGTON

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 14th day of April, 2025.

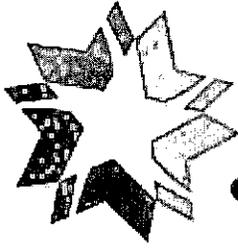
Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 14th day of April, 2025.

Notary Public



My commission expires: 10 March 2034



JONESBORO

ARKANSAS

Notice of Violation

04/14/2025

PEARSON MICHAEL & BARBARA
348 N ALLIS ST
JONESBORO AR 72401-2111

Case #: 251610

In regards to property located at: 654 W WASHINGTON, 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 04/27/2025. 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

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

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 \$ _____

Postmark
Here



Postage

\$

Total Postage and Fees

\$

Sent To
Pearson Michael + Barbara
Street and Apt. No., or PO Box No.
348 N Allis St
City, State, ZIP+4®
Jonesboro AR 72401-2111

30

9589 0710 5225 0120 6956 42 540 2238 0275 0120 6956



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 6-24-2025

To: Tosha Moss

Case #: 253448

Property Address: 654 W Washington
Jonesboro, AR 72401

APN# 01-144183-16600

Letter Sent on: 4-14-2025
Comply by Date: 4-27-2025
Date of Mowing Service: 6-17-2025

Need to send the following charges to this person.

Property Owner:
PEARSON MICHAEL & BARBARA
348 N ALLIS ST
JONESBORO, AR 72401-2111

<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

PEARSON MICHAEL & BARBARA

348 N ALLIS ST

JONESBORO, AR 72401-2111

RE: 654 W WASHINGTON

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 24th day of June, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 24th day of June, 2025.

Notary Public

My commission expires: 10 March 2034



DATE	INVOICE NO
6/24/2025	0069467

BILL TO
Michael and Barbara Pearson 348 N Allis Street Jonesboro, AR 72401

DUE DATE
7/29/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 654 W Washington	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 654 W Washington	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 654 W Washington	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: Michael and Barbara Pearson
 Customer No: 024887
 Account No: 0035978 - Code Enforcement Charges

DUE DATE	INVOICE NO
7/29/2025	0069467

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:	_____

9589 0710 5270 2238 0432 21

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

Postmark
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JUN 24 2025



81238

Postage

\$ _____

Total Postage and Fees

\$ _____

Sender's Name
Michael & Barbara Pearson

Street and Apt. No., or PO Box No.
348 N Allis St

City, State, ZIP+4®
Jonesboro AR 72401

34



AFFIDAVIT

PEARSON MICHAEL & BARBARA

348 N ALLIS ST

JONESBORO, AR 72401-2111

RE: 654 W WASHINGTON

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 4th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 4th day of August, 2025.

Maria Resendez
Notary Public



My commission expires: 10 March 2034



Invoice# : 0069467
Case# : 253448

Notice Mailed Prior to 8/04/2024

Michael and Barbara Pearson
348 N Allis St
Jonesboro, AR 72401

Subject: 654 W Washington Parcel# 01-144183-16600

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 9/16/205.

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

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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 **Michael and Barbara Pearson**

Street and Apt. No. or PO Box No.

348 N Attis St

City, State, ZIP+4®

Jonesboro, AR 72401

37

9589 0710 5270 2238 0411 80





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:114

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 700 MELODY, PARCEL 01-143244-27500, OWNED BY IGNACIO AND EMILE PATINO IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: WOODS, F. M. ADD LOT 6 N50' S105' E25' LT 8

WHEREAS, IGNACIO AND EMILE PATINO, the owner of record, was properly notified of a code violation at 700 Melody, 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 June 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 700 Melody.



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

870-933-4658

AFFIDAVIT

PATINO IGNACIO & EMILEE

787 WAGNER DR

MANILA, AR 72442

RE: 700 MELODY

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 6th day of June, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 6th day of June, 2025.

Maria Rey
Notary Public



My commission expires: 10 March 2034



Notice of Violation

06/06/2025

IGNACIO & EMILEE PATINO
787 WAGNER DR
MANILA AR 72442

Case #: 253193

In regards to property located at: 700 MELODY, 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 06/16/2025. 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

9589 0710 5270 2238 0426 51

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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

\$ _____

Total Postage and Fees

\$ _____

Sent To

Tanacio & Emilee Patino
 Street and Apt. No., or PO Box No. **789 Wagner Dr**
 City, State, ZIP+4® **Manilla AR 72442**

41





CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 6-24-2025

To: Tosha Moss

Case #: 253193

Property Address: 700 Melody
Jonesboro, AR 72401

APN# 01-143244-27500

Letter Sent on: 6-6-2025
Comply by Date: 6-16-2025
Date of Mowing Service: 6-17-2025

Need to send the following charges to this person.

Property Owner: "
PATINO IGNACIO & EMILEE
787 WAGNER DR
MANILA, AR 72442

"

<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

AFFIDAVIT

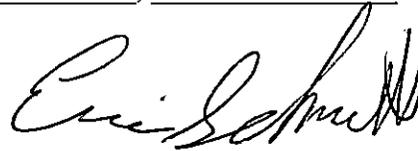
PATINO IGNACIO & EMILEE

787 WAGNER DR

MANILA, AR 72442

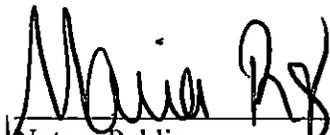
RE: 700 MELODY

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 24th day of June, 2025.



Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 24th day of June, 2025.



Notary Public



My commission expires: 10 March 2034



DATE	INVOICE NO
6/24/2025	0069470

BILL TO
Ignacio and Emilee Patino 787 Wagner Drive Manila, AR 72442

DUE DATE
7/29/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						275.00
Code Enforcement Charges:						
Filing Fee - 700 Melody	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 700 Melody	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 700 Melody	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

DUE DATE	INVOICE NO
7/29/2025	0069470

Customer Name: Ignacio and Emilee Patino
 Customer No: 023949
 Account No: 0035784 - Code Enforcement Charges

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:	_____

9589 0710 5270 2238 0432 14

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

JUN 24 2025

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Postage

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Total Postage and Fees

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Send to

Street and Apt. No. or PO Box No.

City, State, ZIP+4

Ignacio + Emilee Pattino
187 Wagner Dr
Manila AR 72442

45



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

870-933-4658

AFFIDAVIT

PATINO IGNACIO & EMILEE

787 WAGNER DR

MANILA, AR 72442

RE: 700 MELODY

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 4th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 4th day of August, 2025.

Maria Resendez
Notary Public



My commission expires: 10 March 2034



Invoice# : 0069470
Case# : 253193

Notice Mailed Prior to 8/04/2024

Ignacio and Emile Patino
787 Wagner Dr
Manila, AR 72442

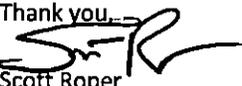
Subject: 700 Melody Parcel# 01-143244-27500

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 9/16/205.

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 \$ 2025
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To **Ignacio and Emile Patino**

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

787 Wagner Dr

City, State, ZIP+4®

Manila, AR 72442

48

9589 0710 5270 2238 0412 03



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:115

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 17th of June 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

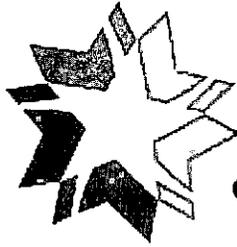
I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, 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



JONESBORO

ARKANSAS

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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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 | \$ _____ |

Postmark
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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 Bandy & Aley
PO BOX 16354
Jonesboro AR 72403-6705 52

9589 0710 5270 2238 0452 25





CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 6-24-2025

To: Tosha Moss

Case #: 253473

Property Address: 2612 Crawford
Jonesboro, AR 72401

APN# 01-144273-02300

Letter Sent on: 3-31-2025
Comply by Date: 4-11-2025
Date of Mowing Service: 6-17-2025

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, 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 24th day of June, 2025.


Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 24th day of June, 2025.


Notary Public



My commission expires: 10 March 2034



DATE	INVOICE NO
6/24/2025	0069469

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

DUE DATE
7/29/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						11,466.32
Code Enforcement Charges:						
Filing Fee - 2612 Crawford	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2612 Crawford	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 2612 Crawford	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
7/29/2025	0069469

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:	11,741.32
INVOICE BALANCE:	\$275.00
AMOUNT PAID:	_____

9589 0710 5270 2238 0431 84

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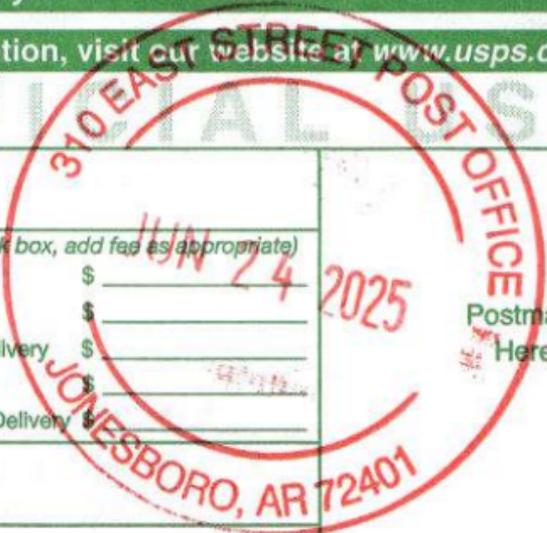
OFFICIAL USE

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
 Bandy & Aley Crawford
 PO BOX 16354
 Jonesboro AR 72403

56



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

870-933-4658

AFFIDAVIT

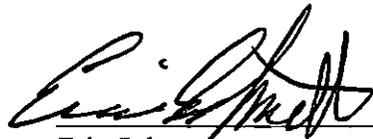
CRAWFORD RANDY & ALEY

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 4th day of August, 2025.


Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 4th day of August, 2025.


Notary Public



My commission expires: 10 March 2034



Invoice# : 0069469
Case# : 253473

Notice Mailed Prior to 8/04/2024

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 9/16/205.

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)

- 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 **Randy & Aley Crawford**

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

PO Box 16354

City, State, ZIP+4®

Jonesboro, AR 72403

59

9589 0710 5270 2238 0411 97





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:116

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 4713 YUKON DRIVE, PARCEL 01-144154-00912, OWNED BY RICKIE LYNN SIMS, JR. IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: PROSPECT FARMS SUBDIVISION PHASE IV SOUTHWEST ADD

WHEREAS, RICKIE LYNN SIMS, JR., the owner of record, was properly notified of a code violation at 4713 Yukon 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 26th of June 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 4713 Yukon Drive.



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

870-933-4658

AFFIDAVIT

Rickie Lynn Sims JR

4713 Yukon Drive

Jonesboro , AR 72405

RE: 4713 Yukon 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 22nd day of May, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public



My commission expires: 10 March 2034



Notice of Violation

05/22/2025

Rickie Lynn Sims JR
4713 Yukon Drive
Jonesboro Arkansas 72405

Case #: 252670

In regards to property located at: 4713 Yukon Dr, Jonesboro, AR 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 06/03/2025. 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,

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

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

9589 0710 5270 2238 0436 58

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OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

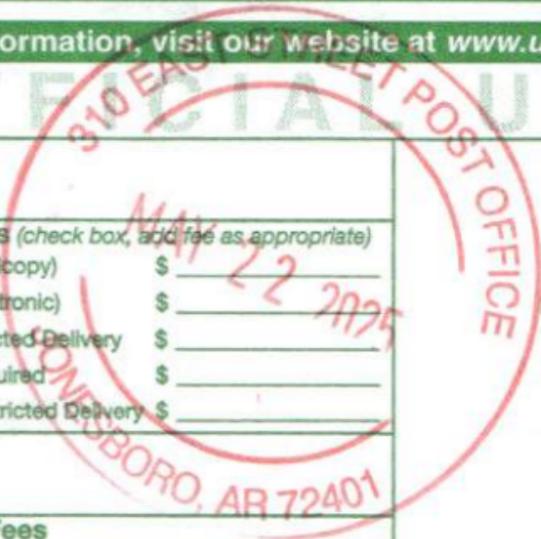
Sent To

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

City, State, ZIP+4®

Rickie Lynn Sims JR
4713 Vulkan Dr
Jonesboro AR 72405

63





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

870-933-4658

AFFIDAVIT

Rickie Lynn Sims JR

4713 Yukon Drive

Jonesboro, AR 72405

RE: 4713 Yukon Drive

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



DATE	INVOICE NO
6/30/2025	0069482

BILL TO
Rickie Lynn Sims JR 4713 Yukon Drive Jonesboro, AR 72405

DUE DATE
8/5/2025

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

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 4713 Yukon Drive	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 4713 Yukon Drive	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 4713 Yukon Drive	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: Rickie Lynn Sims JR
 Customer No: 024894
 Account No: 0035984 - Code Enforcement Charges

DUE DATE	INVOICE NO
8/5/2025	0069482

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 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

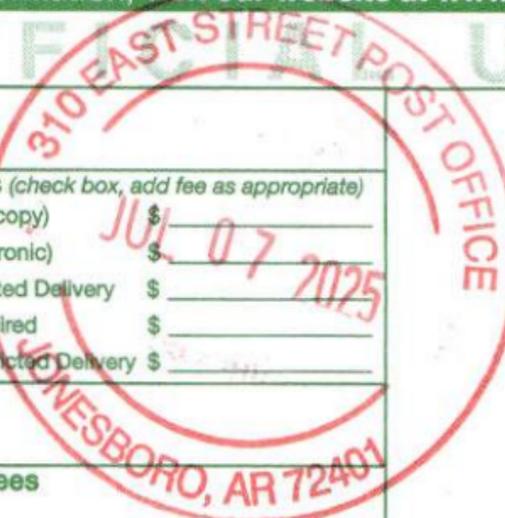
\$

Sent To **Rickie Lynn Sims JR**

Street and PO Box No.
4713 Yukon Drive

City, State, ZIP+4®
Jonesboro, AR 72405

Postmark
Here



67

9589 0710 5270 2238 0474 34



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

870-933-4658

AFFIDAVIT

Rickie Lynn Sims JR

4713 Yukon Dr

Jonesboro, AR 72405

RE: 4713 Yukon 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 6th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 6th day of August, 2025.

Notary Public

My commission expires: 10 March 2034



Invoice# : 0069482
Case# : 252670

Notice Mailed Prior to 8/06/2025

Rickie Lynn Sims JR
4713 Yukon Dr
Jonesboro, AR 72405

Subject: 4713 Yukon Dr Parcel# 01-144154-00912

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 9/16/2025.

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", is written over the printed name.

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 \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To **Rickie Lynn Sims JR**

Street and/or P.O. Box No.
4713 Yukon Dr

City, State, ZIP+4®
Jonesboro, AR 72405

Postmark
Here

70

9589 0710 5270 2238 0409 54





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:117

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 808 1 & 2 RICHMOND, PARCEL 01-144191-15300, OWNED BY E&C INVESTMENT, LLC IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: GILMER REPLAT OF LOT 8 & S50' LOT 7 BLK A TURNER & BRADING ADD

WHEREAS, E&C INVESTMENT, LLC, the owner of record, was properly notified of a code violation at 808 1 & 2 Richmond, 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 30th of June 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 808 1&2 Richmond.



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

870-933-4658

AFFIDAVIT

E&C INVESTMENTS LLC

2505 CASEY SPRINGS

JONESBORO, AR 72404-9257

RE: 808 1 & 2 RICHMOND

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 23rd day of May, 2025.

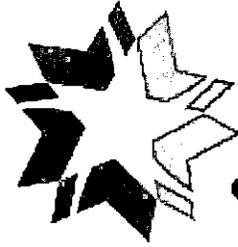
Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 23rd day of May, 2025.

Maria Resendez
Notary Public



My commission expires: 10 March 2034



JONESBORO

ARKANSAS

Notice of Violation

05/22/2025

E&C INVESTMENTS LLC
2505 CASEY SPRINGS
JONESBORO AR 72404-9257

Case #: 252829

In regards to property located at: 808 1 & 2 RICHMOND, 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 06/04/2025. 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

9589 0710 5270 0120 0222 9614 96

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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 \$ _____

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Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To

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

City, State, ZIP+4®

F&C Investments LLC
2505 Casey Springs
Jonesboro AR 72404-9251⁷⁴



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 6-30-2025

To: Tosha Moss

Case #: 252829

Property Address: 808 1 & 2 RICHMOND
Jonesboro, AR 72401

APN# 01-144191-15300

Letter Sent on: 5-22-2025

Comply by Date: 6-04-2025

Date of Mowing Service: 6-30-2025

Need to send the following charges to this person.

E&C INVESTMENTS LLC

2505 CASEY SPRINGS

JONESBORO, AR 72404-9257

<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

E & C Investment LLC

2505 Casey Springs Road

Jonesboro, AR 72404

RE: 808 1 & 2 Richmond

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

252829



DATE	INVOICE NO
6/30/2025	0069483

BILL TO
E & C Investment LLC 2505 Casey Springs Road Jonesboro, AR 72404

DUE DATE
8/5/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 808 1 & 2 Richmond	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 808 1 & 2 Richmond	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 808 1 & 2 Richmond	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: E & C Investment LLC
 Customer No: 024416
 Account No: 0035985 - Code Enforcement Charges - 808 1 & 2 Richmond

DUE DATE	INVOICE NO
8/5/2025	0069483

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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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

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Sent To **E & C Investment LLC**

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

2505 Casey Springs Road

City, State, ZIP+4®

Jonesboro, AR 72404

78

9589 0710 5270 2238 0474 41





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

870-933-4658

AFFIDAVIT

E&C Investment LLC

2505 Casey Springs Rd

Jonesboro, AR 72404

RE: 808 1&2 Richmond

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 6th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 6th day of August, 2025.

Notary Public

My commission expires: 10 March 2034



Invoice# : 0069483
Case# : 252829

Notice Mailed Prior to 8/06/2025

E&C Investment LLC
2505 Casey Springs Rd
Jonesboro, AR 72404

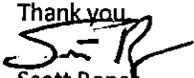
Subject: 808 1&2 Richmond Parcel# 01-144191-15300

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 9/16/2025.

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 fees 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

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Sent To **E&C Investment LLC**

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

2505 Casey Springs Rd

City, State, ZIP+4®

Jonesboro, AR 72404

81

9589 0710 5270 2238 0409 30





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:118

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 212 PECAN, PARCEL 01-144074-08400, OWNED BY SKY PARK HOLDING, LLC IN THE AMOUNT OF \$315

LEGAL DESCRIPTION: HAYES SECOND ADDITION LOTS 11-12-13-14-15-16 E 2 1/2 OF LOTS 6-7-8-9- 10

WHEREAS, SKY PARK HOLDING, LLC, the owner of record, was properly notified of a code violation at 212 Pecan, 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 30th of June 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 212 Pecan.



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

870-933-4658

AFFIDAVIT

SKY PARK HOLDINGS LLC

3562 CLAYBOURNE CT

NEWBURY PARK , CA 91320

RE: 212 PECAN

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 June, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public



My commission expires: 10 March 2034



Notice of Violation

06/11/2025

SKY PARK HOLDINGS LLC
3562 CLAYBOURNE CT
NEWBURY PARK CA 91320

Case #: 253350

In regards to property located at: 212 PECAN, JONESBORO, AR 72401

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 06/19/2025. 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 that reads "Jessica Allred".

