City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda

City Council

Tuesday, December 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-25:105 MINUTES FOR THE CITY COUNCIL MEETING ON DECEMBER 2, 2025

Attachments: CC Minutes 12022025.pdf

RES-25:171 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 405 N. ROGERS, PARCEL 01-144172-09200, OWNED BY SKY PARK HOLDINGS, LLC IN THE AMOUNT OF $315

Sponsors: Code Enforcement and Finance

Attachments: 01. 405 N Rogers_Notice of Violation.pdf
02. 405 N Rogers_Billing Request.pdf
03. 405 N Rogers_Mowing Invoice.pdf
04. 405 N Rogers Council Notice.pdf

Legislative History

12/9/25	Finance & Administration Council Committee	Recommended to Council

RES-25:172 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 212 PECAN, PARCEL 01-144074-08400, OWNED BY SKY PARK HOLDINGS, LLC IN THE AMOUNT OF $315

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

12/9/25	Finance & Administration Council Committee	Recommended to Council

RES-25:173 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 215 PECAN, PARCEL 01-144074-16800, OWNED BY SKY PARK HOLDINGS, LLC, IN THE AMOUNT OF $315

Sponsors: Code Enforcement and Finance

Attachments: 01. Notice of Violation.pdf
02. 215 Pecan_Billing Request.pdf
03. 215 Pecan_Mowing Invoice.pdf
05. 215 Pecan_Council Notice.pdf

Legislative History

12/9/25	Finance & Administration Council Committee	Recommended to Council

RES-25:174 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 823 PARKVIEW, PARCEL 01-143251-00300, OWNED BY KYLE MICHAEL HAYNIE IN THE AMOUNT OF$275

Sponsors: Code Enforcement and Finance

Attachments: 01. 823 Parkview_Notice of Vi8olation.pdf
02. Billing Request.pdf
03. 823 Parkview_Mowing Invoice.pdf
04. 823 Parkview_City Council Notice.pdf

Legislative History

12/9/25	Finance & Administration Council Committee	Recommended to Council

RES-25:175 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1821 BROOKHAVEN, PARCEL 01-143243-04700, OWNED BY REGIONS BANK DBA REGIONS MORTGAGE IN THE AMOUNT OF $315

Sponsors: Code Enforcement and Finance

Attachments: 01. 1821 Brookhaven_Notice of Violation.pdf
02. 1821 Brookhaven_Billing Request.pdf
03. 1821 Brookhaven_Mowing Invoice.pdf
04. 1821 Brookhaven_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:176 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD, PARCEL 01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 2612 Crawford_Notice of Violation.pdf
02. 2612 Crawford_Billing Request.pdf
03. 2612 Crawford_Mowing Invoice.pdf
04. 2612 Crawford_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:177 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 314 N ROGERS, PARCEL 01-144172-10400, OWNED BY KINGDOM ASSETS, LLC, IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 314 N Rogers_Notice of Violation.pdf
02. 314 N Rogers_Billing Request.pdf
03. 314 N Rogers_Mowing Invoice.pdf
04. 314 N Rogers_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:179 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2410 W. MATTHEWS, PARCEL 01-143143-01900, OWNED BY HANNAH GEORGE SR. IN THE AMOUNT OF $290

Sponsors: Code Enforcement and Finance

Attachments: 01. 2410 W Matthews_Notice of Violation.pdf
02. 2410 W Matthews_Billing Request.pdf
03. 2410 W Matthews_Mowing Invoice.pdf
04. 2410 W Matthews_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:180 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2412 W. MATTHEWS, PARCEL 01-143143-02500, OWNED BY HANNAH GEORGE SR. IN THE AMOUNT OF $290

Sponsors: Code Enforcement and Finance

Attachments: 02. 2412 W Matthews_Billing Request.pdf
03. 2412 W Matthews_Mowing Invoice.pdf
04. 2412 W Matthews_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:181 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2005 BUNKER HILL, PARCEL 01-143231-09800, OWNED BY UNICORN INVESTMENTS, LLC, IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 2005 Bunker Hill_Notice of Violation.pdf
02. 2005 Bunker Hill_Billing Request.pdf
03. 2005 Bunker HIll_Mowing Invoice.pdf
04. 2005 Bunker Hill_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:182 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1312 ROSEMOND, PARCEL 01-143243-08500, OWNED BY SMITH BROTHERS PROPERTIES LLC IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 1312 Rosemond_Notice of Violation.pdf
02. 1312 Rosemond_Billing Request.pdf
03. 1312 Rosemond_Mowing Invoice.pdf
04. 1312 Rosemond_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:183 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 910 MARCOM, PARCEL 01-143251-04100, OWNED BY WILDA SEATS IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 910 Marcom_Notice of Violation.pdf
02. 910 Marcom_Billing Request.pdf
03. 910 Marcom_Mowing Invoice.pdf
04. 910 Marcom_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:184 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 616 E. OAK, PARCEL 01-144191-17500, OWNED BY JOYCE SCARBOROUGH IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 616 E Oak_Notice of Violation.pdf
02. 616 E Oak_Billing Request.pdf
03. 616 E Oak_Mowing Invoice.pdf
04. 616 E Oak_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:185 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5017 MT. CARMEL ROAD, PARCEL 01-133013-01500, OWNED BY KATHERINE ARTERBERRY IN THE AMOUNT OF $365

Sponsors: Code Enforcement and Finance

Attachments: 01. 5017 Mt Carmel Rd_Notice of Violation.pdf
02. 5017 Mt Carmel Rd_Billing Request.pdf
03. 5017 Mt Carmel Rd_Mowing Invoice.pdf
04. 5017 Mt Carmel_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:186 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1602 TONYA #A, PARCEL 01-144082-00210, OWNED BY MARTICULL, LLC, IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 1602 A Tonya_Notice of Violation.pdf
02. 1602 Tonya A_Billing Request.pdf
03. 1602 Tonya A_Mowing Invoice.pdf
04. 1602 Tonya A_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:187 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1602 TONYA #B, PARCEL 01-144082-00200, OWNED BY MARTICULL, LLC, IN THE AMOUNT OF $60

Sponsors: Code Enforcement and Finance

Attachments: 01. 1602 Tonya B_Notice of Violation.pdf
02. 1602 Tonya B_Billing Request.pdf
03. 1602 Tonya B_Mowing Invoice.pdf
04. 1602 Tonya B_Council Notice.pdf

Legislative History

12/9/25	Finance & Administration Council Committee	Recommended to Council

RES-25:188 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2106 COTTON, PARCEL 01-144271-20700, OWNED BY MICKAUL ROLLAND IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 2106 Cotton_Notice of Violation.pdf
02. 2106 Cotton_Billing Request.pdf
03. 2106 Cottong_Mowing Invoice.pdf
04. 2106 Cotton_Council Notice.pdf

Legislative History

12/9/25	Finance & Administration Council Committee	Recommended to Council

RES-25:189 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 211 SCOTT, PARCEL 01-144172-05700, OWNED BY LINDA LOU LAMBERT IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 211 Scott_Notice of Violation.pdf
02. 211 Scott_Billing Request.pdf
03. 211 Scott_Mowing Invoice.pdf
04. 211 Scott_Council Notice.pdf

Legislative History

12/9/25	Finance & Administration Council Committee	Recommended to Council

RES-25:190 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 700 MELODY, PARCEL 01-143244-27500, OWNED BY IGNACIO & EMILEE PATINO IN THE AMOUNT OF $275

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

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:191 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5321 BRODY DR., PARCEL 01-144114-30900, OWNED BY AVHS AR, LLC, IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 5321 Brody Dr_Notice of Violation.pdf
02. 5321 Brody_Billing Request.pdf
03. 5321 Brody Dr_Mowing Invoice.pdf
04. 5321 Brody_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:192 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5112 RICHARDSON, PARCEL 01-134033-01900, OWNED BY ASHLEY MICHELLE VANGUARDIA IN THE AMOUNT OF $315

Sponsors: Code Enforcement and Finance

Attachments: 01. 5112 Richardson_Notice of Violation.pdf
02. 5112 Richardson_Billing Request.pdf
03. 5112 Richardsdon_Mowing Invoice.pdf
04. 5112 Richardson_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:193 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1507 RAINS, PARCEL 01-144194-16700, OWNED BY ESB PROPERTIES, LLC, IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 1507 Rains_Notice of Violation.pdf
02. 1507 Rains_Billing Request.pdf
03. 1507 Rains_Mowing Invoice.pdf
04. 1507 Rains_Council Notice.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

RES-25:178 RESOLUTION BY THE JONESBORO CITY COUNCIL TO ENTER INTO A CONTRACT WITH SOUTHERN STATES FIRE, LLC TO PURCHASE 2 ROSENBAUER FIRE APPARATUSES

Sponsors: Fire Department and Finance

Attachments: Jonesboro Viper Contract.pdf
Jonesboro pumper contract.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:194 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH PICKERING TO PROVIDE PROFESSIONAL SERVICES FOR PROSPECT ROAD MULTI-USE TRAIL

Sponsors: Engineering

Attachments: Prospect Rd Multi-use Trail Proposal.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:195 RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN IN-KIND LAND DONATION OF 2 ACRES +/- OF LAND, VALUED AT $876,000 AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH BLAZER LAND HOLDINGS, LLC

Sponsors: Mayor's Office

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

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:196 A RESOLUTION PROVIDING FOR THE ADOPTION OF A BUDGET FOR THE CITY OF JONESBORO, ARKANSAS, FOR THE TWELVE (12) MONTHS BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE THEREIN PROVIDED FOR; AND FOR OTHER PURPOSES

Sponsors: Finance and Mayor's Office

Attachments: 2026 Budget - Copy.pdf
Budget 2026 Powerpoint.pdf

Legislative History

12/9/25 Finance & Administration Council Committee — Recommended to Council

RES-25:197 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY AND ADMINISTRATION PLAN BY INCLUDING UPDATED PAY RANGES, JOB TITLES AND GRADES

Sponsors: Finance, Mayor's Office and Human Resources

Attachments: Revised Pay Grades & Salaries effective January 2026.pdf

Legislative History

12/9/25	Finance & Administration Council Committee	Recommended to Council

RES-25:198 A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER AND ENTER INTO A CONTRACT TO PURCHASE PROPERTY, AND END DUAL LITIGATION EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK, LLC

Sponsors: Mayor's Office

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

Legislative History

12/9/25	Finance & Administration Council Committee	Recommended to Council

6. NEW BUSINESS

ORDINANCES ON FIRST READING

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

Sponsors: Engineering

Legislative History

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

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

Attachments: Application
Plat
Receipt

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-25:037 AN ORDINANCE TO AMEND CHAPTER 117 ARTICLE VIII, SECTION 117-324(g) TO

REMOVE THE REQUIREMENT TO HAVE A VALID REGISTRATION OR LICENSE ON A BOAT, TRAILER, OR RECREATIONAL VEHICLE PARKED OUTDOORS ON RESIDENTIAL LOTS IN THE CITY OF JONESBORO

Legislative History

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

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

Sponsors: Mayor's Office

Attachments: CityJboroMayor_20251112_135058.pdf
CityJboroMayor_20251112_135317.pdf

Legislative History

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

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

Attachments: Application
Neigh_notification
Staff report RZ_25-15
MAPC Minutes 11.12.2025
Publication Receipt

Legislative History

12/2/25	City Council	Held at one reading

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

Attachments: Application
Rohn Craft letter
Certified Mail Receipts
Staff report RZ_25-16
MAPC Minutes 11.12.2025

Legislative History

12/2/25	City Council	Held at one reading

ORD-25:044 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING

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

Attachments: Application
Certified Mail Receipts
Staff report RZ_25-17
MAPC Minutes 11.12.2025

Legislative History

12/2/25 City Council Held at one reading

8. MAYOR'S REPORTS

COM-25:057 OCTOBER 2025 FINANCIAL STATEMENTS

Attachments: October 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

Text File

File Number: MIN-25:105

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON DECEMBER 2, 2025

City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes
City Council

Tuesday, December 2, 2025 | **5:30 PM** | **Municipal Center, 300 S. Church**

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

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

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

4. SPECIAL PRESENTATIONS

COM-25:053 RECOGNITION OF EVERETT HUTTON, THE KEEP JONESBORO BEAUTIFUL FIRST PLACE WINNER OF THE PERSPECTIVES ART CONTEST CONDUCTED BY THE FOUNDATION OF ARTS

Mayor Harold Copenhaver said, so this evening, I'd like to start out we have a special presentation for Beverly. If you would, please come forward, Beverly Parker, with Keep Jonesboro Beautiful is to bring to your attention an outstanding young man in our community who loves to beautify the City of Jonesboro. So Beverly, if you would, please go ahead and give your brief statement, and congratulations. Beverly Parker, with Keep Jonesboro Beautiful, said, wonderful, thank you, Mayor and City Council. Thank you. I have with me today, Everett Hutton, and just to tell you a little bit about what he has done. Keep Jonesboro Beautiful has partnered for the third year now with the Foundation of Arts, for an art contest highlighting the beauty of our city and also seeking support and adoption of clean and green beautification efforts. We want people to do beautiful things, as he's illustrated. Everett here, his project was Bluebird Bungalow, but as part of what we asked the participants to do was to portray how they might reimagine to beautify a street, a sidewalk, an intersection, a park, or even a stormwater drainage basin. And, he has addressed here, habitat loss, and he's proposed nesting boxes to provide the city's green space and parks with these bluebird restoration projects. So we really want to thank and recognize Everett for his participation in the FOA contest and for what he is doing and will do for the city of Jonesboro. So thank you. Mayor Copenhaver said, that's always wonderful to see. It's always important to get our youth engaged in the community.

Read

COM-25:055 PRESENTATION OF DISTINGUISHED LEGISLATOR OF THE YEAR AWARD TO

REPRESENTATIVE DWIGHT TOSH FROM JOHN WILKERSON AND JACK CRITCHER WITH THE ARKANSAS MUNICIPAL LEAGUE

Mayor Harold Copenhaver said, next I'd like to go ahead and bring up. We have John Wilkerson with the AML office, league office. John and Jack Critcher, if you would, please come forward. I think they have a presentation this evening to make on behalf of AML to one of our representatives to Dwight Tosh. So Dwight, would you and your bride please come forward. The floor is yours. John Wilkerson, Arkansas Municipal League, said thank you, good evening. Thank you, Mayor. Good evening Council. I'm John Wilkerson, General Counsel and Legislative Director for the Municipal League. This of course, is Jack Critcher, and we're both up here today because this award means a lot to us personally, so we'll take a moment of personal privilege. We're awarding Representative Dwight Tosh with the Distinguished Legislator Award, but really it should be the Distinguished Human Award. He's an absolute gem of a person who's meant a lot to me, a lot to Jack, a lot to all of us, but really to you. And the reason we're here is to highlight what he does for the City of Jonesboro, what he does for the cities and towns of Arkansas, and how blessed we are all to know him and you are all blessed to be represented by someone of such a high caliber and really just an amazing human being that I, again, I cherish knowing. But again, because there's two of us and we, it's that important, I'll ask Jack Critcher to say it, a word or two as well about Representative Tosh. Jack Critcher, Arkansas Municipal League, said, I can't add much to that except that, you know, Dwight, Representative Tosh, Captain Tosh, has lived such a storied life, and I always think back to the Director of Public Safety, Colonel Mike Hager, referred to Captain Tosh as the greatest captain in the history of the Arkansas State Police. So I don't know how I can top that, but he also is one of the most effective, if not, I mean, there's not a more effective legislator than Representative Tosh, and he just, as John said, just an amazing individual, and I'm just honored to having he and Ms. Joan as a friend, and that's why we're recognizing him tonight is because of his legislative. Oh, I know what I almost forgot. There's not a better friend of cities in Arkansas than this man right here, and that's why we're honoring him tonight. Mr. Wilkerson continued, so, in honor of Representative Tosh, you demonstrate exemplary service that benefited cities and towns and Jonesboro. The cities and towns of Arkansas during the 95th General Assembly, we hereby bestow upon him the Distinguished Legislator Award. Thank you Representative Tosh. Representative Dwight Tosh said, thank you. Mayor, is it okay if I say a few words? First I want to say, I want to say thank you. I appreciate you. I appreciate my communications with you. I'm telling you, he's got me on speed dial because during the legislative session, we talk quite often, and he lets me know about pieces of legislation and how they affect our municipalities and you know, whether or not the pros and the cons about it and that's really a lot of insight, and I really appreciate it. And I'm going to tell you the Municipal League and the municipalities around this state, you couldn't be represented by two people that has any more respect by the members of the General Assembly than the counselor here, that's what I call him. He's my friend and I just call John the Counselor, and of course, this is Senator. So both these guys are outstanding. They are good friends and I'm honored to call them my friends, and I can tell you they have your best interest during the General Assembly during the legislative session. They really look out for our municipalities around the state. You guys are the best. And like I said, I don't know two people any more respected there capital than these two men right here. And of course, if I walked away from this podium and I didn't recognize this lady beside me, I'd probably be in a lot of trouble, so, you know, it goes without saying it and I hear it quite often when you, as we travel around District 38, and when we go to an event, when you see me, you see her. She's always with me. And, you know, I'll tell one quick story. I've told this a few times, but several years ago, you know, I was with the state police for a long time and being a state trooper, I was assigned to a lot of different areas. We lived in so many

different cities around the state. But one day we decided we would just get out and we'd drive around and we'd drive back to some of the old neighborhoods that we used to live in when I was assigned there with the state police. And so we was out driving and we was in one of the cities where we once lived and we went into this neighborhood, where we actually had lived at at one time and the neighborhood had really gone down. And the houses were looking pretty rough, and we were driving down the street and we were commenting about it, and I looked up at this one house and I saw these two rocking chairs out on the front porch, and there was this gentleman that was sitting in one of the rocking chairs, and the other one was empty and he was just rocking away. And I kept looking at him, and finally, I said, I know him and I commented to my wife, Joan, and I said, honey, I said, isn't that, I won't call his name, I said isn't that John that we went to high school with and she looked and she said, you know, I believe it is. That is him. Of course, being a little bit facetious, I said, yeah, I said, I remember when we were in high school. I said, he was kind of sweet on you. She said, oh, you know, she said, no, he was not. I said, yeah, he was and I said, I want you to think about it. If you'd have married him, instead of me, you could be in that other rocking chair on that front porch rocking away. She's pretty quick. She said, no, now that's not the way it would work. She said, if I'd married him, instead of you, you'd been in that rocking chair and he would be the State Representative. So, that's what she means to me. And, as I look at this City Council, I think about how many of you, are really close friends of mine. And some of you, obviously, I know better than others, but some of you, I go back many, many years with. And I look over here at Ms. Porter, what a great friend she's been to us. And Brian, his dad and I, when I was a trooper here, in this county, his dad was with the Jonesboro Police Department, and we established a friendship that it lasted many, many years. and I still think so much of this family and the last time, Brian, that I saw your dad was at a little cafe in Smithville, Arkansas. He bought my lunch that day, and I need to wrap it up. I thank you for that friendship. I'm about to wrap it up Mayor. I just love y'all so much and I appreciate this honor, and you know, you start calling names, you always forget. And I'll make it quick, but I see Dr. Coleman. And I remember when I first decided to get into politics, I met with you, Dr. Coleman. You may not remember that. But we met at a McDonald's, and I sought your advice and you gave me good advice. And then a few years later, I remember running into you, and I thanked you for your support and asked you for your continued support. And I remember what you said and it's stuck with me all these years. When I thanked you for that support and asked you for your continued support, you said, I will always support Dwight Tosh. Now, you may want to retract that. I don't know if you wanted me to say that publicly or not. You know, and I could go on about each one of you, and of course, I got to say something about my neighbor down here, John Street. John and I live just two neighbors between us, and what a great neighbor he is, what a great friend he's been for years. And of course then, L.J. Bryant, we go way back and you know, I learned the lesson with L.J. They always have the rice festival in Weiner and L.J. would come down and my wife loved it because she didn't have to drive me. They have a big parade, if you've ever been to that rice festival. I mean, there's how many people there? And I've been in the back of the truck throwing out candy. Well, L.J. would come down and he would drive me in the parade, and I said, This is not going to work out. I said, there's more people hollering and saying hi to him than they were me and I'm throwing out the candy. But anyways, I appreciate him and our long time friendship. Of course, Kevin, we go way back from all the days that we spent at meetings with the fire departments and stuff. I don't mean to leave anybody out, ever one of you, I can thank for something in my life, but I want to thank you again tonight and what this award means to me, and I thank you for allowing me to be one of your voices at the state capital. It's truly a great honor for me, it's a great honor for me to stand here before you tonight and receive this award. God bless you and thank you so much. Thank you.

Read

COM-25:054 PRESENTATION OF THE LONG RANGE FIRE DEPARTMENT PLAN DRAFT BY EMERGENCY SERVICES CONSULTING INTERNATIONAL

Attachments: Jonesboro (AR) Master Plan - Final 10 - 16 - 25.pdf

Mayor Harold Copenhaver said, all right, Council, next, we have a presentation of the Long Range Fire Department Plan draft by the Emergency Services Consulting Group. Chief, are they in the room? Fire Chief Marty Hamrick said, yes, sir. Mayor Copenhaver responded, all right. Chief Hamrick continued, Council, earlier this year, we contracted with Emergency Services Consulting International to conduct a long range study to ensure we're doing the best for the public as a fire department and be planning for the next 10 to15 years. We finally completed that study and we can get him pulled up here, our Project Director is going to come on, Mr. Michael Hogan, and give you a pretty summary of what they found during the study and some action steps that we can take. And then obviously, I'll be happy to answer any other questions y'all may have as you get a chance to look through the complete document. Mike, you on? Mr. Hogan said, yes, can you hear me? Chief Hamrick said, yeah, we got you. I'll turn it over to you, sir. Mr. Hogan continued, awesome, well thank you everybody for being here today. My name is Michael Hogan. I'm with Emergency Services Consulting International and as the Chief mentioned, we were tasked with conducting and drafting the long range master plan for the department. And what that plan is, is that is basically that long term roadmap.

So with that plan, what we did is we took and we interviewed both internal and external stakeholders, gathered multiple sources of data, looked at growth data, where the needs are going to be. We took a look and said, where is the organization at today? And then from that data, we said, okay, what are the needs of the city? How are the needs of the city going to change both in growth, call volume, future development? And putting that together, how can we address these immediate needs? And we basically divide these immediate needs up into short-term, which are things that we recommend 0 to 3 years; mid-term, 3 to 7 years; and then long-term 7 to 15 years. Now, when you go through our report, today's presentation is only going to be 11 slides. I'm not going to go through the entire report. The entire report is about 175 pages and I believe that will be available for those that want to read through that whole report. But today what I'm going to focus on is the recommendations. From this, we'll cover that and at the end, if there's any questions, we can go from that.

So we'll go right into the short-term. So, short-term recommendations, first one that we recommend is adding a second, it's just a second assistant chief position to improve the executive oversight and divide responsibilities between operations and administration. This will just help enhance accountability, succession planning, and help with the day-to-day managing of the fire department from the admin standpoint. And then the next two, we look at wellness. Today in the fire service, mental health, the things that the firefighters and emergency responders are constantly exposed to, mental health that wears on responders. So one of the things is there is the wellness coordinator through the police department that shared. Through our interviews, we've discovered that a lot of the personnel were unfamiliar with that person. So one of the things that we recommend is having that position out in the station, doing station business, ride along to help foster that trust before an actual intervention is needed. So they feel comfortable going with that person.

And that basically goes to the next one, which is the peer support team. The fire department has a peer support team.One of the things that we recommend is adding stipends to those members that serve on peer support, just to give them that extra

resource that they would have there. Also, not just with mental health, but firefighters had a very high risk of occupational diseases such as cancer. They're at a lot higher risk than the public is. So one of those things is early detection. So we recommend that the city look at offering full NFPA 1582 screenings to all of the department members. What this does is it allows us, it allows the department to detect anything that could be going on with responders beforehand. That way, if we can get that treated, and it will help allow a more resilient workforce.

And kind of hand in hand with that is the second one is going to be looking at installing exhaust systems within each station. So we know that diesel exhaust is a known carcinogen. The fire apparatus that the department uses is diesel. So being able to have a capture system that would capture this because a lot of times the firefighters are out in the apparatus floor with this exhaust fumes where they might be using workout equipment, they might be training out there. So this just helps provide them a better, safer atmosphere within the station.

Within each of the short-term, mid-term, and long-term, we do recommend additional staffing. Our first one in the short-term is going to recommend increasing the daily minimum staffing which is currently at 29 personnel, we're recommending to increasing that to 33 which with a staffing factor recommending hiring additional 15 firefighters. With this, it would allow the ladder trucks minimum staffing to go from 2 to 3, and it would also allow the minimum staffing on Engine 7 to be increased from 3 to 4. The reason we picked Engine 7, Engine 7 is in the outskirts. And in order to do an effective firefighting force for OSHA 2 in and 2 out, you need at least two firefighters to go inside, and then two firefighters outside to maintain that. With Engine 7 being on the outskirts, it's going to take longer time for backup units to get there. So the short-term, we're recommending to increase the minimum staff and on Engine 7 from 3 to 4. We're also looking at the training grounds. So currently, the city's very fortunate that the training grounds they rent at a very low cost. But the downside of this is it kind of ties their hands on making improvements and adding things that would be important for responders to be able to train. So we recommend that looking at negotiating a deal to purchase those training grounds from the county to be able to use and be able to add more props that would help responders train and be more well prepared for emergency responses.

The next, we look at workforce development. So with this, you've guys are very fortunate that Arkansas State is right in your backyard. So a lot of departments nationwide that have colleges within their response areas have partnered with them to develop leadership, tracks education paths for helping develop our future leaders. We do a really good job in the fire services of training firefighters on how to pull hose lines, how to throw ladders, and do the everyday stuff of the job. Sometimes we lack the ability to get them to move into those supervisory roles and those skills that we would need from those company officer and chief level ranks.

The next one is a lot of the stuff I mentioned costs money. So one of the things in our report, we wanted to look at, okay, what type of ways can we bring in additional revenue that helps pay for some of these things in the report. One of the first that we look at is a hotel occupancy fee. So basically it's a nominal fee that could be anywhere from a dollar to $2 a night that's added to the hotel bills to be able to bring that money directly into the fire service because the taxpayers already pay for the fire service there, but the people that are visiting from out of town, it allows them to pay and contribute to have that high level of service. We also looked at adding a fee to Arkansas State students. Again, the same thing kind of with the hotel. It's recouping some of that cost, the fire department's responsible for the emergency response there,

so it looks at recouping some of that cost as well. And then the next one is just looking at SAFER and AFG grants. These are just two fire service grants. The department's always applying for these. So being able to have those grants there would be able to help maintain that long-term operational system for this success.

All right, now we're going to move into mid-term. So mid-term recommendations, these are those that we're saying in that 3 to 7 year time frame. The first one is another staffing increase. So in this, we're going to move the staffing, recommend moving the minimum staffing from that 33 that we moved to in the short-term to 36 in the mid-term. This is accomplished by moving to 4 person crews on the ladder trucks. We've also looked at advanced life support. So when the fire department responds to EMS calls of where there's two types of levels of response. Basic life support and then advance life supports, which can do a lot more. So being able to have advanced life support and being able to have paramedics arrive quicker is going to give the citizens and visitors of Jonesboro a lot better chance of survival when the fire department arrives on scene.

Next is, as we're adding all these additional staffing spots, we're going to look at people to train these people. So we recommend adding another FTE, another full-time position to the training department. And then the final one on this slide is everything in the fire service today is becoming data driven. And one of the things that would help with a lot of the recommendations that we lay out in the report is being able to have somebody dedicated within the fire service that can look at the data and interpret it, okay, when do we need to add additional personnel? When do we need to add additional stations? What's needed to maybe we need to relocate units, maybe we need to add additional units, but being able to have that data analysis would internally within the department would help out a lot with these recommendations.
And kind of mention with that is when we went through the report, we looked at, is there a need for a Fire Station 8? We believe that when we get to that mid-term, that 3 to 7 years, there will be a need for Fire Station 8. Within our report, we broke down, there's some situations depending on growth, on call volume. Again, this is, there's a lot of different options with being prepared to construct Fire Station 8 and figuring out where that's going to be.

The next one is going to be hiring a PIO for the department. So being able to have that Public Information Officer for the department to be able to get that information out for not only emergency times, but being able to engage the public more to know what the fire department's doing and being able to operate with that. We want to continue, the department wants to continue when we recruit personnel, we wouldn't be able to continue to retain our personnel. So the third bullet point on that slide is being able to make sure that the compensation reviews remain competitive. So not just looking at it statewide, but also looking at it regional wide as well. So there may be departments that are across state lines that are closer in making sure that the compensation and the benefit package is that Jonesboro fire department's offering is comparable to other jurisdictions so the department's not losing personnel to those agencies.

Currently on the last bullet point, currently the EMS transport is handled by a private agency within the city. So this fourth bullet point isn't saying, hey, Jonesboro should take over EMS transport. It's saying that we should begin to have a plan just in case there is the need to supplement the private or if for some reason the private company is no longer meeting the needs of the city to be able to start to have a plan in that mid-term of, okay, if the city needs to take over EMS, we at least have a plan to move in and to move to accomplish that.

And then we're going to look at long-term, so long-term, that's at 7 to 15 years. The first one is hiring and creating a city emergency manager role. Currently there is a countywide emergency manager, and is also one for the university as well. But being able to, as the city starting experience or the uptick in more natural hazards, to be able to have a dedicated emergency manager for that spot. So the second bullet point is a community paramedicine program. What this is, this is basically a prevention program for EMS. So having that fire analysis, we could look at, say, okay, where are our call volumes? Do we have a lot of repeated callers or are they just, are they calling things for us that are truly emergencies, or can we pair them with a social worker? Maybe, you know, they're all 911 because they don't have the resources to get to the pharmacy to refill their medication. Well, can we pair them with resources so they're not calling 911 and they're not tying up the fire department's units there.

As the department continues to grow, we look at growing not only the operations staff, the people that are responding to calls, but we also need to make sure that we have the personnel to manage a larger department. So with this, we look at adding a logistics manager, so someone who's solely responsible for managing the day to day supplies, gear, equipment, fleet, and then also looking at a Chief of Staff spot that would help strengthen the administrative support, basically an aid to the Chief. And not only does that help the Chief with his day-to-day responsibilities, it also helps with the succession planning of the department because being able to have somebody that is underneath the Chief assisting him with his daily responsibilities also allows that person to learn those jobs as well.

And then the final one, again, looking at increasing the staffing standards. The national standard is adding four personnel to every unit. Again, we realize this is a costly thing. We have it in the long-term and we lay out some options on different ways that we could accomplish that. Long-term, there may be a need for Fire Station 9. Again, as the city continues to grow, as population expands, there may be the need to add Fire Station 9. Again, it's very tough when you look at 7 to 15 years out, where that's going to be. But being able to prepare and being able to figure out, okay, hey, our response times are not so great here, our population is growing here, our emergency call volume is growing here, we may need add a Station 9.

The second bullet point looks at adding additional units. So we may not need to add new stations, but maybe our units within the stations are running so many calls that they're not able to keep up with the call volume in that current response area, and then the personnel don't have the time to train and to be fit for responses. So maybe instead of building a new station in some of these areas, maybe we add a second engine, or maybe we add a ladder truck there. And again, financial planning, as I mentioned, there's a lot of information in the report about different sources, such as the potential looking at increasing, a dedicated sales tax for public safety, looking at hotel occupancy fees that were mentioned along with those university fees, looking at a cost recovery program for certain responses, maybe it's a vehicle accident where the city would bill the insurance company to be able to recruit some calls for that and be able to add some revenue to the fire department to help pay for some of the things in the report here. And that is it. So I'm ready to open the floor for any questions or clarifications.

Mayor Copenhaver said, first of all, Council, we appreciate the opportunity for allowing this to occur for our fire department. Internally, we've had a lot of discussions with the staff and Chief and with this commission on first steps. And so I think you'll see that we'll be enhancing as we go with all of our other plans as well and the coordination of efforts. But if you have any questions, please feel free to ask. Any questions? Okay. I

don't see any. Anything else Chief you'd like to add? Chief Hamrick said, no, thank you for your work. And there's a lot of the stuff that we talked about in the short-term that we are already in the process of working on. Many of those items we're going to be able to accomplish, hopefully within the next year. So that's a good thing. But if y'all have any questions after you get a chance to digest the whole document, feel free to reach out. Thanks, Michael. Mayor Copenhaver said, thanks Chief. Councilmember Joe Hafner said, thank you. Mayor Copenhaver said, appreciate you. Mr. Hogan said, thank you. Mayor Copenhaver said, you bet.

Read

5. CONSENT AGENDA

Approval of the Consent Agenda

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

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

MIN-25:102 MINUTES FOR THE CITY COUNCIL MEETING ON NOVEMBER 18, 2025

Attachments: CC Minutes 11182025.pdf

This item was passed on the Consent Agenda.

RES-25:164 A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO APPROVE THE ADOPTION AGREEMENT AND AMENDMENT ONE FOR THE CITY OF JONESBORO, ARKANSAS NON-UNIFORMED EMPLOYEES 457 (b) RETIREMENT SAVINGS PLAN AND TRUST

Attachments: 01 - 311COJ 457(b) Amendment One_Final.pdf
02 - 311COJ 457(b) Adopting Resolution_Final.pdf
03 - 311COJ 457(b) SMM_Final.pdf

This item was passed on the Consent Agenda.

Enactment No: R-EN-179-2025

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

RES-25:166 A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR TRAFFIC SIGNALS

Councilmember John Street asked to be recused from discussion and voting on RES-25:166 due to serving on the CWL Board of Directors.

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

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

Recused: 1 - John Street

Enactment No: R-EN-180-2025

6. NEW BUSINESS

ORDINANCES ON FIRST READING

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

Attachments: CityJboroMayor_20251112_135058.pdf
CityJboroMayor_20251112_135317.pdf

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-25:040 by title only. All voted aye.

Held at one reading

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

Attachments: Application
Neigh_notification
Staff report RZ_25-15
MAPC Minutes 11.12.2025
Publication Receipt

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

Held at one reading

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

Attachments: Application
Rohn Craft letter
Certified Mail Receipts
Staff report RZ_25-16
MAPC Minutes 11.12.2025

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-25:043 by title only. All voted aye.

Held at one reading

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

Attachments: Application
Certified Mail Receipts
Staff report RZ_25-17
MAPC Minutes 11.12.2025

Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-25:044 by title only. All voted aye.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

ORD-25:033 AN ORDINANCE TO AMEND CHAPTER 6 - ALCOHOLIC BEVERAGES TO COMPLY WITH CHANGES TO THE ARKANSAS LAW REGARDING PRIVATE CLUB PERMITS

Attachments: Alcohol Permit Application 2025.docx
Final Jonesboro Application for Change in Business Operation of Private Clul
Final Jonesboro Application for Transfer of Location of Private Club Permit.dc

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

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

Enactment No: O-EN-040-2025

ORD-25:038 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: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: O-EN-041-2025

ORD-25:039 AN ORDINANCE TO ADD SECTION 2-289 TO THE JONESBORO CODE OF

ORDINANCES TITLED FIREFIGHTER BILL OF RIGHTS

Attachments: Firefighter Bill of Rights.pdf

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

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

Enactment No: O-EN-042-2025

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

I have a few notes for this evening, so hang with me just a little bit. I know you're excited. I want to start out with, first of all, I know each of you are aware, and that there's a current investigation process today as I stated earlier in the public statement. I know what you know. We plan to fully cooperate with any investigation to help bring it to an expedient closing. I do want to state that an investigation is an investigation and we will provide no further comment until that process is complete. Jim Stearns will serve as Interim Director during Danny Kapales leave, and we expect no disruptions in park programming or youth athletics. As a matter of fact, we have a tournament going on this evening in the parks. So, everybody, we've already met with the parks staff. Jim is going to do a great job and I appreciate your leadership there, Jim, and we're moving right ahead.

So next, now on the Mayor's notes, I hope everyone had a wonderful Thanksgiving and enjoyed your time with family and friends, and we are equally thankful to have been back here again at City Council tonight and doing a good job of representing the people of Jonesboro. So, on the first day of Christmas, the Mayor gave to me 12 minutes of notes. That was a corny joke. Anyway, Brian wrote that, so anyway.

So, we're going to start out with the Employee of the Month. I want to start by announcing this month's First Security Bank Employee the Month was Charles Martin. Charles works in our Sanitation Department and always goes above and beyond his work and duties. He always got a smile on his face, too. I really appreciate the work he does. Not only, though, is he over the incinerator, but at the same time, he manages our bulky junk campaign, glass recycling, and cardboard collection efforts on the Lacy Drive facility. This year, alone, he has been instrumental in helping the Sanitation Department collect 198,000 pounds of tons of tons and bulky junk, over 20,000 pounds of glass recycling, and 6,000 pounds of cardboard, and well over 500 tires this year. Charles does a little bit of everything, including volunteering when we are in need of a knuckleboom or roll off truck driver. Thank you, Charles, for all the hard work. You're a great example of our wonderful city staff.

Now, we'll begin in this month.

The Transition Fair, I enjoyed stopping by the fourth annual Transition Fair at Nettleton Baptist Church. This program, hosted by Project Care, is targeted toward special needs, juniors and senior high students in the region to help them connect with valuable resources, employment opportunities, and educational training. I'm grateful to all of those who participated in that event. It shows that these wonderful students will

now have options to exist in their area and explore careers that are a good match for their unique challenges and talents. I will say that we had many departments represented in the city at that job fair as well.

Now, I'd like to go ahead and announce some events that are going to be coming up.

This Thursday night is NEA Sounds of the Season concert. That will be held at Fowler Hall, and please come. It's 7:30, and this is a combination of many of the ASU choirs along with a local Jonesboro Corral choir and Jonesboro Camarada singers. It will be a great evening for all.

This Friday is the Christmas parade. It's our annual time to all come together as community. Special thanks to Heather Tally for all her efforts in coordinating these events, and dozens of volunteers, police and fire department staff that when ensure we have fun and a safe event. I know it might be a little cold, but nothing warms the souls more than the Christmas spirit, and hot chocolate. So come down, enjoy these festivities and floats and bands. For more information about the event, please visit JonesboroChristmasparade.com. I know there are some early concerns regarding winter weather. If those concerns escalate to the need to postpone the event, we will coordinate the effort organizers and public safety personnel to quickly work through the alternative date if the weather doesn't clear.

Joy Fest, this coming Saturday, come downtown and check out JoyFest. The programming begins at 3:00 p.m. on Saturday, December 6th at Union Park downtown Jonesboro. The award winning Festival of the Year by the Arkansas Recreation and Parks Association features a Hallmark Christmas like event and will include the annual lighting of the RightFiber 64 ft Christmas tree at 5:30 p.m. Live music, Kids Zone, and over 50 local vendors will be there at no cost to attendees. Low cost rides include the Ferris wheel, teacups, miniature train, ice rink and carousel. Big thanks to Sarah Rickert, our parks staff, and DJA for all their efforts to make this event a wonderful event to attend each year.

Winter Wonderland - JoyFest kicks off the opening night of Winter Wonderland and the First Community Bank Wonderland Rink by the City of Jonesboro Parks and Recreation Department. Winter Wonderland will run through December 23rd at 215 West Monroe Avenue with the First Community Bank Winter Wonderland Rink and concessions open through December 31st.

Then we move on to Christmas at the Park. The Christmas at the Park is now open at Joe Mack through December 23rd. 2025 schedules run from November 26th through December 23rd, with sponsor highlight nights, special events, and holiday offerings through the season including Pay What You Can Night on Wednesday, December 3rd. Thanks to our area sponsors and Adam Sartin and the Ground Crew team for all their years of hard work, literally brightening Christmas for the whole region.

The Delta Symphony Orchestra will host the Enchanted by the Sounds of Christmas from 3:00 p.m. – 5:00 p.m. on December 14th at the Fowler Center located at 201 Olympic Drive. The Delta Symphony Orchestra will perform holiday classics and we all know. Santa Claus himself will lead a sing along. So for more information, please contact the Delta Symphony Orchestra Facebook page.

The Foundation of Arts Performances of Elf, the Musical Junior will take place on December 19th through the 22nd at the Forum Theater at 111 East Monroe Avenue. The musical production follows Buddy, a human accidentally raised by North Pole

elves. I don't have to explain Elf. I'm not even getting into Elf, but I think it'd be a good idea for everybody to attend, especially have youth in the community. For more information to purchase tickets, visit FOAjonesboro.org, the FOA website.

University Lions Park - Construction and new playground is complete, University Lions Park located in Northside Park. The new playground is all turf and includes some covered hills, and kids can enjoy playing on. It's really a nice addition to our parks offerings, and I hope you will check it out. This is a part of our continued efforts to help ensure the Jonesboro of Tomorrow is a city that all people with all physical capabilities can enjoy together.

December Neighborhood Cleanup - The final neighborhood cleanup of the year is Saturday at Southside Softball Complex from 8 a.m. to 12 p.m. Big thanks to our city staff who work weekends to provide this service. Totals this year have surpassed 100 tons with nearly 1,000 tires. That's a lot of junk in our neighborhoods and road sides. I'm proud of this program and how it's been accepted by the community.

Now we move on to Holiday Shopping Police Patrols - Friday marked the start of our special assignment holiday patrols to provide residents and out of town visitors, an elevated feeling of comfort and safety as you're all hopefully spending lots and lots of money in our local stores. So, Chris and April, do your part, please, more shopping. We all have a lot to do when it's only one penny at a time. But seriously, I'm a big fan of this program and thankful we can afford to spend the money to do it. JPD has partnered with some other agencies on a special Shoplifting Sting Program this year, and I believe they have already popped a couple of folks who have committed similar crimes in other areas. They learned the hard way. Jonesboro will dedicate the resources necessary to protect our residences and our business.

City Water and Light Sewage Project - For those of you who have driven through the West End over the last few months, you undoubtedly are aware of the utility work going on in the area by City Water and Light. For those of you who may not know the whole story, the major upgrade in Jonesboro's sewer system is underway in that area of town. City Water and Light is replacing the sewer sanitary system that in some parts of the area is pushing over 100 years old. This is nearly a $10 million investment in our infrastructure and is helping prepare Jonesboro for the growth of decades to come. Now, this investment does have a side effect. Our roads have to be dug up in a lot of areas with new lines to be fed in. I know that we've all gotten, especially our office, who've gotten a lot of calls about it, but they all will all be repaved. But we can't do it until the work is done. We are working with City Water and Light on what the timeline looks like and look forward to our most recent historic part of town that have newer sewer and newly paved roads here to come. Nobody ever says, progress was easy, but literally didn't have bumps in the road along the way. I don't ever want to miss a chance to say, thank you to our friends at City Water and Light for all they do for this community. With winter weather approaching this week and for all the next several months to come, I know we'll be thankful for their first class efforts in servicing our grid when Mother Nature takes her best shot at us over headlines and water. That's the end of my report, Council. I know you're probably pleased to hear that. I hear an applause, thank you.

9. CITY COUNCIL REPORTS

Councilmember Dr. Charles Coleman said, on December 22nd, Fisher Street Community in Action will have a toy drive. It will be a drive through. The children must be in the car. We'll be giving away toys from ages zero to 12. So, I'm repeating the

point that the children must be in the car. Mayor Copenhaver asked, what time is that, Dr. Coleman? Councilmember Dr. Charles Coleman replied, 4:00- 7:00 p.m. It's the building across from I'd say 330 North Fisher Street, because that's next to the building. We will be giving away the toys that evening. Mayor Copenhaver said, 4:00-7:00pm, thank you.

Councilmember Chris Gibson said, just one thing, and I was going to address this off of the council floor, but I think it's imperative that I say it in public. I think most of this group knows over my last 17 years I've been an advocate for youth sports in this community and I'm especially partial to swim because my daughter's involved. And I know that this time of year it falls off the radar. But last night at our city pool, there were ten children from 12 to 18 swimming in the water with no heaters in 32 degree weather. So I would ask that that be given attention, please, and I know Jim is already on it, we've already had conversations, but I just want to make that a priority. Mayor Copenhaver said, thank you, Councilman.

Councilmember Joe Hafner said, with the budget books now being ready, at least the first version of them, we're looking at scheduling a working session. This would be a session just for the council to hear from staff about the 2026 budget. No action would be taken, but one time that was thrown out to me is 11:30 a.m. this Friday. I'll be reaching out to see how that works, to see if we get enough people there that would make it worthwhile event, but, you know, obviously, this is just the first, this would just be a working session, you know, chance to ask questions, no action would be taken. We'd follow that up with a finance meeting and then another chance to ask questions. And then, you know, if it gets forwarded to city council, another time to ask questions. So, but be thinking about 11:30 a.m. on Friday. Look at your schedules and I'll try to reach out to you tomorrow to see how that works. Councilmember Dr. Charles Coleman asked, is the city buying lunch? Councilmember Hafner said, I would think so. They have done so in the past. Mayor Copenhaver said, send us your request. Councilmember Hafner continued, all right, but anyway, I'll reach out to you. I know it may not work for everybody, but we're just trying to find out a time that works for enough to make it worthwhile. Thank you. That's all I've got. Mayor Copenhaver said, thank you, Councilman.

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

_____ Date: _____

Harold Copenhaver, Mayor

Attest:

_____ Date: _____

April Leggett, City Clerk

Text File

File Number: RES-25:171

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 405 N. ROGERS, PARCEL 01-144172-09200, OWNED BY SKY PARK HOLDINGS, LLC IN THE AMOUNT OF $315

LEGAL DESCRIPTION: PYLES 2ND ADD PT NW 17-14-4

WHEREAS, SKY PARK HOLDINGS, LLC, the owner of record, was properly notified of a code violation at 405 N. Rogers, 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 20th of August 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 405 N. Rogers.

JONESBORO ARKANSAS People. Pride. Progress.

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: 405 N ROGERS 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 4th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

08/04/2025

SKY PARK HOLDINGS LLC
3562 CLAYBOURNE CT
NEWBURY PARK CA 91320

Case #: 254860
In regards to property located at: 405 N ROGERS ST, 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 08/12/2025. 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,

Jessica Allred

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

9589 0710 5270 2238 0411 11

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

Postage
$

Total Postage and Fees
$

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810 EAST STREET POST OFFICE
AUG 04 2025
JONESBORO, AR 72401

Sent To
Sky Park Holdings LLC
Street and Apt. No., or PO Box No.
3562 Claybourne CT
City, State, ZIP+4®
Newbury Park CA 91320

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-11-2025

To: Tosha Moss

Case #: 254860

Property Address: 405 N Rogers
Jonesboro, AR 72401

APN# 01-144172-09200

Letter Sent on: 8-04-2025
Comply by Date: 6-12-2025
Date of Mowing: 8-20-2025

Need to send the following charges to this person.
SKY PARK HOLDING LLC
3562 CLAYBOURNE COURT
NEWBURY PARK, CA 91320

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 100.00
Total	$ 315.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

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, 212 Pecan & 405 N Rogers

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 18th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 18th day of September, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

2548600

DATE	INVOICE NO
9/11/2025	0069869

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

DUE DATE
10/22/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 405 N Rogers	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 405 N Rogers	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 405 N Rogers	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

DUE DATE	INVOICE NO
10/22/2025	0069869

Customer Name: Sky Park Holdings LLC
Customer No: 024895

Account No: 0036038 - Code Enforcement Charges - 405 N Rogers

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:	_____

9589 0710 5270 3206 8651 42

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Total Postage and Fees
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SEP 18 2025
JONESBORO, AR 72401

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

35

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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: 405 N Rogers, 212 Pecan, & 215 Pecan

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069869
Case# : 254860

Notice Mailed Prior to 11/07/2025

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

Subject: 405 N Rogers Parcel# 01-144172-09200

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 12/16/2025.

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

9589 0710 5270 3204 8664 84

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Total Postage and Fees
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NOV 07 2025
JONESBORO, AR 72401
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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

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO
ARKANSAS

Invoice# : 0069876
Case# : 255246

Notice Mailed Prior to 11/07/2025

Sky Park Holdings 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 12/16/2025.

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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NEWBURY PARK, CA 91320

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:172

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 HOLDINGS, 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 HOLDINGS, 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 21st of August 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.

JONESBORO ARKANSAS People. Pride. Progress.

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

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

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,

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

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Postage
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Total Postage and Fees
$

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JUN 12 2025

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Sent To

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City, State, ZIP+4®

SKY Park Holdings LLC
3562 Claybourne CT
Newbury Park CA 91320

44

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-11-2025

To: Tosha Moss

Case #: 255245

Property Address: 212 Pecan
Jonesboro, AR 72401

APN# 01-144074-08400

Letter Sent on: 6-11-2025
Comply by Date: 6-19-2025
Date of Mowing: 8-21-2025

Need to send the following charges to this person.
SKY PARK HOLDINGS LLC
3562 CLAYBOURNE CT
NEWBURY PARK , CA 91320

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 100.00
Total	$ 315.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

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, 212 Pecan & 405 N Rogers

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 18th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 18th day of September, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255245

DATE	INVOICE NO
9/11/2025	0069875

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

DUE DATE
10/22/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						315.00
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

DUE DATE	INVOICE NO
10/22/2025	0069875

Customer Name: Sky Park Holdings LLC
Customer No: 024895

Account No: 0035987 - Code Enforcement Charges - 212 Pecan

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:	630.00
INVOICE BALANCE:	**$315.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8651 42

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE
SEP 18 2025
JONESBORO, AR 72401

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

48

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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: 405 N Rogers, 212 Pecan, & 215 Pecan

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069875
Case# : 255245

Notice Mailed Prior to 11/07/2025

Sky Park Holdings 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 12/16/2025.

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

9589 0710 5270 3204 8664 84

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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
$

310 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401
Postmark Here

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

51

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:173

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 HOLDINGS, 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 HOLDINGS, 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 21st of August 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.

JONESBORO ARKANSAS People. Pride. Progress.

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

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

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,

Jessica Allred

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

9589 0710 5270 2238 0431 22

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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
$

Postmark Here

310 EAST STREET POST OFFICE
JUN 12 2025
JONESBORO, AR 72401

Sent To
Sky Park Holdings LLC
Street and Apt. No., or PO Box No.
3562 Claybourne CT
City, State, ZIP+4®
Newbury Park CA 91320

55

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-11-2025

To: Tosha Moss

Case #: 255246

Property Address: 215 Pecan
Jonesboro, AR 72401

APN# 01-144074-16800

Letter Sent on: 6-11-2025
Comply by Date: 6-19-2025
Date of Mowing: 8-21-2025

Need to send the following charges to this person.
SKY PARK HOLDINGS LLC
3562 CLAYBOURNE CT
NEWBURY PARK , CA 91320

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 100.00
Total	$ 315.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

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, 212 Pecan & 405 N Rogers

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 18th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 18th day of September, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255246

DATE	INVOICE NO
9/11/2025	0069876

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

DUE DATE
10/22/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						315.00
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

DUE DATE	INVOICE NO
10/22/2025	0069876

Customer Name: Sky Park Holdings LLC
Customer No: 024895

Account No: 0035986 - Code Enforcement Charges - 215 Pecan

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:	630.00
INVOICE BALANCE:	**$315.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 4651 42

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

Postage
$

Total Postage and Fees
$

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SEP 18 2025
JONESBORO, AR 72401

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

59

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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: 405 N Rogers, 212 Pecan, & 215 Pecan

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069876
Case# : 255246

Notice Mailed Prior to 11/07/2025

Sky Park Holdings 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 12/16/2025.

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

9589 0710 5270 3206 8664 84

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

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

Postage

$

Total Postage and Fees

$

310 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

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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

62

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:174

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 823 PARKVIEW, PARCEL 01-143251-00300, OWNED BY KYLE MICHAEL HAYNIE IN THE AMOUNT OF$275

LEGAL DESCRIPTION: HONEYCUTT'S FIRST ADDITION PT NW NE NE

WHEREAS, KYLE MICHAEL HAYNIE, the owner of record, was properly notified of a code violation at 823 Parkview, 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 20th of April 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 823 Parkview.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

HAYNIE KYLE MICHAEL

823 PARKVIEW ST

JONESBORO, AR 72401

RE: 823 PARKVIEW

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 16th day of July, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 16th day of July, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

07/16/2025

HAYNIE KYLE MICHAEL
823 PARKVIEW ST
JONESBORO AR 72401

Case #: 254145
In regards to property located at: 823 PARKVIEW, 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 07/26/2025. 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,

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

9589 0710 5270 2238 0440 68

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- ☐ Adult Signature Required $
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Postage

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Total Postage and Fees

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310 EAST STREET POST OFFICE
JONESBORO, AR 72401
10 16 2025

Sent To

Haynie Kyle Michael

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

823 Parkview St

City, State, ZIP+4®

Jonesboro AR 72401

66

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-11-2025

To: Tosha Moss

Case #: 254145

Property Address: 823 Parkview
Jonesboro, AR 72401

APN# 01-143251-00300

Letter Sent on: 7-16-2025
Comply by Date: 7-26-2025
Date of Mowing: 8-20-2025

Need to send the following charges to this person.
KYLE MICHAEL HAYNIE
823 PARKVIEW ST
JONESBORO, AR 72401

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

Kyle Michael Hayne

823 Parkview

Jonesboro, AR 72401

RE: 823 Parkview

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 18th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 18th day of September, 2025.

Notary Public

MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

254145

DATE	INVOICE NO
9/11/2025	0069870

BILL TO
Kyle Michael Hayne 823 Parkview Jonesboro, AR 72401

DUE DATE
10/22/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 823 Parkview	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 823 Parkview	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 823 Parkview	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
10/22/2025	0069870

Customer Name: Kyle Michael Hayne
Customer No: 024999

Account No: 0036039 - 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:	275.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8651 80

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

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE
SEP 18 2025
JONESBORO, AR 72401

Sent To **Kyle Michael Hayne**

Street and Apt. No., or PO Box No. **823 Parkview**

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

70

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

Kyle Michael Haynie

823 Parkview

Jonesboro, AR 72401

RE: 823 Parkview

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069870
Case# : 254145

Notice Mailed Prior to 11/07/2025

Kyle Michael Haynie
823 Parkview
Jonesboro, AR 72401

Subject: 823 Parkview Parcel# 01-143251-00300

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 12/16/2025.

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

9589 0710 5270 3206 4665 07

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310 EAST STREET POST OFFICE
NOV 07 2025
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Sent To **KYLE MICHAEL HAYNIE**

Street and Apt. No., or PO Box No. **823 PARKVIEW**

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

73

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:175

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

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

LEGAL DESCRIPTION: BROOKHAVEN ADD 75X174X75X169

WHEREAS, REGIONS BANK DBA REGIONS MORTGAGE, the owner of record, was properly notified of a code violation at 1821 Brookhaven, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 20th of August 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 1821 Brookhaven.

LEGAL DESCRIPTION: BROOKHAVEN ADD 75X174X75X169

WHEREAS, REGIONS BANK DBA REGIONS MORTGAGE, the owner of record, was properly notified of a code violation at 1821 Brookhaven, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 20th of August 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 1821 Brookhaven.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

REGIONS BANK DBA REGIONS MORTGAGE

1900 FIFTH AVENUE NORTH BIRMINGHAM A

NORTH BIRMINGHAM , AL 35203-

RE: 1821 BROOKHAVEN

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

08/07/2025

REGIONS BANK DBA REGIONS MORTGAGE
1900 FIFTH AVENUE NORTH BIRMINGHAM A
NORTH BIRMINGHAM AL 35203-

Case #: 254989
In regards to property located at: 1821 BROOKHAVEN, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds that must be mowed. Please mow and trim entire property including ditch. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 08/17/2025. If the issue is not corrected by the date listed, the City will hire a contractor to come and mow the property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

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

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

(870)351-4258

Sincerely,

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

9589 0710 5270 2238 0408 79

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Total Postage and Fees
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410 EAST STREET POST OFFICE
AUG 07 2025
JONESBORO, AR 72401

Sent To
Regions Bank DBA Regions Mortgage

Street and Apt. No., or PO Box No.
1900 Fifth Ave N

City, State, ZIP+4®
N Birmingham AL 35203

78

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-11-2025

To: Tosha Moss

Case #: 254989

Property Address: 1821 Brookhaven
Jonesboro, AR 72401

APN# 01-143243-04700

Letter Sent on: 8-07-2025
Comply by Date: 6-17-2025
Date of Mowing: 8-20-2025

Need to send the following charges to this person.
REGIONS BANK DBA REGIONS MORTGAGE
1900 FIFTH AVENUE NORTH BIRMINGHAM A
NORTH BIRMINGHAM , AL 35203

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 100.00
Total	$ 315.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Regions Bank DBA Regions Mortgage

1900 5th Avenue N Birmingham A

North Birmingham, AL 35203

RE: 1821 Brookhaven

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 18th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 18th day of September, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

254989

DATE	INVOICE NO
9/11/2025	0069871

BILL TO
Regions Bank dba Regions Mortgage 1900 5th Avenue N Birmingham A North Birmingham, AL 35203

DUE DATE
10/22/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 1821 Brookhaven	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1821 Brookhaven	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 1821 Brookhaven	1.00	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

DUE DATE	INVOICE NO
10/22/2025	0069871

Customer Name: Regions Bank
Customer No: 025000

Account No: 0036040 - 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:	315.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	315.00
INVOICE BALANCE:	**$315.00**
AMOUNT PAID:	_____

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Postage
$

Total Postage and Fees
$

Postmark Here

810 EAST STREET POST OFFICE
SEP 18 2025
JONESBORO, AR 72401

Sent To
REGIONS BANK DBA REGIONS MORTGAGE

Street and Apt. No., or PO Box No.
1900 FIFTH AVENUE NORTH BIRMINGHAM A

City, State, ZIP+4®
NORTH BIRMINGHAM, AL 35203

82

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Regions Bank DBA Regions Mortgage

1900 5th Avenue N Birmingham A

North Birmingham, AL 35203

RE: 1821 Brookhaven

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

BCamp
Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069871
Case# : 254989

Notice Mailed Prior to 11/07/2025

Regions BankDBA Regions Mortgage
1900 5th Avenue N Birmingham A
North Birmingham, AL 35203

Subject: 1821 Brookhaven Parcel# 01-143243-04700

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 12/16/2025.

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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- ☐ Adult Signature Required $
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Postage

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Total Postage and Fees

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310 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To **REGIONS BANK DBA REGIONS MORTGAGE**

Street and Apt. No., or PO Box No. **1900 5TH AVENUE N BIRMINGHAM A**

City, State, ZIP+4® **NORTH BIRMINGHAM, AL 35203**

85

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:176

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 21st of August 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.

JONESBORO ARKANSAS People. Pride. Progress.

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

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDIZ
MY COMMISSION # 00000032
EXPIRES: March 10, 2034
Craighead County

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,

C Blake Nichols

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

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Postage
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Total Postage and Fees
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310 EAST STREET POST OFFICE
MAR 31 2025
JONESBORO, AR 72401

Sent To
Crawford Pandy & Aley

Street and Apt. No., or PO Box No.
PO BOX 1623547

City, State, ZIP+4®
Jonesboro AR 72403-6705

89

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-11-2025

To: Tosha Moss

Case #: 255268

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: 8-21-2025

Need to send the following charges to this person.
CRAWFORD RANDY & ALEY
PO BOX 16354
JONESBORO, AR 72403-6705

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Randy & Aley Crawford

PO Box 16354

Jonesboro, AR 72403

RE: 2612 CRAWFORD

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 18th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 18th day of September, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255268

DATE	INVOICE NO
9/11/2025	0069874

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

DUE DATE
10/22/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						12,016.32
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

DUE DATE	INVOICE NO
10/22/2025	0069874

Customer Name: Randy & Aley Crawford
Customer No: 023540

Account No: 0035631 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	12,291.32
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

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310 EAST STREET POST OFFICE
SEP 18 2025
JONESBORO, AR 72401

Sent To **Randy & Aley Crawford**

Street and Apt. No., or PO Box No.
PO Box 16354

City, State, ZIP+4®
Jonesboro, AR 72403

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Randy & Aley Crawford

PO Box 16354

Jonesboro, AR 72403

RE: 2612 Crawford

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

B Carr
Notary Public

My commission expires: 9/10/34

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

JONESBORO
ARKANSAS

Invoice# : 0069874
Case# : 255268

Notice Mailed Prior to 11/07/2025

Randy & Aley Crawford
PO Box 16354
Jonesboro, AR 72403

Subject: 2612 Crawford Parcel# 01-144273-02300

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 12/16/2025.

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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Postage $	
Total Postage and Fees $	

310 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To **RANDY & ALEY CRAWFORD**

Street and Apt. No., or PO Box No. **PO BOX 16354**

City, State, ZIP+4® **JONESBORO, AR 72403**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:177

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 314 N ROGERS, PARCEL 01-144172-10400, OWNED BY KINGDOM ASSETS, LLC, IN THE AMOUNT OF $275

LEGAL DESCRIPTION: PYLES 2ND ADD PT NW 17-14-4

WHEREAS, KINGDOM ASSETS, LLC, the owner of record, was properly notified of a code violation at 314 N Rogers, 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 21st of August 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 314 N Rogers.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

KINGDOM ASSETS LLC

132 SOPHIE DR

BROOKLAND, AR 72417

RE: 314 N ROGERS

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 5th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 5th day of August, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

08/05/2025

KINGDOM ASSETS LLC
132 SOPHIE DR
BROOKLAND AR 72417

Case #: 254751
In regards to property located at: 314 N ROGERS, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property is overgrown and needs to be mowed and kept maintained. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 08/13/2025. 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,

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

9589 0710 5270 2238 0410 81

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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
$

Postmark Here

$10 EAST STREET POST OFFICE
AUG 05 2025
JONESBORO, AR 72401

Sent To KINGDOM ASSETS LLC

Street and Apt. No., or PO Box No.
132 SOPHIE DR

City, State, ZIP+4®
BROOKLAND, AR 72417

100

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-11-2025

To: Tosha Moss

Case #: 254751

Property Address: 314 N Rogers
Jonesboro, AR 72401

APN# 01-144172-10400

Letter Sent on: 7-01-2025
Comply by Date: 7-122025
Date of Mowing: 8-21-2025

Need to send the following charges to this person.
Kingdom Assets LLC
132 Sophie Drive
Brookland , AR 72417

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Kingdom Assets LLC

132 Sophie Dr

Brookland, AR 72417

RE: 2404 Brazos & 314 N Rogers

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 18th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 18th day of September, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

254751

DATE	INVOICE NO
9/11/2025	0069872

BILL TO

Kingdom Assets LLC
132 Sophie Dr
Brookland, AR 72417

DUE DATE
10/22/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 314 N Rogers	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 314 N Rogers	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 314 N Rogers	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
10/22/2025	0069872

Customer Name: Kingdom Assets LLC
Customer No: 024936

Account No: 0036041 - Code Enforcement Charges - 314 N Rogers

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 3206 8451 66

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

310 EAST STREET POST OFFICE
SEP 18 2025
JONESBORO, AR 72401

Postmark Here

Sent To **Kingdom Assets LLC**

Street and Apt. No., or PO Box No.
132 Sophie Dr

104

City, State, ZIP+4®
Brookland, AR 72417

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

Kingdom Assets LLC

132 Sophie Dr

Brookland, AR 72417

RE: 314 N Rogers

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

BCarr
Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069872
Case# : 254751

Notice Mailed Prior to 11/07/2025

Kingdom Assets LLC
132 Sophie Dr
Brookland, AR 72417

Subject: 314 N Rogers Parcel# 01-144172-10400

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 12/16/2025.

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

9589 0710 5270 3206 4662 31

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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
$

Postmark Here

210 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To
KINGDOM ASSETS LLC

Street and Apt. No., or PO Box No.
132 SOPHIE DR

107

City, State, ZIP+4®
BROOKLAND, AR 72417

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:179

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2410 W. MATTHEWS, PARCEL 01-143143-01900, OWNED BY HANNAH GEORGE SR. IN THE AMOUNT OF $290

LEGAL DESCRIPTION: PART SE SW 14-14-03

WHEREAS, HANNAH GEORGE SR, the owner of record, was properly notified of a code violation at 2410 W. Matthews, 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 August using city funds in the amount of $290; and,

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

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

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

HANNAH GEORGE SR

2410 W Matthews Ave

Jonesboro, AR 72401-9205

RE: 2410 W MATTHEWS & 2412 W MATTHEWS

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 5th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 5th day of August, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

08/04/2025

HANNAH GEORGE SR
2410 W Matthews Ave
Jonesboro AR 72401-9205

Case #: 254871
In regards to property located at: 2410 W MATTHEWS, 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 08/17/2025. 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

30-5 Unsightly or Unsanitary Conditions

870-273-2336

Sincerely,

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

9589 0710 5270 2238 0410 24

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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
$

Postmark Here

310 EAST STREET POST OFFICE
AUG 05 2025
JONESBORO, AR 72401

Sent To **HANNAH GEORGE SR**

Street and Apt. No., or PO Box No. **2410 W Matthews Ave**

City, State, ZIP+4® **Jonesboro, AR 72401-9205**

111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-11-2025

To: Tosha Moss

Case #: 254871

Property Address: 2410 W Matthews
Jonesboro, AR 72401

APN# 01-143143-01900

Letter Sent on: 8-04-2025
Comply by Date: 08-17-2025
Date of Mowing: 8-26-2025

Need to send the following charges to this person.
HANNAH GEORGE SR
2410 W Matthews Ave
Jonesboro, AR 72401-9205

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 75.00
Total	$ 290.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

HANNAH GEORGE SR

2410 W Matthews Ave

Jonesboro, AR 72401-9205

RE: 2410 W Matthews

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

254871

DATE	INVOICE NO
9/11/2025	0069885

BILL TO
Hannah George Sr 2410 W Matthews Avenue Jonesboro, AR 72401

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 2410 W Matthews	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2410 W Matthews	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 2410 W Matthews	1.00	75.00	75.00	0.00	0.00	75.00
		INVOICE TOTAL:	**290.00**	**0.00**	**0.00**	**290.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069885

Customer Name: Hannah George Sr
Customer No: 025018

Account No: 0036044 - Code Enforcement Charges - 2410 W Matthews

Please remit payment by the due date to:

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

Invoice Total:	290.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	290.00
INVOICE BALANCE:	**$290.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8665 69

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

Postage

$

Total Postage and Fees

$

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310 EAST STREET POST OFFICE
SEP 30 2025
JONESBORO, AR 72401

Sent To **HANNAH GEORGE SR**

Street and Apt. No., or PO Box No. **2410 W Matthews Ave**

City, State, ZIP+4® **Jonesboro, AR 72401-9205**

115

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Hannah George Sr

2410 W Matthews

Jonesboro, AR 72401

RE: 2410 W Matthews & 2412 W Matthews

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

B Clay

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069885
Case# : 254871

Notice Mailed Prior to 11/07/2025

Hannah George Sr
2410 W Matthews
Jonesboro, AR 72401

Subject: 2410 W Matthews Parcel# 01-143143-01900

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 12/16/2025.

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

9589 0710 5270 3204 4662 00

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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

$

Postmark Here

310 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To
HANNAH GEORGE SR

Street and Apt. No., or PO Box No.
2410 W MATTHEWS

118

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 2412 W. MATTHEWS, PARCEL 01-143143-02500, OWNED BY HANNAH GEORGE SR. IN THE AMOUNT OF $290

LEGAL DESCRIPTION: HANNAH'S ACRES REPLAT 14-14-03 PT SE SW

WHEREAS, HANNAH GEORGE SR, the owner of record, was properly notified of a code violation at 2412 W. Matthews, 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 August 2025 using city funds in the amount of $290; 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 2412 W. Matthews.

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-11-2025

To: Tosha Moss

Case #: 254873

Property Address: 2412 W Matthews
Jonesboro, AR 72401

APN# 01-143143-02500

Letter Sent on: 8-04-2025
Comply by Date: 08-17-2025
Date of Mowing: 8-26-2025

Need to send the following charges to this person.
HANNAH GEORGE SR
2410 W Matthews Ave
Jonesboro, AR 72401-9205

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 75.00
Total	$ 290.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

HANNAH GEORGE SR

2410 W Matthews Ave

Jonesboro, AR 72401-9205

RE: 2412 W Matthews

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

254873

DATE	INVOICE NO
9/11/2025	0069886

BILL TO
Hannah George Sr 2410 W Matthews Avenue Jonesboro, AR 72401

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 2412 W Matthews	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2412 W Matthews	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 2412 W Matthews	1.00	75.00	75.00	0.00	0.00	75.00
		INVOICE TOTAL:	**290.00**	**0.00**	**0.00**	**290.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069886

Customer Name: Hannah George Sr
Customer No: 025018

Account No: 0036045 - Code Enforcement Charges - 2412 W Matthews

Please remit payment by the due date to:

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

Invoice Total:	290.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	290.00
INVOICE BALANCE:	**$290.00**
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 $

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE SEP 10 2025 JONESBORO, AR 72401

Sent To **GEORGE HANNAH SR**

Street and Apt. No., or PO Box No.
2410 W Matthews Ave

City, State, ZIP+4®
Jonesboro, AR 72401-9205

123

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

Hannah George Sr

2410 W Matthews

Jonesboro, AR 72401

RE: 2410 W Matthews & 2412 W Matthews

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

B Clay

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069886
Case# : 254873

Notice Mailed Prior to 11/07/2025

Hannah George Sr
2410 W Matthews
Jonesboro, AR 72401

Subject: 2412 W Matthews Parcel# 01-143143-02500

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 12/16/2025.