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

9589 0710 5270 2238 0425 52

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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

\$

Star

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

City, State, ZIP+4®

SKY Park Holdings LLC
 3502 Claybourne CT
 Newbury Park CA 91320

85



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

870-933-4658

AFFIDAVIT

Sky Park Holdings LLC

3562 Claybourne Court

Newbury Park, CA 91320

RE: 212 Pecan & 215 Pecan

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

253350



DATE	INVOICE NO
6/30/2025	0069485

BILL TO
Sky Park Holdings LLC 3562 Claybourne Court Newbury Park, CA 91320

DUE DATE
8/5/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 212 Pecan	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 212 Pecan	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 212 Pecan	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: Sky Park Holdings LLC
 Customer No: 024895
 Account No: 0035987 - Code Enforcement Charges - 212 Pecan

DUE DATE	INVOICE NO
8/5/2025	0069485

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

INVOICE BALANCE: \$315.00
AMOUNT PAID: _____

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Total Postage and Fees

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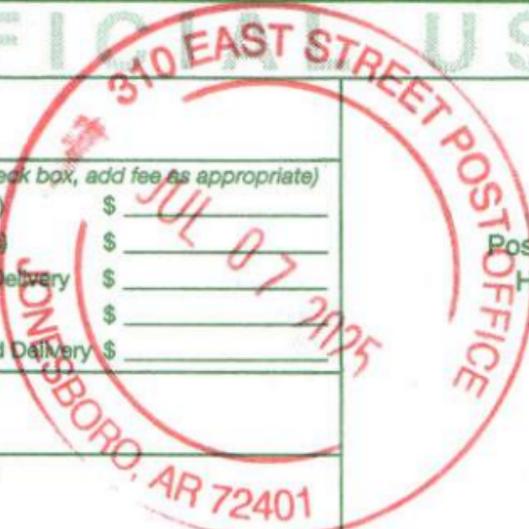
Sent To **Sky Park Holdings LLC**

Street and Apt. No. or PO Box No.
3562 Claybourne Court

City, State, ZIP+4®
Newbury Park, CA 91320

89

9589 0710 5270 2238 0474 58





AFFIDAVIT

Sky Park Holding LLC

3562 Claybourne Court

Newbury Park, CA 91320

RE: 212 Pecan & 215 Pecan

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 6th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 6th day of August, 2025.

Notary Public



My commission expires: 10 March 2034



Invoice# : 0069485
Case# : 253350

Notice Mailed Prior to 8/06/2025

Sky Park Holding LLC
3562 Claybourne Court
Newbury Park, CA 91320

Subject: 212 Pecan Parcel# 01-144074-08400

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 9/16/2025.

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
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Postage

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Total Postage and Fees

\$

Sent To **Sky Park Holding LLC**

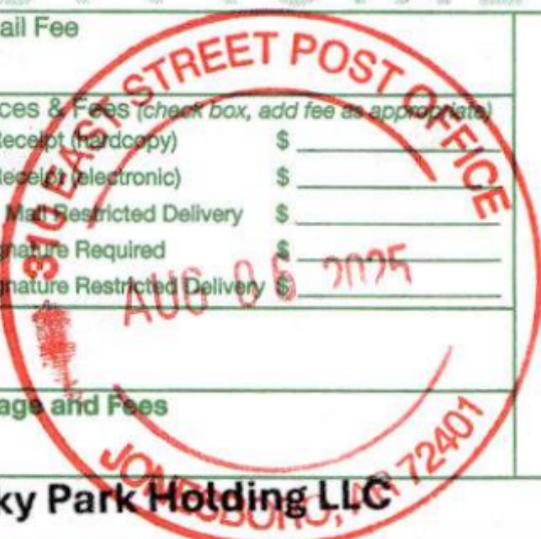
Street and Apt. No. or PO Box No.

3562 Claybourne Court

City, State, ZIP+4®

Newbury Park, CA 91320

92



9589 0710 5270 2238 0409 96
6040 0275 0120 6956



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:119

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 215 PECAN, PARCEL 01-144074-16800, OWNED BY SKY PARK HOLDING, LLC IN THE AMOUNT OF \$315

LEGAL DESCRIPTION: WATKINS REPLAT OF LOTS 31 THRU 38 OF BLK 7 R L HAYES 2ND ADD LOT A

WHEREAS, SKY PARK HOLDING, LLC, the owner of record, was properly notified of a code violation at 215 Pecan, 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 30th of June 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 215 Pecan.



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

870-933-4658

AFFIDAVIT

SKY PARK HOLDINGS LLC

3562 CLAYBOURNE CT

NEWBURY PARK, CA 91320

RE: 215 PECAN

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 June, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

My commission expires: 10 March 2034



Notice of Violation

06/11/2025

SKY PARK HOLDINGS LLC
3562 CLAYBOURNE CT
NEWBURY PARK CA 91320

Case #: 253352

In regards to property located at: 215 PECAN, JONESBORO, AR 72401

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 06/19/2025. 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 that reads "Jessica Allred".

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

9589 0710 5270 2238 0431 22

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- 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®

Sky Park Holdings LLC
3562 Claybourne CT
Newbury Park CA 91320

96



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

870-933-4658

AFFIDAVIT

Sky Park Holdings LLC

3562 Claybourne Court

Newbury Park, CA 91320

RE: 212 Pecan & 215 Pecan

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

253352



DATE	INVOICE NO
6/30/2025	0069484

BILL TO
Sky Park Holdings LLC 3562 Claybourne Court Newbury Park, CA 91320

DUE DATE
8/5/2025

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

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 215 Pecan	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 215 Pecan	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 215 Pecan	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: Sky Park Holdings LLC
 Customer No: 024895
 Account No: 0035986 - Code Enforcement Charges - 215 Pecan

DUE DATE	INVOICE NO
8/5/2025	0069484

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

INVOICE BALANCE: \$315.00
AMOUNT PAID: _____

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

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- Adult Signature Required \$ _____
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Postmark
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Postage

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Total Postage and Fees

\$

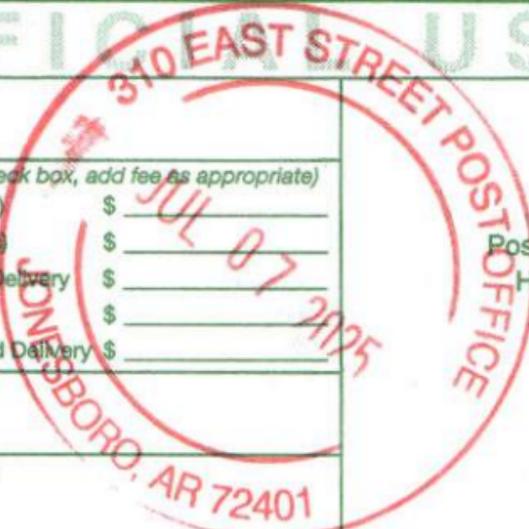
Sent To **Sky Park Holdings LLC**

Street and Apt. No. or PO Box No.
3562 Claybourne Court

City, State, ZIP+4®
Newbury Park, CA 91320

100

9589 0710 5270 2238 0474 58





AFFIDAVIT

Sky Park Holding LLC

3562 Claybourne Court

Newbury Park, CA 91320

RE: 212 Pecan & 215 Pecan

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 6th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 6th day of August, 2025.

Notary Public



My commission expires: 10 March 2034



Invoice# : 0069484
Case# : 253352

Notice Mailed Prior to 8/06/2025

Sky Park Holding LLC
3562 Claybourne Court
Newbury Park, CA 91320

Subject: 215 Pecan Parcel# 01-144074-16800

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 9/16/205.

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To **Sky Park Holding LLC**

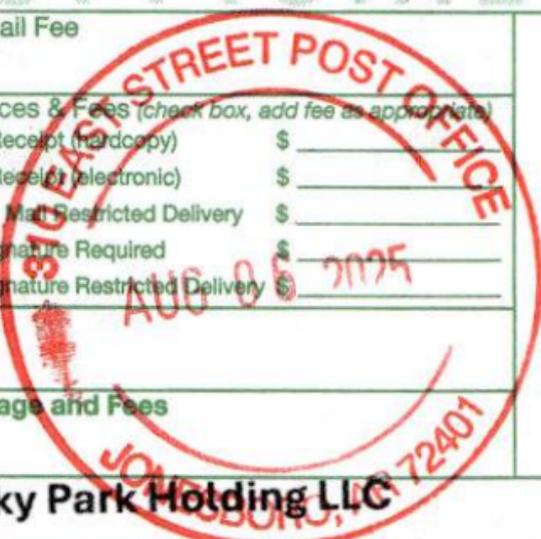
Street and Apt. No. or PO Box No.

3562 Claybourne Court

City, State, ZIP+4®

Newbury Park, CA 91320

103



9589 0710 5270 2238 0409 96
6040 0275 0120 0156



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:120

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 1313 PARDEW STREET, PARCEL 01-144212-20200, OWNED BY MICHELLE NUTT IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: PARDEW SUB PT W 1/2 E 1/2 SE NW 21-14-4 N 1/2 LOT 10 50X140.81 ALL LOT 11

WHEREAS, MICHELLE NUTT, the owner of record, was properly notified of a code violation at 1313 Pardew Street, 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 June 26, 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 1313 Pardew Street.



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

870-933-4658

AFFIDAVIT

NUTT MICHELLE

1012 Legends Club Dr

MOUNT PLEASANT, SC 29466-9057

RE: 1313 PARDEW ST

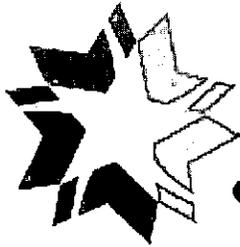
I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 17th day of April, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 17th day of April, 2025.

Notary Public

My commission expires: 10 March 2034



JONESBORO

ARKANSAS

Notice of Violation

04/17/2025

NUTT MICHELLE
1012 Legends Club Dr
MOUNT PLEASANT SC 29466-9057

Case #: 251655

In regards to property located at: 1313 PARDEW ST, JONESBORO, AR 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 05/01/2025. 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

9589 0710 5270 2238 0454 47

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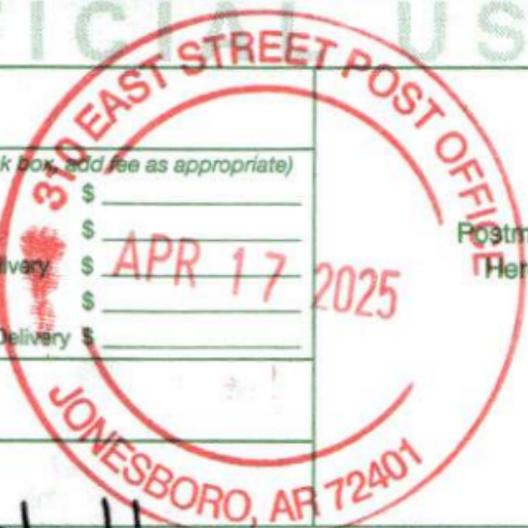
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Extra Services & Fees (check box, add fee as appropriate)

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

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City, State, ZIP+4®

Nutt Michelle
1012 Legends Club Dr
Mount Pleasant SC 29466-1077



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

870-933-4658

AFFIDAVIT

Michelle Nutt

1012 Legends Club Dr

Mt Pleasant, SC 29466

RE: 1313 Pardew Street

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 July, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 17th day of July, 2025.

Maria Resendez
Notary Public



My commission expires: 10 March 2034

253564



DATE	INVOICE NO
6/30/2025	0069479

BILL TO
Michelle Nutt 1012 Legends Club Dr Mt Pleasant, SC 29466

DUE DATE
8/5/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						1,175.00
Code Enforcement Charges:						
Filing Fee - 1313 Pardew Street	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1313 Pardew Street	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 1313 Pardew Street	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: Michelle Nutt
 Customer No: 021646
 Account No: 0035247 - Code Enforcement Charges

DUE DATE	INVOICE NO
8/5/2025	0069479

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:	1,450.00
INVOICE BALANCE:	\$275.00
AMOUNT PAID:	_____

9589 0710 5270 2238 0473 80

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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

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Sent To **Michelle Nutt**

Street and Apt. No., or PO Box No.
1012 Legends Club Dr

City, State, ZIP+4®
Mt Pleasant, SC 29466

111



AFFIDAVIT

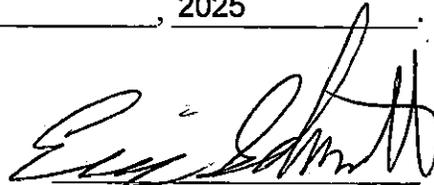
Michelle Nutt

1012 Legends Club Dr

Mount Pleasant, SC 29466

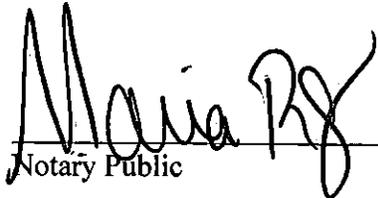
RE: 1313 Pardew

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 6th day of August, 2025.

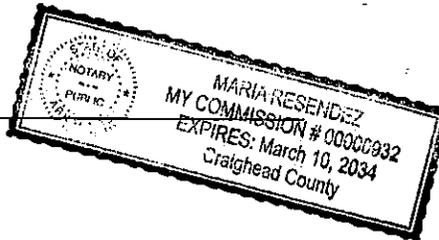


Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 6th day of August, 2025.



Notary Public



My commission expires: 10 March 2034



Invoice# : 0069479
Case# : 253564

Notice Mailed Prior to 8/06/2025

Michelle Nutt
1012 Legends Club Dr
Mount Pleasant, SC 29466

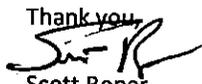
Subject: 1313 Pardew St Parcel# 01-144212-20200

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 9/16/2025.

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

Postmark
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Postage
\$ _____

Total Postage and Fees
\$ _____

Sent To **Michelle Nutt**

Street and Apt. No., or PO Box No.
1012 Legends Club Dr

City, State, ZIP+4® **114**
Mount Pleasant, SC 29466

9589 0710 5270 2238 0409 47



Handwritten scribbles and markings on the right side of the receipt.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:030

Agenda Date:

Version: 1

Status: Second Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE MODIFYING ORDINANCE 24:037 WHICH ESTABLISHED AND CONSOLIDATED SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOLS (JPS) CAMPUSES AND FOR OTHER PURPOSES

WHEREAS, The City of Jonesboro adopted ORD-24:037 which established and consolidated specific traffic patterns near Jonesboro public school (JPS) campuses.

WHEREAS, The City of Jonesboro has been asked by the Jonesboro Public School Administration to designate Wilkins Avenue as one-way, eastbound, from Macarthur Park to Hillcrest Drive, between the hours of 7:15 AM to 8:15 AM and 2:45 PM to 4:15 PM, on school days

WHEREAS The traffic control committee has reviewed and support the request.

WHEREAS, In order to allow for education and preparation by Jonesboro Public School patrons are area motorist, the school hours one-way portion of this ordinance will not take effect until January 1, 2026.

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

ORD-24:037 is hereby modified to designate Wilkins Avenue from MacArthur Park to Hillcrest Drive to be one-way, eastbound, from 7:15 AM to 8:15AM between 2:45PM and 4:00PM on school days effective January 1, 2026.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:031

Agenda Date:

Version: 1

Status: Second Reading

In Control: Public Safety Council Committee

File Type: Ordinance

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

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO ARKANSAS TO MAKE THE FOLLOWING CHANGES AS RECOMMENDED BY THE Traffic Control Committee:

- Establish and sign an All way stop at Culberhouse Road and Burke Avenue

Establish the following school zone speed limits

- Success School (613 N. Fisher St.) 25 MPH on Fisher St. from Hoover Street to Belt Street, and on Belt Street from Allis Street to Fisher Street
- Annie Camp Jr. High (1814 W. Nettleton Ave) 25 MPH on W. Nettleton Avenue from Hester Street to Dupwe Drive, and 20 MPH on Ferrell Street from Matthews Avenue to school lot
- Kindergarten Center (618 W. Nettleton Ave) 25 MPH on W. Nettleton Avenue from Lamar Place to Flint Street
- Macarthur Jr. High (1615 Wilkins Ave) 25 MPH on Wilkins Avenue from Metzler Lane to Hillcrest Drive
- Nettleton Intermediate (2219 Thorn St.) 20 MPH on Race Street from Mary Jane Drive to Thorn Street, and on Thorn Street. from Race Street to School St.
- Nettleton Jr. High (4208 Chieftain Lane) 15 MPH on Race Street. from Willow Road to Donald Street
- Math and Science (213 E. Thomas Green Rd) 25 MPH on Thomas Green Road from Hwy 141 to Danlee Drive
- Ridgefield Christian (3824 Casey Springs Rd) 25 MPH on Casey Springs Rd. from 150' east of Sloan Lake Dr. to 1000' east of Casey Springs Cv.

- International Studies (1218 Cobb St) 25 MPH on Rains Street from Richmond Avenue to Oak Street
- Health and Wellness (located at 1001 Rosemond Ave) 25 MPH on Rosemond Avenue from James Street to Roy Street
- University Heights (300 Bowling Ln) 15 MPH on Bowling from Kitterman to Aggie, and 25 MPH on Aggie from 450' west of Airport Rd. to 200' west of Lake Dr.
- Valley View (2131 Vallie View Dr) 15 MPH on Valley View Dr. from Thompson Drive to Christian Valley Drive
- Jonesboro High (300 Hurricane Dr) 25 MPH on Main St. from Campus St. to College Ave.
- Fox Meadow (2305 Fox Meadow Ln) 25 MPH on Fox Meadow Ln. from Stadium Blvd to Caraway Road
- Leadership (1110 W. Washington Ave) 25 MPH on Washington Avenue from Floyd Street to Walnut Street



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:032

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 PD-M, MULTI-FAMILY USE AND OFFICE/SENIOR LIVING USE TO PD-M COMMERCIAL USE FOR PROPERTY LOCATED AT 3412 SOUTHWEST DRIVE AS REQUESTED BY JEREMY BEVILL ON BEHALF OF SOUTHERN HILLS REAL ESTATE, LLC

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

SECTION I: 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: PD-M MULTI-FAMILY USE AND OFFICE/SENIOR LIVING USE
TO: PD-M, COMMERCIAL USE

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

TRACT 1:

A part of Block B, Lot 1R of the First Replat of Block C and Block A, Southern Hills, Jonesboro, Craighead County, Arkansas, being more particularly described as follows:

BEGINNING at Northwest corner of said Block B, Lot 1R, said point also lying on the Southerly Right of Way of Southern Branch Drive;

Thence, along said Right of Way, South 58° 48' 40" East, a distance of 146.41 feet;

Thence South 31° 11' 20" West leaving right of way, a distance of 174.96 feet;

Thence South 61° 00' 44" West, a distance of 22.07 feet;

Thence North 65° 02' 12" West, a distance of 122.70 feet;

Thence North 34° 21' 37" East, a distance of 49.44 feet;

Thence North 25° 20' 20" East, a distance of 158.87 feet to a POINT OF BEGINNING, containing

0.63 acres (27,292 sq. ft.), more or less, and being subject to all Rights of Way and easements of record.