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

9589 0710 5270 3204 4662 00

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310 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To
HANNAH GEORGE SR

Street and Apt. No., or PO Box No.
2410 W MATTHEWS

126

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:181

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 2005 BUNKER HILL, PARCEL 01-143231-09800, OWNED BY UNICORN INVESTMENTS, LLC, IN THE AMOUNT OF $275

LEGAL DESCRIPTION: SCENIC HILL 1ST REVISED

WHEREAS, UNICORN INVESTMENTS, LLC, the owner of record, was properly notified of a code violation at 2005 Bunker Hill, 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 27th of August 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 2005 Bunker Hill.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

UNICORN INVESTMENTS LLC

1216 E COUNTRY CLUB TERRACE

JONESBORO, AR 72401

RE: 2005 BUNKER HILL

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 26th day of June, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 26th day of June, 2025.

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

Notary Public

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

06/26/2025

UNICORN INVESTMENTS LLC
1216 E COUNTRY CLUB TERRACE
JONESBORO AR 72401

Case #: 253372
In regards to property located at: 2005 BUNKER HILL, 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 07/09/2025. If the issue is not corrected by the date listed, the City will hire a contractor to mow, trim, and take care of any other items causing the violations, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

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:
105-199 Address Number Requirement

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 2238 0418 07

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

Postage
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Total Postage and Fees
$



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Sent To
Unicorn Investments LLC
Street and Apt. No., or PO Box No.
1216 E County Club Terrace
City, State, ZIP+4
Jonesboro AR 72401

130

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-17-2025

To: Tosha Moss

Case #: 255220

Property Address: 2005 Bunker Hill APN# 01-143231-09800
Jonesboro, AR 72401

Letter Sent on: 6-26-2025
Comply by Date: 7-09-2025
Date of Mowing: 8-27-2025

Need to send the following charges to this person.
UNICORN INVESTMENTS LLC
1216 E COUNTRY CLUB TERRACE
JONESBORO, AR 72401

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

UNICORN INVESTMENTS LLC

1216 E COUNTRY CLUB TERRACE

JONESBORO, AR 72401

RE: 2005 Bunker Hill

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255220

DATE	INVOICE NO
9/17/2025	0069887

BILL TO

Unicorn Investments LLC
1216 E Country Club Terrace
Jonesboro, AR 72401

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 2005 Bunker Hill	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2005 Bunker Hill	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 2005 Bunker Hill	1.00	60.00	60.00	0.00	0.00	60.00
		INVOICE TOTAL:	**275.00**	**0.00**	**0.00**	**275.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069887

Customer Name: Unicorn Investments LLC
Customer No: 025019

Account No: 0036046 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	275.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 4665 45

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

Postage
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Total Postage and Fees
$

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510 EAST STR
SEP 30
JONESBO

Sent To **UNICORN INVESTMENTS LLC**

Street and Apt. No., or PO Box No. **1216 E COUNTRY CLUB TERRACE**

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

134

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

Unicorn Investments LLC

1216 E County Club Terrace

Jonesboro, AR 72401

RE: 2005 Bunker Hill

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069887
Case# : 255220

Notice Mailed Prior to 11/07/2025

Unicorn Investments LLC
1216 E County Club Terrace
Jonesboro, AR 72401

Subject: 2005 Bunker Hill Parcel# 01-143231-09800

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 12/16/2025.

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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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
UNICORN INVESTMENTS LLC

Street and Apt. No., or PO Box No.
1216 E COUNTY CLUB TERRACE

137

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:182

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 1312 ROSEMOND, PARCEL 01-143243-08500, OWNED BY SMITH BROTHERS PROPERTIES LLC IN THE AMOUNT OF $275

LEGAL DESCRIPTION: BROOKHAVEN ADD 80X120

WHEREAS, SMITH BROTHERS PROPERTIES, LLC, the owner of record, was properly notified of a code violation at 1312 Rosemond, 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 27th of August 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 1312 Rosemond.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

SMITH BROTHERS PROPERTIES LLC

4508 LOCHMOOR CIR

JONESBORO, AR 72401

RE: 1312 ROSEMOND

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

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

08/04/2025

SMITH BROTHERS PROPERTIES LLC
4508 LOCHMOOR CIR
JONESBORO AR 72401

Case #: 254857
In regards to property located at: 1312 ROSEMOND, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds that must be mowed. Please mow and trim entire property including ditch. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 08/14/2025. 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,

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

9589 0710 5270 2238 0411 35

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Total Postage and Fees
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510 EAST STREET POST OFFICE
AUG 04 2025
JONESBORO, AR 72401

Sent To
Smith Brothers Properties LLC

Street and Apt. No., or PO Box No.
4508 Loch Moor Cir

City, State, ZIP+4®
Jonesboro AR 72401

141

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-17-2025

To: Tosha Moss

Case #: 254857

Property Address: 1312 Rosemond APN# 01-143243-08500
Jonesboro, AR 72401

Letter Sent on: 8-04-2025
Comply by Date: 8-14-2025
Date of Mowing: 8-27-2025

Need to send the following charges to this person.
SMITH BROTHERS PROPERTIES LLC
4508 LOCHMOOR CIR
JONESBORO AR 72401

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

SMITH BROTHERS PROPERTIES LLC

4508 LOCHMOOR CIR

JONESBORO AR 72401

RE: 1312 Rosemond

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

254857

DATE	INVOICE NO
9/17/2025	0069888

BILL TO
Smith Brothers Properties LLC 4508 Lochmoor Circle Jonesboro, AR 72401

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 1312 Rosemond	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1312 Rosemond	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 1312 Rosemond	1.00	60.00	60.00	0.00	0.00	60.00
		INVOICE TOTAL:	**275.00**	**0.00**	**0.00**	**275.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069888

Customer Name: Smith Brothers Properties LLC
Customer No: 025020

Account No: 0036047 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	275.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8665 21

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Total Postage and Fees
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310 EAST STREET POST OFFICE
SEP 30 2025
JONESBORO AR 72401

SMITH BROTHERS PROPERTIES LLC

Sent To

4508 LOCHMOOR CIR

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

JONESBORO AR 72401

City, State, ZIP+4

145

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Smith Brothers Properties LLC

4508 Lochmoor Circle

Jonesboro, AR 72401

RE: 1312 Rosemond

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 3/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069888
Case# : 254857

Notice Mailed Prior to 11/07/2025

Smith Brothers Properties LLC
4508 Lochmoor Circle
Jonesboro, AR 72401

Subject: 1312 Rosemond Parcel# 01-143243-08500

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 12/16/2025.

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

9589 0710 5270 3206 8654 49

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

Postage
$

Total Postage and Fees
$

Postmark Here

NOV 07 2025
JONESBORO, AR 72401
300 EAST STREET POST OFFICE

Sent To SMITH BROTHERS PROPERTIES LLC

Street and Apt. No., or PO Box No. 4508 LOCHMOOR CIRCLE

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

148

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:183

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 910 MARCOM, PARCEL 01-143251-04100, OWNED BY WILDA SEATS IN THE AMOUNT OF $275

LEGAL DESCRIPTION: COOPER ADD(PT W1/2 SW NE 25-14-3 PT LOTS 5 & 6

WHEREAS, WILDA SEATS, the owner of record, was properly notified of a code violation at 910 Marcom, 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 27th of August 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 910 Marcom.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

SEATS WILDA

910 MARCOM DRIVE

JONESBORO, AR 72401

RE: 910 MARCOM

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 16th day of July, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 16th day of July, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

07/16/2025

WILDA SEATS
910 MARCOM DRIVE
JONESBORO AR 72401

Case #: 254105
In regards to property located at: 910 MARCOM, 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 07/26/2025. 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,

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

9589 0710 5270 2238 0440 75

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310 EAST STREET POST OFFICE
JUL 16 2025
JONESBORO, AR 72401

Sent To
Wilda Seats
Street and Apt. No., or PO Box No.
910 Marcom Drive
City, State, ZIP+4®
Jonesboro AR 72401

152

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-17-2025

To: Tosha Moss

Case #: 255469

Property Address: 910 Marcom APN# 01-143251-04100
Jonesboro, AR 72401

Letter Sent on: 7-16-2025
Comply by Date: 7-26-2025
Date of Mowing: 8-27-2025

Need to send the following charges to this person.
SEATS WILDA
910 MARCOM DRIVE
JONESBORO, AR 72401

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

SEATS WILDA

910 MARCOM DRIVE

JONESBORO, AR 72401

RE: 910 Marcom

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255469

DATE	INVOICE NO
9/17/2025	0069889

BILL TO
Wilda Seats 910 Marcom Dr Jonesboro, AR 72401

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						275.00
Code Enforcement Charges:						
Filing Fee - 910 Marcom	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 910 Marcom	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 910 Marcom	1.00	60.00	60.00	0.00	0.00	60.00
		INVOICE TOTAL:	**275.00**	**0.00**	**0.00**	**275.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069889

Customer Name: Wilda Seats
Customer No: 024931

Account No: 0035997 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	550.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8675 04

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Postage
$

Total Postage and Fees
$

EAST STREET POST OFFICE
SEP 30 2025
JONESBORO, AR 72401

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SEATS WILDA

Sent To

910 MARCOM DRIVE

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

JONESBORO, AR 72401

City, State, ZIP+4®

156

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Wilda Seats

910 Marcom Dr

Jonesboro, AR 72401

RE: 910 Marcom

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069889
Case# : 255469

Notice Mailed Prior to 11/07/2025

Wilda Seats
910 Marcom Dr
Jonesboro, AR 72401

Subject: 910 Marcom Parcel# 01-143251-04100

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 12/16/2025.

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

9589 0710 5270 3204 8641 18

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
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Postage
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Total Postage and Fees
$

Postmark Here

NOV 07 2025
JONESBORO, AR 72401
870 EAST STREET POST OFFICE

Sent To **WILDA SEATS**

Street and Apt. No., or PO Box No. **910 MARCOM DR**

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

IMPORTANT: Save this receipt for you[illegible].

160

Text File

File Number: RES-25:184

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 616 E. OAK, PARCEL 01-144191-17500, OWNED BY JOYCE SCARBOROUGH IN THE AMOUNT OF $275

LEGAL DESCRIPTION: THE EAST 35 FEET OF LOT 13 IN BLOCK 2 OF GREGG & HOUGHTON'S SUBDIVISION OF KITCHENS' PLACE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AND THE WEST 15 FEET OF LOT 13 IN BLOCK 2 OF GREGG & HOUGHTON'S SUBDIVISION OF KITCHEN'S PLACE ADDITION TO THE CITY OF JONESBORO, ARKANSAS.

WHEREAS, JOYCE SCARBOROUGH, the owner of record, was properly notified of a code violation at 616 E. Oak, 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 2nd of September 2025 using city funds in the amount of $275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 616 E. Oak.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

SCARBOROUGH JOYCE

333 PLANTATION WAY

BYHALIA, MS 38611-6949

RE: 616 E OAK

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

05/16/2025

SCARBOROUGH JOYCE
333 PLANTATION WAY
BYHALIA MS 38611-6949

Case #: 252693
In regards to property located at: 616 E OAK, 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 06/01/2025. 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 2238 0436 03

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Postage
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Total Postage and Fees
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3RD EAST STREET POST OFFICE
MAY 19 2025
JONESBORO, AR 72401

Sent To
Scarborough Joyce
Street and Apt. No., or PO Box No.
333 Plantation Loop
City, State, ZIP+4®
Byhalia MS 38611-6949

164

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-17-2025

To: Tosha Moss

Case #: 255538

Property Address: 616 E Oak
Jonesboro, AR 72404

APN# 01-144191-17500

Letter Sent on: 5-16-2025
Comply by Date: 6-01-2025
Date of Mowing Service: 9-02-2025

Need to send the following charges to this person.
SCARBOROUGH JOYCE
333 PLANTATION WAY
BYHALIA, MS 38611-6949

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

SCARBOROUGH JOYCE

333 PLANTATION WAY

BYHALIA, MS 38611-6949

RE: 616 E Oak

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255538

DATE	INVOICE NO
9/17/2025	0069890

BILL TO

Joyce Scarborough
333 Plantation Way
Byhalia, MS 38611

DUE DATE: 11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						825.00
Code Enforcement Charges:						
Filing Fee - 616 E Oak	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 616 E Oak	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 616 E Oak	1.00	60.00	60.00	0.00	0.00	60.00
		INVOICE TOTAL:	**275.00**	**0.00**	**0.00**	**275.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069890

Customer Name: Joyce Scarborough
Customer No: 018720

Account No: 0034734 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	1,100.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8625 16

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

Postage
$

Total Postage and Fees
$

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310 EAST STREET POST OFFICE
SEP 10 2025
JONESBORO, AR 72401

Sent To **SCARBOROUGH JOYCE**

Street and Apt. No., or PO Box No. **333 PLANTATION WAY**

City, State, ZIP+4® **BYHALIA, MS 38611-6949**

168

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

Joyce Scarborough

333 Plantation Way

Byhalia, MS 38611

RE: 616 E Oak

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069890
Case# : 255538

Notice Mailed Prior to 11/07/2025

Joyce Scarborough
333 Plantation Way
Byhalia, MS 38611

Subject: 616 E Oak Parcel# 01-144191-17500

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 12/16/2025.

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

9589 0710 5270 3206 8644 91

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

Postage
$

Total Postage and Fees
$

Postmark Here

810 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To **JOYCE SCARBOROUGH**

Street and Apt. No., or PO Box No. **333 PLANTATION WAY**

City, State, ZIP+4® **BYHALIA, MS 38611**

171

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:185

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 5017 MT. CARMEL ROAD, PARCEL 01-133013-01500, OWNED BY KATHERINE ARTERBERRY IN THE AMOUNT OF $365

LEGAL DESCRIPTION: PT NE SW

WHEREAS, KATHERINE ARTERBERRY, the owner of record, was properly notified of a code violation at 5017 Mt. Carmel Road, 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 3rd of September 2025 using city funds in the amount of $365; 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 5017 Mt. Carmel Road.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

KATHERINE ARTERBERRY

5017 Mount Carmel Rd

Jonesboro, AR 72404-9038

RE: 5017 MT CARMEL RD

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 13th day of June, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 13th day of June, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

06/13/2025

KATHERINE ARTERBERRY
5017 Mount Carmel Rd
Jonesboro AR 72404-9038

Case #: 252222
In regards to property located at: 5017 MT CARMEL RD, JONESBORO, AR 72404

Our records show that you own the property listed above. We have observed that the PROPERTY HAS OVERGROWN GRASS AND WEEDS WHICH MUST BE MOWED. PLEASE MOW AN TRIM THE ENTIRE PROPERTY. ALL APPLIANCES, INDOOR TYPE FURNITURE, LOOSE TRASH, BROKEN DOWN CARDBOARD BOXES, BROKEN FURNITURE, BAGS OF TRASH, BUCKETS, VEHICLE PARTS, HOME GOODS, EMPTY DOG/CAT FOOD BAGS, AND ANYTHING CREATING A FOUL SMELL MUST BE CLEANED UP AND HAULED TO TO THE LANDFILL. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 06/23/2025. If the issue is not corrected by the date listed, the City will HIRE A CONTRACTOR TO MOW AND TRIM THE ENTIRE PROPERTY, HIRE A CONTRACTOR TO CLEAN UP THE PROPERTY BY REMOVING ANY ITEMS CREATING A VIOLATION, 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:
30-2 Nuisances Against Public Health

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

30-5 Unlawful storage

30-5 Unsightly or Unsanitary Conditions

54-36 Containment and disposal requirements

Cell 870-926-1404

Sincerely,

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

9589 0710 5270 2238 0458 12

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

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

Postage

$

Total Postage and Fees

$

310 EAST STREET POST OFFICE
JUN 13 2025
JONESBORO, AR 72401

Postmark Here

Sent To

Katherine Arter Berry

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

501 N Mont Carmel Bd

City, State, ZIP+4®

Jonesboro AR 72404-9038

175

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-17-2025

To: Tosha Moss

Case #: 255582

Property Address: 5017 Mt Carmel Rd
Jonesboro, AR 72401

APN# 01-133013-01500

Letter Sent on: 6-13-2025
Comply by Date: 6-23-2025
Date of Mowing: 9-03-2025

Need to send the following charges to this person.
KATHERINE ARTERBERRY
5017 Mount Carmel Rd
Jonesboro, AR 72404-9038

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 150.00
Total	$ 365.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

KATHERINE ARTERBERRY

5017 Mount Carmel Rd

Jonesboro, AR 72404-9038

RE: 5017 Mt Carmel Rd

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255582

DATE	INVOICE NO
9/29/2025	0069897

BILL TO
Katherine Arterberry 5017 Mt Carmel Rd Jonesboro, AR 72404

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						1,215.00
Code Enforcement Charges:						
Filing Fee - 2017 Mt Carmel Rd	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 5017 Mt Carmel Rd	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 5017 Mt Carmel Rd	1.00	150.00	150.00	0.00	0.00	150.00
		INVOICE TOTAL:	**365.00**	**0.00**	**0.00**	**365.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069897

Customer Name: Katherine Arterberry
Customer No: 024922

Account No: 0035995 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	365.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	1,580.00
INVOICE BALANCE:	**$365.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8665 83

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

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE
SEP 30 2025
JONESBORO, AR 72401

Sent To **KATHERINE ARTERBERRY**

Street and Apt. No., or PO Box No. **5017 Mount Carmel Rd**

179

City, State, ZIP+4® **Jonesboro, AR 72404-9038**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Katherine Arterberry

5017 Mt Carmel Rd

Jonesboro, AR 72404

RE: 5017 Mt Carmel Rd

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069897
Case# : 255582

Notice Mailed Prior to 11/07/2025

Katherine Arterberry
5017 Mt Carmel Rd
Jonesboro, AR 72404

Subject: 5017 Mt Carmel Rd Parcel# 01-133013-01500

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 12/16/2025.

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

9589 0710 5270 3206 8661 25

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

Postage
$

Total Postage and Fees
$

Postmark Here

510 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To
KATHERINE ARTERBERRY

Street and Apt. No., or PO Box No.
5017 MT CARMEL RD

182

City, State, ZIP+4®
JONESBORO, AR 72404

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:186

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 1602 TONYA #A, PARCEL 01-144082-00210, OWNED BY MARTICULL, LLC, IN THE AMOUNT OF $275

LEGAL DESCRIPTION: RJS ACRES

WHEREAS, MARTICULL, LLC, the owner of record, was properly notified of a code violation at 1602 Tonya #A, 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 5th of September 2025 using city funds in the amount of $275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 1602 Tonya #A.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

MARTISULL LLC/

PO BOX 16271

JONESBORO, AR 72403

RE: 1602 A TONYA DR & 1602 B TONYA 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 10th day of July, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 10th day of July, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

07/10/2025

MARTISULL LLC/ Groundfloor .
PO BOX 16271
JONESBORO AR 72403

Case #: 254179
In regards to property located at: 1602 A TONYA DR, 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 07/17/2025. 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,

Jessica Allred

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

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

310 EAST STREET POST OFFICE
JUL 10 2025
JONESBORO, AR 72401

Postmark Here

Sent To
MartiSull LLC/GroundFloor

Street and Apt. No., or PO Box No.
PO BOX 16271

City, State, ZIP+4®
Jonesboro AR 72403

186

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-29-2025

To: Tosha Moss

Case #: 255673

Property Address: 1602 Tonya A
Jonesboro, AR 72401

APN# 01-144082-00210

Letter Sent on: 7-10-2025
Comply by Date: 7-17-2025
Date of Mowing: 9-05-2025

Need to send the following charges to this person.
MARTISULL LLC/ Groundfloor
PO BOX 16271
JONESBORO, AR 72403

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

MARTISULL LLC/ Groundfloor

PO BOX 16271

JONESBORO, AR 72403

RE: 1602 Tonya A &1602 Tonya B

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 1st day of October, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 1st day of October, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255673

DATE	INVOICE NO
9/29/2025	0069896

BILL TO
Martisull LLC PO Box 16271 Jonesboro, AR 72403

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						730.00
Code Enforcement Charges:						
Filing Fee - 1602 Tonya #A	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1602 Tonya #A	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 1602 Tonya #A	1.00	60.00	60.00	0.00	0.00	60.00
		INVOICE TOTAL:	**275.00**	**0.00**	**0.00**	**275.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069896

Customer Name: Martisull LLC
Customer No: 021606

Account No: 0035908 - Code Enforcement Charges - 1602 Tonya #A

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	1,005.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

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

Postmark Here

Postage
$

Total Postage and Fees
$



Sent To
MARTISULL LLC/ Groundfloor

Street and Apt. No., or PO Box No.
PO BOX 16271

City, State, ZIP+4®
JONESBORO, AR 72403

190

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Martisull LLC

PO Box 16271

Jonesboro, AR 72403

RE: 1602 Tonya #A & 1602 Tonya #B

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069896
Case# : 255673

Notice Mailed Prior to 11/07/2025

Martisull LLC
PO Box 16271
Jonesboro, AR 72403

Subject: 1602 Tonya #A Parcel# 01-144082-00210

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 12/16/2025.

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

Postage
$

Total Postage and Fees
$

Postmark Here

810 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To **MARTISULL LLC**

Street and Apt. No., or PO Box No. **PO BOX 16271**

City, State, ZIP+4® **JONESBORO, AR 72403**

193

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:187

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 1602 TONYA #B, PARCEL 01-144082-00200, OWNED BY MARTICULL, LLC, IN THE AMOUNT OF $60

LEGAL DESCRIPTION: RJS ACRES

WHEREAS, MARTICULL, LLC, the owner of record, was properly notified of a code violation at 1602 Tonya #B, 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 5th of September 2025 using city funds in the amount of $60; 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 1602 Tonya #B.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

MARTISULL LLC/

PO BOX 16271

JONESBORO, AR 72403

RE: 1602 A TONYA DR & 1602 B TONYA 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 10th day of July, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 10th day of July, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

07/10/2025

MARTISULL LLC
PO BOX 16271
JONESBORO AR 72403

Case #: 254180
In regards to property located at: 1602 B TONYA DR, 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 07/17/2025. 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,

Jessica Allred

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

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

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE
JUL 10 2025
JONESBORO, AR 72401

Sent To
MartiSull LLC/GroundFloor

Street and Apt. No., or PO Box No.
PO BOX 16271

City, State, ZIP+4®
Jonesboro AR 72403

197

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-29-2025

To: Tosha Moss

Case #: 255675

Property Address: 1602 Tonya B
Jonesboro, AR 72401

APN# 01-144082-00200

Letter Sent on: 7-10-2025
Comply by Date: 7-17-2025
Date of Mowing: 9-05-2025

Need to send the following charges to this person.
MARTISULL LLC
PO BOX 16271
JONESBORO, AR 72403

ITEMS	AMOUNTS
Filing Fees	$ 0.00
Admin Fees	$ 0.00
Mowing	$ 60.00
Total	$ 60.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

MARTISULL LLC/ Groundfloor

PO BOX 16271

JONESBORO, AR 72403

RE: 1602 Tonya A &1602 Tonya B

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 1st day of October, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 1st day of October, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255675

DATE	INVOICE NO
9/29/2025	0069900

BILL TO
Martisull LLC PO Box 16271 Jonesboro, AR 72403

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						300.00
Code Enforcement Charges:						
Mowing - 1602 Tonya B	1.00	60.00	60.00	0.00	0.00	60.00
		INVOICE TOTAL:	**60.00**	**0.00**	**0.00**	**60.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069900

Customer Name: Martisull LLC
Customer No: 021606

Account No: 0035242 - Code Enforcement Charges - 1602 Tonya #B

Please remit payment by the due date to:

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

Invoice Total:	60.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	360.00
INVOICE BALANCE:	**$60.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8665 38

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

Postmark Here

Postage
$

Total Postage and Fees
$



Sent To
MARTISULL LLC/ Groundfloor

Street and Apt. No., or PO Box No.
PO BOX 16271

City, State, ZIP+4®
JONESBORO, AR 72403

201

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

Martisull LLC

PO Box 16271

Jonesboro, AR 72403

RE: 1602 Tonya #A & 1602 Tonya #B

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069900
Case# : 255675

Notice Mailed Prior to 11/07/2025

Martisull LLC
PO Box 16271
Jonesboro, AR 72403

Subject: 1602 Tonya #B Parcel# 01-144082-00200

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 12/16/2025.

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

9589 0710 5270 3204 8694 27

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

Postage
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Total Postage and Fees
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Postmark Here

810 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To **MARTISULL LLC**

Street and Apt. No., or PO Box No.
PO BOX 16271

204

City, State, ZIP+4®
JONESBORO, AR 72403

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:188

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 2106 COTTON, PARCEL 01-144271-20700, OWNED BY MICKAUL ROLLAND IN THE AMOUNT OF $275

LEGAL DESCRIPTION: LOT 4, BLOCK A OF KEICH EARL 4TH ADD

WHEREAS, MICKAUL ROLLAND, the owner of record, was properly notified of a code violation at 2106 Cotton, 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 9th of September using city funds in the amount of $275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 2106 Cotton.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

MICKAUL ROLLAND

2106 COTTON ST

JONESBORO, AR 72401

RE: 2106 Cotton

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 June, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

06/17/2025

MICKAUL ROLLAND
2106 COTTON ST
JONESBORO AR 72401

Case #: 253517
In regards to property located at: 2106 COTTON, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the whole property needs mowed and trimmed. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 06/28/2025. If the issue is not corrected by the date listed, the City will send our contractor to mow and trim the whole property , and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

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

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

30-5 Unsightly or Unsanitary Conditions

My direct number is 870-273-2129

Sincerely,

C Blake Nichols

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

9589 0710 5270 2238 0457 44

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

Postmark Here

Postage
$

Total Postage and Fees
$

310 EAST STREET POST OFFICE
JUN 17 2025
JONESBORO, AR 72401

Sent To
Mickaul Rolland

Street and Apt. No., or PO Box No.
2106 Cotton St

City, State, ZIP+4®
Jonesboro AR 72401

208

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-26-2025

To: Tosha Moss

Case #: 255789

Property Address: 2106 Cotton
Jonesboro, AR 72401

APN# 01-144271-20700

Letter Sent on: 6-17-2025
Comply by Date: 6-28-2025
Date of Mowing: 9-09-2025

Need to send the following charges to this person.
MICKAUL ROLLAND
2106 COTTON ST
JONESBORO, AR 72401

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

MICKAUL ROLLAND

2106 COTTON ST

JONESBORO, AR 72401

RE: 2106 Cotton

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255789

DATE	INVOICE NO
9/26/2025	0069894

BILL TO

Mickaul Rolland
2106 Cotton Street
Jonesboro, AR 72401

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						6,586.23
Code Enforcement Charges:						
Filing Fee - 2106 Cotton	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2106 Cotton	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 2106 Cotton	1.00	60.00	60.00	0.00	0.00	60.00
		INVOICE TOTAL:	**275.00**	**0.00**	**0.00**	**275.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069894

Customer Name: Mickaul Rolland
Customer No: 023610

Account No: 0035665 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	6,861.23
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8665 52

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

Postage
$

Total Postage and Fees
$

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310 EAST STREET POST OFFICE
SEP 30 2025
JONESBORO AR 72401

MICKAUL ROLLAND
Sent To

2106 COTTON ST
Street and Apt. No., or PO Box No.

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

212

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Mickaul Rolland

2106 Cotton St

Jonesboro, AR 72401

RE: 2106 Cotton

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

BCarr
Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069894
Case# : 255789

Notice Mailed Prior to 11/07/2025

Mickaul Rolland
2106 Cotton St
Jonesboro, AR 72401

Subject: 2106 Cotton Parcel# 01-144271-20700

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 12/16/2025.

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

9589 0710 5270 3206 8662 17

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Postage $	
Total Postage and Fees $	

NOV 07 2025
POSTOFFICE
JONESBORO, AR 72401

Sent To **MICKAUL ROLLAND**

Street and Apt. No., or PO Box No.
2106 COTTON ST

215

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:189

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 211 SCOTT, PARCEL 01-144172-05700, OWNED BY LINDA LOU LAMBERT IN THE AMOUNT OF $275

LEGAL DESCRIPTION: ELDRIDGE ADD 100X171.25

WHEREAS, LINDA LOU LAMBERT, the owner of record, was properly notified of a code violation at 211 Scott, 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 9th of September 2025 using city funds in the amount of $275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 211 Scott.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

LAMBERT LINDA LOU

211 Scott St

Jonesboro, AR 72401-2279

RE: 211 SCOTT

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 16th day of June, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 16th day of June, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

06/16/2025

LAMBERT LINDA LOU
211 Scott St
Jonesboro AR 72401-2279

Case #: 253240
In regards to property located at: 211 SCOTT, 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 06/26/2025. 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

30-5 Unsightly or Unsanitary Conditions

8705588060

Sincerely,

Trey Perkins
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

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Postage
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Total Postage and Fees
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310 EAST STREET POST OFFICE
JUN 16 2025
JONESBORO, AR 72401

Sent To
Lambert Linda Lee

Street and Apt. No., or PO Box No.
211 Scott St

City, State, ZIP+4®
Jonesboro AR 72401-2217

219

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-30-2025

To: Tosha Moss

Case #: 255764

Property Address: 211 Scott
Jonesboro, AR 72401

APN# 01-144172-05700

Letter Sent on: 6-16-2025
Comply by Date: 6-26-2025
Date of Mowing: 9-09-2025

Need to send the following charges to this person.
LAMBERT LINDA LOU
211 Scott St
Jonesboro, AR 72401-2279

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

LAMBERT LINDA LOU

211 Scott St

Jonesboro, AR 72401-2279

RE: 211 Scott

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

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255764

DATE	INVOICE NO
9/30/2025	0069899

BILL TO
Linda Lou Lambert 211 Scott St Jonesboro, AR 72401

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						275.00
Code Enforcement Charges:						
Filing Fee - 211 Scott	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 211 Scott	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 211 Scott	1.00	60.00	60.00	0.00	0.00	60.00
		INVOICE TOTAL:	**275.00**	**0.00**	**0.00**	**275.00**

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069899

Customer Name: Linda Lou Lambert
Customer No: 024932

Account No: 0035998 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	550.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

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Total Postage and Fees

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310 SEP 30 2025 POST OFFICE JONESBORO, AR 72401

Sent To LAMBERT LINDA LOU

Street and Apt. No., or PO Box No. 211 Scott St

City, State, ZIP+4® Jonesboro, AR 72401-2279

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Linda Lou Lambert

211 Scott St

Jonesboro, AR 72401

RE: 211 Scott St

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069899
Case# : 255764

Notice Mailed Prior to 11/07/2025

Linda Lou Lambert
211 Scott St
Jonesboro, AR 72401

Subject: 211 Scott Parcel# 01-144172-05700

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 12/16/2025.

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

9589 0710 5270 3206 4665 14

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

Postage
$

Total Postage and Fees
$

310 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Postmark Here

Sent To LINDA LOU LAMBERT

Street and Apt. No., or PO Box No. 211 SCOTT ST

226

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:190

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 & EMILEE PATINO IN THE AMOUNT OF $275

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

WHEREAS, IGNACIO & EMILEE 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 12th of September 2025 using city funds in the amount of $275; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 700 Melody.

JONESBORO ARKANSAS People. Pride. Progress.

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 29th day of April, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 29th day of April, 2025.

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

Notary Public

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

04/29/2025

PATINO IGNACIO & EMILEE
787 WAGNER DR
MANILA AR 72442

Case #: 252095
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 05/09/2025. 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,

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

9589 0710 5270 2238 0446 79

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

Postage
$

Total Postage and Fees
$

Postmark Here

810 EAST STREET POST OFFICE
APR 29 2025
JONESBORO, AR 72401

Sent To
Patino Ignacio & Emilee

Street and Apt. No., or PO Box No.
787 Wagner Dr

City, State, ZIP+4®
Manila AR 72442

230

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 9-29-2025

To: Tosha Moss

Case #: 255869

Property Address: 700 Melody
Jonesboro, AR 72401

APN# 01-143244-27500

Letter Sent on: 4-29-2025
Comply by Date: 5-09-2025
Date of Mowing: 9-12-2025

Need to send the following charges to this person.
PATINO IGNACIO & EMILEE
787 WAGNER DR
MANILA, AR 72442

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

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, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 30th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

255869

DATE	INVOICE NO
9/29/2025	0069893

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

DUE DATE
11/4/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						550.00
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**

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 i n accordance with Ark. Code Ann. §14-54-904.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
11/4/2025	0069893

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	825.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 3206 8625 47

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

Postage
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Total Postage and Fees
$

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310 EAST STREET POST
SEP 30 2025
JONESBORO AR 72401

Sent To
PATINO IGNACIO & EMILEE

Street and Apt. No., or PO Box No.
787 WAGNER DR

City, State, ZIP+4®
MANILA, AR 72442

234

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Ignacio & Emilee Patino

787 Wagner Dr

Manila, AR 72442

RE: 700 Melody

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069893
Case# : 255869

Notice Mailed Prior to 11/07/2025

Ignacio & Emilee 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 12/16/2025.