TRACT 2:

A part of Block K, Southern Hills, Jonesboro, Craighead County, Arkansas, being more particularly described as follows:

BEGINNING at the Southwest corner of said Block K, said point being on the Northerly Right of Way of Southern Ridge Boulevard;

Thence North 31° 29' 02" East, a distance of 288.57 feet;

Thence South 82° 47' 22" East, a distance of 316.26 feet;

Thence North 89° 57' 14" East, a distance of 398.11 feet;

Thence South 00° 02' 47" West, a distance of 157.63 feet;

Thence South 89° 57' 26" East, a distance of 192.18 feet;

Thence South 00° 39' 38" West, a distance of 222.79 feet to a point on a curve to the left, said point being on the Northerly Right of Way of Southern Ridge Boulevard;

Thence northwesterly along said Right of Way curve to the left with a radius of 1,068.99 feet, 172.24 feet to a point that bears North 85° 33' 45" West, 172.04 feet from last said point;

Thence South 89° 48' 24" West, a distance of 141.96 feet to a point on a curve to the right;

Thence northwesterly along said Right of Way curve to the right with a radius of 1,060.07 feet, 276.88 feet to a point that bears North 82° 30' 40" West, 276.03 feet from the last said point;

Thence North 74° 57' 06" West, a distance of 481.46 feet to a POINT OF BEGINNING, containing 6.94 acres, more or less, and being subject to all Rights of Way and easements of record.

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- A. That 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.
- B. 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.
- C. Any change of use shall be subject to Planning Department approval in the future.
- D. 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.
- E. The Rezoning will have to comply with all the Planned Development District Standards.
- F. The Rezoning will comply with the amended Development Guidelines approved by the Metropolitan Area Planning Commission on August 12, 2025.

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL

ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS,
INSOFAR AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE
ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE
PROVISIONS OF THIS ORDINANCE.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 3412 Southwest Drive

Side of Street: East between Jaxon Drive and Kellers Chapel Road

Quarter: SE Section: 36 Township: 14N Range: 3E

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: PD-M Mult-family & Office/Senior Living Proposed Zoning: PD- M Commercial

Size of site (square feet and acres): 7 Acres +/- Street frontage (feet): 1,100'

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Southwest Drive (Principal Arterial) is 5-lane Hwy

Does public water serve the site? Yes 8" Water main is on property.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes, existing sewer is in-place.

If not, how would sewer service be provided? N/A

Use of adjoining properties:

North Vacant

South Vacant & Convenience Store

East Vacant

West Vacant

Physical characteristics of the site: Land sloping east.

Characteristics of the neighborhood: Commercial

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?
Mixed Zoning, RS-1, C-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Highest & best use of the property.
- (3). If rezoned, how would the property be developed and used?
Commercial Development.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Square footage of commercial is estimated at 80,000.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes, this portion of Southwest Drive is High Intensity.
- (6). How would the proposed rezoning be the public interest and benefit the community?
Yes, retail and commercial businesses.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property is adjacent to commercial and multi-family zoning.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Current housing demands.
- (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.
The rezoning and future development should have a positive impact on adjacent properties.
- (10). How long has the property remained vacant?
Lots are vacant. The land has been developed into a commercial subdivision recently
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
Impacts, if any, can be mitigated through the design phase.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Within 1 month.
- (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.*
Adjacent properties are vacant.
- (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.

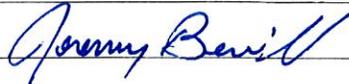
Owner of Record:

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.

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: Southern Hills Real Estate, LLC
 Address: 2704 S. Culberhouse
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-935-7800
 Facsimile: N/A
 Signature: 

Name: Jeremy Bevill, PE
 Address: 2520 Alexander Dr, Ste C
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-203-7876
 Facsimile: N/A
 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.

Southern Hills

Planned Development - Major Modification (ORD-20:018, v. 1)
Development Guidelines

Submitted to:
City of Jonesboro
Planning & Zoning Department
300 S. Church St
Jonesboro, AR 72401

Job No. 24902900

Prepared by:



Crafton Tull

Prepared for:
Southern Hills Real Estate, LLC
2505 Southwest Square
Jonesboro, AR 72401

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Site and Project Information

Owner Information:

Name: Southern Hills Real Estate, LLC
Address: 2110 Fair Park Boulevard, Suite E, Jonesboro, AR 72401

Project Information:

Parcels: 01-143362-17100, 01-143362-17000, 01-143362-17120,
01-143362-17110, 01-143362-17200, 01-143362-06500,
01-143362-06600, 01-143362-16600, 01-143362-16500,
01-143362-16400, 01-143362-16700, 01-143362-16800,
01-143362-16900, 01-143362-17300, 01-143362-05700,
01-143362-05620, 01-143362-05610, 01-143362-05600,
01-143362-05500, 01-143362-06000, 01-143362-05900,
01-143362-05800, 01-143362-06100, 01-143362-06200,
01-143362-06400, 01-143362-06300, 01-143362-05400,
01-143362-05300, 01-143362-05210

Address: 3412 Southwest Dr, Jonesboro, AR
Acreage: ±118.34 acres
Existing Zoning: PD-M
Existing Use: Mixed-Use
Proposed Zoning: PD-M
Proposed Use: Mixed-Use

Project Narrative

The Southern Hills is an approved Planned Development District (PD-M, ORD-20:018 v. 1) that allows for a variety of residential, commercial and related uses. Many lots in the district are being designed, under construction, or fully constructed. Crafton Tull has helped design many of the various lots in the PD and seeks a modification to the previously approved Final Development Plan.

The proposed modifications to the Final Development Plan will expand the boundaries of Area A (retail/small lot use) and reduce the size of Area B (Office/Senior Living Uses). Area K (condominiums, townhomes, multi-family uses) will also be modified so the lots fronting Southern Ridge Blvd are commercial and the lots fronting Jaxon Dr. are remaining condos, townhomes, and multi-family. All the proposed changes align with the intent of the existing ordinance and permitted uses.

All other development guidelines as approved in the ordinance will remain unchanged.

Vicinity Map



Legal Description

A part of the Southwest Quarter of the Northwest Quarter , a part of the Southeast Quarter of the Northwest Quarter, & a part of the Southwest Quarter of the Northeast Quarter & a part of the Northwest Quarter of the Southwest Quarter & a part of the Northeast Quarter of the Southwest Quarter, & a part of the Northwest Quarter of the Southeast Quarter, and all being in Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 36; thence North 88°56'51" East, 181.29 feet to the POINT OF BEGINNING; Thence North 00°44'51" West, 24.89 feet; Thence North 87°12'05" West, 68.02 feet; Thence North 16°47'37" West, 24.92 feet; Thence North 19°52'49" East, 148.99 feet; Thence North 21°32'46" East, 163.36 feet; Thence North 23°49'52" East, 197.11 feet; Thence with a curve to the right, with a radius of 2864.79 feet, 92.83 feet, to a point which bears North 28°11'21" East, 92.83 feet from the last said point; Thence South 61°02'05" East, 9.95 feet; Thence with a curve to the right, with a radius of 2878.33 feet, 307.41 feet, to a point which bears North 32°07'04" East, 307.27 feet from the last said point; Thence North 37°17'30" East, 129.76 feet; Thence North 37°24'18" East, 59.69 feet; Thence North 41°11'15" East, 196.50 feet; Thence North 45°10'17" East, 196.38 feet; Thence North 49°17'02" East, 202.12 feet; Thence North 51°19'12" East, 568.98 feet; Thence North 56°40'44" East, 113.17 feet; Thence North 56°38'48" East, 209.43 feet; Thence North 40°22'27" East, 156.89 feet; Thence North 51°36'11" East, 247.58 feet; Thence North 38°23'54" West, 10.00 feet; Thence North 51°36'06" East, 171.70 feet; Thence with a curve to the left, with a radius of 1733.51 feet, 175.32 feet, to a point which bears North 48°19'18" East, 175.25 feet from the last said point; Thence South 37°12'39" East, 110.56 feet; Thence South 37°01'48" East, 143.79 feet; Thence South 89°00'31" West, 35.43 feet; Thence South 00°04'39" West, 208.81 feet; Thence North 89°05'10" East, 209.73 feet; Thence North 00°10'04" West, 629.18 feet; Thence North 88°59'44" East, 656.02 feet; Thence South 00°00'17" East, 1074.26 feet; Thence South 89°59'48" West, 319.95 feet; Thence South 00°39'38" West, 250.80 feet; Thence South 00°39'38" West, 1320.06 feet; Thence South 88°56'31" West, 329.96 feet; Thence South 88°48'06" West, 1314.89 feet; Thence South 88°56'51" West, 1135.34 feet to the POINT OF BEGINNING, containing 118.34 acres more or less and being subject to all rights of way and easements of record.

Approved PD Master Development Plan

Areas A, B, and K from the approved PD are proposed to be amended. No modifications are requested for the remaining areas in the PD.



Figure 1: Previously Approved PD Final Development Plan

Proposed PD Master Development Plan

Modifications to the ordinance are necessary as lots are being developed. Eight lots have been developed with more under design. The majority of the PD will remain as approved. The two proposed changes are highlighted below.



Figure 2: Proposed Modifications to the PD

Area A-B Approved & Proposed

The modifications to Areas A & B are as follows:

	Approved	Proposed
Area A	± 4.06 acres	± 4.32 acres
Area B	± 3.86 acres	± 2.69 acres

The uses of each area will not be modified. Area A will be slightly expanded and Area B will be reduced. The expansion of Area A will allow for expanded retail/commercial development on the Southwest Drive corridor. Total acreages differ from approved due to minor shifts in road alignments during site planning and construction.

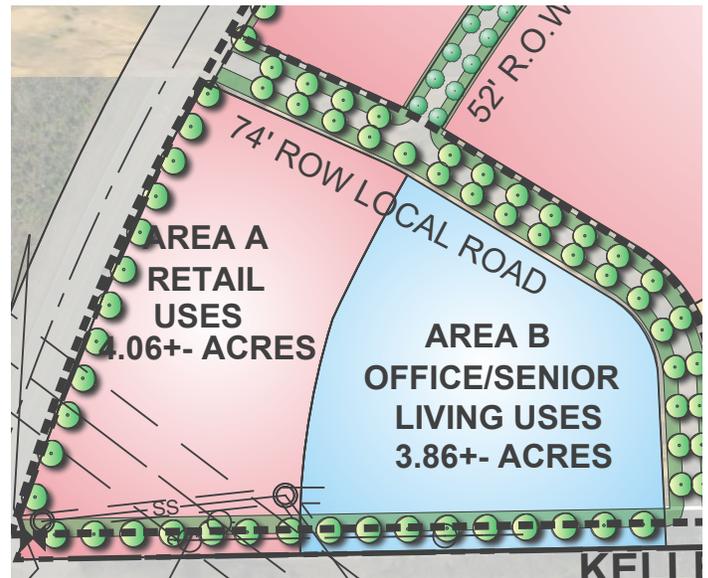


Figure 3: Approved Areas A & B

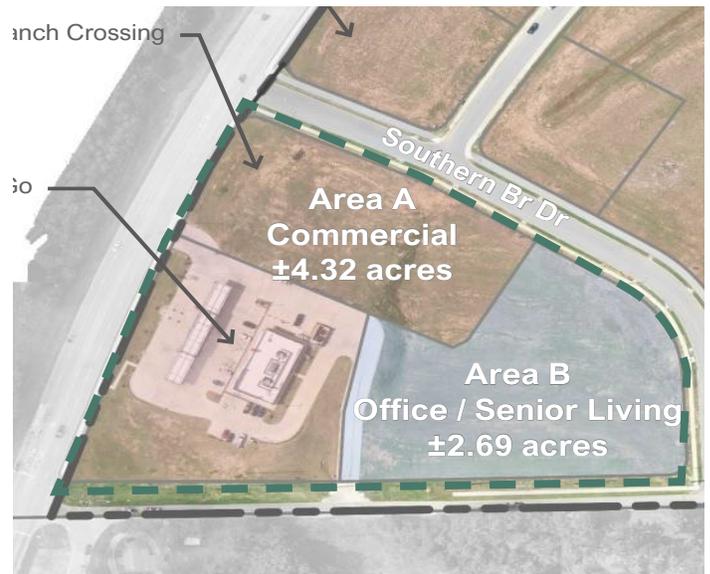


Figure 4: Proposed Areas A & B

Area K Approved & Proposed

The modification to Area K are shown in the table below:

Area K	Approved		Proposed	
	Condos, Townhomes, Multi-Family	Commercial	Condos, Townhomes, Multi-Family	Commercial
	± 12.14 acres	± 0.00 acres	± 4.08 acres	± 6.94 acres

The proposed commercial lots will front Southern Ridge Blvd, a new collector street that connects Southwest Drive, the PD site, and future development. These lots, located in Area K, will be governed by the same C-3 base zoning as other areas within the approved PD, which permits uses such as grocery stores. The largest of these lots is planned for a grocery store, providing a much-needed service to both the PD's residential areas and the broader community. Adjacent lots along Jaxon Dr. will remain designated for condos, townhomes, and multi-family housing. Minor shifts in road alignments during site planning and construction have resulted in slight changes to total acreages compared to the original approval.

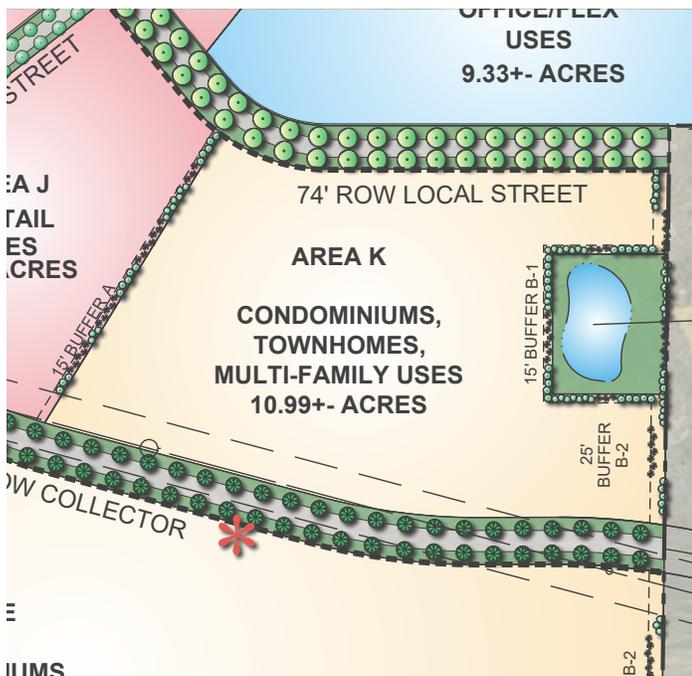


Figure 5: Approved Area K

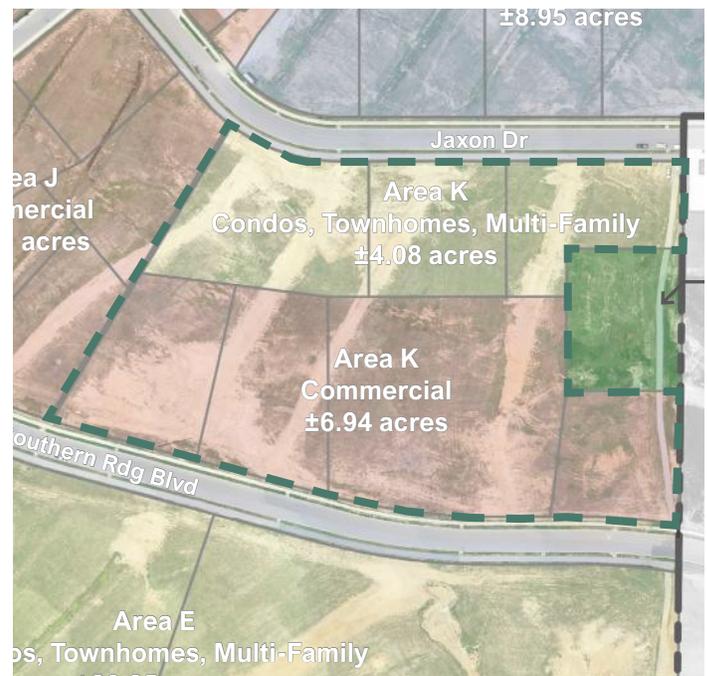


Figure 6: Proposed Area K

Modified Development Guidelines

I. GENERAL

Proposed modifications to the PD are written below and marked in **red**. All other permitted uses, dimensional regulations, access and circulation, design criteria, etc for the project will remain the same as approved. The approved development guidelines have been listed below for reference.

- A. **Areas A, C, D, H, J, K, and L - The planned uses are limited to commercial and retail services arranged on separate lots, as regulated by the C-3 General Commercial District as modified herein.**
- B. Area B - The planned uses are limited to office and assisted living services as regulated by the CR-1 Commercial Residence Mixed Use District.
- C. Areas E and K - The planned uses are limited to multi-family residential as regulated by the RM-16 Residential Multifamily District, including condominiums, townhouses, and multi-family.
- D. Area F - The planned uses are limited to self-storage facilities as regulated by the C-3 General Commercial District.
- E. Area G, N and O - The planned uses are limited to common open space.
- F. Area M - The planned uses are limited to office flex space.
- G. All areas - Quasi-public facilities are allowed in all development areas. These uses may include churches, public or quasi-public amenity areas, schools, and public or quasi-public governmental facilities.

II. USES PERMITTED

- A. **Commercial Uses shall be permitted in Areas A, C, D, H, K, and L as permitted**

and regulated in the C-3, General Commercial District as modified herein. The following uses are excluded:

1. Adult entertainment
 2. Auto wrecking yards, salvage yards, and junkyards
 3. Cemetery
 4. Columbarium
 5. Funeral home
 6. Manufactured housing units
 7. Pawn shop
 8. Recreational vehicle park
- B. Office and Assisted Living Uses shall be permitted in Area B, as permitted and regulated in the CR-1 Commercial Residence Mixed Use District, as modified herein.
 - C. Commercial Uses shall be permitted in Areas D and J, as permitted and regulated in the C-3 General Commercial District, as modified herein.
 - D. Multi-family Residential Uses shall be permitted in Areas E and K, as permitted and regulated in the RM-16 Multifamily Residential District, as modified herein. Such uses include condominiums, townhouses, and multi-family.
 - E. Office and Commercial Uses shall be permitted in Area M as permitted and regulated in the C-4 Neighborhood Commercial District, as modified herein.
 - F. Common Open Spaces shall be provided in Areas G, N, and P as regulated herein.
 - G. Commercial Self-Storage Use shall be permitted in Area F, as permitted and regulated in the C-3 General Commercial District, as modified herein.
 - H. A Declaration of Covenants, Conditions and Restrictions, hereinafter the “Declaration” shall be applicable to all properties within the development and an Owner’s Association shall be maintained to assure that development is completed to assure that all

features and amenities of the community which are considered to be common assets are continuously maintained in a quality manner. Multiple declarations will be allowed within different areas.