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

9589 0710 5270 3206 4661 63

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

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE
NOV 07 2025
JONESBORO, AR 72401

Sent To
IGNACIO & EMILEE PATINO

Street and Apt. No., or PO Box No.
787 WAGNER DR

237

City, State, ZIP+4®
MANILA, AR 72442

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:191

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 5321 BRODY DR., PARCEL 01-144114-30900, OWNED BY AVHS AR, LLC, IN THE AMOUNT OF $275

LEGAL DESCRIPTION: BRODY REED ESTATES 66'X125'

WHEREAS, AVHS AR, LLC, the owner of record, was properly notified of a code violation at 5321 Brody Dr., 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 20th of August 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 5321 Brody Dr.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

AVHS AR I LLC

8615 CLIFF CAMERON DR STE 200

CHARLOTTE, NC 28269

RE: 5321 BRODY 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 30th day of July, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

Notary Public

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

07/30/2025

AVHS AR I LLC
8615 CLIFF CAMERON DR STE 200
CHARLOTTE NC 28269

Case #: 254575
In regards to property located at: 5321 BRODY DR, 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. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 08/10/2025. 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

30-5 Unsightly or Unsanitary Conditions

8705588060

Sincerely,

Trey Perkins
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

9589 0710 5270 2238 0413 64

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE
JUL 30 2025
LITTLE ROCK, AR 72401

Sent To
AVHS AR 1, LLC
Street and Apt. No., or PO Box No.
8615 Cliff Cameron Dr STE 240
City, State, ZIP+4®
Charlotte NC 28269

241

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 8-20-2025

To: Tosha Moss

Case #: 254575

Property Address: 5321 Brody Dr
Jonesboro, AR 72401

APN# 01-144114-30900

Letter Sent on: 7-30-2025
Comply by Date: 8-10-2025
Mowing: 8-20-2025

Need to send the following charges to this person.
AVHS AR I LLC
8615 CLIFF CAMERON DR STE 200
CHARLOTTE, NC 28269

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

AVHS AR LLC

8615 Cliff Cameron Dr #200

Charlotte, NC 28269

RE: 5321 Brody 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 22nd day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

254575

DATE	INVOICE NO
8/20/2025	0069819

BILL TO
AVHS AR LLC 8615 Cliff Cameron Dr #200 Charlotte, NC 28269

DUE DATE
9/26/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 5321 Brody Drive	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 6321 Brody Drive	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 5321 Brody 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

DUE DATE	INVOICE NO
9/26/2025	0069819

Customer Name: AVHS AR LLC
Customer No.: 024966

Account No: 0036024 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	275.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 2238 0403 74

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Postage
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Total Postage and Fees
$

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310 EAST STREET POST OFFICE
AUG 22 2025
JONESBORO, AR 72401

Sent To
AVHS AR LLC

Street and Apt. No., or PO Box No.
8615 Cliff Cameron Dr #200

City, State, ZIP+4®
Charlotte NC 28269

245

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

AVHS AR LLC

8615 Cliff Cameron Dr #200

Charlotte, NC 28269

RE: 5321 Brody Dr

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069819
Case# : 254575

Notice Mailed Prior to 11/12/2025

AVHS AR LLC
8615 Cliff Cameron Dr #200
Charlotte, NC 28269

Subject: 5321 Brody Dr Parcel# 01-144114-30900

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 12/16/2025.

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

9589 0710 5270 3206 4663 09

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

Postage
$

Total Postage and Fees
$

Postmark Here

315 EAST STREET POST OFFICE
NOV 12 2025
JONESBORO, AR 72401

Sent To AVHS AR LLC

Street and Apt. No., or PO Box No. 8615 Cliff Cameron DR #200

City, State, ZIP+4® Charlotte, NC 28269

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:192

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 5112 RICHARDSON, PARCEL 01-134033-01900, OWNED BY ASHLEY MICHELLE VANGUARDIA IN THE AMOUNT OF $315

LEGAL DESCRIPTION: PT N1/2 W1/2 SW SW 208.75X208.76

WHEREAS, ASHLEY MICHELLE VANGUARDIA, the owner of record, was properly notified of a code violation at 5112 Richardson, 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 20th of August 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 5112 Richardson.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

VANGUARDIA ASHLEY MICHELLE

5112 RICHARDSON DR

JONESBORO, AR 72404

RE: 5112 RICHARDSON RD

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 10th day of June, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 10th day of June, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

06/10/2025

VANGUARDIA ASHLEY MICHELLE
5112 RICHARDSON DR
JONESBORO AR 72404

Case #: 253283
In regards to property located at: 5112 RICHARDSON RD, JONESBORO, AR 72404

Our records show that you own the property listed above. We have observed that the property is overgrown with grass. The lot must be mowed and maintained to all property lines. 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 06/17/2025. If the issue is not corrected by the date listed, the City will hire a contractor to mow, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

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

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

870-351-2572

Sincerely,

Clint Borden
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

9589 0710 5270 2238 0426 13

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

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE
JUN 10 2025
JONESBORO, AR 72401

Sent To **VANGUARDIA ASHLEY MICHELLE**

Street and Apt. No., or PO Box No. **5112 RICHARDSON DR**

252

City, State, ZIP+4® **JONESBORO, AR 72404**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

IMPORTANT: Save this receipt for y 253 **ls.**

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 8-20-2025

To: Tosha Moss

Case #: 254548

Property Address: 5112 Richardson
Jonesboro, AR 72401

APN# 01-134033-019000

Letter Sent on: 6-10-2025
Comply by Date: 6-17-2025
Mowing: 8-20-2025

Need to send the following charges to this person. VANGUARDIA ASHLEY MICHELLE
5112 RICHARDSON DR
JONESBORO, AR 72404

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 100.00
Total	$ 315.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Ashley Michelle Vanguardia

5112 Richardson Drive

Jonesboro, AR 72404

RE: 5112 Richardson

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 August, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

254548

DATE	INVOICE NO
8/20/2025	0069823

BILL TO

Ashley Michelle Vanguardia
5112 Richardson Drive
Jonesboro, AR 72404

DUE DATE
9/26/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 5112 Richardson	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 5112 Richardson	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 5112 Richardson	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

DUE DATE	INVOICE NO
9/26/2025	0069823

Customer Name: Ashley Michelle Vanguardia
Customer No: 024967

Account No: 0036027 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	315.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	315.00
INVOICE BALANCE:	**$315.00**
AMOUNT PAID:	_____

9589 0710 5270 2238 0403 50

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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
$

Postmark Here

310 EAST STREET POST OFFICE
AUG 22 2025
JONESBORO, AR 72401

Sent To
Ashley Michelle Vanguardia

Street and Apt. No., or PO Box No.
5112 Richardson Dr

City, State, ZIP+4®
Jonesboro AR 72404

257

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

Ashley Michelle Vanguardia

5112 Richardson

Jonesboro, AR 72404

RE: 5112 Richardson

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069823
Case# : 254548

Notice Mailed Prior to 11/12/2025

Ashley Michelle Vanguardia
5112 Richardson
Jonesboro, AR 72404

Subject: 5112 Richardson Parcel# 01-134033-01900

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 12/16/2025.

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

9589 0710 5270 3206 8663 16

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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

$

Postmark Here

810 EAST STREET POST OFFICE
NOV 12 2025
JONESBORO, AR 72401

Sent To

Ashley Michelle Vanzandtia

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

512 Richardson

City, State, ZIP+4®

Jonesboro 72404

260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:193

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 1507 RAINS, PARCEL 01-144194-16700, OWNED BY ESB PROPERTIES, LLC, IN THE AMOUNT OF $275

LEGAL DESCRIPTION: HOFFMANS RE-SUB OF HOFFMANS SUB E1/2 LOT 6 SENTER & CO ADD S52.5' OF W 150' LOT 2

WHEREAS, ESB PROPERTIES, LLC, the owner of record, was properly notified of a code violation at 1507 Rains, 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 20th of August 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 1507 Rains.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

ESB PROPERTIES LLC

113 EAST COLLEGE ST

BONO, AR 72416

RE: 1507 RAINS

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 25th day of July, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 25th day of July, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

07/25/2025

ESB PROPERTIES LLC
113 EAST COLLEGE ST
BONO AR 72416

Case #: 254443
In regards to property located at: 1507 RAINS, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds that must be mowed. Please mow and trim entire property including ditch. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 08/04/2025. 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,

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

9589 0710 5270 2238 0415 79

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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
$

Postmark Here

310 EAST STREET POST OFFICE
JUL 25 2025
JONESBORO, AR 72401

Sent To
ESB Properties LLC
Street and Apt. No., or PO Box No.
113 East College St
City, State, ZIP+4®
Bono AR 72416

264

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 8-20-2025

To: Tosha Moss

Case #: 254443

Property Address: 1507 Rains
Jonesboro, AR 72401

APN# 01-144194-16700

Letter Sent on: 7-25-2025
Comply by Date: 8-04-2025
Mowing: 8-20-2025

Need to send the following charges to this person.
ESB PROPERTIES LLC
113 EAST COLLEGE ST
BONO, AR 72416

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing	$ 60.00
Total	$ 275.00

Thank you,

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

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

ESB Properties LLC

113 East College St

Bono, AR 72416

RE: 1507 Rains

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 August, 2025.

Eric Schmett
Jonesboro Code Enforcement

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

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

254443

DATE	INVOICE NO
8/20/2025	0069824

BILL TO

ESB Properties LLC
113 East College St
Bono, AR 72416

DUE DATE: 8/22/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 1507 Rains	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1507 Rains	1.00	200.00	200.00	0.00	0.00	200.00
Mowing - 1507 Rains	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
8/22/2025	0069824

Customer Name: ESB Properties LLC
Customer No: 024968

Account No: 0036028 - Code Enforcement Charges

Please remit payment by the due date to:

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

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	275.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 2238 0403 43

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

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE
AUG 22 2025
JONESBORO, AR 72401

Sent To
ESB Properties LLC

Street and Apt. No., or PO Box No.
113 East College St

City, State, ZIP+4®
Bono AR 72416

268

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

ESB Properties LLC

113 East College St

Bono, AR 72416

RE: 1507 Rains

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

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

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

Notary Public

My commission expires: 9/18/34

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

JONESBORO
ARKANSAS

Invoice# : 0069824
Case# : 254443

Notice Mailed Prior to 11/12/2025

ESB Properties LLC
113 East College St
Bono, AR 72416

Subject: 1507 Rains Parcel# 01-144194-16700

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 12/16/2025.

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

9589 0710 5270 3206 8663 23

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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
$

BEECH STREET P.O. OFFICE
NOV 12 2025
JONESBORO, AR 72401

Postmark Here

Sent To
ESB Properties LLC
Street and Apt. No., or PO Box No.
113 E College St
City, State, ZIP+4®
Bono AR 72416

271

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:178

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

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

WHEREAS, City of Jonesboro Fire Department Administration has performed comparative pricing and secured the commitment for a reasonable delivery timeline to facilitate the replacement of a 2005 model 100' aerial ladder truck and a 2011 model pumper truck within the department; and,

WHEREAS, the purchase price of the aerial truck will be $1,558,852 and the pumper truck will be $860,915, for a total cost of $2,419,767; and

WHEREAS, upon delivery of the new units, the replacement units will be sold, with the assistance of a listing agent if necessary, and the resulting sale proceeds being returned to the Depreciation Fund; and

WHEREAS, the initial apparatus pricing estimate detailed in the FY2025 budget has since been reviewed by Fire Administration. Extensive brand and supplier comparisons have resulted in the identification of a similar unit from a different manufacturer at significant price savings; and

WHEREAS, the City appropriated $625,000 in the 2024 Depreciation Fund to fund the anticipated future purchase; and

WHEREAS, an additional $625,000 funding will be appropriated in the 2025 Depreciation Fund; and

WHEREAS, City, Water and Light has committed to a two-year funding program that includes an annual contribution of $600,000 toward the purchase of these fire trucks

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

SECTION 1: The City of Jonesboro enter into a purchasing contract with Southern States Fire, LLC for two fire apparatus vehicles as described about and in the attached contracts.

SECTION 2: That Mayor, Harold Copenhaver, and City Clerk, April Leggett, are authorized to

execute the necessary documents to effectuate these contributions.

Southern States FIRE
Your Trusted Partner for Firefighting Solutions

Equipment Proposal

Proposal: 221509-2

This Equipment Proposal (the "Proposal") has been prepared by Southern States Fire LLC ("Company") in response to the undersigned Customer's request for a proposal. This Proposal is comprised of the special terms set forth below, the Specification Summary or Summaries and Company's Purchasing Terms and Conditions. Through its signature below or other Acceptance (as defined below), Customer acknowledges having received, read and being bound by this Proposal, all attachments and Company's Purchasing Terms and Conditions.

Proposal Date: 11/05/2025 **Customer:** City of Jonesboro

Customer Address: 320 S. Church Street, Jonesboro, AR 72401

Qty	Product Description & Options	Price
1	Rosenbauer 100' Viper Aerial complete a Commander Chassis, an EXT body, a 2250gpm Rosenbauer fire pump, and a 400 gallon water tank. Based on the attached specification summaries #10127-0022, 10132-0015, and 10138-0009.	$1,717,727
	Less 100% Pre-Pay Discount	-133,875
	Less Additional Discount	-25,000
	Pricing is based on SourceWell Purchasing Contract #113021-RSD City of Jonesboro SourceWell Account #2274	
	Total:	$1,558,852

Delivery Timing: The Product described above in the Product Description and Options Section of this document will be built by and shipped from the manufacturer approximately 730 days after order is received and accepted by Rosenbauer, subject to market and production conditions, Force Majeure, delays from the chassis manufacturer, changes to Order Specifications, or any other circumstances or cause beyond Company's or manufacturer's control.

Other: _____

Unless accepted within 30 days from date of proposal, the right is reserved to withdraw this proposal.

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

INTENDING TO CREATE A BINDING AGREEMENT, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

Customer:		**Southern States Fire LLC**	
By:	_____	By:	Steve Willoughby
Title:	_____	Title:	Authorized Sales Representative
Print:	_____	Print:	Steve Willoughby
Date:	_____	Date:	11/24/2025

PURCHASING TERMS AND CONDITIONS

These Purchasing Terms and Conditions, together with the Equipment Proposal and all attachments (collectively, the "Agreement") are entered into by and between Southern States Fire LLC, a Mississippi limited liability company, ("Company") and Customer (as defined in Southern States Fire LLC's Equipment Proposal document) and is effective as of the date specified in Section 3 of these Purchasing Terms and Conditions. Both Company and Customer may be referred throughout this document individually as a "party" or collectively as the "parties."

1. Definitions.
   a. **"Acceptance"** has the same meaning set forth in Company's Equipment Proposal.
   b. **"Company's Equipment Proposal"** means the Equipment Proposal provided by Company and prepared in response to Customer's request for proposal for a fire apparatus and associated equipment.
   c. **"Cooperative Purchasing Contract"** means an Agreement between Company and a public authority, including without limitation, a department, division, agency of a municipal, county or state government ("Public Authority"), that adopts or participates in an existing agreement between Company and another non-party customer (including, but not limited to such non-party customer's equipment proposal, its applicable exhibits, attachments and purchasing terms and conditions), often referred to as a "piggyback arrangement," which is expressly agreed to, in writing, by Company. Company has sole discretion to determine whether it will agree to such a Cooperative Purchasing Contract.
   d. **"Delivery"** means when Company delivers physical possession of the Product to Customer.
   e. **"Manufacturer"** means the Manufacturer of any Product.
   f. **"Prepayment Discount"** means the prepayment discounts, if any, specified in Company's Equipment Proposal.
   g. **"Product"** means the fire apparatus and any associated equipment furnished for Customer by Company pursuant to the Specifications.
   h. **"Purchase Price"** means the Total price set forth in the Quotation, adjusted for the final net price for the chassis charged by the original equipment manufacturer set forth in the final invoice submitted to the Company by the manufacturer.
   i. **"Change Order"** means the Change Order Request(s) provided by the Company and prepared in response to the Customer's request to change or modify the Specifications.
   j. **"Purchasing Terms and Conditions"** means these Purchasing Terms and Conditions; however, if the Company's Equipment Proposal or the Customer's related Purchase Order states that it is governed by a Cooperative Purchasing Agreement, "Purchasing Terms and Conditions" shall mean those terms and conditions set forth in the applicable Cooperative Purchasing Agreement.
   k. **"Specifications"** means the general specifications, technical specifications, training, and testing requirements for the Product contained in Company's Equipment Proposal and its attached specification summary, prepared in response to Customer's request for such a proposal.

2. Purpose. This Agreement sets forth the terms and conditions of Company's sale of the Product to Customer.

3. Term of Agreement. This Agreement will become effective on the date of Acceptance as defined in Company's Equipment Proposal ("Effective Date") and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon Delivery and payment in full of the Purchase Price.

4. Purchase and Payment. Customer agrees to pay Company the Purchase Price for the Product(s) and agrees that the total amount invoiced will be paid in full at time of delivery. The Purchase Price is in U.S. dollars. Where Customer opts for a Prepayment Discount that specifies that Customer will tender one or more prepayments to Company, Customer must provide each prepayment within the time frame specified in the Equipment Proposal in order to receive the Prepayment Discount for that prepayment installment. To the extent permitted by applicable law, Company may in its sole discretion charge a convenience fee if Customer elects to pay the Purchase Price by means of a credit card.

5. Inflationary Notice. Customer agrees that due to unprecedented volatility with inflationary pressures in our economy, and existing market demand creating substantial production backlogs, the Company reserves the right to potentially request price escalation under this contract. To be fair and reasonable, any price escalation request will be presented and supported with specific evidence of supply chain cost increases from material or component providers due to tariffs or other conditions beyond the Company's control. Upon request, this may include copies of invoices from relevant suppliers to substantiate accordingly. Any request will be made in a timely manner for careful review and consideration.

6. Assignment of Agreement. Customer agrees that the Company has the right to assign a security interest in this Agreement to a third party, and in all amounts payable by the Customer to the Company under this Agreement. Accordingly, Customer agrees, as a fundamental component of the proceeds of this Agreement being assigned to a third party, to remit payment of all such amounts jointly to "Southern States Fire LLC and the third party" in accordance with such instructions as the Company provides when payments are due.

7. Change Order(s). Customer agrees that any Change Order(s) submitted can affect price and/or final completion date of apparatus and will become part of this agreement. Change Order(s) must be submitted in accordance with the manufacturer's Change Order Policy, a copy of which is attached to this agreement as Exhibit A.

8. Representations and Warranties. Customer hereby represents and warrants to Company that the purchase of the Product(s) has been approved by Customer in accordance with applicable general laws and, as applicable, Customer's charter, ordinances and other governing documents, and funding for the purchase has been duly budgeted and appropriated.

9. Cancellation/Termination.

    a. Fire Equipment and Apparatus Sales. In the event this Agreement is cancelled or terminated by Customer before completion, Company may charge Customer a cancellation fee. The following charge schedule is based on costs incurred by Manufacturer and Company for the Product, which may be applied and charged to Customer: (a) 12% of the Purchase Price after the order for the Product(s) is accepted and entered into Manufacturer's system by Company; (b) 22% of the Purchase Price after completion of approval drawings by Customer, and; (c) 32% of the Purchase Price upon any material requisition made by the Manufacturer for the Product. The cancellation fee will increase in excess of (c) in this Section 6, accordingly, as additional costs are incurred by Manufacturer and Company as the order progresses through engineering and into the manufacturing process.

10. Delivery. The Product is scheduled to be delivered as specified in the Delivery Timing section of the Equipment Proposal ("Delivery Timing"), which will be F.O.B. Company's facility. The Delivery Timing is an estimate, and Company is not bound to such date unless it otherwise agrees in writing. Company is not responsible for Delivery delays caused by or as the result of actions, omissions or conduct of the Manufacturer, its employees, affiliates, suppliers, contractors, and carriers. All right, title and interest in and to the Product, and risk of loss, shall pass to Customer upon Delivery of the Product(s) to Customer.

11. Standard Warranty. The Customer agrees that any warranties applicable to this Agreement, if any, are pass through warranties from the manufacturer and are included in the Specification Summary that is attached to Company's Equipment Proposal and is incorporated herein as part of the Agreement.

    a. Disclaimer. EXCEPT AS OTHERWISE SET FORTH IN THIS AGREEMENT, COMPANY, INCLUDING ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCTS PROVIDED UNDER THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING DISCLAIMER, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, IMPLIED WARRANTY AGAINST INFRINGEMENT, AND IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.

12. Limitation of Liability. COMPANY WILL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, ECONOMIC, PUNITIVE, SPECIAL OR EXEMPLARY DAMAGES ARISING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, STRICT LIABILITY, EQUITY OR ANY OTHER THEORY OF LAW) ON WHICH SUCH DAMAGES ARE BASED. COMPANY'S LIMIT OF LIABILITY UNDER THIS AGREEMENT SHALL BE CAPPED AT THE TOTAL AMOUNT OF THE MONIES PAID BY CUSTOMER TO COMPANY UNDER THIS AGREEMENT.

13. Force Majeure. Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Company's control or which make Company's performance impracticable, including but not limited to wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, transportation or delivery delays or losses outside of Company's control, any act of government, inability or delay of Company or manufacturer in obtaining necessary labor or adequate or suitable manufacturing components at reasonable prices, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy, terrorism, epidemics, quarantine restrictions, failure of vendors to perform their contracts, or labor troubles of Company or a manufacturer causing cessation, slowdown, or interruption of work.

14. Customer's Obligations. Customer shall provide its timely and best efforts to cooperate with Company and Manufacturer during the manufacturing process to create the Product. Reasonable and timely cooperation includes, without limitation, Customer's providing timely information in response to a request from Manufacturer or Company and Customer's participation in traveling to Manufacturer's facility for inspections and approval of the Product.

15. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) Customer's failure to pay any amounts due under this Agreement or Customer's failure to perform any of its obligations under this Agreement; (b) Company's failure to perform any of its obligations under this Agreement; (c) either party becoming insolvent or becoming subject to bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement, which is false in any material respect; (e) an action by Customer to dissolve, merge, consolidate or transfer a substantial portion of its property to another entity; or (f) a default or breach by Customer under any other contract or agreement with Company.

16. Manufacturer's Statement of Origin. Company shall retain possession of the manufacturer's statement of origin ("MSO") for the Product until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, Company shall retain the MSO for each individual Product until the Purchase Price for that Product has been paid in full.

17. Arbitration. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The Arbitration shall take place in Arkansas.

18. Miscellaneous. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other. Neither party may assign its rights and obligations under this Agreement without the prior written approval of the other party. This Agreement and all transactions between Southern States Fire LLC will be governed by and construed in accordance with the laws of the State of Arkansas. The delivery of signatures to this Agreement may be via facsimile transmission or other electronic means and shall be binding as original signatures. This Agreement shall constitute the entire agreement and supersede any prior agreement between the parties concerning the subject matter of this Agreement. This Agreement may only be modified by an amendment, in writing, signed by duly authorized representatives of both parties with authority to sign such amendments to this Agreement. In the event of a conflict between the Southern States Fire LLC Proposal and these Terms and Conditions, the Southern States Fire LLC Proposal shall control except in the case of a Cooperative Purchasing Contract as set forth in Section 1(c) and (h) of these Purchasing Terms and Conditions. If any term of this Agreement is determined to be invalid or unenforceable by a competent legal authority, such term will be either reformed or deleted, as the case may be, but only to the extent necessary to comply with the applicable law, regulation, order or rule, and the remaining provisions of the Agreement will remain in full force and effect.

Customer:	**Southern States Fire LLC**
By:_____	By: Steve Willoughby
Title:_____	Title: Authorized Sales Representative
Print:_____	Print: Steve Willoughby
Date:_____	Date: 11/24/2025

EXHIBIT A

MANUFACTURER'S CHANGE ORDER POLICY

Rosenbauer America Change Order Policy

This change order policy is intended to reflect the increased cost of changes which result in delayed deliveries, confused paperwork, poor production flow and increased potential of trucks being built to incorrect specifications. With your cooperation, changes can be kept to a minimum which means we will be able to reduce lead times, increase production and maintain costs which will benefit all of us.

Our objective is accurate, high quality and on-time deliveries exceeding our customer expectations.

Changes any time after the order is received may delay the quoted delivery date. Significate design or component changes will have the largest impact on the schedule and quoted delivery date. Changes that occur later in the process will also have the largest impact on the schedule and quoted delivery date.

All time fences are reference to contract execution date if not otherwise stated.

Change Window #1
All changes will be priced at standard pricing and specials will be priced through our normal process. Significant changes made to the vehicle during this time period may result in a delivery extension.

RBM Chassis	0-60 days
RBA Aerial	0-60 days
Rosenbauer Body	0-60 days

Change Window #2
All changes are subject to a 25% mark-up. All changes are subject to factory review and may be denied due to engineering or lead time issues.

RBM Chassis	61-75 days
RBA Aerial	61-75 days
Rosenbauer Body	61-75 days

Change Window #3
All changes are subject to a 50% mark-up, and 50% restocking fee on deleted items. All changes are subject to factory review and may be denied due to engineering or lead time issues. No major components can be changed at this time; major components are considered engine, transmission, axles, suspension, cab, frame (wheelbase), seats, water pump and water tank.

RBM Chassis	76-120 days
RBA Aerial	76-120 days
Rosenbauer Body	121-180 days

Change Window #4
Changes are not recommended at this time. Any changes requested will be priced on a time and material basis. Any changes requested, and that are quoted to the customer, must be approved by the customer within three days or they will not be valid.

RBM Chassis	After 120 days
RBA Aerial	After 120 days
Rosenbauer Body	After 180 days

**Note: Any late change orders that are factory driven will be done at cost and no additional mark up or penalties will apply.*

Southern States FIRE
Your Trusted Partner for Firefighting Solutions

Equipment Proposal

Proposal: 119013-2

This Equipment Proposal (the "Proposal") has been prepared by Southern States Fire LLC ("Company") in response to the undersigned Customer's request for a proposal. This Proposal is comprised of the special terms set forth below, the Specification Summary or Summaries and Company's Purchasing Terms and Conditions. Through its signature below or other Acceptance (as defined below), Customer acknowledges having received, read and being bound by this Proposal, all attachments and Company's Purchasing Terms and Conditions.

Proposal Date: 11/05/2025 **Customer:** City of Jonesboro

Customer Address: 320 S. Church Street, Jonesboro, AR 72401

Qty	Product Description & Options	Price
1	Rosenbauer Custom Pumper complete a Commander Chassis, an EXT body, a 1500gpm Rosenbauer fire pump, and a 750 gallon water tank. Based on the attached specification summaries 10127-0119 and 10139-0013.	$938,165
	Less 100% Pre-Pay Discount	-57,250
	Less Additional Discount	-20,000
	Pricing is based on SourceWell Purchasing Contract #113021-RSD City of Jonesboro SourceWell Account #2274	
	Total:	$860,915

Delivery Timing: The Product described above in the Product Description and Options Section of this document will be built by and shipped from the manufacturer approximately 730 days after order is received and accepted by Rosenbauer, subject to market and production conditions, Force Majeure, delays from the chassis manufacturer, changes to Order Specifications, or any other circumstances or cause beyond Company's or manufacturer's control.

Other: _____

Unless accepted within 30 days from date of proposal, the right is reserved to withdraw this proposal.

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

INTENDING TO CREATE A BINDING AGREEMENT, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

Customer:		**Southern States Fire LLC**	
By:	_____	By:	Steve Willoughby
Title:	_____	Title:	Authorized Sales Representative
Print:	_____	Print:	Steve Willoughby
Date:	_____	Date:	11/24/2025

PURCHASING TERMS AND CONDITIONS

These Purchasing Terms and Conditions, together with the Equipment Proposal and all attachments (collectively, the "Agreement") are entered into by and between Southern States Fire LLC, a Mississippi limited liability company, ("Company") and Customer (as defined in Southern States Fire LLC's Equipment Proposal document) and is effective as of the date specified in Section 3 of these Purchasing Terms and Conditions. Both Company and Customer may be referred throughout this document individually as a "party" or collectively as the "parties."

1. Definitions.
   a. **"Acceptance"** has the same meaning set forth in Company's Equipment Proposal.
   b. **"Company's Equipment Proposal"** means the Equipment Proposal provided by Company and prepared in response to Customer's request for proposal for a fire apparatus and associated equipment.
   c. **"Cooperative Purchasing Contract"** means an Agreement between Company and a public authority, including without limitation, a department, division, agency of a municipal, county or state government ("Public Authority"), that adopts or participates in an existing agreement between Company and another non-party customer (including, but not limited to such non-party customer's equipment proposal, its applicable exhibits, attachments and purchasing terms and conditions), often referred to as a "piggyback arrangement," which is expressly agreed to, in writing, by Company. Company has sole discretion to determine whether it will agree to such a Cooperative Purchasing Contract.
   d. **"Delivery"** means when Company delivers physical possession of the Product to Customer.
   e. **"Manufacturer"** means the Manufacturer of any Product.
   f. **"Prepayment Discount"** means the prepayment discounts, if any, specified in Company's Equipment Proposal.
   g. **"Product"** means the fire apparatus and any associated equipment furnished for Customer by Company pursuant to the Specifications.
   h. **"Purchase Price"** means the Total price set forth in the Quotation, adjusted for the final net price for the chassis charged by the original equipment manufacturer set forth in the final invoice submitted to the Company by the manufacturer.
   i. **"Change Order"** means the Change Order Request(s) provided by the Company and prepared in response to the Customer's request to change or modify the Specifications.
   j. **"Purchasing Terms and Conditions"** means these Purchasing Terms and Conditions; however, if the Company's Equipment Proposal or the Customer's related Purchase Order states that it is governed by a Cooperative Purchasing Agreement, "Purchasing Terms and Conditions" shall mean those terms and conditions set forth in the applicable Cooperative Purchasing Agreement.
   k. **"Specifications"** means the general specifications, technical specifications, training, and testing requirements for the Product contained in Company's Equipment Proposal and its attached specification summary, prepared in response to Customer's request for such a proposal.

2. Purpose. This Agreement sets forth the terms and conditions of Company's sale of the Product to Customer.

3. Term of Agreement. This Agreement will become effective on the date of Acceptance as defined in Company's Equipment Proposal ("Effective Date") and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon Delivery and payment in full of the Purchase Price.

4. Purchase and Payment. Customer agrees to pay Company the Purchase Price for the Product(s) and agrees that the total amount invoiced will be paid in full at time of delivery. The Purchase Price is in U.S. dollars. Where Customer opts for a Prepayment Discount that specifies that Customer will tender one or more prepayments to Company, Customer must provide each prepayment within the time frame specified in the Equipment Proposal in order to receive the Prepayment Discount for that prepayment installment. To the extent permitted by applicable law, Company may in its sole discretion charge a convenience fee if Customer elects to pay the Purchase Price by means of a credit card.

5. Inflationary Notice. Customer agrees that due to unprecedented volatility with inflationary pressures in our economy, and existing market demand creating substantial production backlogs, the Company reserves the right to potentially request price escalation under this contract. To be fair and reasonable, any price escalation request will be presented and supported with specific evidence of supply chain cost increases from material or component providers due to tariffs or other conditions beyond the Company's control. Upon request, this may include copies of invoices from relevant suppliers to substantiate accordingly. Any request will be made in a timely manner for careful review and consideration.

6. Assignment of Agreement. Customer agrees that the Company has the right to assign a security interest in this Agreement to a third party, and in all amounts payable by the Customer to the Company under this Agreement. Accordingly, Customer agrees, as a fundamental component of the proceeds of this Agreement being assigned to a third party, to remit payment of all such amounts jointly to "Southern States Fire LLC and the third party" in accordance with such instructions as the Company provides when payments are due.

7. Change Order(s). Customer agrees that any Change Order(s) submitted can affect price and/or final completion date of apparatus and will become part of this agreement. Change Order(s) must be submitted in accordance with the manufacturer's Change Order Policy, a copy of which is attached to this agreement as Exhibit A.

8. Representations and Warranties. Customer hereby represents and warrants to Company that the purchase of the Product(s) has been approved by Customer in accordance with applicable general laws and, as applicable, Customer's charter, ordinances and other governing documents, and funding for the purchase has been duly budgeted and appropriated.

9. Cancellation/Termination.

    a. Fire Equipment and Apparatus Sales. In the event this Agreement is cancelled or terminated by Customer before completion, Company may charge Customer a cancellation fee. The following charge schedule is based on costs incurred by Manufacturer and Company for the Product, which may be applied and charged to Customer: (a) 12% of the Purchase Price after the order for the Product(s) is accepted and entered into Manufacturer's system by Company; (b) 22% of the Purchase Price after completion of approval drawings by Customer, and; (c) 32% of the Purchase Price upon any material requisition made by the Manufacturer for the Product. The cancellation fee will increase in excess of (c) in this Section 6, accordingly, as additional costs are incurred by Manufacturer and Company as the order progresses through engineering and into the manufacturing process.

10. Delivery. The Product is scheduled to be delivered as specified in the Delivery Timing section of the Equipment Proposal ("Delivery Timing"), which will be F.O.B. Company's facility. The Delivery Timing is an estimate, and Company is not bound to such date unless it otherwise agrees in writing. Company is not responsible for Delivery delays caused by or as the result of actions, omissions or conduct of the Manufacturer, its employees, affiliates, suppliers, contractors, and carriers. All right, title and interest in and to the Product, and risk of loss, shall pass to Customer upon Delivery of the Product(s) to Customer.

11. Standard Warranty. The Customer agrees that any warranties applicable to this Agreement, if any, are pass through warranties from the manufacturer and are included in the Specification Summary that is attached to Company's Equipment Proposal and is incorporated herein as part of the Agreement.

    a. Disclaimer. EXCEPT AS OTHERWISE SET FORTH IN THIS AGREEMENT, COMPANY, INCLUDING ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCTS PROVIDED UNDER THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING DISCLAIMER, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, IMPLIED WARRANTY AGAINST INFRINGEMENT, AND IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.

12. Limitation of Liability. COMPANY WILL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, ECONOMIC, PUNITIVE, SPECIAL OR EXEMPLARY DAMAGES ARISING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, STRICT LIABILITY, EQUITY OR ANY OTHER THEORY OF LAW) ON WHICH SUCH DAMAGES ARE BASED. COMPANY'S LIMIT OF LIABILITY UNDER THIS AGREEMENT SHALL BE CAPPED AT THE TOTAL AMOUNT OF THE MONIES PAID BY CUSTOMER TO COMPANY UNDER THIS AGREEMENT.

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14. Customer's Obligations. Customer shall provide its timely and best efforts to cooperate with Company and Manufacturer during the manufacturing process to create the Product. Reasonable and timely cooperation includes, without limitation, Customer's providing timely information in response to a request from Manufacturer or Company and Customer's participation in traveling to Manufacturer's facility for inspections and approval of the Product.

15. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) Customer's failure to pay any amounts due under this Agreement or Customer's failure to perform any of its obligations under this Agreement; (b) Company's failure to perform any of its obligations under this Agreement; (c) either party becoming insolvent or becoming subject to bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement, which is false in any material respect; (e) an action by Customer to dissolve, merge, consolidate or transfer a substantial portion of its property to another entity; or (f) a default or breach by Customer under any other contract or agreement with Company.

16. Manufacturer's Statement of Origin. Company shall retain possession of the manufacturer's statement of origin ("MSO") for the Product until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, Company shall retain the MSO for each individual Product until the Purchase Price for that Product has been paid in full.

17. Arbitration. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The Arbitration shall take place in Arkansas.

18. Miscellaneous. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other. Neither party may assign its rights and obligations under this Agreement without the prior written approval of the other party. This Agreement and all transactions between Southern States Fire LLC will be governed by and construed in accordance with the laws of the State of Arkansas. The delivery of signatures to this Agreement may be via facsimile transmission or other electronic means and shall be binding as original signatures. This Agreement shall constitute the entire agreement and supersede any prior agreement between the parties concerning the subject matter of this Agreement. This Agreement may only be modified by an amendment, in writing, signed by duly authorized representatives of both parties with authority to sign such amendments to this Agreement. In the event of a conflict between the Southern States Fire LLC Proposal and these Terms and Conditions, the Southern States Fire LLC Proposal shall control except in the case of a Cooperative Purchasing Contract as set forth in Section 1(c) and (h) of these Purchasing Terms and Conditions. If any term of this Agreement is determined to be invalid or unenforceable by a competent legal authority, such term will be either reformed or deleted, as the case may be, but only to the extent necessary to comply with the applicable law, regulation, order or rule, and the remaining provisions of the Agreement will remain in full force and effect.

Customer:	**Southern States Fire LLC**
By:_____	By: Steve Willoughby
Title:_____	Title: Authorized Sales Representative
Print:_____	Print: Steve Willoughby
Date:_____	Date: 11/24/2025

EXHIBIT A

MANUFACTURER'S CHANGE ORDER POLICY

Rosenbauer America Change Order Policy

This change order policy is intended to reflect the increased cost of changes which result in delayed deliveries, confused paperwork, poor production flow and increased potential of trucks being built to incorrect specifications. With your cooperation, changes can be kept to a minimum which means we will be able to reduce lead times, increase production and maintain costs which will benefit all of us.

Our objective is accurate, high quality and on-time deliveries exceeding our customer expectations.

Changes any time after the order is received may delay the quoted delivery date. Significate design or component changes will have the largest impact on the schedule and quoted delivery date. Changes that occur later in the process will also have the largest impact on the schedule and quoted delivery date.

All time fences are reference to contract execution date if not otherwise stated.

Change Window #1
All changes will be priced at standard pricing and specials will be priced through our normal process. Significant changes made to the vehicle during this time period may result in a delivery extension.

RBM Chassis	0-60 days
RBA Aerial	0-60 days
Rosenbauer Body	0-60 days

Change Window #2
All changes are subject to a 25% mark-up. All changes are subject to factory review and may be denied due to engineering or lead time issues.

RBM Chassis	61-75 days
RBA Aerial	61-75 days
Rosenbauer Body	61-75 days

Change Window #3
All changes are subject to a 50% mark-up, and 50% restocking fee on deleted items. All changes are subject to factory review and may be denied due to engineering or lead time issues. No major components can be changed at this time; major components are considered engine, transmission, axles, suspension, cab, frame (wheelbase), seats, water pump and water tank.

RBM Chassis	76-120 days
RBA Aerial	76-120 days
Rosenbauer Body	121-180 days

Change Window #4
Changes are not recommended at this time. Any changes requested will be priced on a time and material basis. Any changes requested, and that are quoted to the customer, must be approved by the customer within three days or they will not be valid.

RBM Chassis	After 120 days
RBA Aerial	After 120 days
Rosenbauer Body	After 180 days

**Note: Any late change orders that are factory driven will be done at cost and no additional mark up or penalties will apply.*

Text File

File Number: RES-25:194

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 TO ENTER INTO AN AGREEMENT WITH PICKERING TO PROVIDE PROFESSIONAL SERVICES FOR PROSPECT ROAD MULTI-USE TRAIL

WHEREAS, the City of Jonesboro desires to enter into an agreement to provide professional services for the Prospect Road Multi-Use Trail project;

WHEREAS, the Selection Committee has determined that Pickering is the most qualified firm for the project;

WHEREAS, Pickering has agreed to provide professional services for the Prospect Road Multi-Use Trail project as described in the attached agreement; and,

WHEREAS, the funding for the execution of the agreement shall come from the Capital Improvement Revenue Bonds budget and compensation shall be paid in accordance with the agreement.

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

Section 1. That the City of Jonesboro shall enter into an agreement with Pickering to provide professional services for the Prospect Road Multi-Use Trail project.

Section 2. The funding for the execution of the agreement shall come from the Capital Improvement Revenue Bonds 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.

Pickering
Service and Good Work…
Our Foundation, Our Future
Since 1946

December 2, 2025

Mr. Craig Light, P.E.
Engineering Director
City of Jonesboro
300 S. Church
Jonesboro, AR 72401

Re: Proposal for Professional Surveying and Engineering Services
Prospect Road Multi-use Trail
Jonesboro, Arkansas

Mr. Light:

Pickering Firm, Inc., herein known as Pickering (the "Consultant"), is pleased to submit this Scope of Work and Fee Proposal to the City of Jonesboro, herein known as the City (the "Client"), for providing Professional Surveying and Engineering services for the development of the above referenced project. Our scope of services, schedule, and fees are shown below.

General Project Description

This project proposes a 10-foot side path along Aggie Road, Airport Road, Prospect Road, and Elizabeth Lane. The project will begin at the Nettleton School District Property on Aggie Road and end at the northern terminus of Elizabeth Lane. A general sketch of the project limits can be found on the attached exhibit. The portion of the project along Airport Road (approximately 1400 feet) is located on ARDOT right-of-way and will require plan submittal for review and approval from the Department. Existing pavement drainage, which consists primarily roadside ditches, will be maintained and the side path location adjusted accordingly. Enclosing a ditch with an underground storm system may be considered on a limited basis and only where required. A more detailed description of anticipated services is shown below in the Scope of Services.

The project will be broken down into multiple phases for bidding purposes. The general limits for each phase are shown below. The limits of these phases are preliminary and may require adjustment during design.

- Along Aggie Road and Airport Road, to the intersection with Prospect Road.
- Along Prospect Road from Aggie Road to Paragould Drive.
- Along Prospect Road from Paragould Drive to Elizabeth Lane.
- Along Elizabeth Lane from Prospect Road to the end of project.

Scope of Services

Task 1 – Topographic & Boundary Survey

Pickering will provide the following tasks:

- All topography of the project area, see attached exhibit, will be obtained. The expected survey area is between right-of-way to right-of-way line plus an additional 10 feet outside of the right-of-way line. Features surveyed will be typical topo features and shall consist of, but not limited to, edge of pavements, curb and gutter, existing sidewalks, ditch lines, driveways, and locations for existing storm drainage facilities. Site survey control will be established and verified.
- Above ground utilities will be surveyed and shown on the plans. Arkansas One-Call will be contacted for field locations of underground utilities. These locations will be field located and will also be shown on the plans. Arkansas One-Call fees are included in the fees shown.
- Utility locates utilizing ground penetrating radar or soft dig techniques may be required. If so, these services will be provided as a reimbursable expense.
- Sufficient boundary ties will be established to determine the existing right-of-way and property lines within the project limits.
- Legal descriptions and required acquisition documents for right-of-way and easements acquisition will be provided to the City as-needed.

Task 2 – Trail Design

Pickering will provide the following tasks:

- After completion of the survey, Pickering will provide construction plans for the trail.
- Trail design plans will be standard plan sheets and plan and profile sheets where required for vertical design, at one-inch equals 50 feet (horizontal) and 5 feet (vertical) scale. Other scales may be used for clarity of the plans. It is possible that sections of the improvements can be shown with sufficient detail and control to require only plan views.
- Pickering will prepare cross-sections at 50’ intervals for inclusion within the project construction plans.
- Pickering will prepare designs for all affected drainage within the project area. However, enclosing ditches with storm drainage design is limited in scope. Locations will be on a case-by-case bases of short runs of piping with minimal drop inlets.
- Pickering will note adjustments of all existing sanitary sewer manholes/structures located within the project area. Any new sanitary sewer piping to be added or extended in the area is not included in this scope of services, however, can be negotiated as additional services.
- Pickering will prepare traffic control plans including construction sequencing, temporary markings and signage and applicable notes and details.
- Pickering will prepare permanent roadside signage and permanent pavement marking plans, if required.
- Pickering will prepare erosion control plans, including notes and details. Project contour plans for staged construction of erosion control features are not expected or included. Pickering will prepare a Stormwater Pollution Prevention Plan for submittal and approval by ADEQ. Submittal of permits and all associated permit fees will be coordinated and paid by the Client.

- Short-Term Activity Authorization (STAA) will be submitted to ADEQ. Submittal of permits and all associated permit fees will be coordinated and paid by the Client. Section 401 or 404 Permitting is not anticipated for this project.
- All designs, plans, details, and specifications for any utility or the addition of new utilities will be prepared by the utility owner or negotiated as additional services. Lighting designs are not included as part of this scope, but can be negotiated as additional services.
- Pickering will provide the City with estimates of the construction costs at the established plan submittal stages.
- ARDOT details and technical specifications will be used for plans production.
- The portion of the project along Airport Road will require submission to ARDOT at the established plan submittal stages. ARDOT review comments will be addressed.
- Pickering will provide utility coordination. Utility companies will be contacted early in the design process and plans provided for their review. Attempts will be made to limit utility impacts. In the event of utility adjustments, Pickering will coordinate with utility companies' development of relocation Plans. The City will provide utility company representatives' contact information.
- Pickering will provide the City with a Unit Bid Schedules for inclusion in the front-end contract documents. It is anticipated that four (4) bed sets will be required. The City will be responsible for front end contract documentation, advertising and bidding, and award of the project. Bid-phase services are not included. Pickering will address any RFIs or addenda needed as part of the bid process.
- Pickering anticipates submittal of 30, 60, and 90 percent plans for review and comment.
- After the reviews have been completed and addressed, Pickering will provide an electronic copy of the final plan set to the client in PDF format along with supporting CAD files.

Items Specifically Excluded

1. Application and review fees
2. Environmental or geotechnical engineering services (If required, these services will be provided as a reimbursable expense.)
3. Public or private utility or sanitary sewer improvements (These items can be negotiated as additional services.)
4. Plat filing fees
5. Construction administration and inspection services (To be added with Supplemental Agreement)
6. Materials sampling & testing
7. Construction staking
8. Site lighting and electrical site plan (This item can be negotiated as additional services.)
9. Detailed landscape and irrigation

Project Schedule

Pickering will begin work as soon as the notice to proceed is received. Completion dates are flexible and will be coordinated with the City to ensure the project is not delayed. Pickering

recognizes the City's desire to expedite the design process for this project. Phases of the total project will be designed, and construction plans provided for bidding purposes.

Compensation for Basic Services

We will invoice you monthly based on a percentage of actual work completed. We propose to complete the work in the scope of basic services with the fee basis noted below plus customer reimbursable expenses. No markup will be included for reimbursable expenses.

Task 1
Topographic & Boundary Survey
Lump Sum Fee $28,600.00

Easement Legals & Depictions
Per Each Fee $365.00

Task 2 – Trail Design
Hourly Fee Not to Exceed..... $148,400.00

A breakdown of the detailed man-hour estimate can be found on the attached fee proposal. The multiplier used for billing rates shown is 3.716 based upon DOT-approved indirect cost rate of 231.04 percent plus 0.834 percent Facilities Capital Cost of Money (FCCM) (FY 2024).

Additional Services

If the City requires services beyond what is provided in the scope of services listed above, said services can be performed based upon a negotiated lump sum fee agreed to by both parties or on the basis of our standard hourly rates plus reimbursable expenses. Additional services will only be performed after written authorization is received.

Please advise if further information is desired and do not hesitate to give me a call at (870) 336-0117 if you have any questions.

Sincerely,

PICKERING FIRM INCORPORATED



Michael L. Foster, P.E.
Project Manager

Enclosures: Justification of Fees and Costs
Project Location Exhibit

J:\Proposals\Taegtmeyer\City of Jonesboro\Prospect Multiuse Trail\Prospect Rd Multi-use Trail Proposal.docx

Justification of Fees and Costs
Prospect Road Multi-use Trail - Design Services
Aggie Rd., Airport Rd., Prospect Rd., Elizabeth Ln.
City of Jonesboro, Arkansas

	Estimated Hours						
Design Services	Project Manager	Senior Engineer	Engineer	Engineer Intern			Total Hours
Trail Design							
Project Administration	24		16				40
Review Survey Data (field check)			4	4			8
30% Design Phase							0
Prepare Title Sheet (4 plan sets)			3	16			19
Prepare Typical Sections (2 Typ. Per 4 plan sets)			3	24			27
Prepare Plan & Profile	1		40	80			121
In-House Quality Review and Revisions	1		16	8			25
Identify & Coordinate Utility Conflicts			16	32			48
Submit 30% Plans for Review			1				1
Prepare Cost Estimate			4	16			20
60% Design Phase							0
Address 30% Review comments	1		8	16			25
Prepare Existing/Demolition Plan			1	16			17
Prepare Title Sheet (4 plan sets)			1	3			4
Prepare Typical Sections (4 plan sets)			1	4			5
Prepare Special Details (4 plan sets)			2	24			26
Prepare Temporary Erosion Control Detail Sheets			4	32			36
Prepare Maintenance of Traffic Plans			4	32			36
Prepare Permanent Pavement Marking Details			2	16			18
Prepare Survey Control Data Sheets			1	16			17
Prepare Main Lane Plan & Profile			8	80			88
Prepare Permanent Signing Plans			4	8			12
Prepare Culvert Diagrams			2	16			18
Prepare Storm Sewer (Limited Scope & Analysis)			8	24			32
Prepare Cross Sections			8	24			32
Prepare Cost Estimate			4	8			12
Coordinate Utility Relocations			16	8			24
In-House Quality Control Review and Revisions	1		16	8			25
Submit 60% Plans for Review			2				2
Address ARDOT Permit review Comments			16	32			48
Submit Revised 60% Plans			2				2
Prepare SWPPP (4 Projects)	1		4	16			21
Prepare STAA Permit (4 projects)	1		8	24			33
90% Design Phase							0
Revisions to Plans from 60% Comments	1		4	8			13
Calculate Quantities			8	24			32
Roadway Standard Drawings			1	4			5
Prepare Special Provisions			1	4			5
Prepare Cost Estimate			2	4			6
In-House Quality Control Review and Revisions	1		8	4			13
Submit 90% Plans for Review			2				2
100% Design Phase							0
Revisions to Plans and SP's from 90% Comments	1		2	8			11
Prepare Cost Estimate			1	2			3
Convert Microstation to AutoCAD files			1	4			5
Submit 100% Plans			2				2
Addenda							0
Plan Revisions	1		8	8			17
Totals	34	0	265	657	0	0	956
Labor Rates	$ 64.00	$ 70.00	$ 53.00	$ 36.00			
Labor Cost	$ 2,176.00	$ -	$ 14,045.00	$ 23,652.00	$ -	$ -	**$ 39,873.00**
					Overhead %	231.04%	**$ 92,122.58**
					Total Labor and Overhead		**$ 131,995.58**
					Fixed Fee %	12.00%	**$ 15,839.47**
					FCCM Overhead	0.834%	**$ 332.54**
					Total Labor, Overhead, and Fee:		**$ 148,167.59**

Direct Costs:	Qty.	Unit Price	
Mileage	280	$ 0.700	$196.00
Meals	0	$ 51.00	$0.00
Lodging	0	$ 132.00	$0.00
Postage	0	$ 100.00	$0.00
Reproductions: 8 1/2" x 11"	0	$ 0.10	$0.00
Reproductions: 11" x 17"	0	$ 0.15	$0.00
Ridge Surveying	1	$ 28,600.00	$28,600.00

Total Direct Costs: **$28,796.00**

Project Total **$ 176,963.59**

PROSPECT TRAIL

Legend

Airport Rd
Oakhill Ln
Shagbark Ln
Murray Creek
Peterson variety
Hilltop Dr
Vickie Dr
Burdyshaw Dr
Sunset Dr
Pamela Dr
Kimberly Dr
Hill Dr
Cypress Knee Rd
Paragould Dr
Prospect Rd
Prospect Rd
Prospect Rd
Stone Ridge Church Of Christ
Bowling Ln
Grace Missionary Baptist Church
Aggie Rd
Meadowview Mobile Home Community
351
Sagewood Dr
Google Earth
Image © 2025 Airbus
N
1000 ft
290

Text File

File Number: RES-25:195

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

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

WHEREAS, Blazer Land Holdings, LLC wishes to donate approximately 2 acres of land to the City of Jonesboro, Arkansas and the City of Jonesboro wishes to accept said donation of property. A copy of the Warranty Deed, appraisal summary, Land Donation Agreement and survey map are attached hereto; and

WHEREAS, the property, located at or near 6106 Southwest Drive, is positioned along a major highway in one of the highest intensity growth areas of the city and would preserve the land for future public safety needs in the area; and

WHEREAS, it is the intent of the city to pursue funding to utilize the property for a public safety benefit in the future as detailed in the Warranty Deed as “The aforementioned property shall not be used for any purpose other than fire, police, or public safety”; and

WHEREAS, the donating party has identified the intended qualifying uses, if developed, to include, but not strictly limited to; a fire station, short-term severe weather or disaster emergency shelter, police substation or similar public safety benefit facility; and

WHEREAS, no portion of the agreement, warranty deed or offering documents exempt adjacent property from general development codes or a guarantee of development by the city, only that any development of the property, other than demolition or maintenance, be of a public safety benefit.

WHEREAS, if the property is not in funded process of creating a public safety benefit within 7 years, the property would return to Blazer Holdings, LLC, or its assigned representative unless additional legislation between the City of Jonesboro and Blazer Holdings LLC alters the original contract represented in this resolution.

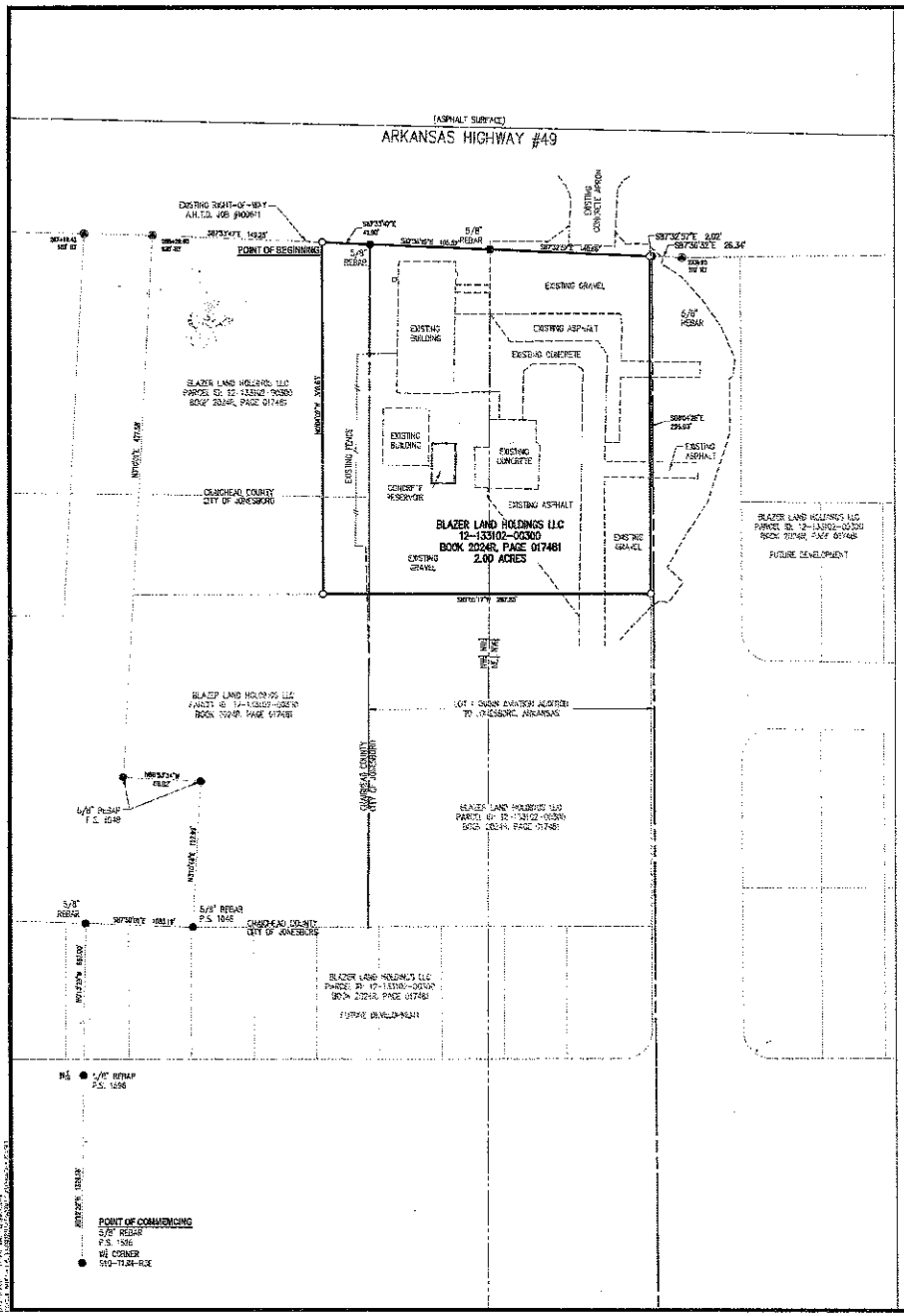
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The City of Jonesboro accepts the in-kind land donation of approximately 2 acres

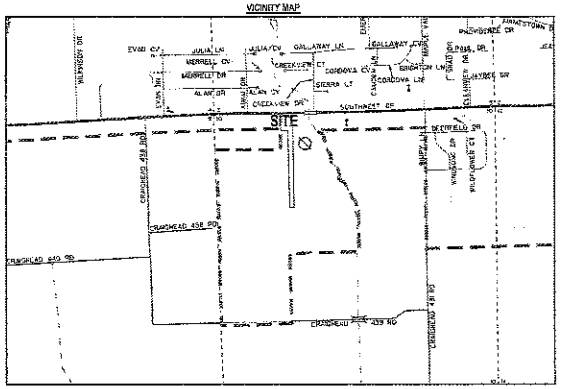
from Blazer Land Holdings, LLC.

SECTION 2: The City of Jonesboro will abide by the Warranty Deed guaranteed wishes of the donating party that any development of the property be of a public safety benefit as detailed in the above resolution and attached Warranty Deed.

SECTION 3: The Mayor, Harold Copenhaver and City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement. The Mayor and City Clerk are hereby authorized with executing of any and all documents reasonably necessary to acknowledge the donation by Blazer Land Holdings LLC with taxing authorities, including but not limited to, the Internal Revenue Service.



VICINITY MAP



SURVEY DESCRIPTION:

A part of Lot 1 of Quinn Aviation Addition to Jonesboro, Arkansas and part of the North Half of the Northwest One-Quarter, all being located in Section 10, Township 13 North, Range 03 East, Craighead County, Arkansas, being more particularly described as follows:

COMMENCING at the West One-Quarter Corner of said Section 10; Thence, North 00° 12' 22" West for a distance of 1324.19 feet to a point; Thence, North 27° 12' 25" West for a distance of 867.09 feet to a point; Thence, South 87° 59' 01" East for a distance of 1055.18 feet to a point; Thence, North 00° 09' 48" East for a distance of 127.99 feet to a point; Thence, North 86° 55' 34" West for a distance of 88.02 feet to a point; Thence, North 03° 10' 01" East for a distance of 477.58 feet to a point on the Right of Way of Arkansas Highway 49; Thence, South 87° 33' 47" East along said Right of Way for a distance of 146.25 feet to the POINT OF BEGINNING; Thence, South 87° 33' 47" East for a distance of 41.90 feet to a point; Thence, South 87° 39' 18" East for a distance of 105.82 feet to a point; Thence, South 87° 22' 57" East for a distance of 140.66 feet to a point; Thence, South 87° 09' 32" East for a distance of 7.05 feet to a point; Thence, South 00° 04' 28" East leaving said Right of Way for a distance of 296.03 feet to a point; Thence, South 89° 55' 17" West for a distance of 287.85 feet to a point; Thence, North 00° 04' 02" West a distance of 268.63 feet to the POINT OF BEGINNING, containing 2.00 acres, more or less, and being subject to all rights of way and easements of record.

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 part of a parcel described in Craighead County Deed Records at Book 2024R, Page 017420.
4. Survey is valid only if print has original seal and signature of surveyor present.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners
6. The locations of underground utilities as shown hereon are based on above ground markings and visible structures (Locate Ticket # if applicable). Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
7. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on 11/03/2025.
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.

   1 Parcel numbers, owner names, and other adjacent property information are sourced from Craighead County Clerks Office and State Surveyors Records.

9. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
10. The location and/or existence of utility service lines to this property surveyed are unknown and are not shown.
11. 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.

THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY

A. SURVEYS

1. Quinn Aviation Addition dated 9/8/1988. Plat for record in Book B, Page 75 in the Circuit Clerks office of Craighead County, Arkansas.
2. Plat of Survey by Date Alderson Land Surveying dated 3/6/1989. Filed for record on the Division of Land Surveys website as Document #2013203817.
3. Ellison Acres Survey dated 1/7/1967. Filed for record in Book B, Page 138 in the Circuit Clerks office of Craighead County, Arkansas.
4. State of Arkansas Right of Way Map dated 1/2008, Job 010081, Valley View-Cypress, Obtained from the Arkansas Department of Transportation.
5. Plat of Survey by Harwood, Kennard, Bass & Associates, INC. dated 8/1/2006. Filed for record on the Division of Land Surveys website as Document #2006070053A.
6. Bass Gowen Kennard Plat of Lot 3 of Ellison Acres dated 4/25/2014. Filed for record in Book B, Page 168 in the Circuit Clerks office of Craighead County, Arkansas.
7. Plat of Survey by Hall Hare Professional Surveying Services dated 11/1/2021. Filed for record on the Division of Land Surveys website as Document #2023050122.

LEGEND

- SET 5/8" REBAR P.S. 1648
- CALCULATED (NOT SET)
- FOUND REBAR (AS NOTED)
- FOUND PIPE (AS NOTED)
- FOUND RIGHT-OF-WAY MARKER (P.S. 786)

PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE ROAD
EXISTING EASEMENT
EXISTING LOT LINES
ALIQUOT PART LINE
EXISTING RIGHT-OF-WAY
EXISTING FENCE LINE

RECORD INFORMATION

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

GRAPHIC SCALE IN FEET
50' 0 50'

STATE PLAT CODE:
500-13N-03E-0-10-400-16-1648

PLAT OF SURVEY
PART OF LOT 1 OF QUINN AVIATION ADDITION AND PART OF THE N1/2 NW1/4, SECTION 10 TOWNSHIP 13 NORTH, RANGE 03 EAST CRAIGHEAD COUNTY, ARKANSAS

PREPARED FOR:
BLAZER LAND HOLDINGS, LLC.

ISSUE DATE: 12/16/2025
PROJECT NO: 2516103
CONTRACT: M. Quinn Blazer Aviation

Crafton Tull
9200 Kelley Drive Suite C
Jonesboro, AR 72401-7184
870.203.7272
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON TULL & ASSOCIATES, INC. No. 1139

CERTIFICATE OF SURVEYOR

REVISIONS / ISSUANCES

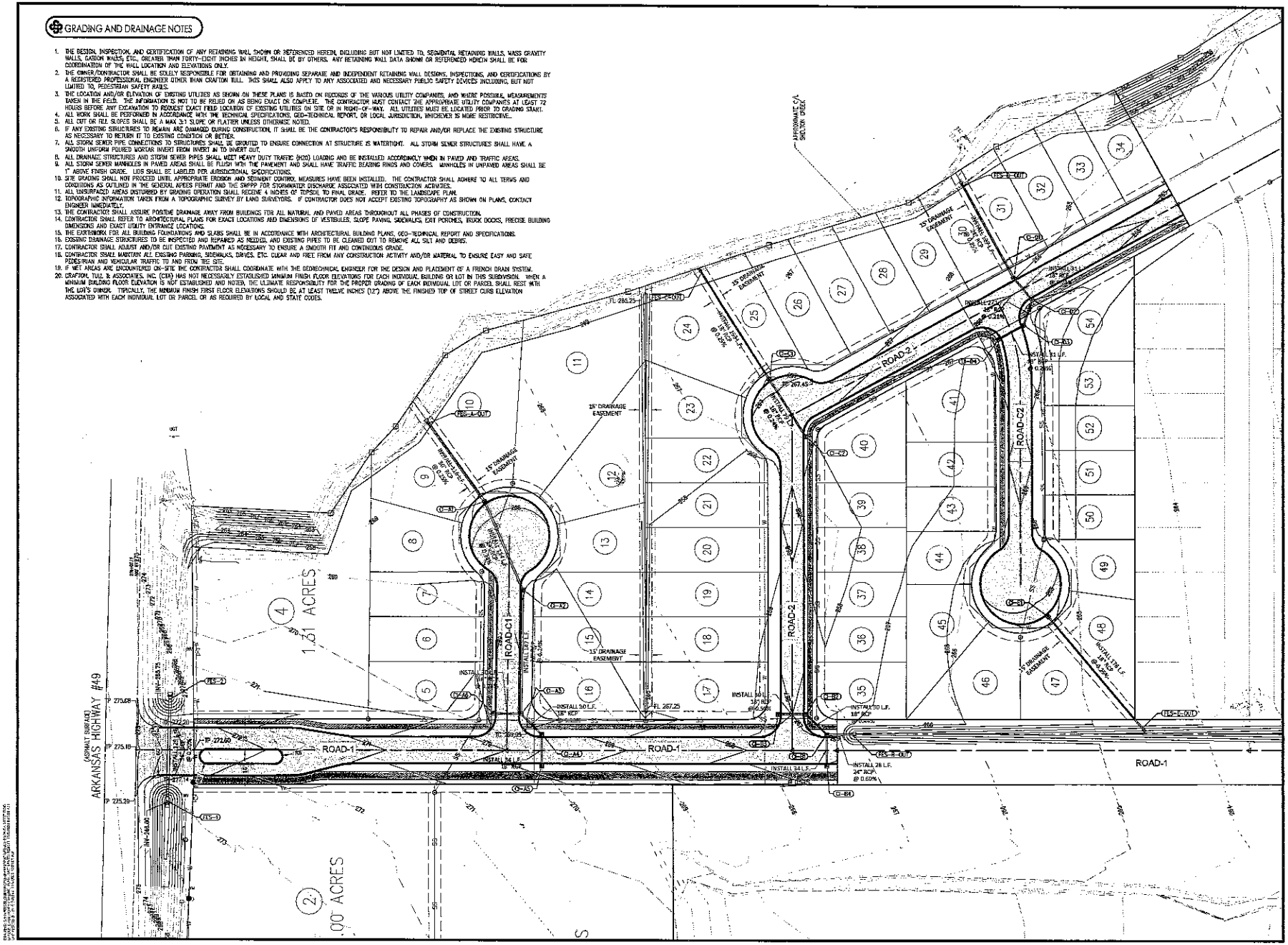
DATE	DESCRIPTION	DATE

SHEET NO.

1 OF 1

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR LOCAL JURISDICTION, WHICHEVER IS MORE RESTRICTIVE.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1' ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL ADEQ PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, GEO-TECHNICAL REPORT AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.



2320 Alexander Drive Suite C
Jonesboro, AR 72401-7190
Crafton Tull
(870) 203-7879 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 107

GRAPHIC SCALE IN FEET
50' 0 50'

THE LANDING
PHASE I
JONESBORO, ARKANSAS

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO. 24150000
DATE 10/10/2025
CONTACT A.J. BOGGS
DESIGN
DRAWN
CHECKED

ISSUED FOR REVIEW

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

© 2025 Crafton, Tull & Associates, Inc.

GRADING & DRAINAGE PLAN

C-104

APPRAISAL REPORT

Subject Address
6106 Southwest Dr.
Jonesboro, AR 72404
Report Date
April 3, 2025
Effective Date
March 11, 2025
Client
Blazer Land Holdings, LLC
File Number
PK-2025-081
Appraiser
Preston King
State Certified General
AR License #CG3948

PRESTONKING
APPRAISAL Co.

Summary of Important Data and Conclusions

Location:	6106 Southwest Dr., Jonesboro, AR 72404
Legal Description:	See appropriate section of report.
Property Rights Appraised:	Fee Simple Interest
Ownership:	Blazer Land Holdings, LLC
Client:	Blazer Land Holdings, LLC
Zoning:	C-3 (See Zoning Section for Additional Info)
Land Area:	2.0 +/- Acres OR 87,120 +/- Square Feet
Principal Improvements:	Commercial Office/Warehouse Building & Shop Building
Approximate Age:	~45 / ~25
Opinion of Highest and Best Use:	Continued Commercial Use
Effective Date:	March 11, 2025
Inspection Date:	March 11, 2025
Report Date:	April 3, 2025

Conclusions of Value:

Summary of Value Conclusions					
Appraisal Premise	Date of Value	Cost Approach	Sales Comparison Approach	Income Approach	Reconcilied Value
As Is	March 11, 2025	$911,000	$876,000	N/A	$876,000

AGREEMENT FOR LAND DONATION

1. **Parties:** Blazer Land Holdings LLC ("Donor") offers to donate, subject to the terms set forth in this agreement, the following property, to the City of Jonesboro, a municipality located in Jonesboro, Arkansas ("Donee").