III. BULK REQUIREMENTS

Development will be generally guided by the Outline Plan, Site Plan and Master Plan, and the area use descriptions provided above. Development of individual parcels will be specifically in compliance with the provisions for dimensional regulations, and access and circulation conditions provided below.

Each area is also designated with a Referenced District, referring to zoning districts in the Jonesboro Zoning Ordinance. Other restrictions not specifically addressed here, including but not limited to, setbacks, side and rear yards, minimum lot area, accessory uses and parking and loading shall be as defined in the Jonesboro Zoning Ordinance as applicable to the Reference District for the particular parcel in question. Where provisions of this agreement are in conflict with the above referenced Ordinance, these provisions shall apply. Where two (2) or more provisions of this agreement are in conflict, the more stringent of these provisions shall apply, unless an alternative is approved by the Planning Commission.

A. Maximum densities: Dwelling Units per Acre (DUA) and floor area ratio (FAR) for Areas and uses shall be as follows:

1. 0.25 FAR - Commercial Uses
2. 0.40 FAR - Office Uses
3. 0.50 FAR - Office/Distribution Use
4. 0.70 FAR - Hotel, Motel, or Hospital Uses
5. 16 DUA - Condominium, Townhouse, Multi-Family Residential, or Assisted Living Use

B. Minimum Setbacks for Non-Residential

Uses (Areas A, C, D, H, J, **K**, and L)

1. For buildings greater than 15 feet or one story in height, the minimum side and rear building setbacks as set forth below shall be increased 8 feet for each additional 15-foot increase in building height.
2. Minimum building setback from Southwest Drive shall be 25 feet.
3. Minimum building setback from Kellers Chapel Road shall be 25 feet.
4. Minimum building setback from minor collector streets shall be 25 feet.
5. Minimum building setback from all other public and private rights-of-way shall be 20 feet.
6. Minimum side yard shall be 10 feet unless adjacent to residential use, which shall be 15 feet.
7. Minimum rear yard shall be 20 feet unless adjacent to residential use, which shall have a rear yard of 25 feet.

C. Minimum Building Setbacks for Multi-Family Residential Uses (Areas E and K)

1. Minimum building setback from public rights-of-way shall be 25 feet.
2. Minimum building setback from private drives shall be 20 feet.
3. Maximum building height shall be 45 feet.
4. Minimum side yard adjacent to non-residential uses shall be 15 for single-story structures, 20 feet for two-story structures, and 30 feet for three-story or greater structures. Where adjacent to single-family residential use, the minimum side yard shall be 30 feet.
5. Minimum rear yard shall be 20 feet unless adjacent to single-family residential use, which shall have a rear yard of 35 feet.
6. Buildings with balconies and / or porticos are allowed to infringe into the setback zone with the balcony and / or portico no more than 10 feet.

D. Maximum building heights shall be as follows:

1. All Commercial uses: 35 feet
2. Office uses: 60 feet *
3. Hotel / Motel: 60 feet *
4. Hospitals: 60 feet *
5. All distribution or showroom uses: 50 feet
6. Multi-Family Residential uses: 45 feet

* For every one foot of additional setback from site perimeter and public roads, a gain of one-half foot in building height shall be allowed with a maximum height of 70 feet for non-residential structures.

- E. Minimum required site area for each non-residential use shall be in conformance with the Zoning Ordinance requirements and shall conform to the density requirements set forth in Condition III. A.
- F. Air conditioning, heating, electrical, and other mechanical and utility equipment shall be screened using architectural features, planting, fences, or other means from motorists on public rights-of-way and the site perimeter.
- G. Outdoor storage on Areas A, C, D, H, J, **K**, L, and M shall be buffered in public rights-of-way or adjacent residential properties.

IV. ROADS, ACCESS, AND CIRCULATION

- A. Southwest Drive shall be full improved 50 feet from the centerline. Improvements shall include sidewalks (or an alternative pedestrian system), street lighting, and relocation of utilities (if necessary).
- B. Kellers Chapel Road shall be dedicated and fully improved 40 feet from the centerline. Improvements shall include curb and gutter, sidewalks (or an alternative pedestrian system), street lighting, and relocation of utilities (if necessary).
- C. All internal public streets shall be dedicated

and improved in accordance with the Street Sections.

- D. The maximum number of curb cuts to Southwest Drive shall be eight (8), distributed as follows, with no curb cut located closer than 300 feet from the intersection with Kellers Chapel Road:
 1. Area A: 1
 2. Area C: 3
 3. Area H: 2
 4. Area L: 2
- E. The maximum number of curb cuts to Kellers Chapel Road shall be five (5), distributed as follows:
 1. Area A: 1
 2. Area B: 1
 3. Area F: 2
 4. Area G: 1
- F. For all other streets, the number and location of curb cuts to parcels shall be subject to the approval of the City Engineer.
- G. Parking and loading spaces shall be in accordance with the Zoning Ordinance requirements. Except that common parking areas may be approved on Final Plans serving several uses which have variations in the accumulation of vehicles and have relationships between land uses that result in multiple visits to different uses in the same trip, based on the Urban Land Institute's Shared Parking formula. Common loading space(s) shall be in accordance with the anticipated intensity of use of the loading space(s) for the various uses. Both parking and loading requirements shall be subject to the approval of the Planning Commission.
- H. All public improvements required herein shall be made to the specifications of the City of Jonesboro.
- I. All private drives shall be constructed to meet applicable Subdivision Regulations and shall provide a minimum pavement width of twenty-four (24) feet, exclusive of curb and gutter

except where modified herein.

- J. All private drives and alleys shall remain private and maintained by the Owner's Association in perpetuity. Full Disclosure shall be made through the private covenants regarding the private status, and maintenance responsibilities, of all alleys and private drives.
- K. All development within Areas A, C, D, F, H, J, **K**, and L shall interconnect in such a manner that interchange between parcels will not require access on Southwest Drive or Kellers Chapel Road.
- L. All utility and pedestrian easements shall be delineated on the Final Plan.
- M. A five-foot utility easement shall be placed along property lines as needed to service development.
- N. The placement and location of utilities within the development, excepting those along Southwest Drive and Kellers Chapel Road, shall be underground.

V. LANDSCAPING, SCREENING, OPEN SPACE

- A. Streetscape areas along Southwest Drive shall be a minimum of 25 feet in width, which includes a green buffer, 6-foot sidewalk, and utility corridor within the right-of-way.
- B. Streetscape areas along Kellers Chapel Road shall be a minimum of 20.5 feet in width (see streetscape plate).
- C. Streetscape areas along internal drives shall adhere to the Streetscape Plates indicated on the Outline Plan, (see plates).
- D. A minimum 15-foot wide Buffer Yard A shall be provided between all commercial and residential uses.
- E. A minimum 15-foot wide Buffer Yard B-1 shall be provided where multi-family residential use adjoins single-family and common open space uses. Where shared

use paths are indicated in the buffer yard separating single-family residential and multi-family residential uses, a minimum 25-foot wide Buffer Yard B-2 shall be provided.

- F. All parking shall be screened from public and private streets with low-growing shrubs and / or berms in conformance with the Street Plates. Landscaping internal to the parking lots shall be provided at a minimum ratio of three hundred (300) square feet of landscaping area and one (1) shade tree per every twenty (20) parking spaces. Landscape areas with twenty (20) or more parking spaces should not be less than two hundred (200) square feet in area in any single location and should be located so that no parking space is further than seventy-five (75) feet from a shade tree. Modifications may be approved by the Planning Commission. Area O is exempt from this requirement.
- G. All construction and improvements within the development shall be in compliance with erosion and sediment control guidelines and ordinances of the City of Jonesboro.
- H. All required landscaping shall not conflict with any existing easements.
- I. Refuse containers and loading areas shall be screened from view of adjacent public roadways and residential properties.

VI. SIGNS

- A. All signs shall be designed, located, and constructed in accordance with a comprehensive sign plan submitted to and approved by the Planning Commission.
- B. The minimum sign setback from any public right-of-way shall be 15 feet, excluding directional and stop signs.
- C. Portable and temporary signs shall not be permitted except temporary construction signs approved by the City of Jonesboro.
- D. Off-premise, advertising, and billboard signs shall not be permitted.

VII. Stipulations

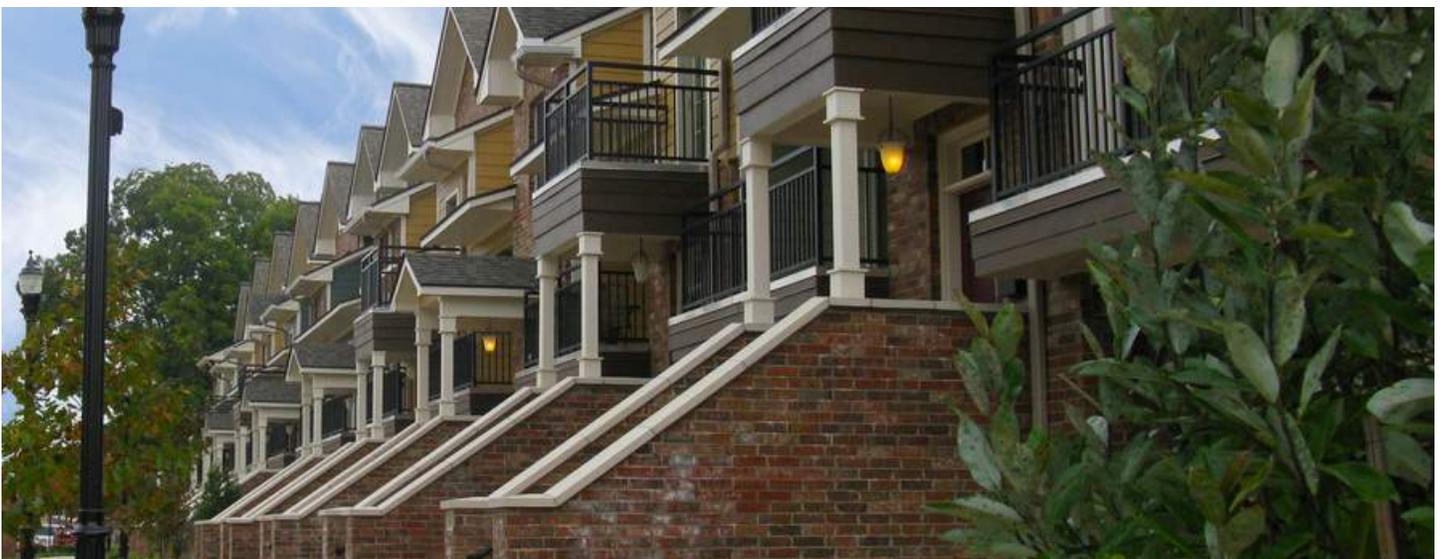
- A. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
- B. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
- C. Any change of use shall be subject to Planning Department approval in the future.
- D. 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.
- E. The Rezoning will have to comply with all the Planned Development District Standards.
- F. The City will allow three permanent roads and up to five temporary driveways along Southwest Drive until such time as a traffic signal is installed by the developer at Drive "E". At that time, any driveway in conflict with the traffic signal shall be removed by the developer. All such, permanent and temporary drives shall meet the spacing and other requirements set forth in the City's Access Management Ordinance, including the need for deceleration lanes or tapers.

Street Sections and Buffer Yards

No modifications are proposed to the approved street sections and buffer yards. Parking on streets will not be allowed.

Character Images

Multi-Family Uses

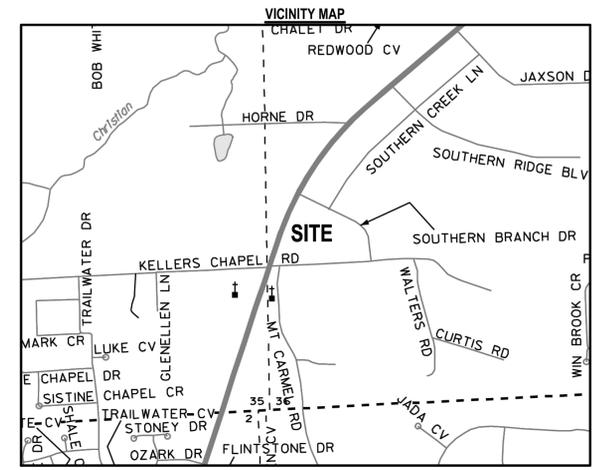
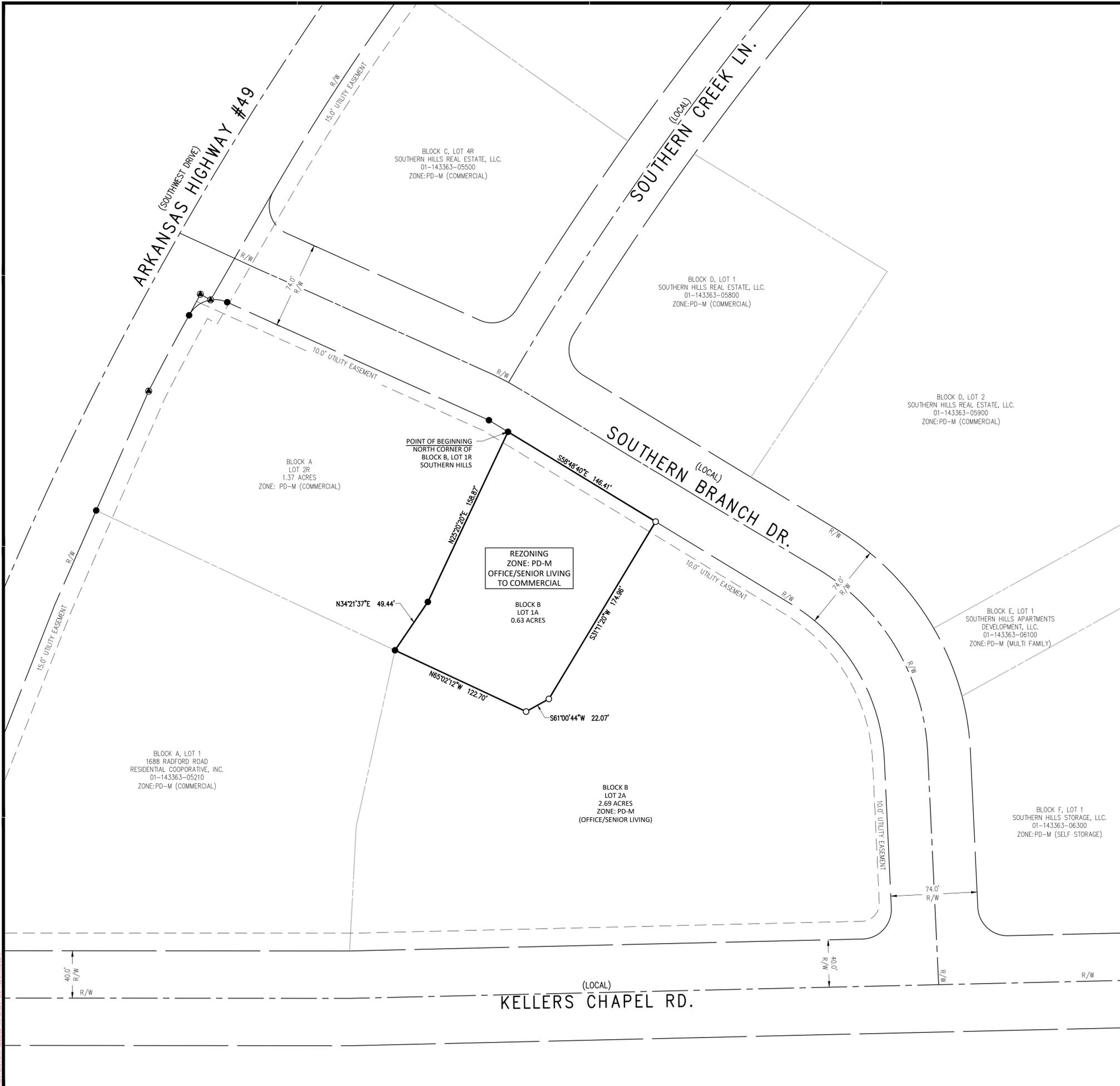


Retail / Commercial



Office





**BLOCK B
SOUTHERN HILLS,
JONESBORO, CRAIGHEAD
COUNTY, ARKANSAS**

THE FOLLOWING DOCUMENTS WERE USED IN CONSTRUCTION OF THIS SURVEY

- A. Arkansas State Highway Commission Right of Way map, Job # 100454, Dated 5/03/2001, obtained from Arkansas Department of Transportation.
- B. Survey by Daniels Land Surveying, LLC, Dated 5/05/2021, Filed for record in Plat Book C, Page 382 of Craighead County records.
- C. Survey by Daniels Land Surveying, LLC, Dated 8/23/2022, Filed for record in Plat Book C, Page 378 of Craighead County records.

SURVEYOR'S NOTES

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
3. Plat represents a boundary survey of a parcel described in Craighead County Deed Records at Book C, Page 378.
4. Survey is valid only if print has original seal and signature of surveyor present.
5. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on 03/26/2025.
6. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
7. The subject properties designated as Parcel 01-143363-05300 and Parcel 01-143363-05400 by the Craighead County, Arkansas, Assessor's Office.
8. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
9. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.
10. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.

LEGEND

○	SET 5/8" REBAR P.S. 1563	PROPERTY LINE	_____
●	FOUND REBAR P.S. 1563	ADJACENT PROPERTY LINE	_____
●	FOUND RIGHT-OF-WAY 5/8" REBAR (AS NOTED)	CENTERLINE ROAD	_____
		EXISTING EASEMENT	_____
		EXISTING RIGHT-OF-WAY	_____

SURVEY DESCRIPTION:

A part of Block B, lot 1R of Southern Hills, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: BEGINNING at the North corner of Block B, lot 1R, Thence South 58°48'40" East, a distance of 146.41 feet; Thence South 31°11'20" West, a distance of 174.96 feet; Thence South 61°00'44" West, a distance of 22.07 feet; Thence North 65°02'12" West, a distance of 122.70 feet; Thence North 34°21'37" East, a distance of 49.44 feet; Thence North 25°20'20" East, a distance of 158.87 feet to a POINT OF BEGINNING, containing 0.63 acres, more or less, and being subject to all Rights-of-Way- and easements of record.

RECORD INFORMATION

BASIS OF BEARINGS:
RECORD PLAT BOOK C, PAGE
378 OF CRAIGHEAD COUNTY
CIRCUIT CLERK OFFICE

GRAPHIC SCALE IN FEET
40' 0 40'

STATE PLAT CODE:
500-14N-03E-0-36-401-16-1563

SEAL

PRELIMINARY

REZONING PLAT
BLOCK B
SOUTHERN HILLS, JONESBORO,
CRAIGHEAD COUNTY, ARKANSAS
PREPARED FOR:
SOUTHERN HILLS REAL ESTATE, LLC.