2. **Property Description:** The following described property located in Craighead County, Arkansas, to wit:

   A part of Lot 1 of Quinn Aviation Addition to Jonesboro, Arkansas and part of the North Half of the Northwest One-Quarter, all being located in Section 10, Township 13 North, Range 03 East, Craighead County, Arkansas, being more particularly described as follows:

   COMMENCING at the West One-Quarter Corner of said Section 10; Thence, North 00° 12' 22" West for a distance of 1324.18 feet to a point. Thence, North 00° 13' 29" West for a distance of 667.00 feet to a point. Thence, South 87° 59' 01" East for a distance of 1083.19 feet to a point. Thence, North 03° 10' 48" East for a distance of 127.99 feet to a point. Thence, North 86° 53' 34" West for a distance of 68.02 feet to a point. Thence, North 03° 10' 01" East for a distance of 477.58 feet to a point on the Right of Way of Arkansas Highway 49. Thence, South 87° 33' 47" East along said Right of Way for a distance of 149.25feet to the POINT OF BEGINNING. Thence, South 87° 33' 47" East for a distance of 41.90 feet to a point. Thence, South 87° 36' 19" East for a distance of 105.52 feet to a point. Thence, South 87° 32' 57" East for a distance of 140.66 feet to a point. Thence, South 87° 30' 33" East for a distance of 7.05 feet to a point. Thence, South 00° 04' 28" East leaving said Right of Way for a distance of 296.03 feet to a point. Thence, South 89° 55' 17" West for a distance of 287.85 feet to a point. Thence, North 00° 04' 02" West a distance of 308.63 feet to the POINT OF BEGINNING, containing 2.00 acres, more or less, and being subject to all rights of way and easements of record.

3. **Title Insurance/Other Costs:** The parties agree that title insurance or survey costs will be paid by the requesting party. If revenue stamps are required, they will be paid equally by the parties. Each party shall be responsible for their own attorney fees and other costs.

4. **Title Documents:** Donor agrees to execute and deliver a warranty deed to Donee conveying the property. The property shall be free and clear of all liens and encumbrances, except it shall be subject to recorded restrictions, easements, and rights of way, if any.

5. **Stipulations:** Donee agrees that the warranty deed shall include a restriction qualifying the use of the subject property to include a provision stating that if the property is developed, its use shall be strictly limited to: a fire station, short-term severe weather or disaster emergency shelter, police substation or similar short-term public safety benefit facility. The warranty deed shall further state that if the property is not in funded process of creating a public safety benefit within seven (7) years, the property would be conveyed

back via warranty deed to Donor, or its assigned representatives, unless additional legislation between the City of Jonesboro and Donor alters the original contract represented in the City of Jonesboro's resolution entered in conjunction herewith.

6. **Authority:** All signors certify they are authorized to enter into and bind the parties they represent to this agreement.

Donor:

Blazer Land Holdings LLC, an Arkansas limited liability company

By_____

Donee:

City of Jonesboro, an Arkansas municipality

By_____

Attest:

By_____

Type of Instrument: Warranty Deed
Grantor: Blazer Land Holdings LLC
Grantee: City of Jonesboro

This Instrument Prepared By:
Hurst Burnett PLC
Attorneys at Law
P.O. Box 1149
Jonesboro, Arkansas 72403

After recording Return to:
Hurst Burnett PLC
P.O. Box 1149
Jonesboro, AR 72403

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **BLAZER LAND HOLDINGS, LLC, GRANTOR,** for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, in hand paid and given by **CITY OF JONESBORO, GRANTEE**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said **GRANTEE** and unto its heirs, successors and assigns forever, all of **GRANTOR'S** rights, title and interest in and to the following described real property situated in the Western District of Craighead County, Arkansas, to wit:

A part of Lot 1 of Quinn Aviation Addition to Jonesboro, Arkansas and part of the North Half of the Northwest One-Quarter, all being located in Section 10, Township 13 North, Range 03 East, Craighead County, Arkansas, being more particularly described as follows:

COMMENCING at the West One-Quarter Corner of said Section 10; Thence, North 00° 12' 22" West for a distance of 1324.18 feet to a point. Thence, North 00° 13' 29" West for a distance of 667.00 feet to a point. Thence, South 87° 59' 01" East for a distance of 1083.19 feet to a point. Thence, North 03° 10' 48" East for a distance of 127.99 feet to a point. Thence, North 86° 53' 34" West for a distance of 68.02 feet to a point. Thence, North 03° 10' 01" East for a distance of 477.58 feet to a point on the Right of Way of Arkansas Highway 49. Thence, South 87° 33' 47" East along said Right of Way for a distance of 149.25feet to the POINT OF BEGINNING. Thence, South 87° 33' 47" East for a distance of 41.90 feet to a point. Thence, South 87° 36' 19" East for a distance of 105.52 feet to a point. Thence, South 87° 32' 57" East for a distance of 140.66 feet to a point. Thence, South 87° 30' 33" East for a distance of 7.05 feet to a point. Thence, South 00° 04' 28" East leaving said Right of Way for a distance of 296.03 feet to a point. Thence, South 89° 55' 17" West for a distance of 287.85 feet to a point. Thence, North 00° 04' 02" West a distance of 308.63 feet to the POINT OF BEGINNING, containing 2.00 acres, more or less, and being subject to all rights of way and easements of record.

***** If the property herein is developed, its use shall be strictly limited to: a fire station, short-term severe weather or disaster emergency shelter, police substation or similar short-term public safety benefit facility. If the property is not in funded process of creating a public safety benefit within seven (7) years, the property shall be conveyed back via warranty deed to Grantor, or its assigned representatives, unless additional legislation between the City of Jonesboro and Donor alters the original contract represented in the City of Jonesboro's resolution entered in conjunction herewith.

TO HAVE AND TO HOLD the same unto the said **GRANTEE,** and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging. And **GRANTOR,** does hereby covenant with the said **GRANTEE** that it will forever warrant and defend the title to said lands against all claims whatsoever.

WITNESS my hand and seal this ____ day of December, 2025.

BLAZER LAND HOLDINGS LLC, an Arkansas limited liability company, Grantor

By:_____
Authorized Member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss:
COUNTY OF _____)

On this date personally appeared before me, a notary public for the state and county aforesaid, **Prateek Gera**, to me well known as the person who signed the above instrument, and stated that s/he was the **authorizd member** of **Blazer Land Holdings LLC** and was fully authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of the limited liability company, and stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ___ day of December, 2025.

_____
Notary Public

My Commission Expires:

_____
(S E A L)

AMOUNT OF TAX $_____
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

_____
Grantee or Grantee's Agent
Grantee's Address:

Text File

File Number: RES-25:196

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

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

WHEREAS, the City Council has made a comprehensive study and review of the proposed budget submitted by the Mayor: and,

WHEREAS, it is the finding and conclusion of the City Council that the schedules and exhibits of anticipated revenues and expenditures for the calendar year appear to be as accurate as possible for budgetary purposes.

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

SECTION 1. This resolution shall be known as the budget resolution for the City of Jonesboro, Arkansas, for the twelve (12) month period beginning January 1, 2026, and ending December 31, 2026. The attached budget, incorporated herein as if set out word for word and figure for figure, reflects estimated revenues and expenditures as set forth on the succeeding pages.

SECTION 2. The respective funds for each item of expenditure proposed in the budget for 2026 are hereby approved and adopted for the operation of the City of Jonesboro, Arkansas, by the City Council on this date and constitute an appropriation of funds which are lawfully applicable to the items contained within the budget. This budget may be altered or revised by action of this governing body and unpledged funds may be subsequently appropriated to another purpose except as prohibited by law. A.C.A. § 14-58-203(a).

SECTION 3. The Mayor or his duly authorized representative may approve for payment, out of funds appropriated by this budget or otherwise approved by the city council for those purposes, or may disapprove any bills, debts, or liabilities asserted as claims against the City. Provided, however, that the execution of all contracts and conveyances and lease contracts shall be performed by the Mayor and City Clerk, when authorized by a resolution in writing and approved by a majority vote of the city council present and participating.

SECTION 4. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of

the resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this resolution are declared to be severable.

CITY OF JONESBORO

Residents of Jonesboro and Members of the Jonesboro City Council:

As we wrap up another year of progress in the city of Jonesboro, the time of the year has once again arrived to cast a funding plan for next year. The following pages represent more than 5 months' worth of diligent research by city staff, department directors and the collection of City Council input over the last year. As with previous years, administration has emphasized a transparent and conservative approach to managing public dollars.

As we look back on 2025, Jonesboro's 141st year of incorporation has been very productive despite a nationally and globally inconsistent economy. Millions of dollars have been spent improving critical street and sidewalk infrastructure, invested in public safety personnel and improving our first-class parks system. The $70 million Ridge Athletic Center project has attained the stage of vertical construction and several long awaited, and planned, local projects are now possible thanks to the first Revenue Bond investment secured by the city in more than 25 years.

2025 also brought Jonesboro residents a 15th consecutive year of a clean review by Arkansas Legislative Audit. This review of the management of public funds for 2024 dug through tens of thousands of transactions, administrative and staff expenses, debt obligations and purchases to ensure each were legal and follow City Council established regulations. Not a single event arose that indicated a mishandling of taxpayer dollars.

Among the many accomplishments witnessed by Jonesboro residents this year include the:

- Funding and Starting of a Master Growth Plan
- Demolition of the old Citizens Bank building and Re-Opening Main Street
- New inclusive playgrounds at University Lions Park and Allen Park (that includes a new splashpad)
- Partnering to build a road directly connecting Culberhouse and Southwest Drive
- Completing a shared use path connection from Culberhouse to the Marion Berry Overpass extending nearly 3.5 miles not including spur trails
- Landing grants for trollies, trail construction and playground upgrades

While the last 5 months of sales tax returns have shown a positive trend of revenue growth compared to last year, the decision was made to hold revenue estimates to FY2025 levels and to defer consideration of additional personnel headcount requested in the initial FY2026 budget. Personnel decisions and equipment requests will be reconsidered after the end of the first quarter when a larger sample size of growth trends has been gathered.

CITY OF JONESBORO

While Jonesboro has been fortunate to experience growth, unfortunately, surging prices in construction, equipment, technology, and competitive salaries regularly outpace increased revenues derived from Jonesboro's one cent sales tax.

A quick review of a 10-year point in time comparison of costs impacting Jonesboro then verses now is eye-opening. While it is undeniable the city has grown and prospered, comparing 2026 costs conditions to those of 2016 makes for some interesting considerations.

COMMON EXPENSES 10-YR. COMPARISON

Category	2015	2026 proposed	% increase
Starting Police Officer Salary	$32,802.36	$53,570.40	63% ↑
Entry-Level Sanitation/Street Dept. Employee	$23,241.36	$32,168.00	39% ↑
Certified New Firefighter	$31,424.02	$47,706.50	52% ↑
Asphalt (per ton)	$62.16	$94.69	52% ↑
Concrete flatwork (sq. yd.)	$44.75	$54.00	21% ↑
Average Construction Cost per Sq. Ft. (city funded projects)	varies	varies	40% - 50% Local Average ↑

** Equipment & fixed assets follow similar patterns.

These increases are simply the cost of a clean, growing and safe community, but the simple truth is this cost of doing the business of the city outpaces our noteworthy revenue growth derived from our low and static sales and property tax rates.

Valid and justifiable requests by department leadership for the FY2026 totaled more than $99 million, but the reality of limited resources is that tough decisions are commonplace during the budgeting process and directors are forced to stretch each dollar farther than many of their peers. Efficient management is a necessity for a city with an 82.5 square mile geographic footprint, while having a local sales tax rate that pales in comparison to similar cities around the state. Statements about limited resources have been fair points for more than a decade and, simply from a cost increase standpoint, today are more relevant than ever before.

The enclosed FY2026 budget proposes a total of $85 million in expenditures for 2026 including $1 million in capital improvements, $2.7 million in fixed assets and minor equipment and $54 million in salaries, personnel

CITY OF JONESBORO

costs and first responder training. Salaries include the standard 2% step raise and a 2% COLA providing for an overall 4% increase for full-time employees. These salary adjustments help the city retain the experienced staff that provide the daily essential tasks that residents deserve and depend on, such as sanitation, street work and for first responders to quickly answer the call during an emergency.

A key point that has been made by constituents, and multiple council members, over the years is frustration over excess tax revenue being stored in reserves instead of being reinvested in the community. Since 2021, our reserves have increased by $2.2 million. This budget proposes that we invest $3 million of our reserves in street infrastructure and maintenance.

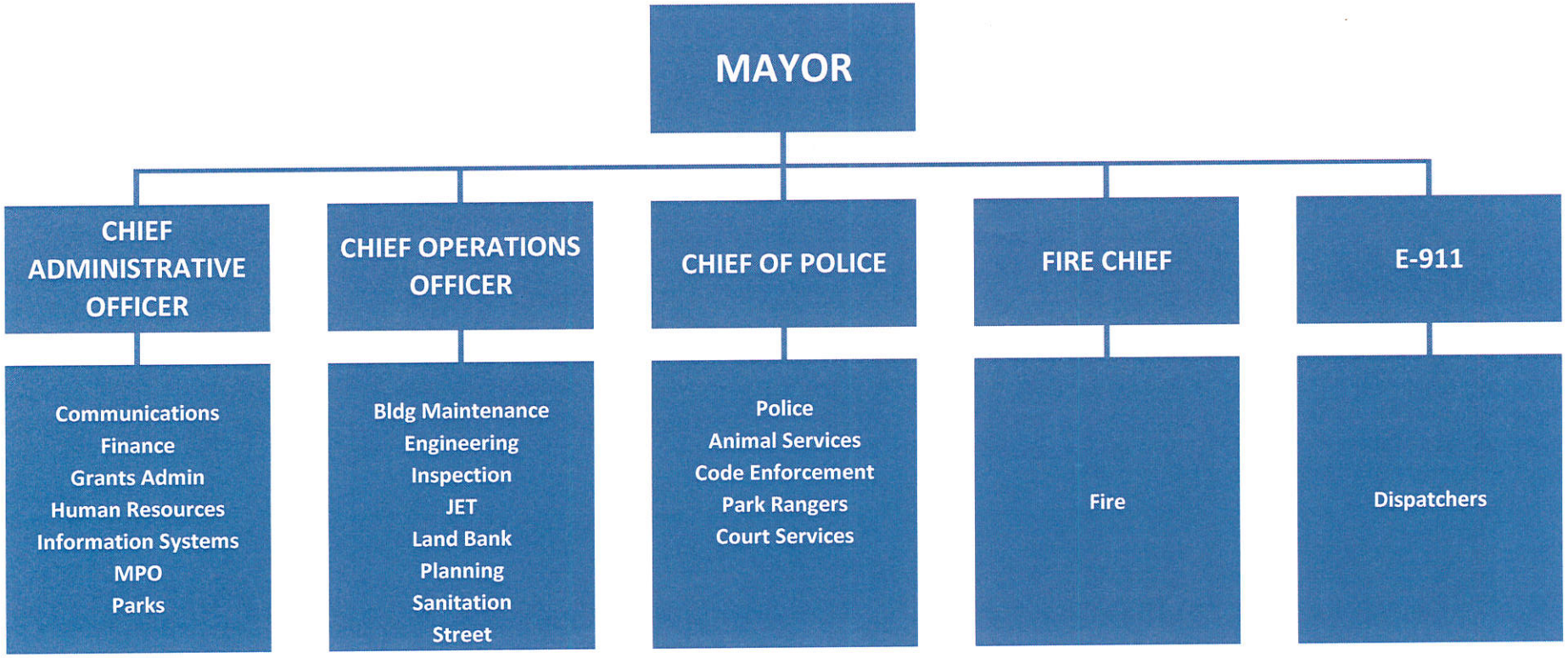
A new budget line item reflected in this year's financial planning is the dedication of $1.1 million dollars in franchise fees toward debt service for the capital improvement revenue bond issued last year. This bond is funding approximately $17.5 million dollars of investment in public safety facilities, street expansions and improvements and pedestrian accommodations over the next 3 years. Leveraging these commercial utility provider, non-tax dollar revenues for projects now in exchange for debt service allows for these critical investments to be built immediately at today's prices verses "pay as you go" which will be subject to unpredictable price increases over the next decade or longer.

I am proud to submit a budget that prioritizes supporting the hard-working staff of the City of Jonesboro, invests in public safety, and provides a considerable funding line for street maintenance and overlays in a transparent, detailed document for the residents to follow. I want to express my heartfelt gratitude to our top-notch finance department for the countless hours they have dedicated to forecasting projections, reviewing requests and their impact providing the trusted counsel necessary for important and often difficult decisions. I would also like to thank the men and women of the Jonesboro City Council for helping administration carefully manage public funds, their trust in this administration to operate in an honest and ethical manner and for their dedication to the future of our great city.

Thank you,

Mayor Copenhaver

ORGANIZATIONAL STRUCTURE



City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Fund Summary Budget						
	General Fund	Street Fund	Total O&M	Cap Improvement Fund	Depreciation Fund	Total
Projected 2025 Fund Balance	**19,276,480**	**964,263**	**20,240,743**	**8,774,831**	**941,191**	**29,956,765**
2025 Appropriations:						
Reserve Appropriation-Overlay & Street Imp	(1,500,000)	(1,500,000)	(3,000,000)	3,000,000		-
Reserve Appropriation-ADA Sidewalk Imp		(250,000)	(250,000)	250,000		-
Equipment Depreciation Fund	(3,737,582)	(638,604)	(4,376,186)		4,376,186	-
Total Appropriations	(5,237,582)	(2,388,604)	(7,626,186)	3,250,000	4,376,186	-
Beg Fund Balance	**14,038,898**	**(1,424,341)**	**12,614,557**	**12,024,831**	**5,317,377**	**29,956,765**
2026 Budget:						
Revenues	63,439,709	9,411,370	72,851,079			72,851,079
Expenses	(65,001,350)	(6,741,994)	(71,743,344)			(71,743,344)
Surplus	(1,561,641)	2,669,376	1,107,735	-	-	1,107,735
Capital Improvement	-	(1,071,250)	(1,071,250)			(1,071,250)
Ending Surplus	(1,561,641)	1,598,126	36,485	-	-	36,485
End Fund Balance	**12,477,257**	**173,785**	**12,651,042**	**12,024,831**	**5,317,377**	**29,993,250**
Less: Required Reserves						(9,750,203)
Available Reserves	**12,477,257**	**173,785**	**12,651,042**	**12,024,831**	**5,317,377**	**20,243,048**

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The projected 2025 fund balances are forecasts of end of year balances.

Resolutions 11:205, 09:186 and 03:705 require minimum financial reserves of at least 15% of budgeted expenditures in unappropriated General Funds.

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Fund Summary Budget									
	Restricted Fund	E-911	A&P	Federal Grants	Non-Federal Grants	CDBG	MPO	JET	Total All Funds
Projected 2025 Fund Balance	**6,500,000**	**50,000**	**7,820,000**	**850,000**	**300,000**	**30,000**	**75,000**	**50,000**	**45,631,765**
2025 Appropriations:									
Reserve Appropriation-Overlay & Street Imp									-
Reserve Appropriation-ADA Sidewalk Imp									-
Equipment Depreciation Fund									-
Total Appropriations	-	-	-	-	-	-	-	-	-
Beg Fund Balance	**6,500,000**	**50,000**	**7,820,000**	**850,000**	**300,000**	**30,000**	**75,000**	**50,000**	**45,631,765**
2026 Budget:									
Revenues	2,505,750	1,676,457	7,926,763	3,532,381	101,056	696,320	199,847	4,089,825	93,579,478
Expenses	(2,584,753)	(2,411,580)	(8,223,314)	(3,532,381)	(101,056)	(696,320)	(199,847)	(4,089,825)	(93,582,420)
Surplus	(79,003)	(735,123)	(296,551)	-	-	-	-	-	(2,942)
Capital Improvement									(1,071,250)
Ending Surplus	(79,003)	(735,123)	(296,551)	-	-	-	-	-	(1,074,192)
End Fund Balance	**6,420,997**	**(685,123)**	**7,523,449**	**850,000**	**300,000**	**30,000**	**75,000**	**50,000**	**44,557,573**

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City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Operating Budget FY 2026				
Summary Comparison				
Account Category	**Previous Budget**	**Current Budget**	**Difference**	**% Change**
O&M Revenue	74,075,048	72,851,079	(1,223,969)	-1.7%
O&M Expense	70,233,538	71,743,344	1,509,806	2.1%
O&M Surplus (Deficit)	**3,841,510**	**1,107,735**	**(2,733,775)**	**-71.2%**
Operation Results				
Select O&M Revenue				
Sales Tax (Combined)	49,167,000	49,167,000	-	0.0%
State Turnback (Combined)	7,926,402	7,926,402	-	0.0%
*Franchise Fees	1,716,000	427,196	(1,288,804)	-75.1%
Other Revenue	15,265,646	15,330,481	64,835	0.4%
Total O&M Revenue	**74,075,048**	**72,851,079**	**(1,223,969)**	**-1.7%**
Select O&M Expense				
Personnel	48,691,075	50,170,536	1,479,461	3.0%
Professional Services	972,145	976,050	3,905	0.4%
Fuel	1,391,650	1,280,525	(111,125)	-8.0%
Jail Fees	2,285,185	2,219,306	(65,879)	-2.9%
Tipping Fees	1,700,000	1,760,000	60,000	3.5%
Computer Software	1,127,403	810,010	(317,393)	-28.2%
Maintenance Contracts	1,641,800	1,783,124	141,324	8.6%
Fixed Assets	1,352,460	1,283,226	(69,234)	-5.1%
Outside Agencies	1,261,250	1,208,250	(53,000)	-4.2%
Other Expenses	9,810,570	10,252,317	441,747	4.5%
Total O&M Expenses	**70,233,538**	**71,743,344**	**1,509,806**	**2.1%**
Capital Improvement				
General - Capital Improvement	900,000	-	(900,000)	-100.0%
Street - Capital Improvement	3,071,250	1,071,250	(2,000,000)	-65.1%
Total Capital Improvement Expense	**3,971,250**	**1,071,250**	**(2,900,000)**	**-73.0%**
O&M & Cap Imp Surplus (Deficit)	**(129,740)**	**36,485**	**166,225**	

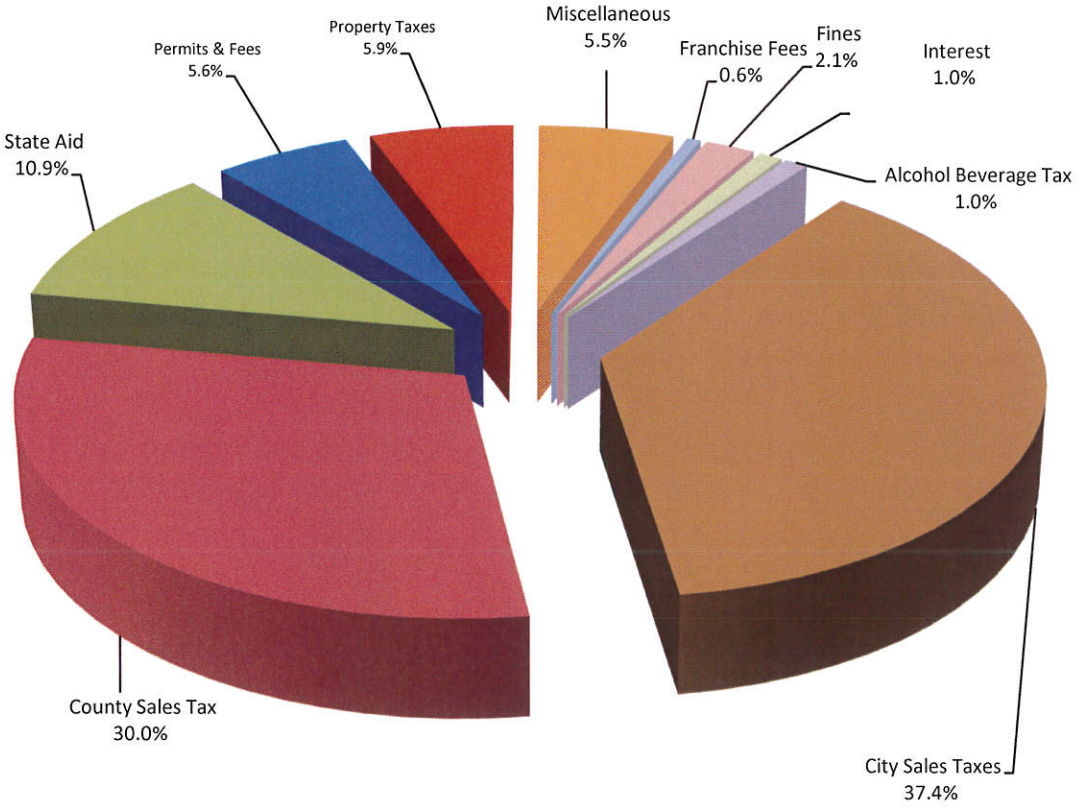
* Franchise Fee Revenues are restricted $1,147,100 for the Series 2025 Revenue Bond that transfers to the Capital Improvement Revenue Bond Fund

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Projected Operation & Maintenance Revenues by Source



Revenue Budget FY 2026	
Operation & Maintenance Funds	
Revenue Source	**Current Budget**
City Sales Taxes	27,278,218
County Sales Tax	21,888,782
State Aid	7,926,402
Permits & Fees	4,075,376
Property Taxes	4,290,001
Miscellaneous	4,027,256
Franchise Fees	427,196
Fines	1,497,945
Interest	718,164
Alcohol Beverage Tax	721,739
Total	**$ 72,851,079**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Operating Budget FY 2026			
Operation & Maintenance Funds - Personnel Accounts			
Account Category	**Previous Budget**	**Current Budget**	**Difference**
Salaries	32,814,516	33,834,029	1,019,513
Holiday Pay	193,888	198,646	4,758
Group Insurance	4,536,662	5,010,425	473,763
Pension - City's Contribution	379,041	375,275	(3,766)
LOPFI - City's Contribution	4,431,512	4,411,416	(20,096)
Payroll Taxes	937,903	966,736	28,833
Uniform Expense	308,508	309,450	942
Uniformed Laundry & Cleaning	37,000	37,000	-
Travel & Training	419,300	418,050	(1,250)
Part-Time Salaries	1,792,250	1,738,000	(54,250)
Overtime Salaries	862,900	881,050	18,150
Earned Benefits Payout	432,500	412,500	(20,000)
Unemployment/Wkms.Comp.	819,703	841,805	22,102
Medicare Contributions	499,135	514,396	15,261
Longevity Pay	123,000	118,500	(4,500)
Elected Official Retirement	103,258	103,258	-
Personnel	**48,691,075**	**50,170,536**	**1,479,461**

Expense Summary Continued Next Page

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Operating Budget FY 2026			
Operation & Maintenance Funds - Operations Accounts			
Account Category	**Previous Budget**	**Current Budget**	**Difference**
Bank Service Charge	38,000	55,000	17,000
Mayor's Expense	22,000	22,000	-
Telephone Expense	27,650	28,300	650
Utilities-Heat,Lights & Water	50,000	51,500	1,500
Insurance and Licenses	686,625	745,050	58,425
Professional Services	972,145	976,050	3,905
Postage	38,270	54,245	15,975
Advertising and Printing	117,750	109,400	(8,350)
Maintenance Bldg & Grns.	1,335,500	1,339,000	3,500
Equipment Maintenance	301,430	307,830	6,400
Auto Expense	1,077,635	1,153,125	75,490
Supplies	1,439,426	1,505,391	65,965
Fuel	1,391,650	1,280,525	(111,125)
Dues & Subscriptions	257,095	343,620	86,525
Jail Fees	2,285,185	2,219,306	(65,879)
Community Outreach	28,230	28,230	-
Minor Equipment & Furniture	340,799	411,296	70,497
Rentals/Contracts	80,080	77,700	(2,380)
Street Materials	460,000	460,000	-
Contract Labor	280,000	340,000	60,000
Street Signalization	345,460	368,280	22,820
Land & Improvements	100,000	100,000	-
Concessions-Cost of Goods Sold	171,000	168,000	(3,000)
Tipping Fees	1,700,000	1,760,000	60,000
Recycling Processing	85,000	70,000	(15,000)
Computer Software	1,127,403	810,010	(317,393)
Mobile & Data Services	294,675	294,350	(325)
Mowing	20,000	20,000	-
Condemnations/Demolitions	51,000	51,000	-
Maintenance Contracts	1,641,800	1,783,124	141,324
Project Maintenance	380,000	292,000	(88,000)
Dedicated Circuits & Cable	204,000	229,800	25,800
Tornado Siren Annual Maint	50,000	40,300	(9,700)
Buy Money	15,000	15,000	-
CWL Fire Hydrant Maintenance	1,500	1,500	-
Interest/Principal Payments	1,052,445	1,060,000	7,555
Bullet Proof Vest Match for Grant	-	50,400	50,400
Operations	**18,468,753**	**18,621,332**	**152,579**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

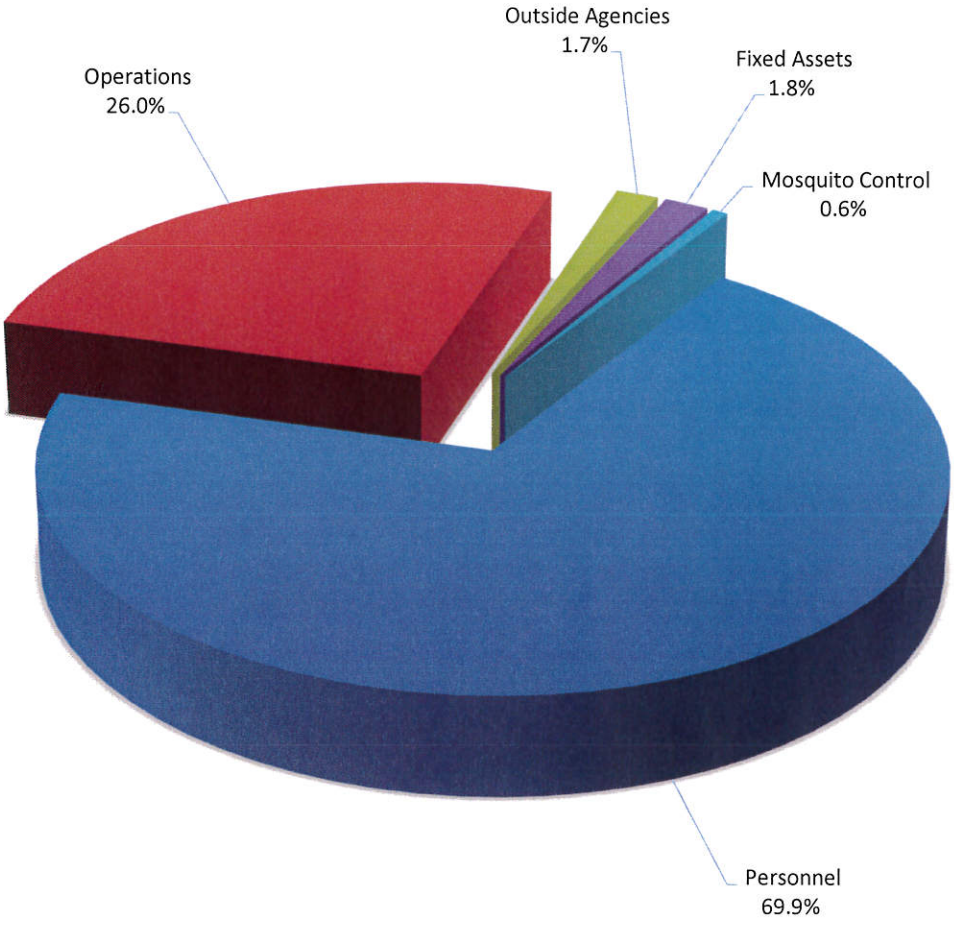
Operating Budget FY 2026			
Operation & Maintenance Funds			
Account Category	Previous Budget	Current Budget	Difference
Fixed Assets	1,352,460	1,283,226	(69,234)
Mosquito Control	460,000	460,000	-
Outside Agencies	1,261,250	1,208,250	(53,000)
Total Budgeted Expenditures	$ 70,233,538	$ 71,743,344	$ 1,509,806

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Projected Operation & Maintenance Expenditures by Type



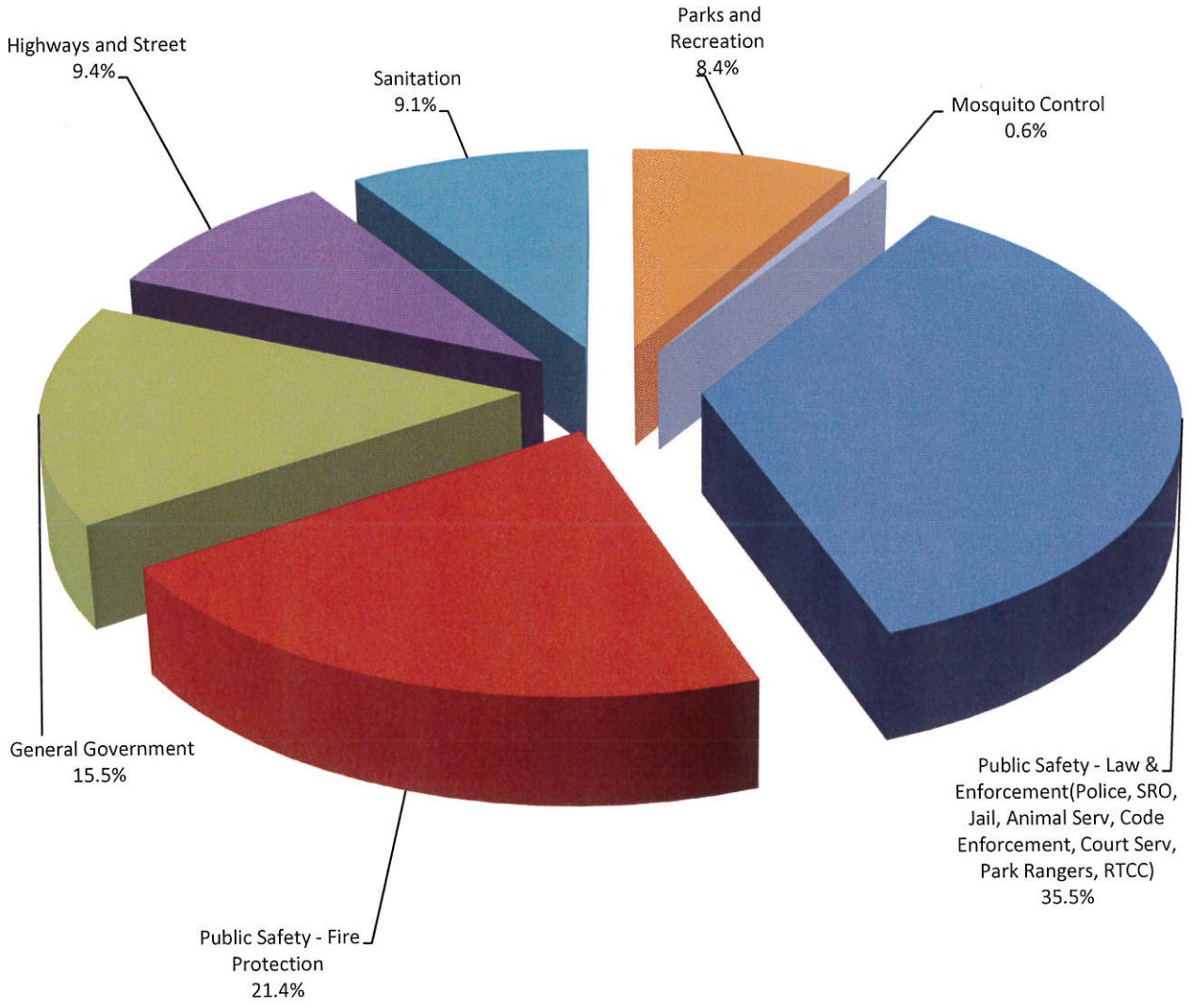
Operating Budget FY 2026		
Operation & Maintenance Funds		
Expenditures by Type		**Budget**
Personnel		50,170,536
Operations		18,621,332
Outside Agencies		1,208,250
Fixed Assets		1,283,226
Mosquito Control		460,000
Total	$	**71,743,344**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Projected Operation & Maintenance Expenditures by Classification