ISSUE DATE: 07/21/2025
PROJECT NO: 24922900
CONTACT: SAM / MAD

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194



870.203.7876
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

© 2025 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

DRAWING COURTESY: SOUTHERN HILLS REAL ESTATE, LLC. BLOCK A SURVEY, SOUTHERN HILLS, LOCAL REZONING. CREDIT: SAM HAINES, 2025.07.21. 141-143363-05210

OFFICIAL RECEIPT

Receipt Date 08/13/2025 03:00 PM
Receipt Print Date 08/13/2025

Receipt # 00264698
Batch # 00113.08.2025

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 482.30

Detail:
01-000-0150-00
Proof of Publication RZ-25-14 482.30

Total 482.30

Payment Information:
Credit Car 3374 482.30
Change 0.00

Southern Hills
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY

THE CITY OF JONESBORO
300 S CHURCH ST
JONESBORO AR 72403
870-932-3042

08/13/25 2:59 PM

TERM ID: *****705 ***1
CHIP READ INSERT
CARD TYPE: VISA
AID LABEL: VISA CREDIT
AID: A0000000031010
ACCT #: *****3374

CREDIT SALE

REF #: 776001023 TRAN #: 2170
AUTH #: 064077

DESCRIPTION: _____
AMOUNT USD \$482.30

APPROVED

X 
BEVILL/JEREMY

I AGREE TO PAY THE ABOVE TOTAL
AMOUNT ACCORDING TO CARD ISSUER
AGREEMENT

ARQC: 87EC984DC40A928F
TVR : 8080008000
TSI : 6800

MERCHANT COPY

1. Call to order

2. Roll Call

Present (6): Kevin Bailey, Jim Little, Monroe Pointer, Paul Ford, Stephanie Nelson, Jimmy Cooper

Absent (3): Dennis Zolper, Jeff Steiling, Lonnie Roberts

3. Approval of minutes

MIN-25:068 MINUTES July 22nd, 2025 MAPC

A motion was made by Jim Little, seconded by Monroe Pointer, that the minutes be approved, the motion was PASSED with the following vote:

Aye (6): Kevin Bailey, Jim Little, Monroe Pointer, Paul Ford, Stephanie Nelson, Jimmy Cooper

Nay (0)

Absent (3): Dennis Zolper, Jeff Steiling, Lonnie Roberts

4. Miscellaneous Items

COM-25:032 **Sidewalk Waiver at 903 Martin Luther King Jr. Blvd**

Kevin Bailey (Chair): First order of business is a sidewalk waiver at 903 Martin Luther King Jr. Boulevard, do we have the proponent for this item?

John Easley (Proponent): I'm John Easley with Associated Engineering, and on behalf of the owners asking for a sidewalk payment for 903 Martin Luther King Jr. Boulevard. ARdot is widening MLK Boulevard and they have planned to install sidewalks. Therefore, the requirement for us to do it is really non-essential.

Kevin Bailey: Okay, City Planner?

Derrel Smith (City Planner): Yes, we reviewed it and we would recommend approving the fee in lieu.

Paul Ford (Commission): Ford, motion to approve.

Jimmy Cooper (Commission): Cooper, second.

Monroe Pointer (Commission): Can I ask a question?

Kevin Bailey: Sure.

Monroe Pointer: So, that lieu of fee, usually I see it stated different. This one looks like a waiver. Is that the same?

Kevin Bailey: It's the same, it's not a waiver it's a in lieu of.

Monroe Pointer: Okay.

A motion was made by Paul Ford, seconded by Jimmy Cooper, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jim Little, Jimmy Cooper, Monroe Pointer, Paul Ford, Stephanie Nelson

Nay (0)

Absent (3): Dennis Zolper, Jeff Steiling, Lonnie Roberts

COM-25:033 Presentation Discussing a Comprehensive Growth Plan and Street Master Plan by representatives from DPZ and CTA

Same presentation that was presented to the City Council. Please see video, time stamp for Presentation: 9:42-24:25

Jimmy Cooper (Commission): Cooper, I have one question. Assuming the city council goes forward with this. Do you have a timeline of what we'll see, when we'll see?

Matt Lambert (Presenter): Yeah, I'd mentioned it's usually 18 to 24 months. In terms of the total timeline for doing a comprehensive plan. Some of that will depend on when holidays fall and things like that. So, a year and half to two years but there's different pieces. Early on we'll have meetings with you all, we'll have meetings with the public. So, there's engagement there. There will be a website online with all those materials. We'll do analysis and then we'll publish that on the website move into a survey, then move into the design week or process which would most likely be in the spring. Then, after that process we would review publicly the outcomes and materials and produce the first draft of a document which would be, probably around this time next year for your first review and then we go through refinements after that.

Kevin Bailey (Commission): I have a question, so as far as getting the public engaged, what do you guys, what do you do to get to the public? As you can see there is a room full of people here tonight on a rezoning request but how do you go about getting the public engaged in these meetings?

Dave Roberts (Presenter): Social media is a good tool to put the word out because most people do follow, whether it's the city or any of the groups that are related to your city. So, the idea is to get the word out, tell people we're going to have events. Sometimes, you can have multiple ones in different locations if people don't all come to one place. We helped the city of Searcy just last year with a bond. We were doing some master planning work with them. We had a lot of public engagement events and one of them was a giant party like I alluded to. We had 450 people show up to this. We set it at 5:30 where people could hit it right on their way home. We had grills going, feeding people, the police and fire were there with some of their equipment. There was bouncy houses, but we had stations inside so people could go around the room and do the information gathering that we needed at these stations, and a radio station was there out front, live broadcast. So, we just made it a big community event. Sometimes, that works great and sometimes it doesn't. So, your student committee could kind of tell us what works well and we've got a lot of tools in the toolbox but online is another way to gather information too. So, we'll balance it between in person and online and then, like we mentioned there is going to be that workshop. That's a week long, and that's an open house where people can drop in to where we're located. Our whole team will be here in town in one of your storefronts or at the university or where is easy for you guys to access and people can just come and go and see what we're drawing. I mean, right there when we're doing it and then, we'll have a presentation at the beginning of that week and one at the end of that week. So, we're giving updates through the process and you all as leaders can tell us, hey, the best place to do these bigger meetings is in this location or in that location, but we'll also have different ones, so we'll have all kinds of engagement opportunities.

Kevin Bailey: Okay, commissioners do you have any questions?

Monroe Pointer (Commission): I have one, so why your company?

Dave Roberts: So, Crafton Tull is engineering, architecture, landscape architecture, and surveying here in Arkansas. We do comprehensive plans like these but we don't do the bigger towns. We bring in the national pros to help us with the bigger projects. So, we've worked with them now, this team has done 5 together, I think in the region and so, we're the local in state, DPZ is elsewhere, they're national they have offices in Miami and Oregon and New York and elsewhere. So, we know Arkansas and we live here. We have employees that work here in your town. So when we hear about a comprehensive plan like this, we pull together the A team, because we've done it elsewhere and have had a lot of success.

Paul Ford (Commission): Does the planning that you put together, just develop new places or does it involve retrofitting in the power of, I mean condemnation to say this has to be taken

because we need to do this or we need to do that because sometimes, we have, we had a recycling plant that kind of creates issues, well then the things that develop around a recycling plant aren't necessarily, what might be otherwise the best use acreage that's right on the edges of downtown and is it in plan to say, we gotta go in here and say the city's have to take this and redevelop this even though that may make individual landowners, maybe not so happy.

Matt Lambert: We will take into account both. It's both new development and redevelopment, there's that type and there's also just any sort of redevelopment and it's going to be different if it's downtown or on the major roadways and shopping centers. Something like that. For the most part we try to align the land use so, that the marketable value will result in the natural redevelopment of something like that. You are restricted to some extent in terms of what you can do as a city but if there's specific issues like that, we can look at what are your legal options to be able to address that and what are the market based options that might naturally cause the change to occur?

Paul Ford: I have read things in other cities where they have, you talk about doing things across the country, where the city says we're going to take this land and redevelop it and buy everybody out and have you ever worked in projects like that?

Matt Lambert: Yeah and there are a few different strategies. There's the buyout approach to it and then there is the condemning approach, but the condemning approach is more restricted. You can build parks or you can build roads basically. So, those are basically your options if you're actually taking property as a city. But there's all sorts of other mechanisms that you can use. So, absolutely we have experience in other cities out of those different types of approaches. I think that in the planning process our goal is to identify the issues and understand what the community thinks in general about them and then the best strategies forward in terms of the options like I said that are legally approachable for the city and options that may be possible from the market.

Jimmy Cooper: One last question, how far reaching are your plans? Are you strictly bound by the city limits? Are you bound to downtown Jonesboro? Do you look for future, how far out would you reach?

Matt Lambert: Well, it's the city limits but if we're talking about growth and the type of growth, we'll project the population growth and see how much land and where that goes and sort of determine from there. So, it's really based on what the growth looks like but yeah, the boundaries are the city, it's not just downtown, but the entirety of the city limits, whether or not anything goes beyond the limits is certainly something that we can discuss during the process.

Jimmy Cooper: Well, my concern is we have a development that goes on outside the city and some of the development does not meet any kind of city standards and then they want to annex and where does it go from there?

Matt Lambert: Well, that's an interesting issue you're dealing with just now with the new state legislation, right? Where you no longer have your extra territorial jurisdiction over the lands

outside of the city limits, right? So, we could certainly, we'll be having some of those county level discussions elsewhere in terms of the reality from a county standpoint that you have two choices you can either restrict growth in the county or you can grow county government to deal with those sorts of services and maintenance that you need for having growth that you manage within the county. Like most of them aren't set up to maintain roads, local roads, and developments nor the infrastructure. So, that's totally something new that all communities in Arkansas are now starting to deal with. So, I'm sure that will be an important thing for us to consider in this process.

Jimmy Cooper: Thank you.

Monroe Pointer: I got one more, so with our current city codes and you guys coming in and doing your comprehensive planning, would we use those existing or would that be say something after your planning that we would be required to change our codes to match wherever you're planning could possibly be?

Matt Lambert: Yeah, we'll make recommendations, so we'll analyze them and see in terms of different preferences for growth and different types of growth whether or not you're set up to allow that to happen. So, we'll do the planning for what that growth should be and then we'll see if the codes aren't going to work we'll specify why and how they should be updated and when. And usually that's a sort of right of way thing to get into updates if they're going to be in the way of future growth goals.

Kevin Bailey: Any other commissioner questions? Is anybody ready to make a motion? What we're looking for tonight, commissioners is a recommendation to send this presentation to full council. So, is there anybody ready with a motion?

Jimmy Cooper: I think the city has chosen the direction that they want to try to move us forward and do planning and hopefully it's the right move and I make a motion for it to be approved.

Kevin Bailey: We have a motion do we have a second?

Jim Little (Commission): Second.

A motion was made by Jimmy Cooper, seconded by Jim Little, that the matter be forwarded to council, and the motion was PASSED with the following vote:

Aye (5): Jim Little, Jimmy Cooper, Monroe Pointer, Paul Ford, Stephanie Nelson

Nay (0)

Absent (3): Dennis Zolper, Jeff Steiling, Lonnie Roberts

5. Preliminary Subdivisions

PP-25-06

Preliminary Plat Sarah's Crossing Phase IV PLN-8538

Kevin Bailey (Chair): Our next item is a Preliminary Plat on Sarah's Crossing Phase 4.

Mark Morris (Proponent): My name is Mark Morris, I'm the owner of Sarah's Crossing subdivision we're seeking preliminary approval for 54 lots on 15 acres. This is our final phase of the subdivision we're connecting the existing Sarah's crossing to Maple Valley back to the east. I'm here to answer any questions you may have.

Kevin Bailey: Okay, Mr. Derrel?

Derrel Smith (City Planner): Yes sir, we reviewed it and it does meet the requirements for the subdivision codes. So, we would recommend approval.

Kevin Bailey: Commissioners, any comments or questions? Anybody ready with a motion?

Paul Ford (Commission): Ford, make a motion to approve.

Monroe Pointer (Commission): Second, Monroe.

A motion was made by Paul Ford, seconded by Monroe Pointer, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jim Little, Jimmy Cooper, Monroe Pointer, Paul Ford, Stephanie Nelson

Nay (0)

Absent (3): Dennis Zolper, Jeff Steiling, Lonnie Roberts

6. Final Subdivisions

7. Conditional Use

8. Rezoning

RZ-25-13

Rezoning 2106 Bridger Rd. Rezone Approximately 6.79 acres

Kevin Bailey (Chair): Okay, our next item is our first rezoning request. Rezoning RZ-25-13 at 2106 Bridger Road. Looking for a rezoning of approximately 6.79 acres, do we have the Proponent?

David Baker (Proponent): Good afternoon, I'm David Baker. With me today is Mr. Garret Dunham. We're with Fisher and Arnold, the address for the record is 404 Creath Avenue. As with

any rezoning, we have to provide the justification or request for that rezoning. We feel that there's a significant need. With this, with the way the housing is the interest rates and so forth, there's a need for quality affordable housing, and the second part of that we feel like more importantly that there's been significant change in the area since this property was originally zoned. If you look at it with the justification, our subject property is located here. This is Johnson, Bridger Road is here. If you look to the southeast, there is a higher density assisted living community, directly across Bridger Road to the west there is a mobile home community there as well. That is a higher intensity type use. As you look at future growth in the area along East Johnson, there's more and more commercial developing every day and then at the intersection of Johnson and Bridger, I feel like that will be a major retail as well, and office type area. Additionally, I request as with the comprehensive land use plan, this area calls for high intensity use and we feel like all these justifications are in line with our request. So, having said that, I'll be glad to try and answer any questions, that y'all may have.

Kevin Bailey: Thank you, Derrel?

Derrel Smith (City Planner): Yes sir, we have reviewed it and like he said the area is in a high-intensity growth sector. So, with that in mind, we would recommend approval with the following conditions, 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.

Kevin Bailey: Okay, with this being a rezoning request, I'm going to open it up for public comments. Is there anybody here from the public that would like to speak on this matter tonight? If you would come to the microphone, name and address, and we're going to try to, there's a lot of you here tonight, we want to hear everything we can, but about five minutes is about all each person can have, okay?

Dave Nance (Public): My name is Dave Nance I live at 5017 Eden Cove. I'm also a representative of the Eden Hills Estates POA and I've also spoken to several people, Mark Morris and Paul Willis, and you know some of these other people who live up in the area here. Haven't had much time to look at it very much. In fact only today. But with everyone I've talked to the opposition is pretty much united. And united basically on 3 reasons. First, the property values of the properties that are already owned in the area. Second, quality of quality of life. Third, infrastructure. With property values, apartments, you know most of the upper area as I understand it, is R-1 single family, sometimes multi-acre, and those kind of properties are almost always, every place I've ever lived, been devalued by multiple family apartments. And that's my experience now. I've lived 14 years down in Naples, Florida which is a very highly developing area, has been developing for 40 or 50 years. That's my experience there. Raliegh, North Carolina, Montgomery, Alabama, Memphis, Tennessee, I've lived in all of these places and seen

the same thing. So, one of the other things is, no matter how nicely these things are built, they are going to deteriorate because ownership almost always devolves to somebody who doesn't live here in town. They always look beautiful but they always deteriorate because ownership has no particular commitment to the values. They just want to basically build it and either sell it to somebody else who sells it to somebody else, and you know the drill. Okay. Quality of life you start pushing people more crowded like this. Crime is an issue, not necessarily major crime but petty crime and petty crime affects quality of life, and so you've got that. Traffic is an issue we already have a lot of traffic there. That brings me to the third thing. Which is infrastructure. Down in Naples I was there for 14 years. That area is growing and has been for a long time and it's beautiful. And they've maintained the beauty but the way they did was some of the planning that one of your people earlier was talking about, but some of that planning involved the nature of the infrastructure because what they did in Collier County, and a lot of other places in Florida, they required impact fees from developers. These impact fees were comprehensive. They had to account for anywhere from a half a mile to a three-quarter mile radius from the proposed development. The developer was responsible for building out all of the roads in those areas, whether they were brand new or they were just redone. All of the intersections, all of the coverts, all of the bridges. They were responsible for the water drainage. Bridger Creek right now is pretty much unworkable on the north side of Peachtree. And we've tried to talk to some people about it and they've sent some people out and the workers you've sent have done a great job but the job is not done. This kind of stuff needs to be involved in these impact fees. Now, the other thing, police, they were required to pay for the increase of police patrols, police equipment, police stations, if the population was such that it needed that. They were required to improve the fire stations, the fire equipment, to hire the firemen. They were required to improve the EMT, the responses, the emergency rooms, and even the parking lot of the emergency rooms. If it was determined that the population would affect this stuff. They had to do the sewers. They had to expand the sanitation facilities, that the sewers drain into, sewage treatment plants, and of course, all of this is based on you all determining the level of the impact, but I'm trying to help you understand from my perspective and the perspective of the people, I've talked to is how much this is going to impact and who is going to pay for it, because if you don't require the developers to pay for this in some way or another with the impact fees, then, all of us as taxpayers are going to have to pay these things. So, basically, all of the people that I've talked to, we are seriously opposed not to development, Jonesboro is going to grow, but this kind of development in this area.

Kevin Bailey: Thank you, yes ma'am.

Carol White (Public): Hello, I'm Carol White, this is my husband, Rick. Our address is 5001 Nicole Cove which is directly off of Bridger Road we've lived there since 2013. I've never spoke publicly at a meeting. So, I'm just going to read my notes. I thought them out. Okay, so I am opposed to the rezoning of the property at 2106 Bridger Road for the following reasons. Traffic on 49 is already extremely congested. Cars take Bridger Road as a cut through. Bridger is very

narrow with no shoulders, and traffic is already heavy on this road. It's very dangerous to try and get out on 49, especially turning left, which we experience tonight, it took us quite a while. The increased number of vehicles will make it increasingly dangerous and difficult. With 80 to 100 new housing units, plus approximately two cars per unit will put added difficulty, time, and danger to those who travel this route especially in the mornings and afternoons for school and work. It will increase the Brookland and/or Nettleton bus traffic, picking up and dropping off children in the mornings and afternoon. The crime rate has the crime has the potential to increase because of the increased rental population. We already have a mobile home park directly across the street from this property. Which seems to be extremely well managed. But typically that is not the case, as the previous man mentioned. More renters creates a greater potential for crime. Homeowners having a vested interest in the community typically tend to take better care of property and do not offer the same threat of theft, violence, noise, and property damage as do large numbers of renters who have no vested interest. Noise levels, pollution, trash, and vehicle traffic will be greatly increased by this large number of new residents to this area. The access to NEA hospital will also be negatively impacted by the increase in traffic. In summary, this is a dangerous and unacceptable use of this property, please vote no on the rezoning of this property. Thank you.

Kevin Bailey: Thank you. Name and address.