Operating Budget FY 2026	
Operation & Maintenance Funds	
Expenditures by Classification	**Budget**
Public Safety - Law & Enforcement(Police, SRO, Jail, Animal Serv, Code Enforcement, Court Serv, Park Rangers, RTCC)	25,457,113
Public Safety - Fire Protection	15,350,129
General Government	11,123,048
Highways and Street	6,741,994
Sanitation	6,556,005
Parks and Recreation	6,055,055
Mosquito Control	460,000
Total	**$ 71,743,344**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Fixed Asset Budget FY 2026

Operation & Maintenance Funds

Department	Quantity	Description	Fixed Asset	F/A Total
Animal Services	1	Bumper pull trailer w/ramps	3,000	
Animal Services	1	30ft X 50ft barn	65,000	
				$ 68,000
Code Enforcement	1	Battery Backup for BDA	8,185	
Code Enforcement	1	Router and Antenna	2,324	
				$ 10,509
Fire	8	SEEK Thermal Imager Bundle	50,800	
Fire	4	Scott SCBA	40,000	
Fire	3	AWIN Portable Radio	18,000	
Fire	2	AWIN Mobile Radio	12,000	
Fire	8	Scott SCBA Bottles	12,000	
				$ 132,800
Information System	17	48 Port Switch	125,208	
Information System	7	Avigilon Camera server replacement	70,000	
Information System	1	Server for ICAC storage increase	60,000	
Information System	1	Upgrade voting system	58,000	
Information System	3	24 Port Switch	18,975	
Information System	1	Virtual Host Server	18,000	
Information System	3	UPS (Battery backups)	6,000	
Information System	2	Rugged laptop	5,600	
Information System	1	Main fiber switch	2,800	
				$ 364,583
Police	22	APX-N70 portable radios	242,000	
Police	14	APX-6500 Motorola radios (mobile)	112,000	
Police	20	Panasonic Toughbook	94,000	
Police	2	Portable K-9 kennel	23,000	
Police	2	Drone with thermal capability	17,400	
Police	1	True Narc	16,000	
Police	4	Thermal monocular	15,200	
Police	1	Covert pole cam (DTF)	14,750	
Police	5	Portable fingerprint scanner	13,750	
Police	4	Class IV body armor	12,800	
Police	5	Radar devices for Units	9,975	
Police	1	A/C machine	6,000	
Police	1	Handheld lidar	4,700	
Police	1	ID card printer	3,200	
				$ 584,775
Parks- Craighead Forest Parks	1	Stump Puller	6,000	
Parks-Community Center	1	Floor Cleaner	8,000	
Parks-Joe Mack Campbell	1	Grapple Bucket for Mini Skid	1,899	
Parks-Joe Mack Campbell	1	Lely Spreader	7,500	
Parks-Joe Mack Campbell	8	Micro Soccer Goals in Pairs	17,600	
Parks-Joe Mack Campbell	1	7v7 Goals in Pairs	3,210	
Parks-Joe Mack Campbell	3	Backstop Nets	13,200	
Parks-Shooting Complex	1	Husqvarna 440 Auto Mower	5,000	
Parks-Shooting Complex	9	Wireless Trap Voice Release Speaker	22,500	
Parks-Shooting Complex	1	Sasquatch 3D Target	4,500	
Parks-Shooting Complex	1	Metal Plate Reset Target	2,200	
				$ 91,609
Street	1	Drum Assembly for Line Striper	11,700	
Street	1	Auger Bit 36"	2,500	
Street	1	Jack Hammer, hydraulic for Excavator	16,750	
				$ 30,950
Total				**$ 1,283,226**

Fixed Asset Budget FY 2026

Other Funds

Department	Quantity	Description	Fixed Asset	F/A Total
E911	1	Modems for Mobile Command Post (Comm 1)	10,850	
E911	1	Concept Seating Chair	1,845	
E911	1	APX900 Motorola Portable Radio	3,798	
				$ 16,493
Jets	3	Cutaway, Low Deck, Ramp Load, 20 Passenger, Class C	630,000	
Jets	2	Transit style, Rear Load, Paratransit 6 Seat w/Wheelchair	220,000	
Jets	1	AC Recovery system	5,000	
Jets	37	Awin radios	170,200	
				$ 1,025,200
Cemetery	1	3500 Dump Truck	75,000	
Cemetery	1	3/4 Ton Crew Cab 4X4	47,303	
Cemetery	1	Exmark 60" mower	17,500	
Cemetery	1	Trailer	5,500	
				$ 145,303
Total				**$ 1,186,996**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Capital Improvement Budget FY 2026			
Capital Improvement Fund			
Department	Description	Amount	Total
Street/Engineering	Railroad Maintenance	400,000	
Engineering	Misc Drainage	500,000	
Engineering	NEAIDC Development	171,250	
	Street Fund Appropriation		**$ 1,071,250**
Total	**Appropriation- Capital Improvements**		**$ 1,071,250**

Series 2025 Capital Improvement Revenue Bond			
Revenue Bond Fund			
Category	Description	Amount	Total
Revenue			
	Franchise Fees	1,147,100	
	Revenue Total		**$ 1,147,100**
Expense			
	Revenue Bond Payment	1,145,600	
	Trustee Fee	1,500	
	Expense Total		**$ 1,147,100**
Total	**Revenue Bond Fund Net Activity**		**$ (0)**

Revenue Bond Fund Appropriation			
Category	Description	Amount	Total
Funding			
	Net Project Fund Proceeds from Issuance	17,417,358	
	Interest on Project Fund since Issuance	263,592	
	Total Available Funding		**17,680,951**
Note: Future interest earnings on the Bond Funds may provide additional Funding for Projects			
Appropriation			
	E-911/Public Safety Center	5,500,000	
	Caraway Rd Expansion	5,500,000	
	Pedestrian & Trail Connections	5,000,000	
	Jefferson Sidepath		
	Johnson Sidepath		
	Prospect/Elizabeth Sidepath		
	Total Pedestrian & Trail Connections	5,000,000	
	Total Project Appropriation		**16,000,000**
Total	**Available Funding - Support Addnl projects or Inc costs**		**$ 1,680,951**

2025 Capital Improvement Carryover Fund

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 Projects											
Grants	University Heights Trail	**1,709,908**	316,000					**2,025,908**	30,103	31,862	**1,963,943**
	Downtown to A-State	**976,438**			38,201			**1,014,639**	624,222	428,098	**(37,680)**
	Johnson Lighting/N. Main Ped	-	3,380,133		1,272,811			**4,652,944**	11,036	135,064	**4,506,844**
Parks Admin	Parks Master Plan	**1,357,453**		300,000		(146,520)		**1,510,933**	922	11,393	**1,498,618**
	Plan Implmnt-Vehicles					146,520					
	Parks Security Camera Upgrade	**31,745**						**31,745**	3,388		**28,357**
Softball	Field 10 Flip	**2,172**						**2,172**	10,082		**(7,910)**
Urban Parks	Various Park Improvements	**14,590**	301,030	300,000		(122,000)		**493,620**	217,547	20,688	**255,385**
	New Park (Pocket/Neighborhood)	**32,691**		300,000				**332,691**	310,672	8,125	**13,894**
	Dog Park & Other	-						**-**			**-**
	Northeast Park	-	1,000,000		1,129,675		100,000	**2,229,675**	511,158	164,975	**1,553,542**
CFP	Walking Trail Lights	**144,000**			28,000	23,748		**195,748**	252,699		**(56,951)**
	50 Spot Parking Lot	**381,574**						**381,574**			**381,574**
	Overlay Back Half of Loop Road	**167,385**						**167,385**			**167,385**
	Trail Spur from Entrance	**23,748**				(23,748)		**-**			**-**
JMC	Soccer Field Imp/Artificial Turf	**116,105**						**116,105**	107,701	8,404	**(0)**
	Concession Siding	**29,100**						**29,100**		33,812	**(4,712)**
Admin	Welcome Signs	**12,309**						**12,309**			**12,309**
Comm Ctr	Winter Wonderland	**22,253**				122,000		**144,253**	60,750	81,750	**1,753**
	Allen Park Playground	**514,823**	190,000					**704,823**	620,830		**83,993**
	Parker Park Pool	**24,970**						**24,970**	21,998		**2,972**
SSC	Shooting Range (All)	**167,661**						**167,661**	33,634	160,026	**(25,999)**
	Total General Fund Projects	**$5,728,925**	**$5,187,163**	**$900,000**	**$2,468,687**	**$0**	**$100,000**	**$14,238,255**	**$2,816,744**	**$1,084,196**	**$10,337,315**
Street Fund Supported Projects											
Engineering	Misc. Drainage Projects	-		500,000				**500,000**	445,738	5,400	**48,862**
	NEA Development (NEAIDC)	-		171,250				**171,250**	171,250		**-**
	Misc Street Projects	**36,775**		500,000				**536,775**	512,125	32,226	**(7,576)**
	Sidewalks/Misc Concrete	-		500,000				**500,000**	577,456		**(77,456)**
	Cway/Prkr/Fox Md-ROW/Util	**28,324**						**28,324**	30,774	3,940	**(6,390)**
	Railroad Maintenance	-		400,000				**400,000**	341,076	47,850	**11,074**
	Railroad Crossing Study & Match	-	136,568		136,568			**273,137**		136,568	**136,568**
	AHTD100657 MLK Ext-100% Reimb	**38,000**	-					**38,000**	12,687	37,313	**(12,000)**
	AHTD100881 Hwy 1-B Widening	**51,545**						**51,545**	13,368	38,176	**1**
	AHTD100879 49/I555-49/Parker	**47,741**						**47,741**	3,617	31,009	**13,115**
	AHTD101247 49/Christ Val Int Imp				575,000			**575,000**	5,000		**570,000**
	Street Overlays	**324,486**		1,000,000				**1,324,486**	767,611	491,070	**65,805**
	Total Street Fund Projects	**$526,871**	**$136,568**	**$3,071,250**	**$711,568**	**$0**	**$0**	**$4,446,258**	**$2,880,702**	**$823,552**	**$742,004**
Total Capital Improvement		**$6,255,796**	**$5,323,731**	**$3,971,250**	**$3,180,255**	**$0**	**$100,000**	**$18,684,512**	**$5,697,445**	**$1,907,748**	**$11,079,319**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

2025 Appropriation - Equipment Depreciation Fund

Operation & Maintenance Funds

Department	Quantity	Description	Amount	Total
Inspections	1	1/2 Ton Crew Cab 4X4	43,031	
				$ 43,031
Code Enf	1	Mid-size Crew Cab 2wd	29,844	
				$ 29,844
Police	25	Ford Explorer Interceptor Patrol Unit, Upfitted	1,725,000	
Police	1	2026 Harley Davidson	35,000	
Police	1	2026 Polaris Pro XD Full Size Gas Crew	25,000	
				$ 1,785,000
Fire	1	3/4 Ton Crew Cab 4X4 SSV, Upfitted	51,003	
Fire	1	100' Aerial Platform & Apparatus $2.5M (25% Alloc)	625,000	
Fire	1	Enclosed Trailer	6,000	
Fire	1	Side By Side UTV (for rescue transport)	25,000	
Fire	2	Riding lawn mower	6,000	
Fire	2	ATV w/ spray rig (for grass fires)	8,000	
				$ 721,003
Sanitation	3	Mid-size Sanitation Trucks for Fleet	774,000	
				$ 774,000
Parks- Urban	1	3/4 Ton Reg Cab 4x4	43,702	
Parks- Urban	1	Exmark 60" Mower	17,500	
Parks- Urban	1	Street Sweeper-For Multi-Use Trails	50,000	
Parks- JMC	1	Utility Terrain Vehicle	23,000	
Parks- JMC	1	Stand On Compact Loader	46,000	
Parks- JMC	1	Mower-ZD1211L-3-72	18,000	
Parks- CFP	1	3/4 Ton Reg Cab 4x4	43,702	
Parks- CFP	1	Mower-ZD1611LF-72	22,500	
Parks- CFP	1	Water Beetle	10,500	
Parks- CFP	1	ATV- Small 4 wheeler for trails	6,500	
Parks- Southside	1	Utility Terrain Vehicle	23,000	
Parks- Southside	1	Billy Goat Stand on Blower	9,500	
Parks- Southside	1	John Deere XUV 845M HVAC	25,800	
Parks- Shooting Complex	1	MT120-Standon Skid steer/Forks	45,000	
				$ 384,704
Street	3	1/2 Ton Crew Cab 4X4 w/options	124,146	
Street	1	Grader, JD Motor 670	298,806	
Street	3	Mower, Zero Turn, 60" Exmark with options	75,000	
Street	1	Excavator, Bobcat E55 - 36" bucket	79,256	
Street	1	Trailer - 16' with 4' mesh sides	6,439	
Street	1	Trailer - 16 ton - 16' tilt	14,205	
				$ 597,852
Engineering	1	1/2 Ton Reg Cab 4X4	40,752	
				$ 40,752
Total				**$ 4,376,186**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Mayor's Office		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	100	1,000	-	-	-
Revenue Budget Total	**$ 100**	**$ 1,000**	**$ -**	**$ -**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Mayor's Office		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Mayor's Office	440,334	440,544	464,959	483,557	18,598
Holiday Pay	4,768	4,437	4,914	5,111	197
Group Insurance	49,280	41,926	41,950	48,000	6,050
Pension - City's Contribution	4,954	3,610	3,914	3,875	(39)
Payroll Taxes	25,935	26,231	29,287	30,452	1,165
Travel & Training	7,043	9,985	12,000	16,500	4,500
Overtime Salaries	1,216	2,598	2,500	2,500	-
Medicare Contributions	6,066	6,135	6,849	7,121	272
O&M Personnel Accounts Sub-Total	**539,595**	**535,466**	**566,373**	**597,116**	**30,743**
Mayor's Expense	16,883	24,173	22,000	22,000	-
Insurance and Licenses	1,167	1,430	1,000	1,200	200
Professional Services	3,140	10,687	20,000	18,000	(2,000)
Postage	791	226	500	750	250
Advertising and Printing	2,328	3,916	4,000	4,000	-
Auto Expense	2,029	2,466	3,000	3,000	-
Supplies	4,895	3,109	4,500	5,500	1,000
Office Supplies	2,459	2,038	2,500	3,250	750
Fuel	5,710	5,992	8,000	8,000	-
Dues & Subscriptions	8,285	689	10,000	1,000	(9,000)
Minor Equipment & Furniture	-	-	1,500	1,500	-
Rentals/ Contracts	1,358	1,360	1,650	1,850	200
Computer Software	240	280	350	350	-
Mobile & Data Services	2,593	2,717	3,250	2,800	(450)
O&M Operations Accounts Sub-Total	**51,877**	**59,082**	**82,250**	**73,200**	**(9,050)**
Operating Budget Total	**$ 591,472**	**$ 594,548**	**$ 648,623**	**$ 670,316**	**$ 21,693**

Fixed Asset Budget FY 2026		
Fund: General	Department: Mayor's Office	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Mayor's Office Department - Total Full Time Staff of 5 Employees		
1	Mayor	
1	Chief Administrative Officer	
1	Chief Operations Officer	
1	Office Manager	
1	Administrative Assistant	
Salaries	$	483,557
Part-Time Salaries	$	-
Overtime	$	2,500
Holiday Pay	$	5,111
Longevity Pay	$	-
Total	$	491,168

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: City Council		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	-	-	-	-	-
Revenue Budget Total	$ -	$ -	$ -	$ -	$ -

Operating Budget FY 2026					
Fund: General			Department: City Council		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Council	125,678	133,001	137,517	143,018	5,501
Group Insurance	80,815	87,185	88,300	114,425	26,125
Payroll Taxes	5,409	5,634	8,526	8,867	341
Travel & Training	7,360	5,106	8,000	9,500	1,500
Medicare Contributions	1,264	1,317	1,994	2,073	79
O&M Personnel Accounts Sub-Total	**220,526**	**232,245**	**244,337**	**277,883**	**33,546**
Advertising and Printing	-	-	150	150	-
Supplies	1,065	643	1,000	750	(250)
Mobile & Data Services	2,984	3,356	3,500	4,500	1,000
O&M Operations Accounts Sub-Total	**4,049**	**4,000**	**4,650**	**5,400**	**750**
Operating Budget Total	**$ 224,575**	**$ 236,244**	**$ 248,987**	**$ 283,283**	**$ 34,296**

Fixed Asset Budget FY 2026		
Fund: General	Department: City Council	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
City Council Department - Total of 12 Aldermen		
12	Aldermen	
Salaries	$	143,018
Part-Time Salaries	$	-
Overtime	$	-
Holiday Pay	$	-
Longevity Pay	$	-
Total	$	143,018

Revenue Budget FY 2026					
Fund: General			Department: City Clerk		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	-	-	-	-	-
Revenue Budget Total	$ -	$ -	$ -	$ -	$ -

Operating Budget FY 2026					
Fund: General			Department: City Clerk		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- City Clerk	170,925	173,171	184,979	183,382	(1,597)
Holiday Pay	1,282	977	1,371	1,287	(84)
Group Insurance	26,225	26,613	32,825	31,150	(1,675)
Pension - City's Contribution	1,277	1,336	2,275	2,275	-
Payroll Taxes	9,605	9,724	11,553	11,450	(103)
Travel & Training	1,504	1,786	5,000	4,750	(250)
Earned Benefits Payout	-	83	-	-	-
Medicare Contributions	2,246	2,274	2,700	2,675	(25)
O&M Personnel Accounts Sub-Total	**213,064**	**215,964**	**240,703**	**236,969**	**(3,734)**
Professional Services	2,810	4,286	6,500	7,500	1,000
Postage	150	69	250	250	-
Advertising and Printing	-	-	250	-	(250)
Supplies	284	76	1,000	1,000	-
Office Supplies	325	536	1,500	1,500	-
Dues & Subscriptions	1,559	549	2,500	2,500	-
Fixed Assets	5,783	-	-	-	-
Minor Equipment & Furniture	680	-	-	-	-
Rentals/ Contracts	528	311	1,500	1,500	-
Computer Software	-	420	-	-	-
Maintenance Contracts	27,371	28,192	30,500	33,500	3,000
O&M Operations Accounts Sub-Total	**39,489**	**34,439**	**44,000**	**47,750**	**3,750**
Operating Budget Total	**$ 252,553**	**$ 250,403**	**$ 284,703**	**$ 284,719**	**$ 16**

Fixed Asset Budget FY 2026		
Fund: General	Department: City Clerk	
Description		Fixed Asset
None Budgeted		
Total		$ -

Authorized Positions FY 2026		
General Fund		
City Clerk Department - Total Full Time Staff of 3 Employees		
1	City Clerk	
1	Sr. Deputy Clerk	
1	Jr. Deputy Clerk	
Salaries		$ 183,382
Part-Time Salaries		$ -
Overtime		$ -
Holiday Pay		$ 1,287
Longevity Pay		$ -
Total		$ 184,669

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: City Attorney		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	-	-	-	-	-
Revenue Budget Total	$ -	$ -	$ -	$ -	$ -

Operating Budget FY 2026					
Fund: General			Department: City Attorney		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- City Attorney	352,777	380,370	388,287	391,965	3,678
Holiday Pay	3,540	3,618	4,045	4,025	(20)
Group Insurance	39,749	42,892	43,550	43,800	250
Pension - City's Contribution	9,498	9,429	8,535	7,650	(885)
Payroll Taxes	20,464	22,035	24,324	24,550	226
Travel & Training	4,500	5,403	5,000	5,500	500
Earned Benefits Payout	-	2,062	-	-	-
Medicare Contributions	4,786	5,153	5,688	5,740	52
O&M Personnel Accounts Sub-Total	**435,314**	**470,962**	**479,429**	**483,230**	**3,801**
Professional Services	-	50	500	500	-
Postage	659	528	500	500	-
Advertising and Printing	784	738	900	400	(500)
Supplies	1,158	2,157	1,500	2,000	500
Office Supplies	1,861	828	2,000	1,500	(500)
Dues & Subscriptions	5,612	6,286	9,700	9,700	-
Fixed Assets	-	4,311	-	-	-
Minor Equipment & Furniture	2,775	538	1,000	1,500	500
Rentals/ Contracts	721	831	1,200	1,200	-
Computer Software	480	560	500	500	-
Mobile & Data Services	2,696	2,871	3,100	3,100	-
O&M Operations Accounts Sub-Total	**16,747**	**19,698**	**20,900**	**20,900**	**-**
Operating Budget Total	**$ 452,061**	**$ 490,659**	**$ 500,329**	**$ 504,130**	**$ 3,801**

Fixed Asset Budget FY 2026		
Fund: General	Department: City Attorney	
Description		Fixed Asset
None Budgeted		
Total		$ -

Authorized Positions FY 2026		
General Fund		
City Attorney Department - Total Full Time Staff of 5 Employees		
1	City Attorney	
2	Assistant City Attorney	
1	Office Manager	
1	Paralegal	
Salaries		$ 391,965
Part-Time Salaries		$ -
Overtime		$ -
Holiday Pay		$ 4,025
Longevity Pay		$ -
Total		$ 395,990

Revenue Budget FY 2026					
Fund: General			Department: Communications		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	3,000	3,050	-	-	-
Revenue Budget Total	**$ 3,000**	**$ 3,050**	**$ -**	**$ -**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Communications		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Communications	162,589	165,001	175,351	181,930	6,579
Holiday Pay	2,503	1,744	2,698	2,799	101
Group Insurance	15,283	20,052	21,600	24,775	3,175
Pension - City's Contribution	4,852	5,851	6,565	7,000	435
Payroll Taxes	9,825	10,865	11,287	11,639	352
Travel & Training	7,676	3,575	5,000	5,000	-
Part-Time Salaries	-	5,213	4,000	500	(3,500)
Overtime Salaries	10	2,461	-	2,500	2,500
Earned Benefits Payout	-	9,993	-	-	-
Medicare Contributions	2,298	2,541	2,639	2,722	83
O&M Personnel Accounts Sub-Total	**205,036**	**227,296**	**229,140**	**238,865**	**9,725**
Insurance and Licenses	-	-	500	500	-
Professional Services	625	101	20,100	25,000	4,900
Postage	-	6	-	-	-
Advertising and Printing	23	195	200	200	-
Auto Expense	669	221	400	250	(150)
Supplies	122	409	1,500	400	(1,100)
Office Supplies	119	-	100	300	200
Fuel	277	669	850	650	(200)
Dues & Subscriptions	562	80	500	100	(400)
Minor Equipment & Furniture	-	630	2,000	-	(2,000)
Computer Software	120	680	-	1,000	1,000
Mobile & Data Services	2,566	3,142	3,250	2,800	(450)
O&M Operations Accounts Sub-Total	**5,083**	**6,133**	**29,400**	**31,200**	**1,800**
Operating Budget Total	**$ 210,119**	**$ 233,429**	**$ 258,540**	**$ 270,065**	**$ 11,525**

Fixed Asset Budget FY 2026

Fund: General	Department: Communications	
Description		Fixed Asset
	None Budgeted	
Total		$ -

Authorized Positions FY 2026

General Fund		
Communications Department - Total Full Time Staff of 3 Employees		
1	Communications Director	
1	Digital Media Specialist	
1	Marketing & Community Outreach Coordinator	
Salaries		$ 181,930
Part-Time Salaries		$ 500
Overtime		$ 2,500
Holiday Pay		$ 2,799
Longevity Pay		$ -
Total		$ 187,729

Revenue Budget FY 2026					
Fund: General			Department: Finance		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Privilege Licenses	1,192,834	1,270,959	1,330,000	1,350,000	20,000
Miscellaneous Revenue	-	-	-	-	-
Revenue Budget Total	**$ 1,192,834**	**$ 1,270,959**	**$ 1,330,000**	**$ 1,350,000**	**$ 20,000**

Operating Budget FY 2026					
Fund: General			Department: Finance		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Finance	490,226	490,806	551,225	574,176	22,951
Holiday Pay	6,710	7,568	8,500	8,835	335
Group Insurance	54,544	54,098	67,250	72,500	5,250
Pension - City's Contribution	22,560	23,984	26,375	26,650	275
Payroll Taxes	30,391	30,516	36,000	37,495	1,495
Travel & Training	1,103	45	2,000	2,500	500
Part-Time Salaries	17,430	19,185	18,750	18,750	-
Overtime Salaries	-	-	-	1,000	1,000
Earned Benefits Payout	2,126	-	-	-	-
Medicare Contributions	7,108	7,137	8,425	8,769	344
Longevity Pay	2,000	2,001	2,000	2,000	-
O&M Personnel Accounts Sub-Total	**634,198**	**635,340**	**720,525**	**752,675**	**32,150**
Professional Services	14,222	-	21,000	15,000	(6,000)
Postage	12,361	13,346	14,500	16,500	2,000
Advertising and Printing	4,208	4,449	4,000	4,500	500
Supplies	730	1,044	2,000	2,000	-
Office Supplies	3,713	4,113	5,000	5,000	-
Minor Equipment & Furniture	3,275	600	3,000	1,500	(1,500)
Rentals/ Contracts	2,968	2,672	3,000	3,200	200
Computer Software	240	280	300	300	-
Mobile & Data Services	1,489	1,395	1,700	1,700	-
Maintenance Contracts	21,600	21,600	9,000	8,500	(500)
O&M Operations Accounts Sub-Total	**64,806**	**49,500**	**63,500**	**58,200**	**(5,300)**
Operating Budget Total	**$ 699,003**	**$ 684,840**	**$ 784,025**	**$ 810,875**	**$ 26,850**

Fixed Asset Budget FY 2026		
Fund: General	Department: Finance	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Finance Department - Total Full Time Staff of 9 Employees		
1	Sr. Finance Director	
1	Purchasing Manager	
1	Finance Manager	
2	Finance Specialist	
1	Collector	
2	Accounting Technician II	
1	Accounting Technician I	
Salaries	$	574,176
Part-Time Salaries	$	18,750
Overtime	$	1,000
Holiday Pay	$	8,835
Longevity Pay	$	2,000
Total	$	604,761

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Human Resources		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	-	-	-	-	-
Revenue Budget Total	$ -	$ -	$ -	$ -	$ -

Operating Budget FY 2026					
Fund: General			Department: Human Resources		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Human Resource	172,486	191,086	197,410	205,307	7,897
Holiday Pay	2,654	2,949	3,038	3,159	121
Group Insurance	11,167	11,684	12,000	13,725	1,725
Pension - City's Contribution	7,593	9,502	9,950	9,000	(950)
Payroll Taxes	12,148	13,380	14,287	14,845	558
Uniforms	-	-	-	-	-
Travel & Training	11,018	8,212	12,000	12,000	-
Part-Time Salaries	25,847	26,893	30,000	31,000	1,000
Medicare Contributions	2,841	3,129	3,341	3,472	131
O&M Personnel Accounts Sub-Total	**245,754**	**266,835**	**282,026**	**292,508**	**10,482**
Professional Services	45,553	11,624	174,200	175,000	800
Postage	174	238	200	200	-
Advertising and Printing	1,444	768	500	500	-
Auto Expense	152	-	-	-	-
Supplies	2,085	892	1,000	1,000	-
Office Supplies	2,925	3,720	2,000	2,000	-
HR Training Supplies	1,370	3,580	2,500	2,500	-
Fuel	343	230	300	150	(150)
Dues & Subscriptions	734	684	1,000	1,000	-
Computer Software	6,327	5,618	3,000	3,000	-
Mobile & Data Services	566	565	625	625	-
Maintenance Contracts	6,000	-	5,800	8,064	2,264
O&M Operations Accounts Sub-Total	**67,673**	**27,919**	**191,125**	**194,039**	**2,914**
Operating Budget Total	**$ 313,426**	**$ 294,754**	**$ 473,151**	**$ 486,547**	**$ 13,396**

Fixed Asset Budget FY 2026		
Fund: General	Department: Human Resources	
Description		Fixed Asset
	None Budgeted	
Total		$ -

Authorized Positions FY 2026		
General Fund		
Human Resources Department - Total Full Time Staff of 3 Employees		
1	Human Resources Director	
2	Human Resources Generalist	
Salaries		$ 205,307
Part-Time Salaries		$ 31,000
Overtime		$ -
Holiday Pay		$ 3,159
Longevity Pay		$ -
Total		$ 239,466

Revenue Budget FY 2026					
Fund: General			Department: Information Systems		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	6,557	493	-	-	-
Revenue Budget Total	**$ 6,557**	**$ 493**	**$ -**	**$ -**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Information Systems		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Info. Systems	469,255	520,753	530,958	532,314	1,356
Holiday Pay	6,412	7,476	8,169	8,190	21
Group Insurance	62,907	62,672	72,000	69,500	(2,500)
Pension - City's Contribution	14,478	15,780	16,740	15,250	(1,490)
Payroll Taxes	29,142	33,007	35,037	35,215	178
Uniforms	1,086	1,300	1,500	1,500	-
Travel & Training	24,529	5,001	45,200	46,200	1,000
Part-Time Salaries	10,692	20,486	20,000	20,000	-
Overtime Salaries	4,319	5,699	6,000	7,500	1,500
Earned Benefits Payout	3,132	1,502	-	-	-
Medicare Contributions	6,816	7,719	8,211	8,250	39
O&M Personnel Accounts Sub-Total	**632,767**	**681,395**	**743,815**	**743,919**	**104**
Telephone Expense	12,679	13,392	13,500	14,250	750
Insurance and Licenses	538	4,104	4,125	1,000	(3,125)
Professional Services	113,485	133,886	103,000	135,000	32,000
Postage	64	46	100	100	-
Advertising and Printing	-	211	100	100	-
Equipment Maintenance	2,131	-	-	-	-
Auto Expense	906	378	875	3,525	2,650
Supplies	26,765	35,417	30,341	39,841	9,500
Office Supplies	775	929	825	1,500	675
Fuel	2,032	2,022	2,250	2,250	-
Dues & Subscriptions	2,535	179	340	140	(200)
Fixed Assets	177,085	152,646	158,841	364,583	205,742
Minor Equipment & Furniture	43,113	66,030	53,100	61,025	7,925
Computer Software	244,487	417,878	468,000	499,800	31,800
Mobile & Data Services	6,350	8,063	7,750	7,500	(250)
Maintenance Contracts	115,526	120,561	242,000	250,000	8,000
Dedicated Circuits & Cable	191,215	198,335	204,000	229,800	25,800
O&M Operations Accounts Sub-Total	**939,686**	**1,154,077**	**1,289,147**	**1,610,414**	**321,267**
Operating Budget Total	**$ 1,572,453**	**$ 1,835,472**	**$ 2,032,962**	**$ 2,354,333**	**$ 321,371**

Fixed Asset Budget FY 2026

Fund: General	Department: Information Systems	
Description		Fixed Asset
17	48 Port Switch	125,208
7	Avigilon Camera server replacement	70,000
1	Server for ICAC storage increase	60,000
1	Upgrade voting system	58,000
3	24 Port Switch	18,975
1	Virtual Host Server	18,000
3	UPS (Battery backups)	6,000
2	Rugged laptop	5,600
1	Main fiber switch	2,800
Total		**$ 364,583**

Authorized Positions FY 2026

General Fund		
Information Systems Department - Total Full Time Staff of 10 Employees		
1	Information Systems Director	
1	Network Administrator	
1	Security Analyst	
1	Network Technician	
1	Senior Computer Technician	
4	Computer Technician II	
1	Administrative Assistant	
Salaries		**$ 532,314**
Part-Time Salaries		**$ 20,000**
Overtime		**$ 7,500**
Holiday Pay		**$ 8,190**
Longevity Pay		**$ -**
Total		**$ 568,004**

Revenue Budget FY 2026					
Fund: General			Department: Land Bank		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	-	-	-	-	-
Revenue Budget Total	$ -	$ -	$ -	$ -	$ -

Operating Budget FY 2026					
Fund: General			Department: Land Bank		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Travel & Training	1,429	1,716	5,000	3,000	(2,000)
O&M Personnel Accounts Sub-Total	**1,429**	**1,716**	**5,000**	**3,000**	**(2,000)**
Insurance and Licenses	149	291	400	1,150	750
Professional Services	6,818	8,545	7,500	10,000	2,500
Postage	98	-	200	-	(200)
Advertising and Printing	393	322	250	500	250
Maintenance Bldg & Grns.	-	209	-	-	-
Auto Expense	-	-	600	-	(600)
Supplies	8	361	250	250	-
Dues & Subscriptions	-	-	50	250	200
Rentals/ Contracts	-	-	1,000	-	(1,000)
Land & Improvements	163,461	201,546	100,000	100,000	-
Condemnations/Demolitions	-	-	15,000	15,000	-
O&M Operations Accounts Sub-Total	**170,927**	**211,275**	**125,250**	**127,150**	**1,900**
Operating Budget Total	**$ 172,355**	**$ 212,990**	**$ 130,250**	**$ 130,150**	**$ (100)**

Fixed Asset Budget FY 2026		
Fund: General	Department: Land Bank	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Land Bank Department - Total Full Time Staff of 0 Employees		
Salaries	$	-
Part-Time Salaries	$	-
Overtime	$	-
Holiday Pay	$	-
Longevity Pay	$	-
Total	$	-