Lynn Childers (Public): Good evening, my name is Lynn Childers. Thank you council for letting us talk. I live at 5108 Tracy Drive. I've lived there since 2009. It probably means something that I've been 19 years full time realtor, in 2023 I was the president of the Northeast Arkansas Board of Realtors. My front door is no more than 500 feet on the same side of the street as the subject property. So, everything that's already been said are things that I would have said, so I'm not going to belabor that, but I will say this, I've been an advocate for home ownership, I continue to be an advocate for home ownership. I know that Jonesboro needs more housing. I would be happy with a nice subdivision going in this property. I think that would be something that would at the very worst not hurt our property values but maybe even help our property value. I'm not as enthusiastic about high density multi-family housing going in there. I did want to elaborate just a little bit on the safety of Bridger Road. Bridger Road is a narrow 2 lane there is no shoulder whatsoever and if you turn off of Johnson, the subject property, my drive, Tracy drive is the gravel drive and it's exactly a mile from Johnson. It's in the middle of an S curve. Once again we're about 500 feet between our street and the subject property. When I come to the end of Tracy Drive to turn left or right on Bridger which I do every day. When I look to the left toward, the subject property, I can't see very far because of woods, trees, it's a somewhat blind corner. When I look to the right, toward Peachtree, there is a blind hill, you have limited visibility either direction. The speed limit is registered at 35 and people regularly drive at 45 miles per hour and probably faster than that on that street and when they come through that S curve, they regularly and when I say that I don't know if I've ever seen anybody who does not, they cross the center line and straddle the center line when they come through. They're going through at a high rate of

speed. They're probably afraid of the ditch because in that S curve the ditch is deep. If your wheels were to go off the pavement, you would need a tow truck to help you out because it's a relatively deep ditch and there's nothing for your wheels to grab purchase of. I will say this on May 19th of this year, my wife was pulling out of Tracy Drive, she was turning left to go to Johnson. She looked, my wife's a very safe driver she's never had an accident. She looked left, looked right, and then she proceeded to turn out left. Well, someone came from Johnson at a high rate of speed flying around the corner probably driving 50 miles an hour. My wife's car was totaled. That happened on May 19th of this year, we knew it was just a matter of time. She was not injured but it did total our car. So, I submit to you that if you approve this rezoning request and they add 50 or 100 doors on that street, traffic is going to increase 10 times or more. I suggest that we're going to have a real problem with safety. It's going to go up to a considerably higher level. That's all I have to say.

Kevin Bailey: Thank you for the comments. Mr. Baker would you like to comment on any of that?

David Baker: Yes sir, thank you. It seemed like there was a pattern with that with traffic and infrastructure improvements. As we move forward, if we're fortunate enough to get rezoned and get to move on to the next stage, part of that will be a traffic impact study. We'll have to go into a lot more detail of infrastructure, water, so forth and we understand that, that is at the developer's expense. Typically with this, I think Bridger Road is scheduled for a three-lane cross section. As a collector, which we will have to dedicate and improve our portion as well as look at the signalization and so forth along Johnson. So, we will be addressing a lot of those concerns as we go through the process that's kind of standard procedure with that. And infrastructure as well. There is yes, water and sewer in the area. But as well, as we move forward with detail design, we'll understand that we will have to if there is a need for improvements, to upsize or extend water lines or sewer lines, something like that, that is at the developer's and owner's expense for that. So, yes, sir go ahead?

Kevin Bailey: There is one more person who would like to speak once you're done.

David Baker: No, that's fine.

Kevin Bailey: Trying to get everybody in here.

Joanne Nalley (Public): Thank you, and thank you for your service to Jonesboro, Arkansas. My name is Joanne Nalley. I've lived here about 80 years now. So, I can tell you about Jonesboro growing and I can tell you about Jonesboro expanding. I used to live at 808 Strawn and then we moved out to Bridger Road. We weren't even in the city and we never had to worry about not having any water and we didn't have to worry about sewer and getting up in the middle of the night and flipping that switch because we had city utilities. There's questions I have to ask and I don't know whether this is the time or not but I would like to ask them. So, I understand there's additional acreage there besides the 6.79, so if this were to be rezoned, then would these people

have the opportunity to add additional apartment complexes there? Because I've heard some talk about it might be 80 or it might be in 100, that it might expand. So, how many of you have gone down Bridger Road here lately? Gone down there? How many have tried to get to work in the morning as they have already alluded to. So, let's see. I believe from January the first to June the 30th, there were over 100 accidents, day before yesterday when I was going to work, there was an accident. How many cars are usually involved in an accident, how many families? How many vehicles does that road hold, 24,000 a day or is it 47,000? I've heard two different things, y'all probably know that better than I do about the traffic on Johnson. And then if you go past Johnson and get on Red Wolf there's about 76,000 accidents every six months. Those are people coming from Brookland, from Paragould. Those people all come into Jonesboro to work. I have some questions about that, we have a few petitions too. I don't know who we submit that too but we have over 325 petitions. We're in opposition of it. So, just want to make that very clear. I appreciate your board and even had a cousin on it at one time, so I hope you will take careful consideration when you think about this rezoning. Do we care about our outlying towns and how this may affect them because one day we may be a big community. So what that's going to do and how will that traffic be? So please think about this critically and how it will impact our community out there. Please consider this, there is talk about high density housing, we have all kind of homes out there. You have people who want to live in apartments, and when you have apartments you can rent to multiple families. I was part of a housing project and they promised to keep it clean and organized, but that property went down. I could talk more but I'll go sit down.

Jared Woodard (Public): One more, my name is Jared Woodard. I'm an attorney here in Jonesboro but I'm here on behalf of my grandmother, Anne McAllister, she's 93 years old, she owns the land just south of it, the 38.9 acres there on Johnson and Bridger, my great great grandmother was Mary Bridger and hence the name of the road, she has asked me to here multiple times via call, text. She will probably call me in a minute to voice her opposition against this. There was mention by Mr. Baker making an assumption that there's redevelopment along Johnson and Bridger, of retail, apartments, or housing. I'll tell you my grandmother is stubborn, she likes it just the way it is. It's 40 acres of pasture, of hay, a pond, fence rows, deer, and that's what it's going to be for the foreseeable future. She wouldn't let me put a billboard on it years ago, so she's not going to put any kind of massive structures on anytime soon. And she has echoed everything today that has been said about Bridger Road and how narrow it is and how dangerous it is and that intersection being at the top is extremely dangerous. The owner who is purposing this property lives in Cherokee Village as previously mentioned, he's an internist, he's a doctor in Cherokee, his organization is part of the Secretary of State, includes Doctor Sra, he is the president and the one that I understand to be proposing this. The other doctors are Natasha Sra and Karam Sra. This seems to be a family outfit not a real estate operation or a bunch of members that are pulling their resources together to build it. This is just a doctor who wants to make an investment an hour and a half from his home. That's concerning. He doesn't have to look at it or drive by it every day. The guy wants to make a little money obviously but not on our backs, he can do that in Cherokee or Sharp county but I don't think it needs to be here. The

growth in Jonesboro has been talked about at length, we want growth but we don't want bad growth. We want our median income to increase, we want Jonesboro to continue the way that it's going but adding 80 more apartments in a place it probably don't belong, I don't think is where we need to be. Possibly a nice residential subdivision with large acreage, there's a lot of woods back there, it's pretty rolling land. That seems to be most appropriate. But I just want to speak on behalf of my grandmother that she is against this. I don't want it there and no one else seems to think it's appropriate or needed.

Kevin Bailey: Thank you for coming. Mr. Baker do you have anything else to say before commissioners have their discussion?

David Baker: Just a couple of things. Yes, to address Ms. Nalley's comment we did a concept plan on this just to see how it could potentially be developed and so forth. Based on this configuration and requirements for retention, parking, and so forth. The 80 units is what this property can feasibly hold and sustain on that. Having heard and listened to everyone's comments, I don't know if it would appropriate to table this until the next meeting for us to continue to maybe look at a lower zone and talk with the neighbors, I would open it up for y'all's input and discussion on that.

Monroe Pointer (Commission): I would like to ask a question, say that again?

David Baker: The property the reason why we did a concept plan on this was to see what the property could hold viably. Based on Jonesboro's regulations for parking, setbacks, areas for storm water detention that would be required. Right of way dedications. The concept plan that we came up with meets those requirements and yielded about 80 units on that. The expansion of that to go up to 120 units. The property can't really handle that just because of the some of the landscaping requirements in Jonesboro.

Jimmy Cooper (Commission): Your conceptual plan has nothing to do with this rezoning. I'm sorry.

David Baker: That's correct, yes.

Jimmy Cooper: It's nice that y'all do that but it has nothing to do with this rezoning. We can rezone it, and y'all come up with a different project.

David Baker: That's correct. Like I said, we just-

Jimmy Cooper: I don't like to get into your conceptual plan or any plan because it has nothing to do with the rezoning.

David Baker: That's correct, I was just mentioning the yield requirements, but yes you're correct sir.

Monroe Pointer: Another question, so if that was allowed to be tabled, you would still come back and ask for a rezoning of the same or lesser but it would still not remain R-1.

David Baker: That's correct. We would look at, and because of the comprehensive plan, does call for higher intensity but also if you look at your typical traditional land use planning you have your higher intensity at roads and highways and then, you look at lesser intensity as you move away from the traffic and areas of concentration. So, that would give us an opportunity to talk to Dr. Sra and also meet with some of the neighbors and maybe look at a different concept or lesser zoning on that.

Carol Duncan (City Attorney): I just want to make clear that according to your rules, that an applicant can withdraw as of one time and ask that it be set for another hearing. Just so y'all are aware of that. That's in your rules. After the second withdraw they'll have to wait 90 days before they can bring something back. But they do get and I know we've done this in the past and most of you are familiar. I just wanted to make sure that you understood that in the rules they have the right to request a withdrawal one time as of right.

Monroe Pointer: And it don't matter what the reasoning is for?

Carol Duncan: It does not say that in your rules, it just says as of right, after the 24 day of the month following the applicant's filing for the rezoning or conditional use. And then it talks about the second withdrawal. You have to wait 90 days. If that's what he's asking, I guess a withdraw is different from a tabling but I just wanted to make that clear.

Monroe Pointer: I feel like for everybody who has shown up for this meeting for us to table this would say, we need you all to come back and I'm not real sure if that's what I would want them to do. Especially if you're going to come back with the same rezoning. I'm only one vote.

Kevin Bailey: Okay, with that said we can continue with questions and comments from commissioners or you can ask to withdraw, and we can take action on that. So, that will be up to you.

David Baker: Okay, can we do questions and then withdraw?

Carol Duncan: I think you can withdraw at any time, once.

Jimmy Cooper: If he asks to withdraw, we don't vote on that?

Carol Duncan: That's correct, that's just his withdraw.

David Baker: Okay, I want a vote to table it and then after that we can look to withdraw.

Kevin Bailey: Okay, you're asking to have it tabled?

David Baker: Correct. To re-evaluate it on lesser density and also have some discussions with the neighbors.

Kevin Bailey: With that statement I would ask for a motion to table. Is there a motion?

Jimmy Cooper: I'll make a motion to table.

Kevin Bailey: I have a motion is there a second to table?

Monroe Pointer: Second.

A motion was made by Jimmy Cooper, seconded by Monroe Pointer, that the matter be tabled, and the motion was FAILED with the following vote:

Aye (0):

Nay (5): Jim Little, Jimmy Cooper, Monroe Pointer, Paul Ford, Stephanie Nelson

Absent (3): Dennis Zolper, Jeff Steiling, Lonnie Roberts

Kevin Bailey (Chair): The matter is not tabled, that motion failed. So, we will continue with questions and comments from the commissioners.

Paul Ford (Commission): What school district is this property located in?

David Baker (Proponent): Brookland.

Kevin Bailey: Any other questions commissioners?

David Baker: We would ask to withdraw it please.

Carol Duncan: Just to be clear that is a one time, if you withdraw a second time, you have to wait 90 days.

Kevin Bailey: You're asking to withdraw?

David Baker: Yes, correct. Withdrawing the application.

Carol Duncan: Just to be clear for the public, the way the withdrawal works is once they prepare something to present back to this commission, they would have to renotify you guys of when that's coming back. So, it may or may not be the next meeting. But they have to renotify you on when that's going to happen. It's kind of like starting over.

Public: Would they renotify the 300 or so?

Carol Duncan: They would renotify what they were required to notify the first time. But it will still be on the website and in the paper and all those things.

The matter was withdrawn.

RZ-25-14

Rezone 7 acres +/- from PD-M Planned Development Multi-family to PD-M Commercial

Kevin Baley (Chair): Okay, next item, rezoning 7 acres plus or minus from PD-M Planned Development Multi-family to PD-M Commercial. Proponent?

Carol Caldwell (Proponent): Carol Caldwell, we got a grocery store that wants to relocate on that 3 lane street and so I want to change it from multi-family to commercial so I can get a grocery store. That's good for the whole area. The reason for that location is because the 3 lane will be hooked up to Culberhouse real soon. So, we're required to change our pattern book. We have and y'all have that. This is like 145 acres and right here is where it is. This 3 lane will hook onto Culberhouse in approximately 2 months. There's going to be a whole lot of traffic through there. It's designed for that. I'm asking to rezone from multi-family RM-16, to commercial for a grocery store, and then on spot here is Kum n' Go. We're wanting to expand this one lot that's already been sold to just about a half-acre. So, we're going form on zoning to another for that. I don't think it's any big issue, we didn't mess with any of the green spaces. We're still above the green space requirement.

Paul Ford (Commission): But you're taking stuff from senior citizens in that half acre?

Carol Caldwell: No sir, not there.

Paul Ford: Not in that spot? Okay, I just misread that.

Carol Caldwell: Not in that spot. I've still got lots of spots. And what happens is, the same that's happened to me for 50 years. On a big development like this, what you start out with is not what you end up with, because you got to go with the market. I've been trying to get a grocery store out there for 3 years. Need one.

Kevin Bailey: Derrel city comments on this?

Derrel Smith: We have reviewed it. The zone is going to remain PD-M. It's just inside the zone that's going to change. So, it's a change of the pattern book but it does meet all the requirements for rezoning and we would recommend the change with the following conditions, 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.

Jimmy Cooper (Commission): Mr. Chairman, I move that we approve the rezoning.

Monroe Pointer (Commission): Second.

Kevin Bailey: Motion and second please cast your vote.

A motion was made by Jimmy Cooper, seconded by Monroe Pointer, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jim Little, Jimmy Cooper, Monroe Pointer, Paul Ford, Stephanie Nelson

Nay (0):

Absent (3): Dennis Zolper, Jeff Steiling, Lonnie Roberts

9. Staff Comments

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-25:037

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Other
Communications

JULY 2025 FINANCIAL STATEMENTS

Overview of State Mandated Funds

Benchmark 41.67%

General Fund

Beginning Fund Balance: \$ 21,164,143 \$ 21,164,143

General Fund	YTD Actual	Total Budget	\$ Remaining	% Need/Avail
Revenue	\$ 37,054,199	\$ 64,779,156	\$ 27,724,957	42.8%
Expense	36,883,882	64,198,132	27,314,250	42.5%
Surplus (Deficit)	\$ 170,318	\$ 581,024	\$ 410,706	

Fund Balance Actual/Projected: \$ 21,334,460 \$ 21,745,167

Street Fund

Beginning Fund Balance: \$ 1,528,507 \$ 1,528,507

Street Fund	YTD Actual	Total Budget	\$ Remaining	% Need/Avail
Revenue	\$ 5,100,307	\$ 9,295,892	\$ 4,195,585	45.1%
Expense	3,437,579	9,860,136	6,422,557	65.1%
Surplus (Deficit)	\$ 1,662,727	\$ (564,244)	\$ (2,226,971)	

Fund Balance Actual/Projected: \$ 3,191,235 \$ 964,263

Overview of Select Budget Variances

Select Data - Year to Date	Actual	Budget	\$ Variance	% Variance
Revenue				
Sales Tax (Combined)	\$ 27,722,208	\$ 28,345,155	\$ (622,947)	-2.2%
State Turnback (Combined)	4,655,513	4,659,923	(4,410)	-0.1%
Expense				
Overlays	350,963	1,324,486	(973,523)	-74%
Fuel Purchases	716,696	902,358	(185,662)	-21%

Overview of Select Prior Year Variances

Select Data - Year to Date	Current Year	Prior Year	\$ Change	% Change
Revenue				
Franchise Fee	\$ 1,210,096	\$ 1,045,579	\$ 164,518	16%
A&P Prepared Foods	3,877,923	3,817,265	60,658	2%
A&P Original 3%	527,114	545,053	(17,939)	-3%
A&P Additional 1%	175,705	181,623	(5,918)	-3%
Alcohol Beverage Tax	410,403	429,508	(19,105)	-4%

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City of Jonesboro, Arkansas
 Schedule of Changes in FB and Required Reserve
 July 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	\$ 37,054,199	\$ 36,883,882	\$ 170,318	\$ 21,334,460
Street	1,528,507	5,100,307	3,437,579	1,662,727	3,191,235
Total	\$ 22,692,650	\$ 42,154,506	\$ 40,321,461	\$ 1,833,045	\$ 24,525,695

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	\$ 1,294,351	\$ 4,677,058	\$ (3,382,707)	\$ 6,553,644
E-911	448,195	854,398	1,224,611	(370,214)	77,981
Federal Grants	761,211	293,158	197,475	95,683	856,894
Non-Federal Grants	294,559	50,116	36,248	13,868	308,427
Community Development Block Grant (CDBG)	16,012	481,971	468,540	13,431	29,442
Metropolitan Planning Organization (MPO)	106,897	66,237	88,512	(22,276)	84,622
Jonesboro Economical Transit System (JETS)	(1,497,164)	658,581	1,505,948	(847,368)	(2,344,532)
Depreciation Fund	4,370,191	302,092	3,114,225	(2,812,133)	1,558,058
Capital Improvement Fund	5,984,291	100,000	3,623,242	(3,523,242)	2,461,048
Advertising & Promotion 3%	243,346	535,412	506,032	29,380	272,726
Advertising & Promotion 1%	45,289	179,120	-	179,120	224,409
Advertising & Promotion Prepared Foods	9,761,919	4,030,241	6,584,605	(2,554,364)	7,207,556
Total	\$ 30,471,097	\$ 8,845,675	\$ 22,026,497	\$ (13,180,822)	\$ 17,290,276

All Funds Totals	\$ 53,163,747	\$ 51,000,181	\$ 62,347,958	\$ (11,347,777)	\$ 41,815,970
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Reserve Analysis

Description	Fund Balance	Less: Required Reserve	Available Reserves
General Fund	\$ 21,334,460	\$ (9,629,720)	\$ 11,704,740
Street Fund	3,191,235		3,191,235
Depreciation Fund	1,558,058		1,558,058
Capital Improvement Fund	2,461,048		2,461,048
Combined Fund Reserves	\$ 28,544,801	\$ (9,629,720)	\$ 18,915,081

*The Required Reserve is established as 15% of General Fund Current Budget Expenditures.

City of Jonesboro, Arkansas
Schedule of Changes in Restricted Fund Balances
July 2025

Changes in Fund Balance- Cash Basis

Restricted Funds	Activity Reflecting Changes in Fund Balance				
	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	Ending Fund Balances
ARPA Revenue Replacement-Building Demo	\$ 3,250,000	\$ -	\$ 3,295,344	\$ (3,295,344)	\$ (45,344)
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	-	132,104	(132,104)	367,896
ARPA Revenue Replcmnt-Approp Remaining	1,537,561	-	-	-	1,537,561
Insurance Proceeds	198,219	-	-	-	198,219
Perpetual Cemetery	627,892	19,598	74,303	(54,705)	573,186
Fire Act 833	74,054	114,323	152,480	(38,157)	35,898
Employee Benefit	49,542	63,632	29,709	33,923	83,465
DARE	54,572	25,281	8,813	16,468	71,040
In Lieu of Sidewalk	78,073	124,247	-	124,247	202,321
Dog Park Donations	27,608	-	-	-	27,608
K-9 Acquisition	24,980	-	14,300	(14,300)	10,680
Police Suspense	14,635	-	-	-	14,635
Animal Control Donations	24,890	7,114	6,936	178	25,068
Exchange for Services A&P Abatement	-	20,000	-	20,000	20,000
Museum - E Boone Watson	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	-	894,357	894,357	-	-
MYAC	538	1,531	770	761	1,299
State Asset Forfeiture	59,247	5,060	15,455	(10,395)	48,851
Federal Asset Forfeiture	53,130	-	14,358	(14,358)	38,772
Homelessness Committee	-	-	-	-	-
Keep Jonesboro Beautiful	2,504	-	23,921	(23,921)	(21,417)
Downtown Jonesboro Imp. District	0	14,207	14,207	(0)	0
Total	\$ 9,936,351	\$ 1,294,351	\$ 4,677,058	\$ (3,382,707)	\$ 6,553,644

City of Jonesboro
 Schedule of Revenue vs. Expense
 July 2025

State Mandated Funds

Operation and Maintenance (O&M)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 36,949,805	\$ 64,600,194	\$ 27,650,389
	Expense	36,883,882	63,444,652	26,560,771
Street	Revenue	5,086,828	9,295,892	4,209,064
	Expense	3,437,579	6,788,886	3,351,307
Total	Revenue	\$ 42,036,633	\$ 73,896,086	\$ 31,859,453
	Expense	40,321,461	70,233,538	29,912,077
	Surplus/(Deficit)	\$ 1,715,172	\$ 3,662,548	\$ 1,947,376

Capital Improvement (C.I.)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 104,395	\$ 178,962	\$ 74,567
	Expense	-	753,480	753,480
Street (Includes STIP)	Revenue	13,479	-	(13,479)
	Expense	-	3,071,250	3,071,250
Total	Revenue	\$ 117,873	\$ 178,962	\$ 61,089
	Expense	-	3,824,730	3,824,730
	Surplus/(Deficit)	\$ 117,873	\$ (3,645,768)	\$ (3,763,641)

Total O&M and C.I.	Revenue	\$ 42,154,506	\$ 74,075,048	\$ 31,920,542
	Expense	40,321,461	74,058,268	33,736,807
	Surplus/(Deficit)	\$ 1,833,045	\$ 16,780	\$ (1,816,265)

Other Funds

Other Funds		YTD Actual	Total Bud/Avail	\$ Remaining
Restricted	Revenue	\$ 1,294,351	\$ 2,120,735	826,384
	Expense	4,677,058	2,131,735	(2,545,323)
E-911	Revenue	854,398	1,705,694	851,296
	Expense	1,224,611	2,237,001	1,012,390
Federal Grants	Revenue	293,158	3,387,911	3,094,753
	Expense	197,475	2,768,941	2,571,466
Non-Federal Grants	Revenue	50,116	59,056	8,940
	Expense	36,248	59,056	22,808
CDBG	Revenue	481,971	1,000,195	518,224
	Expense	468,540	1,000,195	531,655
MPO	Revenue	66,237	295,650	229,413
	Expense	88,512	295,650	207,138
JETS	Revenue	658,581	2,710,121	2,051,540
	Expense	1,505,948	2,710,121	1,204,173
Depreciation Fund	Revenue	302,092	-	(302,092)
	Expense	3,114,225	4,370,191	1,255,966
Capital Improvement Fund	Revenue	100,000	-	(100,000)
	Expense	3,623,242	28,483,012	24,859,769
A&P 3%	Revenue	535,412	971,700	436,288
	Expense	506,032	1,149,295	643,263
A&P 1%	Revenue	179,120	324,388	145,268
	Expense	-	298,750	298,750
A&P PF%	Revenue	4,030,241	6,375,500	2,345,259
	Expense	6,584,605	752,235	(5,832,370)
Total	Revenue	\$ 8,845,675	\$ 18,950,950	\$ 10,105,275
	Expense	22,026,497	46,256,182	24,229,685
	Surplus/(Deficit)	\$ (13,180,822)	\$ (27,305,232)	\$ (14,124,410)

All Funds (Combined)		YTD Actual	Total Bud/Avail	\$ Remaining
Grand Total	Revenue	\$ 51,000,181	\$ 93,025,998	\$ 42,025,817
	Expense	62,347,958	120,314,450	57,966,492
	Surplus/(Deficit)	\$ (11,347,777)	\$ (27,288,452)	\$ (15,940,675)

City of Jonesboro
 Schedule of O&M Departmental Overview
 July 2025

O&M Departmental Overview

General Fund

Department		YTD Actual	Total Budget	\$ Remaining
Overview of Public Safety				
Law & Enforcement	Revenue	\$ 1,677,261	\$ 2,869,201	\$ 1,191,940
	Expense	13,082,261	22,436,240	9,353,979
Fire Protection	Revenue	525,039	1,498,686	973,647
	Expense	9,265,896	14,808,178	5,542,282
Total Public Safety				
	Revenue	\$ 2,202,300	\$ 4,367,887	\$ 2,165,587
	Expense	22,348,157	37,244,418	14,896,261
	Surplus/(Deficit)	\$ (20,145,857)	\$ (32,876,531)	\$ (12,730,674)

Overview of Non-Public Safety Departments				
Parks	Revenue	\$ 673,364	\$ 1,658,464	\$ 985,100
	Expense	\$ 3,173,227	\$ 6,079,697	2,906,471
Sanitation	Revenue	80,432	132,437	52,005
	Expense	3,854,288	6,494,724	2,640,436
Elected Officials	Revenue	209	-	(209)
	Expense	943,549	1,682,642	739,093
General Admin.	Revenue	31,656,382	55,206,225	23,549,843
	Expense	718,155	1,208,258	490,103
Other-Admin.	Revenue	2,337,117	3,235,181	898,064
	Expense	5,846,506	10,734,913	4,888,407
Capital Improvement	Revenue	104,395	178,962	74,567
	Expense	-	753,480	753,480
Total Non-Public Safety				
	Revenue	\$ 34,851,899	\$ 60,411,269	\$ 25,559,370
	Expense	14,535,724	26,953,714	12,417,990
	Surplus/(Deficit)	\$ 20,316,175	\$ 33,457,555	\$ 13,141,380

Total General Fund				
	Revenue	\$ 37,054,199	\$ 64,779,156	\$ 27,724,957
	Expense	36,883,882	64,198,132	27,314,250
	Surplus/(Deficit)	\$ 170,318	\$ 581,024	\$ 410,706

Street Fund

Department		YTD Actual	Total Budget	\$ Remaining
Street	Revenue	\$ 17,900	\$ 21,854	\$ 3,954
	Expense	2,476,019	5,103,113	2,627,094
Engineering	Revenue	57,660	172,203	114,543
	Expense	931,296	1,685,773	754,477
Street Admin.	Revenue	5,011,268	9,101,835	4,090,567
	Expense	30,264	-	(30,264)
Capital Improvement	Revenue	13,479	-	(13,479)
	Expense	-	3,071,250	3,071,250
Total Street Fund				
	Revenue	\$ 5,100,307	\$ 9,295,892	\$ 4,195,585
	Expense	3,437,579	9,860,136	6,422,557
	Surplus/(Deficit)	\$ 1,662,727	\$ (564,244)	\$ (2,226,971)

O&M Grand Total				
	Revenue	\$ 42,154,506	\$ 74,075,048	\$ 31,920,542
	Expense	40,321,461	74,058,268	33,736,807
	Surplus/(Deficit)	\$ 1,833,045	\$ 16,780	\$ (1,816,265)

City of Jonesboro, Arkansas
 Schedule of Interest Earnings & Deposit Collateralization
 July 2025 Interest

Interest Earnings

Bank Account	Balance	Interest Earned	Rate of Interest
General Fund	\$ 17,999,358.19	\$ 44,878.64	3.05%
Jonesboro Softball	11,620.80	30.04	3.05%
Federal Grants Fund	854,946.90	1,801.86	3.05%
Restricted Funds	6,570,675.96	17,032.31	3.05%
Non-Federal Grants	309,232.89	805.68	3.05%
Depreciation Fund	2,816,690.81	4,213.67	3.05%
Capital Improvement Fund	1,500,889.35	8,351.85	3.05%
Payroll Clearing	349,062.37	823.42	3.05%
Credit Card	31,085.13	358.72	3.05%
Operating	434,348.20	2,190.03	3.05%
Total	\$ 30,877,910.60	\$ 80,486.22	
Street Fund	\$ 3,312,602.49	\$ 9,132.39	3.05%
E-911	17,568.98	593.57	3.05%
C.D.B.G.	28,549.56	-	0.00%
M.P.O.	78,824.08	225.16	3.05%
J.E.T.S.	39,041.50	139.01	3.05%
Non Uniform Pension Payee	1,501.41	3.88	3.05%
A&P 3% Hotel & Motel	275,800.57	696.38	3.05%
A&P 1% Hotel & Motel	224,409.11	536.02	3.05%
A&P Prepared Foods	7,207,555.57	17,866.84	3.05%
Total Other	\$ 11,185,853.27	\$ 29,193.25	
Grand Total	\$ 42,063,763.87	\$ 109,679.47	

Total year to date interest

Actual

\$ 862,855.74

Budget

\$ 689,050.83

Deposit Collateralization

Pledge Report - Centennial Bank

Irrevocable Letters of Credit	\$ 32,000,000.00	Expires 12/31/2025
Other Pledged Securites (Mkt Val)	34,613,438.46	
FDIC Insurance	250,000.00	
Total Collateralized Balances	\$ 66,863,438.46	

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	-	3,868,202.11	3,855,671.39	3,991,764.99
September	-	3,906,921.12	3,857,410.13	3,803,716.42
October	-	4,073,345.55	4,025,134.40	3,891,040.16
November	-	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	\$ 27,722,207.78	\$ 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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 27,722,207.78	\$ 27,673,192.35	\$ 49,015.43	0.2%

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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 27,722,207.78	\$ 28,345,154.86	\$ (622,947.08)	-2.2%

*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		2,135,107.75	2,131,256.75	2,207,564.87
September		2,160,292.56	2,130,151.48	2,101,899.21
October		2,247,031.59	2,228,139.32	2,166,360.53
November		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	\$ 15,344,957.72	\$ 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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 15,344,957.72	\$ 15,332,777.16	\$ 12,180.56	0.1%

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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 15,344,957.72	\$ 15,740,096.66	\$ (395,138.94)	-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		1,733,094.36	1,724,414.64	1,784,200.12
September		1,746,628.56	1,727,258.65	1,701,817.21
October		1,826,313.96	1,796,995.08	1,724,679.63
November		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	\$ 12,377,250.06	\$ 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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 12,377,250.06	\$ 12,340,415.19	\$ 36,834.87	0.3%

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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 12,377,250.06	\$ 12,605,058.20	\$ (227,808.14)	-1.8%

*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	\$ -	616,409.61	609,925.44	663,025.33
September	\$ -	644,063.82	660,774.12	647,169.88
October	\$ -	539,555.24	645,402.15	658,112.49
November	\$ -	604,855.02	605,648.19	651,637.64
December	\$ -	589,908.19	623,165.05	663,991.34
Totals	\$ 4,655,513.28	\$ 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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 4,655,513.28	\$ 4,635,108.02	\$ 20,405.26	0.4%

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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 4,655,513.28	\$ 4,659,923.35	\$ (4,410.07)	-0.1%

*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		64,992.77	71,016.33	63,515.60
September		80,511.59	80,527.52	75,785.70
October		80,511.59	80,527.44	75,785.70
November		80,511.59	80,527.44	75,750.67
December		80,511.59	80,527.44	75,750.67
Totals	\$ 781,106.06	\$ 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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 781,106.06	\$ 781,497.91	\$ (391.85)	-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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 781,106.06	\$ 768,373.16	\$ 12,732.90	1.7%

*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		551,416.84	538,909.11	599,509.73
September		563,552.23	580,246.60	571,384.18
October		459,043.65	564,874.71	582,326.79
November		524,343.43	525,120.75	575,886.97
December		509,396.60	542,637.61	588,240.67
Totals	\$ 3,874,407.22	\$ 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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 3,874,407.22	\$ 3,853,610.11	\$ 20,797.11	0.5%

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	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 3,874,407.22	\$ 3,891,550.19	\$ (17,142.97)	-0.4%

*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	N/A	115,582.11	N/A	N/A
September	N/A	138,001.35	N/A	N/A
October	N/A	99,186.44	N/A	N/A
November	N/A	130,238.26	N/A	N/A
December	N/A	89,186.82	N/A	N/A
YTD Total	\$ 716,696.48	\$ 1,332,657.62	\$ (43,766.16)	-5.8%

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	N/A	41,676	N/A	N/A
September	N/A	51,427	N/A	N/A
October	N/A	41,006	N/A	N/A
November	N/A	52,010	N/A	N/A
December	N/A	38,282	N/A	N/A
YTD Total	290,432	499,987	14,844	5.4%

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	N/A	2.85	N/A	2.63
September	N/A	2.75	N/A	2.53
October	N/A	2.47	N/A	2.33
November	N/A	2.52	N/A	2.46
December	N/A	2.36	N/A	2.28
YTD Average	\$ 2.48	\$ 2.68	\$ 2.44	\$ 2.64

Comparison of Fuel Purchases vs. Budget

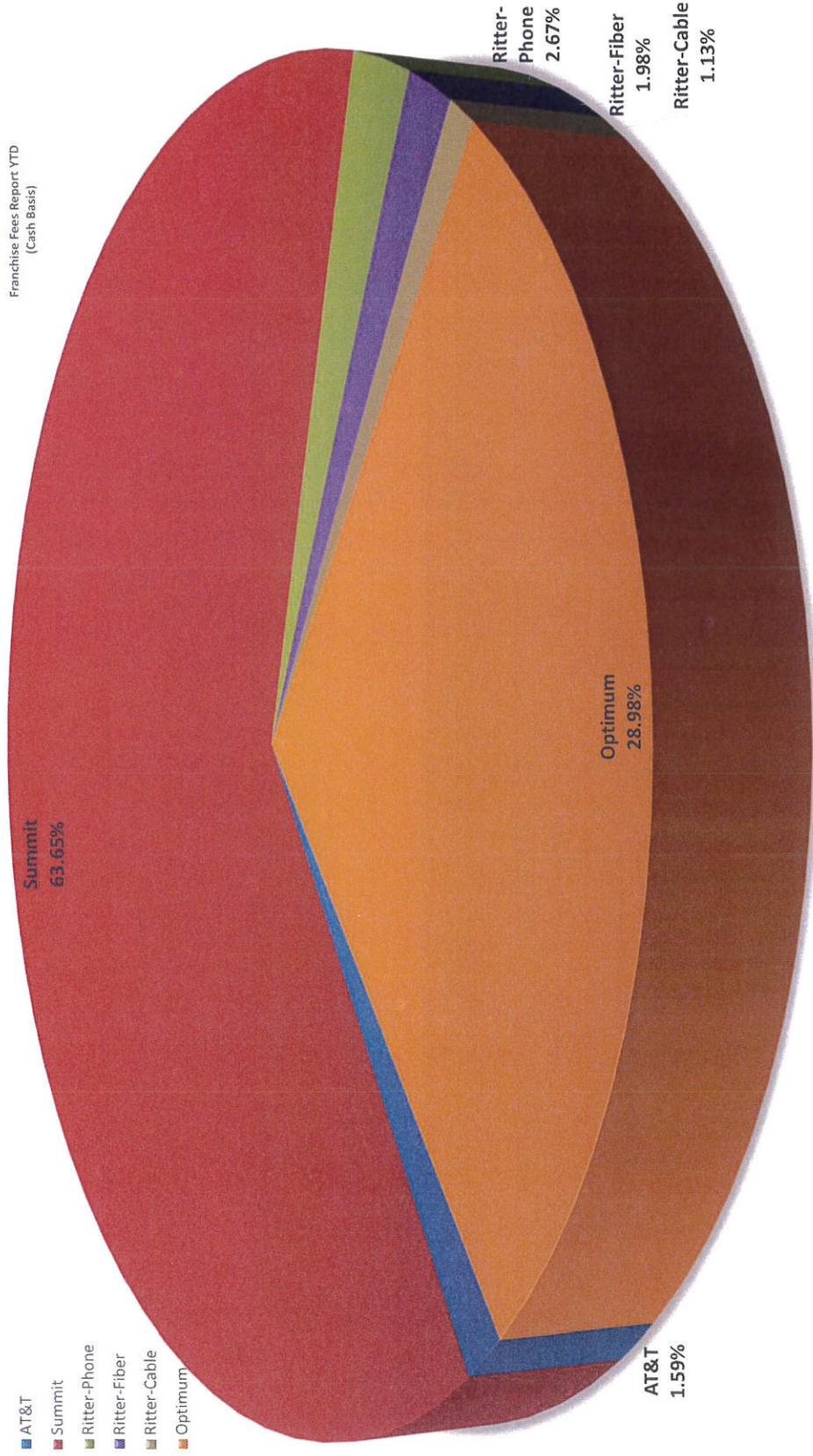
MONTH	Actual	Budget	\$ Variance	% Variance
January	\$ 75,785.89	\$ 128,908.33	\$ (53,122.44)	-41.2%
February	84,985.42	128,908.33	(43,922.91)	-34.1%
March	138,188.00	128,908.33	9,279.67	7.2%
April	105,094.37	128,908.33	(23,813.96)	-18.5%
May	81,699.44	128,908.33	(47,208.89)	-36.6%
June	113,784.14	128,908.33	(15,124.19)	-11.7%
July	117,159.22	128,908.33	(11,749.11)	-9.1%
August	N/A	128,908.33	N/A	N/A
September	N/A	128,908.33	N/A	N/A
October	N/A	128,908.33	N/A	N/A
November	N/A	128,908.33	N/A	N/A
December	N/A	128,908.33	N/A	N/A
YTD Total	\$ 716,696.48	\$ 1,546,900.00	\$ (185,661.85)	-20.6%

*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	-	-	-	-	-	-	-	-	37,674.01
September	-	-	-	-	-	-	-	-	36,631.42
October	-	-	-	-	-	-	-	-	159,668.63
November	-	-	-	-	-	-	-	-	43,834.01
December	-	-	-	-	-	-	-	-	53,497.13
Totals	\$ 19,114.27	\$ 767,440.86	\$ 32,222.20	\$ 23,921.20	\$ 13,597.26	\$ 349,468.06	\$ 4,332.48	\$ 1,210,096.33	\$ 1,376,883.76

Franchise Fees Report YTD
(Cash Basis)



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	2 @ \$3,750	Various	7,500
The Foundation of Arts	Annual Program Support-Quarterly	2 @ \$15,000	Various	30,000
Downtown Jonesboro Alliance	Annual Program Support-Quarterly	2 @ \$6,250	Various	12,500
Hispanic Community Services	Annual Program Support-Quarterly	2 @ \$3,000	Various	6,000
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
Total Grant Award Expense				\$ 203,000

Administrative Expense				
Payee	Description	Date	Check No.	Amount
Christy Appleton	Administrative	YTD	Check	\$ 7,000
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	33,788
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	2,725
Young Investments	Office Space	YTD	Check	3,900
Travel & Exp Reimb	Detail Available Upon Request	YTD	Check	3,857
Insurance & Licenses	Detail Available Upon Request	YTD	Check	420
Professional Services	Detail Available Upon Request	YTD	Check	15,075
Advertising & Promotion	Detail Available Upon Request	YTD	Check	1,939
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	9,561
A&P Misc Event Sponsorship	Detail Available Upon Request	YTD	Check	2,027
Total Administrative Expense				\$ 80,365

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)	YTD	Check	111,259
Total Other Expense				\$ 172,367
Total 3% H/M Expense				\$ 455,732

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	231,499
Eastern Sports Management LLC	Cann, Brian Travel	YTD	Check	937
Artems	Sports Complex Groundbreaking Event	3/24/2025	160112	1,553
City of Jonesboro	Quarterly Services Fee	YTD	Transfer	20,000
Total Professional Services				\$ 382,665

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	1,425,000
Total Lease Activities				\$ 6,158,643

Total Ridge Athletics Center Expense \$ 6,541,308

Administrative Expense				
Payee	Description	Date	Check No.	Amount
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	\$ 33,788
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	2,585
Travel & Exp Reimb	Detail Available Upon Request	YTD	Check	2,290
Advertising & Promotion	Detail Available Upon Request	YTD	Check	726
Supplies/Meeting	Detail Available Upon Request	YTD	Check	694
Dues & Subscriptions	Detail Available Upon Request	YTD	Check	3,214
Total Administrative Expense				\$ 43,297

Total Prepared Foods Expense \$ 6,584,605

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
Total Event Expense \$				50,300
2025 Jonesboro Gravel Net Activities \$				(50,300)

City of Jonesboro, Arkansas
 Alcoholic Beverage Tax Comparison To Prior Year
 July 2025

	January	February	March	April	May	June	6-Month Totals
TOTALS	\$ 63,917.48	\$ 52,519.46	\$ 57,409.05	\$ 63,261.68	\$ 57,934.86	\$ 49,794.36	\$ 344,836.89
	July	August	September	October	November	December	YTD Totals
TOTALS	\$ 65,565.86	N/A	N/A	N/A	N/A	N/A	\$ 410,402.75

	Current Year Month	Prior Year Month	\$ Variance	% Variance
TOTALS	\$ 65,565.86	\$ 59,253.75	\$ 6,312.11	10.7%

	YTD Current Year	YTD Previous Year	\$ Variance	% Variance
TOTALS	\$ 410,402.75	\$ 429,508.09	\$ (19,105.34)	-4.4%

Fixed Assets

Monthly Asset Report - July 2025

Asset	Purchased	Dept	Description	Orig Cost
01-101-11990	07-08-2025	02Police	Copy Machine Sharp BC70C31 for ICAC replacement Police	5,094.08 5,094.08
01-116--0017	07-08-2025	114Code	2025 Chevrolet Silv4erado Pickup Code Enforcement	40,513.85 40,513.85
01-117-0001	07-08-2025	117Range	Cradlepoint R1900-5GB wireless router 4 port	2,521.81
01-117-0002	07-08-2025	117Range	Cradlepoint R1900-5GB wireless router 4 port	2,521.81
01-117-0003	07-18-2025	117Range	2025 Chevrolet Colorado Crew Cab - White	31,780.00
01-117-0004	07-18-2025	117Range	2025 Chevrolet Colorado Crew Cab - White Park Rangers	31,780.00 68,603.62
01-134-0007	07-22-2025	1GenAdmn	2025 Chevrolet Colorado Crew Cab 4wd General Administration	37,969.00 37,969.00
02-100-1507	07-30-2025	50Street	2025 Chevrolet Express 15 passenger Van Street	47,806.00 47,806.00
05-100-2920	07-22-2025	80Park	2025 Hyundai Santa Cruz SE FWD- White - Softball	30,691.00
05-100-2921	07-22-2025	80Park	2025 Hyundai Santa Cruz SE FWD-White-Programs	30,691.00
05-100-2922	07-22-2025	80Park	2025 Hyundai Santa Cruz SE FWD-White - Miracle Lea	30,691.00
05-100-2923	07-22-2025	80Park	2025 Hyundai Santa Cruz SE FWD-White-Comm Cent Parks - Administration	30,691.00 122,764.00
13-100-0211	07-08-2025	JETS	Cradlepoint MB03-19005GB-GZ	2,548.93
13-100-0212	07-08-2025	JETS	Cradlepoint MB03-19005GB-GZ	2,548.93
13-100-0213	07-08-2025	JETS	Cradlepoint MB03-19005GB-GZ	2,548.93
13-100-0214	07-08-2025	JETS	Cradlepoint MB03-19005GB-GZ	2,548.93
13-100-0215	07-08-2025	JETS	Cradlepoint MB03-19005GB-GZ	2,548.93
13-100-0216	07-08-2025	JETS	Cradlepoint MB03-19005GB-GZ	2,548.93
13-100-0217	07-08-2025	JETS	Cradlepoint MB03-19005GB-GZ	2,548.93
13-100-0218	07-18-2025	JETS	2025 Chevrolet Colorado Crew Cab - White	31,680.00
13-100-0219	07-18-2025	JETS	2025 Chevrolet Colorado Crew Cab - White JET	32,687.40 82,209.91
Totals				404,960.46

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	\$8,168,248.18	\$8,168,248.18	\$8,168,248.18	\$8,168,248.18	\$7,528,207.34
Additions:							
Employer Contributions	29,973.68						233,519.81
Employee Contributions	37,081.82						283,801.37
Other Additions	15,537.62						60,372.18
Total Additions	82,593.12	-	-	-	-	-	577,693.36
Deductions:							
Plan Distributions	75,125.99						483,798.76
Administrative Expenses	12,011.52						44,662.24
Other Deductions	3,537.44	-	-	-	-	-	3,537.44
Total Deductions	90,674.95	-	-	-	-	-	531,998.44
Total Deductions	106,223.91	-	-	-	-	-	580,198.12
Adjustments:							
Unrealized Investment Gain(Loss)							568,005.56
Other Adjustments	26,340.36	-	-	-	-	-	26,340.36
Total Adjustments	26,340.36	-	-	-	-	-	594,345.92
Ending Balance	8,168,248.18	\$8,168,248.18	\$8,168,248.18	\$8,168,248.18	\$8,168,248.18	\$8,168,248.18	\$8,168,248.18

*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	\$11,038,140.78	\$11,038,140.78	\$11,038,140.78	\$11,038,140.78	\$10,627,421.56
Additions:							
Employer Contributions	-	-	-	-	-	-	-
Other Additions	2,696.95	-	-	-	-	-	15,491.50
Total Additions	2,696.95	-	-	-	-	-	15,491.50
Deductions:							
Pension Benefits	45,348.56	-	-	-	-	-	316,012.23
Administrative Expenses	4,251.51	-	-	-	-	-	17,184.37
Other Deductions	-	-	-	-	-	-	-
Total Deductions	49,600.07	-	-	-	-	-	333,196.60
Adjustments:							
Unrealized Investment Gain(Loss)	53,774.41	-	-	-	-	-	728,424.32
Other Adjustments	-	-	-	-	-	-	-
Total Adjustments	53,774.41	-	-	-	-	-	728,424.32
Ending Balance	\$11,038,140.78						

*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
 July 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	3,295,344	3,295,344	-	(45,344)
Mosquito Abatement	139,604		-	-	139,604
Aquatic Feature - Ridge Athletics Center	3,200,000		-	-	3,200,000
Humanitarian	500,000	132,104	132,104	367,896	-
Total	7,089,604	3,427,448	3,427,448	367,896	3,294,260
Unappropriated Funding	1,537,561				

Schedule of ARPA Replacement Restricted Fund Availability

ARPA Revenue Replacement Carryforward Funding	8,627,165
ARPA Revenue Replacement Appropriations	7,089,604
Unappropriated ARPA Revenue Replacement Funds	1,537,561
ARPA Revenue Replacement Appropriations	7,089,604
ARPA Revenue Replacement Expenditures	3,427,448
ARPA Revenue Replacement Open PO Remaining	367,896
Unexpended ARPA Revenue Replacement Appropriations	3,294,260
Unappropriated ARPA Revenue Replacement Funds	1,537,561
Unexpended ARPA Revenue Replacement Appropriations	3,294,260
Fund Balance	4,831,821

City of Jonesboro
 Schedule of Capital Improvement Funds
 July 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	9,740	4,380	2,011,788
	Downtown to A-State	976,438						976,438	505,694	508,424	(37,680)
	Johnson Lighting/N. Main Pedestrian	-	3,380,133		1,272,811			4,652,944		146,100	4,506,844
Parks Admin	Parks Master Plan	1,357,453		300,000		(146,520)		1,510,933			1,510,933
	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	145,804		347,816
	New Park (Pocket/Neighborhood)	32,691		300,000				332,691	11,660	306,612	14,419
	Dog Park & Other	-						-			-
	Northeast Park	-	1,000,000		1,129,675		100,000	2,229,675	432,333	243,800	1,553,542
CFP	Walking Trail Lights	144,000			28,000	23,748		195,748	249,114	3,200	(56,566)
	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	20,250	2,500	121,503
	Allen Park Playground	514,823	190,000					704,823	7,000	574,189	123,634
	Parker Park Pool	24,970						24,970	21,998	2,977	(4)
SSC	Shooting Range (All)	167,661						167,661		193,660	(25,999)
	Total General Fund Projects	\$5,728,925	\$5,187,163	\$900,000	\$2,430,486	\$0	\$100,000	\$14,200,054	\$1,514,682	\$2,038,141	\$10,647,231
Street Fund Supported Projects											
Engineering	Misc. Drainage Projects	-		500,000				500,000	400,063		99,937
	NEA Development (NEAIDC)	-		171,250				171,250			171,250
	Misc Street Projects	36,775		500,000				536,775	443,251	65,847	27,677
	Sidewalks/Misc Concrete	-		500,000				500,000	453,879		46,121
	Cway/Prkr/Fox Mead-ROW/Util	28,324						28,324	30,774	3,940	(6,390)
	Railroad Maintenance	-		400,000				400,000	62,946	277,874	59,180
	AHTD100657 MLK Ext- 100% Reimb	38,000			996,782			1,034,782	9,390	1,025,392	(0)
	AHTD100881 Hwy 1-B Widening	51,545						51,545	10,005	41,540	(0)
	AHTD100879 49/I555-49/Parker	47,741						47,741		34,627	13,114
	AHTD101247 49/Christ Valley Int Imp				575,000			575,000			575,000
	Street Overlays	324,486		1,000,000				1,324,486	350,963	907,718	65,805
	Total Street Fund Projects	\$526,871	\$0	\$3,071,250	\$1,571,782	\$0	\$0	\$5,169,903	\$1,761,270	\$2,356,938	\$1,051,695
Total Capital Improvement		\$6,255,796	\$5,187,163	\$3,971,250	\$4,002,268	\$0	\$100,000	\$19,369,957	\$3,275,952	\$4,395,079	\$11,698,926

City of Jonesboro
 Capital Improvement Revenue Bond Series 2025
 July 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 AG	(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	17,417,358.08
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Schedule of Bond Appropriations		Activity			
Appropriation	Amount	2025	Total Activity	Open PO Remaining	Remaining Amount
E-911/Public Safety Center	5,500,000.00		-	-	5,500,000.00
Caraway Rd Expansion	5,500,000.00		-	-	5,500,000.00
Pedestrian & Trail Connections	5,000,000.00		-	-	5,000,000.00
			-	-	-
Total Appropriations	16,000,000.00	-	-	-	16,000,000.00
Remaining Funding (Addnl projects/Inc cost support)	1,417,358.08				

City of Jonesboro
 Schedule of Depreciation Fund
 July 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	(2,313,987)	(498,147)	(2,812,133)
Encumbered	(295,881)	(311,330)	(607,211)
2025 Depr Fund Balance	\$ 769,651	\$ 181,197	\$ 950,847

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)	\$ -	\$ (18,786)
Fire	-	690,493	690,493	10,578	679,915	54,078	625,837
Inspections	-	-	-	-	-	-	-
Animal Services	-	48,034	48,034	-	48,034	48,034	-
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	-	-	-	-	-	43,632	(43,632)
Parks - Southside	-	80,218	80,218	73,405	6,813	-	6,813
Parks - Urban Parks	-	125,133	125,133	64,162	60,971	41,507	19,464
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	41,507	(36,550)
Admin - Assignment	-	39,606	39,606	37,969	1,637	-	1,637
Insurance Claim-Total Loss Replacement	-	-	-	-	-	67,124	(67,124)
Insurance Claim Recovery-Total Loss	-	-	-	(302,092)	302,092	-	302,092
Total General Fund	\$ 63,646	\$ 3,315,872	\$ 3,379,518	\$ 2,313,987	\$ 1,065,532	\$ 295,881	\$ 769,651
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	\$ 2,812,133	\$ 1,558,058	\$ 607,211	\$ 950,847

Name	Application Date	Status	Customer #	License Type	Location	Contact Address	City, State	Zip Code	Phone	Email
7 Signature Caraway	7/22/2025	Applied	24914	Restaurant-076 to 100 seats	710 S Caraway Rd	5109 Prospect Trail	Jonesboro AR	72401	(870) 206-7844	mbscaraway@gmail.com
Anointed Nails	7/10/2025	Active	24905	Nail Salons	3915 E Nettleton #N	4901 Prospector Dr	Jonesboro AR	72405	(501) 414-4444	Inishal1982@gmail.com
Antique Avenue	7/8/2025	Active	24903	Antique Stores	2703 Paula Dr	2703 Paula Dr	Jonesboro AR	72404	(870) 530-8888	annaleeglass@gmail.com
Antojitos La Picoso LLC	7/23/2025	Active	24917	Delicatessen-Take out	447 Southwest Dr	2303 Stallings Lane #A2	Jonesboro AR	72401	(870) 340-1685	bijaya@lifesavertax.com
Brianna Griswold - Ice Cream Truck	7/1/2025	Active	24891	Ice Cream-Vendor/Truck	Outside City Limits	44 CR 100 #A	Bono AR	72416	(870) 740-1820	bgriswold28@gmail.com
Dale's Kitchen Repair	7/2/2025	Active	24898	Sub-Contractor	Outside Jonesboro	15457 Buckskin Ln	Dexter MO	63841	(573) 625-2404	drowefds@gmail.com
Dogussimo LLC	7/15/2025	Active	24911	Delicatessen-Take out	Outside City Limits	1206 Charles Dr	Jonesboro AR	72405	(870) 625-8264	rangelmelanie152@gmail.com
Don Cavanaugh Motors Inc.	7/29/2025	Active	24926	Auto Repair Shops & Garages	2020 Wilkins Ave.	PO Box 429	Walnut Ridge AR	72476	(870) 930-6659	don@cavautogroup.com
Einet's Fullsets	7/14/2025	Partial	24907	Nail Salons	3800 S Caraway Rd #2	3800 S. Caraway Rd #2	Jonesboro AR	72404	(978) 327-0655	einetreyes98@gmail.com
J. Elise Salon	7/24/2025	Active	24918	Beauty & Barber Shops-Salons	1843 E Highland Dr #15	847 E. Main Street	Blytheville AR	72315	(870) 902-3112	janetta.hassell@gmail.com
Jonesboro Restaurant Supply & Leas	7/30/2025	Active	24927	Inventory Based Businesses	3113 E Nettleton Ave #A	PO Box 16177	Jonesboro AR	72403	(870) 932-1006	jonesborors@gmail.com
Lacy Lawnicare	7/25/2025	Active	24919	Yard Work	522 Wilshire Circle	522 Wilshire Circle	Jonesboro AR	72401	(870) 666-9944	wk1lacy@yahoo.com
LeafFilter North LLC	7/2/2025	Active	24906	Service Business	5513 Beech Grove Dr	5513 Beech Grove Dr	Jonesboro AR	72401	(479) 217-2816	jarsosunshineballoons@gmail.com
Leigh Anna Schaaf	7/15/2025	Active	24896	Sub-Contractor	Outside Jonesboro	1595 Georgetown Road	Hudson OH	44236	(216) 306-1006	licensing@leafhome.com
Mid-South Fixtures LLC	7/15/2025	Active	24910	Therapist	1523 Marketplace Dr	Superior Pediatrics PLLC. 1523 Marketplace	Jonesboro AR	72401	(870) 358-1400	superiorpediatrics@gmail.com
Mockingbird Construction LLC	7/9/2025	Active	24904	General Contractor	Outside Jonesboro	PO Box 711	Covington TN	38019	(901) 619-1278	popandrandybaum@yahoo.com
Ozark Connections Construction LLC	7/18/2025	Active	24912	Sub-Contractor	Outside City Limits	592 CR 458	Jonesboro AR	72404	(870) 316-0315	mockingbirdgroupplc@gmail.com
Robert Kavelman MD	7/3/2025	Active	24899	Physician	1921 W Matthews #4 192	1847 Grant Ave	Jonesboro AR	72401	(870) 930-0324	johnsnow@ozarkconnectionsconstruction.net
Smithfield Fence Co. LLC	7/8/2025	Active	24902	Sub-Contractor	Outside Jonesboro	PO Box 187	Franklin TN	37067	(870) 604-3597	ap@fastpacehealth.com
Taqueria Mexicana El Amigo De Jont	7/22/2025	Active	24915	Delicatessen-Take out	4808 E. Highland Dr.	4305 E. Highland Dr	Jonesboro AR	72401	(870) 243-5222	lillapintor@yahoo.com.mx
The Melted Butter Bakery	7/7/2025	Active	24900	Bakery-Retail-Pastry	726 Crest Dr	726 Crest Dr	Jonesboro AR	72401	(870) 680-2238	danysha.dudley@gmail.com
Time Designs LLC	7/28/2025	Active	24921	Computer Business	3311 Baswell St	3311 Baswell St	Jonesboro AR	72401	(870) 680-2238	platimtime@gmail.com
Titan Mechanical	7/18/2025	Active	24913	Sub-Contractor	Outside Jonesboro	1716 E. Central Ave.	Wichita KS	67214	(316) 641-1975	elihaskett@titanmechanicalinc.com
Vaughan Solutions	7/29/2025	Active	24925	Sub-Contractor	5228 Maple Valley Dr.	5228 Maple Valley Dr	Jonesboro AR	72404	(870) 219-1737	mvaughan.w@gmail.com

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Total