Revenue Budget FY 2026

Fund: General — Department: Police

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Fingerprint/Background Reports	6,081	4,466	4,362	4,621	259
Miscellaneous Revenue	17,911	21,462	22,909	11,713	(11,196)
Overtime Reimbursement	139,319	166,524	201,907	206,936	5,029
Misc. Police False Alarms	3,425	2,375	2,486	3,692	1,206
Police Training Revenue	4,196	639	-	-	-
Property Tax - LOPFI	795,122	905,539	917,641	945,485	27,844
10% of Fines - LOPFI Police	99,935	99,723	97,615	103,678	6,063
Act 1274 Child Seat Law	1,055	1,312	750	750	-
Accident Reports	60,138	44,100	60,180	60,180	-
Revenue Budget Total	**$ 1,127,182**	**$ 1,246,140**	**$ 1,307,850**	**$ 1,337,055**	**$ 29,205**

Operating Budget FY 2026

Fund: General — Department: Police

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Police	8,914,338	10,563,467	10,781,350	11,014,912	233,562
Holiday Pay	15,788	11,414	13,565	14,118	553
Group Insurance	1,312,146	1,424,744	1,516,725	1,698,500	181,775
Pension - City's Contribution	19,703	23,768	26,075	27,500	1,425
LOPFI - City's Contribution	2,140,326	2,439,617	2,501,197	2,488,635	(12,562)
LOPFI - SIT Credit	(858,054)	(953,188)	(886,635)	(984,674)	(98,039)
LOPFI- Local & Vol Plan	213,730	239,675	245,150	249,328	4,178
Payroll Taxes	42,571	46,185	55,830	56,137	307
Uniforms	144,816	128,142	109,278	100,000	(9,278)
Laundry & Cleaning	15,423	17,200	25,000	25,000	-
Travel & Training	150,377	154,806	158,100	158,100	-
Part-Time Salaries	53,558	63,796	48,000	65,000	17,000
Overtime Salaries	396,167	487,094	325,000	325,000	-
Reimbursable Overtime	158,098	150,904	150,000	150,000	-
Earned Benefits Payout	163,031	79,145	100,000	110,000	10,000
Unemployment/Wkms.Comp.	143,204	230,894	219,552	231,000	11,448
Medicare Contributions	120,924	141,274	154,791	159,805	5,014
Longevity Pay	40,000	40,017	47,000	47,000	-
O&M Personnel Accounts Sub-Total	**13,186,147**	**15,288,956**	**15,589,978**	**15,935,361**	**345,383**
Insurance and Licenses	113,859	112,284	103,500	135,000	31,500
Professional Services	31,798	76,134	112,595	90,000	(22,595)
Postage	1,657	1,745	2,575	2,775	200
Advertising and Printing	10,062	13,950	29,300	12,450	(16,850)
Maintenance Bldg & Grns.	1,873	2,493	2,500	2,500	-
Equipment Maintenance	17,144	12,169	15,430	15,430	-
Auto Expense	113,965	132,497	122,410	140,000	17,590
Supplies	270,447	275,300	225,000	260,000	35,000
Office Supplies	14,295	11,915	10,500	10,500	-
Fuel	417,365	395,639	450,000	420,000	(30,000)
Dues & Subscriptions	16,319	21,492	26,105	26,105	-
Community Outreach	15,155	19,797	28,230	28,230	-
Fixed Assets	126,377	153,619	382,450	584,775	202,325
Minor Equipment & Furniture	25,903	68,697	128,650	127,828	(822)
Rentals/ Contracts	41,987	33,411	27,480	36,150	8,670
Computer Software	60,552	106,986	155,742	130,000	(25,742)
Mobile & Data Services	152,204	153,823	165,000	150,000	(15,000)
Maintenance Contracts	780,226	837,204	849,000	873,000	24,000
Buy Money	7,715	6,519	15,000	15,000	-
Grants Match- BPVs	19,922	33,693	-	50,400	50,400
O&M Operations Accounts Sub-Total	**2,238,827**	**2,469,366**	**2,851,467**	**3,110,143**	**258,676**
Operating Budget Total	**$ 15,424,974**	**$ 17,758,321**	**$ 18,441,445**	**$ 19,045,504**	**$ 604,059**

Fixed Asset Budget FY 2026

Fund: General	Department: Police	
Description		Fixed Asset
22	APX-N70 portable radios	242,000
14	APX-6500 Motorola radios (mobile)	112,000
20	Panasonic Toughbook	94,000
2	Portable K-9 kennel	23,000
2	Drone with thermal capability	17,400
1	True Narc	16,000
4	Thermal monocular	15,200
1	Covert pole cam (DTF)	14,750
5	Portable fingerprint scanner	13,750
4	Class IV body armor	12,800
5	Radar devices for Units	9,975
1	A/C machine	6,000
1	Handheld lidar	4,700
1	ID card printer	3,200
Total		$ 584,775

Authorized Positions FY 2026

General Fund		
Police Department - Total Full Time Staff of 178 Employees		
1	Police Chief	
1	Assistant Police Chief	
4	Police Captain	
9	Police Lieutenant	
25	Police Sergeant	
119	Police Officer	
1	Records Clerk Supervisor	
1	Victim Services/CIT Coordinator (Grant Funded)	
1	Crime Analyst	
2	Video Analyst	
1	FOIA Transparency Technician	
1	Radio Technician	
1	Wellness Coordinator	
1	Public Information Specialist	
1	Administrative Assistant	
1	Evidence/Property Technician	
1	Sex Offender Specialist	
1	CID Secretary	
1	Records Clerk/Recruiting	
2	Records Clerk	
1	Police Shop Supervisor	
1	Mechanic/ Electronics Technician	
1	Fleet Technician II	
Salaries		$ 11,014,912
Part-Time Salaries		$ 65,000
Overtime		$ 475,000
Non-Uniform Holiday Pay		$ 14,118
Longevity Pay		$ 47,000
Total		$ 11,616,030

Revenue Budget FY 2026					
Fund: General			Department: School Resource Officers		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
SRO Reimbursement - Schools	1,106,027	1,256,235	1,428,439	1,492,671	64,232
Revenue Budget Total	**$ 1,106,027**	**$ 1,256,235**	**$ 1,428,439**	**$ 1,492,671**	**$ 64,232**

Operating Budget FY 2026					
Fund: General			Department: School Resource Officers		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- SROs	799,054	914,634	1,014,353	1,050,150	35,797
Group Insurance	132,736	134,910	143,415	163,350	19,935
LOPFI - City's Contribution	192,480	220,344	244,405	253,365	8,960
Earned Benefits Payout	10,515	4,673	7,500	5,000	(2,500)
Medicare Contributions	9,895	11,262	14,766	15,306	540
Longevity Pay	3,000	4,002	4,000	5,500	1,500
O&M Personnel Accounts Sub-Total	**1,147,679**	**1,289,825**	**1,428,439**	**1,492,671**	**64,232**

Fixed Asset Budget FY 2026		
Fund: General	Department: School Resource Officers	
Description		Fixed Asset
	None Budgeted	
Total		$ -

Authorized Positions FY 2026		
General Fund		
School Resource Officers Department - Total Full Time Staff of 16 Employees		
16	School Resource Officer	
Salaries		$ 1,050,150
Longevity Pay		$ 5,500
Total		$ 1,055,650

Revenue Budget FY 2026					
Fund: General			Department: Real Time Crime Center		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Sponsorships	7,550	-	25,000	25,000	-
Revenue Budget Total	**$ 7,550**	**$ -**	**$ 25,000**	**$ 25,000**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Real Time Crime Center		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Uniforms	-	424	2,000	2,000	-
Travel & Training	-	-	7,500	5,250	(2,250)
O&M Personnel Accounts Sub-Total	**-**	**424**	**9,500**	**7,250**	**(2,250)**
Insurance and Licenses	-	924	1,000	-	(1,000)
Professional Services	-	800	3,500	1,500	(2,000)
Postage	-	18	-	-	-
Advertising and Printing	-	-	1,000	750	(250)
Maintenance Bldg & Grns.	-	-	-	-	-
Equipment Maintenance	-	2,857	7,500	7,500	-
Auto Expense	-	-	1,000	-	(1,000)
Supplies	56	3,165	25,000	25,000	-
Office Supplies	-	162	1,200	1,000	(200)
Dues & Subscriptions	-	79	450	250	(200)
Fixed Assets	-	6,916	-	-	-
Minor Equipment & Furniture	-	3,139	-	-	-
Rentals/ Contracts	-	-	5,250	-	(5,250)
Computer Software	167	2,151	401,861	70,360	(331,501)
Mobile & Data Services	6,962	19,571	20,000	31,650	11,650
Maintenance Contracts	61,914	104,948	185,000	302,195	117,195
O&M Operations Accounts Sub-Total	**69,099**	**144,731**	**652,761**	**440,205**	**(212,556)**
Operating Budget Total	**$ 69,099**	**$ 145,155**	**$ 662,261**	**$ 447,455**	**$ (214,806)**

Fixed Asset Budget FY 2026		
Fund: General	Department: Real Time Crime Center	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Real Time Crime Center Department - Total Full Time Staff of 0 Employees		
Salaries	$	-
Part-Time Salaries	$	-
Overtime	$	-
Holiday Pay	$	-
Longevity Pay	$	-
Total	$	-

Revenue Budget FY 2026

Fund: General			Department: Jail		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	-	-	-	-	-
Revenue Budget Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Operating Budget FY 2026

Fund: General			Department: Jail		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Professional Services	1,020	630	2,000	1,000	(1,000)
Jail Fees	2,985,105	2,196,352	2,285,185	2,219,306	(65,879)
Operating Budget Total	**$ 2,986,125**	**$ 2,196,982**	**$ 2,287,185**	**$ 2,220,306**	**$ (66,879)**

Revenue Budget FY 2026					
Fund: General			Department: Animal Services		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Dog Recovery	48,088	45,242	52,834	52,834	-
Revenue Budget Total	**$ 48,342**	**$ 45,377**	**$ 52,834**	**$ 52,834**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Animal Services		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Animal Services	477,494	550,532	579,361	587,296	7,935
Holiday Pay	6,620	7,116	8,914	9,036	122
Group Insurance	52,662	69,694	86,815	86,950	135
Pension - City's Contribution	5,209	3,256	2,325	2,300	(25)
Payroll Taxes	31,565	35,492	38,510	40,195	1,685
Uniforms	10,479	5,891	7,500	6,500	(1,000)
Travel & Training	10	-	-	-	-
Part-Time Salaries	32,988	36,822	46,000	50,000	4,000
Overtime Salaries	407	93	1,000	-	(1,000)
Earned Benefits Payout	10,803	6,948	7,500	5,000	(2,500)
Unemployment/Wkms.Comp.	3,562	5,290	5,201	5,410	209
Medicare Contributions	7,382	8,301	9,240	9,400	160
Longevity Pay	2,000	2,001	2,000	2,000	-
O&M Personnel Accounts Sub-Total	**641,182**	**731,435**	**794,366**	**804,087**	**9,721**
Insurance and Licenses	8,397	7,395	8,250	8,250	-
Professional Services	22,312	20,412	25,000	25,000	-
Postage	2	-	-	-	-
Advertising and Printing	217	578	1,000	1,000	-
Equipment Maintenance	487	411	1,500	1,500	-
Maintenance Bldg & Grns.	47	1,208	7,000	9,000	2,000
Auto Expense	11,989	8,601	9,000	9,000	-
Supplies	67,310	69,036	66,000	66,000	-
Office Supplies	1,098	2,179	1,000	2,000	1,000
Fuel	24,715	24,852	26,000	26,000	-
Fixed Assets	-	102,688	-	68,000	68,000
Minor Equipment & Furniture	3,935	-	-	700	700
Rentals/ Contracts	1,161	1,856	2,500	4,300	1,800
Mobile & Data Services	2,971	4,958	5,500	5,200	(300)
O&M Operations Accounts Sub-Total	**144,640**	**244,173**	**152,750**	**225,950**	**73,200**
Operating Budget Total	**$ 785,821**	**$ 975,609**	**$ 947,116**	**$ 1,030,037**	**$ 82,921**

Fixed Asset Budget FY 2026

Fund: General	Department: Animal Services	
Description		Fixed Asset
1	30ft X 50ft barn	65,000
1	Bumper pull trailer w/ramps	3,000
Total		$ 68,000

Authorized Positions FY 2026

General Fund		
Animal Services Department - Total Full Time Staff of 14 Employees		
1	Animal Services Director	
1	Senior Animal Services Officer	
5	Animal Services Officer	
1	Animal Services Technician	
1	Adoption/Rescue Coordinator	
4	Kennel Master	
1	Administrative Assistant	
Salaries		$ 587,296
Part-Time Salaries		$ 50,000
Overtime		$ -
Holiday Pay		$ 9,036
Longevity Pay		$ 2,000
Total		$ 648,332

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Code Enforcement		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Mowing	41,718	58,664	55,078	51,295	(3,783)
Revenue Budget Total	**$ 41,718**	**$ 58,664**	**$ 55,078**	**$ 51,295**	**$ (3,783)**

Operating Budget FY 2026					
Fund: General			Department: Code Enforcement		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Code Enforcement	369,613	410,158	465,593	474,782	9,189
Holiday Pay	5,278	5,598	7,163	7,305	142
Group Insurance	63,479	70,660	71,950	75,750	3,800
Pension - City's Contribution	13,342	14,499	16,514	15,500	(1,014)
Payroll Taxes	21,593	24,379	29,868	30,633	765
Uniforms	3,295	3,128	5,000	5,000	-
Travel & Training	1,868	1,403	3,000	3,000	-
Overtime Salaries	3,827	7,101	8,000	10,000	2,000
Earned Benefits Payout	-	734	-	-	-
Medicare Contributions	5,050	5,702	6,985	7,165	180
Longevity Pay	2,000	2,001	2,000	2,000	-
O&M Personnel Accounts Sub-Total	**489,346**	**545,362**	**616,073**	**631,135**	**15,062**
Insurance and Licenses	2,537	2,646	2,250	2,500	250
Professional Services	216	304	250	250	-
Postage	14,665	10,504	13,000	13,000	-
Advertising and Printing	3,535	2,320	2,500	2,500	-
Auto Expense	4,709	7,970	10,000	11,000	1,000
Supplies	5,547	4,458	8,750	8,750	-
Office Supplies	1,707	833	3,000	4,000	1,000
Fuel	21,363	22,560	24,000	25,000	1,000
Fixed Assets	-	5,448	6,400	10,509	4,109
Minor Equipment & Furniture	13,129	3,321	2,000	1,750	(250)
Rentals/Contracts	57	305	1,000	1,000	-
Computer Software	-	140	-	-	-
Mobile & Data Services	8,051	7,960	8,000	9,500	1,500
Mowing	23,569	19,939	20,000	20,000	-
Condemnations/Demolitions	50,189	27,696	36,000	36,000	-
O&M Operations Accounts Sub-Total	**149,273**	**116,404**	**137,150**	**145,759**	**8,609**
Operating Budget Total	**$ 638,619**	**$ 661,765**	**$ 753,223**	**$ 776,894**	**$ 23,671**

Fixed Asset Budget FY 2026

Fund: General	Department: Code Enforcement	
Description		Fixed Asset
1	Battery Backup for BDA	8,185
1	Router and Antenna	2,324
Total		$ 10,509

Authorized Positions FY 2026

General Fund		
Code Enforcement Department - Total Full Time Staff of 10 Employees		
1	Code Enforcement Director	
1	SR Code Enforcement Officer	
2	Code Enforcement Specialist	
5	Code Enforcement Officers	
1	Administrative Assistant	
Salaries		$ 474,782
Part-Time Salaries		$ -
Overtime		$ 10,000
Holiday Pay		$ 7,305
Longevity Pay		$ 2,000
Total		$ 494,087

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Park Rangers		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	-	-	-	-	-
Revenue Budget Total	$ -	$ -	$ -	$ -	$ -

Operating Budget FY 2026					
Fund: General			Department: Park Rangers		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Park Rangers	-	-	72,475	150,733	78,258
Holiday Pay	-	-	1,115	2,319	1,204
Group Insurance	-	-	13,000	18,700	5,700
Pension - City's Contribution	-	-	2,500	3,500	1,000
Payroll Taxes	-	-	4,650	9,768	5,118
Uniforms	-	-	3,530	1,250	(2,280)
Overtime Salaries	-	-	1,500	2,500	1,000
Medicare Contributions	-	-	1,060	2,284	1,224
O&M Personnel Accounts Sub-Total	-	-	99,830	191,054	91,224
Insurance and Licenses	-	-	-	325	325
Professional Services	-	-	-	100	100
Advertising and Printing	-	-	-	250	250
Auto Expense	-	-	2,600	2,600	-
Supplies	-	-	2,710	3,000	290
Office Supplies	-	-	-	1,000	1,000
Fuel	-	-	-	7,500	7,500
Fixed Assets	-	-	98,616	-	(98,616)
Mobile & Data Services	-	-	-	3,250	3,250
O&M Operations Accounts Sub-Total	-	-	103,926	18,025	(85,901)
Operating Budget Total	$ -	$ -	$ 203,756	$ 209,079	$ 5,323

Fixed Asset Budget FY 2026		
Fund: General	Department: Park Rangers	
Description		Fixed Asset
None Budgeted		
Total		$ -

Authorized Positions FY 2026		
General Fund		
Park Rangers Department - Total Full Time Staff of 4 Employees		
4	Park Ranger	
Salaries		$ 150,733
Part-Time Salaries		$ -
Overtime		$ 2,500
Holiday Pay		$ 2,319
Longevity Pay		$ -
Total		$ 155,552

Revenue Budget FY 2026					
Fund: General			Department: Court Services		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Probation Fees Received	310,816	224,288	328,580	335,152	6,572
Revenue Budget Total	**$ 310,816**	**$ 224,288**	**$ 328,580**	**$ 335,152**	**$ 6,572**

Operating Budget FY 2026					
Fund: General			Department: Court Services		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Court Services	150,080	155,316	166,839	177,269	10,430
Holiday Pay	2,033	4,175	2,567	2,728	161
Group Insurance	23,640	18,979	17,000	19,400	2,400
Pension - City's Contribution	5,552	4,754	6,161	8,000	1,839
Payroll Taxes	8,839	9,461	11,402	11,160	(242)
Uniforms	1,486	578	2,000	2,000	-
Part-Time Salaries	2,734	-	12,500	-	(12,500)
Overtime Salaries	-	-	2,000	-	(2,000)
Earned Benefits Payout	116	1,133	-	-	-
Medicare Contributions	2,067	2,213	2,665	2,610	(55)
O&M Personnel Accounts Sub-Total	**196,547**	**196,610**	**223,134**	**223,167**	**33**
Advertising and Printing	44	479	250	250	-
Auto Expense	10	-	1,250	1,250	-
Supplies	81	62	2,500	2,500	-
Office Supplies	504	237	1,500	1,500	-
Dues & Subscriptions	2,472	2,544	3,000	3,000	-
Minor Equipment & Furniture	3,512	-	-	-	-
Rentals/ Contracts	1,290	1,839	1,500	1,500	-
Computer Software	-	-	1,500	1,500	-
Maintenance Contracts	-	-	500	500	-
O&M Operations Accounts Sub-Total	**7,913**	**5,161**	**12,000**	**12,000**	**-**
Operating Budget Total	**$ 204,460**	**$ 201,770**	**$ 235,134**	**$ 235,167**	**$ 33**

Fixed Asset Budget FY 2026		
Fund: General	Department: Court Services	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Court Services Department - Total Full Time Staff of 4 Employees		
1	Senior Court Services Officer	
3	Court Services Officer	
Salaries	$	177,269
Part-Time Salaries	$	-
Overtime	$	-
Holiday Pay	$	2,728
Longevity Pay	$	-
Total	$	179,997

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026

Fund: General	Department: Fire				
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
CWL Fire Truck Contribution	500,000	500,000	500,000	600,000	100,000
Property Tax - LOPFI	795,122	905,547	917,648	945,491	27,843
CWL - Fire Truck	21,038	21,038	21,038	21,038	-
CWL Fire Hydrant Maintenance	60,000	60,000	60,000	60,000	-
Miscellaneous Revenue	17,276	10,662	-	-	-
Revenue Budget Total	**$ 1,393,935**	**$ 1,497,247**	**$ 1,498,686**	**$ 1,626,529**	**$ 127,843**

Operating Budget FY 2026

Fund: General	Department: Fire				
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Fire	7,556,899	8,289,397	8,960,690	9,211,854	251,164
12 FF- $1M net $600K ARPA funding	-	(440,712)	-	-	-
Holiday Pay	522	553	1,418	1,397	(21)
Group Insurance	1,142,696	1,203,766	1,233,385	1,350,890	117,505
Pension - City's Contribution	1,039	1,099	2,675	2,650	(25)
LOPFI - City's Contribution	1,955,623	2,060,528	2,190,975	2,244,734	53,759
LOPFI - SIT Credit	(1,167,640)	(1,189,125)	(1,179,325)	(1,265,500)	(86,175)
LOPFI- Local & Vol Plan	1,147,652	1,298,492	1,315,745	1,425,528	109,783
Payroll Taxes	2,715	2,809	6,729	8,195	1,466
Uniforms	46,964	56,530	85,000	90,000	5,000
Laundry & Cleaning	10,535	16,491	12,000	12,000	-
Travel & Training	46,283	71,165	100,000	100,000	-
Part-Time Salaries	14,249	13,927	38,000	40,000	2,000
Overtime Salaries	154,757	256,112	200,000	200,000	-
Earned Benefits Payout	93,222	285,466	200,000	200,000	-
Unemployment/Wkms.Comp.	196,876	268,464	270,816	281,645	10,829
Medicare Contributions	95,383	108,364	123,945	127,536	3,591
Longevity Pay	47,000	46,520	37,500	32,000	(5,500)
O&M Personnel Accounts Sub-Total	**11,344,772**	**12,349,845**	**13,599,553**	**14,062,929**	**463,376**
Insurance and Licenses	114,133	137,195	133,000	146,200	13,200
Professional Services	17,989	8,250	100,000	82,200	(17,800)
Postage	1,193	884	1,500	1,500	-
Advertising and Printing	3,320	11,038	10,000	16,000	6,000
Maintenance Bldg & Grns.	12,850	12,669	20,000	25,000	5,000
Equipment Maintenance	12,604	19,638	30,000	30,000	-
Auto Expense	197,706	251,497	250,000	300,000	50,000
Supplies	32,156	71,096	70,000	85,000	15,000
Office Supplies	2,540	3,295	4,000	4,500	500
Fuel	99,871	103,515	110,000	115,000	5,000
Dues & Subscriptions	5,305	3,470	8,000	9,000	1,000
Fixed Assets	51,068	181,479	231,298	132,800	(98,498)
Minor Equipment & Furniture	124,994	114,247	100,177	190,000	89,823
Rentals/ Contracts	886	1,215	2,500	2,000	(500)
Computer Software	35	140	150	-	(150)
Mobile & Data Services	9,727	14,594	16,500	16,500	-
Maintenance Contracts	46,257	91,811	120,000	130,000	10,000
CWL Fire Hydrant Maintenance	1,835	1,383	1,500	1,500	-
O&M Operations Accounts Sub-Total	**734,470**	**1,027,413**	**1,208,625**	**1,287,200**	**78,575**
Operating Budget Total	**$ 12,079,242**	**$ 13,377,259**	**$ 14,808,178**	**$ 15,350,129**	**$ 541,951**

Fixed Asset Budget FY 2026

Fund: General	Department: Fire	
Description		Fixed Asset
8	SEEK Thermal Imager Bundle	50,800
4	Scott SCBA	40,000
3	AWIN Portable Radio	18,000
2	AWIN Mobile Radio	12,000
8	Scott SCBA Bottles	12,000
Total		**$ 132,800**

Authorized Positions FY 2026

General Fund		
Fire Department - Total Full Time Staff of 141 Employees		
1	Fire Chief	
1	Assistant Fire Chief	
1	Division Chief/Fire Marshall	
1	Division Chief/Training Officer	
6	Battalion Chief	
36	Captain	
30	Driver/Engineer	
63	Firefighter	
1	Mechanic/Emergency Vehicle Technician	
1	Administrative Secretary	
Salaries		**$ 9,211,854**
Part-Time Salaries		**$ 40,000**
Overtime		**$ 200,000**
Non-Uniform Holiday Pay		**$ 1,397**
Longevity Pay		**$ 32,000**
Total		**$ 9,485,251**

Revenue Budget FY 2026

Fund: General — **Department: Parks Combined**

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue/Funding	43,955	32,342	-	-	-
Burial Permits	42,060	46,895	46,669	46,669	-
Concessions Sales	174,007	212,689	226,976	224,786	(2,190)
Jonesboro Youth Center	1,133	3,870	3,431	4,815	1,384
E.B. Watson Center	15,230	10,266	11,909	9,125	(2,784)
Earl Bell Center Revenue	10,493	16,805	15,519	17,922	2,403
Craighead Forest Pavillion	27,843	29,232	27,032	31,632	4,600
Craghead Forest Camping	136,400	131,969	135,167	137,870	2,703
Allen Park Community Ctr.	8,120	6,669	8,149	8,746	597
Parker Park Community Ctr.	8,776	5,112	5,132	5,615	483
Contract Instructor Fees	7,076	12,001	11,247	10,181	(1,066)
Miles Park Revenue	1,120	320	1,000	-	(1,000)
Joe Mack Campbell Park Revenue	23,355	34,025	29,871	43,136	13,265
Sponsorships	240,550	1,087,650	686,393	557,087	(129,306)
Sports Entry Fees	169,207	176,596	214,519	164,863	(49,656)
SSC- Merchandise Fees	74,415	112,106	154,163	116,446	(37,717)
SSC-Tournament Entry Fees	44,877	15,541	85,885	46,803	(39,082)
Admission Fees	51,006	101,417	81,949	92,464	10,515
Facility Rental	24,900	29,459	31,453	45,360	13,907
Donations	2,667	2,451	2,000	2,000	-
Revenue Budget Total	**$ 1,107,190**	**$ 2,067,414**	**$ 1,778,464**	**$ 1,565,520**	**$ (212,944)**

Operating Budget FY 2026

Fund: General — **Department: Parks Combined**

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries	1,303,311	1,439,692	1,793,609	2,018,654	225,045
Holiday Pay	17,723	20,340	28,720	31,060	2,340
Group Insurance	171,953	197,283	239,597	283,950	44,353
Pension - City's Contribution	32,578	36,907	39,846	40,175	329
Payroll Taxes	163,225	178,552	210,681	214,258	3,577
Uniform Expense	25,744	27,084	32,000	34,000	2,000
Travel & Training	8,045	12,566	14,500	14,750	250
Part-Time Salaries	1,311,070	1,414,400	1,500,000	1,415,500	(84,500)
Overtime Salaries	58,689	51,569	54,400	49,250	(5,150)
Earned Benefits Payout	12,872	31,099	-	-	-
Unemployment/Wkms.Comp.	43,669	66,906	64,281	66,875	2,594
Medicare Contributions	38,174	41,759	49,269	50,806	1,537
Longevity Pay	5,500	4,002	3,000	3,500	500
O&M Personnel Accounts Sub-Total	**3,192,552**	**3,522,159**	**4,029,902**	**4,222,778**	**192,876**
Utilities-Heat,Lights & Water	6,021	10,140	11,500	11,750	250
Insurance and Licenses	114,096	128,030	153,700	165,925	12,225
Professional Services	5,051	17,454	11,500	27,000	15,500
Postage	145	605	1,200	700	(500)
Advertising and Printing	28,111	56,505	43,100	43,100	-
Maintenance Bldg & Grns.	255,236	424,500	468,500	415,000	(53,500)
Equipment Maintenance	79,834	81,962	82,500	90,500	8,000
Auto Expense	41,393	47,449	43,000	44,000	1,000
Supplies	392,152	412,998	454,800	454,300	(500)
Office Supplies	6,189	9,391	10,250	9,400	(850)
Fuel	120,662	107,177	118,000	115,400	(2,600)
Dues & Subscriptions	9,466	13,087	12,500	14,000	1,500
Fixed Assets	18,651	55,604	289,330	91,609	(197,721)
Minor Equipment and Furniture	47,065	61,639	22,765	22,493	(272)
Rentals/Contracts	19,149	16,289	23,500	18,000	(5,500)
Contract Labor	78,643	95,982	80,000	90,000	10,000
Concessions-Cost of Goods Sold	153,542	160,744	171,000	168,000	(3,000)
Computer Software	20,553	21,375	35,000	35,000	-
Mobile & Data Services	14,411	15,691	15,150	16,100	950
Maintenance Contracts	240	-	2,500	-	(2,500)
O&M Operations Accounts Sub-Total	**1,410,610**	**1,736,621**	**2,049,795**	**1,832,277**	**(217,518)**
Operating Budget Total	**$ 4,603,162**	**$ 5,258,780**	**$ 6,079,697**	**$ 6,055,055**	**$ (24,642)**

Revenue Budget FY 2026					
Fund: General			Department: Parks - Administration		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	2,040	5,197	-	-	-
Revenue Budget Total	**$ 2,040**	**$ 5,197**	**$ -**	**$ -**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Parks - Administration		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Parks	243,081	206,782	289,670	348,302	58,632
Holiday Pay	3,428	2,549	4,864	5,359	495
Group Insurance	32,410	36,399	37,306	50,100	12,794
Pension - City's Contribution	7,604	8,756	8,585	9,750	1,165
Payroll Taxes	14,760	12,311	19,251	21,957	2,706
Uniforms	654	721	2,000	2,000	-
Travel & Training	4,056	5,392	5,000	5,000	-
Part-Time Salaries	4,500	66	14,000	13,000	(1,000)
Overtime Salaries	121	921	500	500	-
Earned Benefits Payout	1,123	3,297	-	-	-
Unemployment/Wkms.Comp.	37,856	57,399	54,105	56,275	2,170
Medicare Contributions	3,452	2,879	4,502	5,135	633
O&M Personnel Accounts Sub-Total	**353,044**	**337,473**	**439,783**	**517,378**	**77,595**
Insurance and Licenses	91,202	102,148	123,000	135,000	12,000
Professional Services	46	225	1,500	1,500	-
Postage	145	70	750	500	(250)
Advertising and Printing	2,167	1,544	3,500	3,500	-
Maintenance Bldg & Grns.	3,753	2,352	3,500	5,000	1,500
Equipment Maintenance	33	-	-	-	-
Auto Expense	2,180	660	3,000	3,000	-
Supplies	12,202	7,563	9,500	9,500	-
Office Supplies	2,326	1,804	2,500	2,500	-
Fuel	15,584	10,837	13,000	7,500	(5,500)
Dues & Subscriptions	1,179	1,910	1,500	1,500	-
Fixed Assets	-	-	43,632	-	(43,632)
Minor Equipment & Furniture	3,812	2,374	1,500	-	(1,500)
Rentals/ Contracts	1,408	1,489	1,500	1,500	-
Computer Software	20,553	21,375	35,000	35,000	-
Mobile & Data Services	2,630	3,819	3,750	3,500	(250)
Maintenance Contracts	240	-	2,500	-	(2,500)
O&M Operations Accounts Sub-Total	**159,462**	**158,169**	**249,632**	**209,500**	**(40,132)**
Operating Budget Total	**$ 512,505**	**$ 495,642**	**$ 689,415**	**$ 726,878**	**$ 37,464**

Fixed Asset Budget FY 2026		
Fund: General	Department: Parks - Administration	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Parks - Administration Department - Total Full Time Staff of 6 Employees		
1	Parks Director	
2	Assistant Parks Director	
1	Office Manager	
1	Social Media Specialist	
1	Administrative Assistant	
Salaries	$	348,302
Part-Time Salaries	$	13,000
Overtime	$	500
Holiday Pay	$	5,359
Longevity Pay	$	-
Total	$	367,161

Revenue Budget FY 2026

Fund: General — Department: Softball

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
SS-Miscellaneous Revenue	17,020	11,414	-	-	-
SS-Youth Leage Concessions	66,783	60,104	63,590	63,590	-
SS-Youth Tournament Concessions	53,324	66,788	60,261	60,261	-
SS-Adult League Concessions	16,753	18,533	20,014	13,660	(6,354)
SS-Adult Tournament Concessions	13,679	1,636	19,887	19,887	-
SS-Sponsorships	60,700	7,650	49,623	11,067	(38,556)
SS-League Entry Fees	91,205	89,820	95,737	85,394	(10,343)
SS-Tournament Entry Fees	23,635	35,835	31,324	31,324	-
SS-Gate Fees	9,335	38,059	13,428	13,428	-
SS-Field Rental	6,060	7,063	3,458	3,458	-
Revenue Budget Total	**$ 358,494**	**$ 336,900**	**$ 357,322**	**$ 302,069**	**$ (55,253)**

Operating Budget FY 2026

Fund: General — Department: Softball

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Softball	145,650	180,038	244,685	261,945	17,260
Holiday Pay	1,625	2,812	3,902	4,030	128
Group Insurance	21,743	28,955	40,450	50,725	10,275
Pension - City's Contribution	721	1,384	2,550	2,525	(25)
Payroll Taxes	19,210	22,460	28,825	30,130	1,305
Uniforms	3,631	2,627	2,500	3,500	1,000
Travel & Training	1,072	1,147	1,500	1,500	-
Part-Time Salaries	154,798	179,461	210,000	210,000	-
Overtime Salaries	10,081	12,146	10,000	10,000	-
Earned Benefits Payout	7,281	-	-	-	-
Medicare Contributions	4,493	5,253	6,741	7,045	304
O&M Personnel Accounts Sub-Total	**370,306**	**436,282**	**551,153**	**581,400**	**30,247**
Insurance and Licenses	2,389	2,436	2,500	2,500	-
Professional Services	1,714	2,208	2,500	2,500	-
Postage	-	394	-	-	-
Advertising and Printing	1,690	3,356	5,000	5,000	-
Maintenance Bldg & Grns.	55,994	77,794	70,000	70,000	-
Equipment Maintenance	13,557	19,412	15,000	20,000	5,000
Auto Expense	4,252	8,047	4,500	4,500	-
Supplies	43,277	47,888	45,700	45,700	-
Office Supplies	544	1,220	1,250	1,000	(250)
Fuel	10,367	8,635	10,000	12,500	2,500
Dues & Subscriptions	5,096	7,082	5,000	5,000	-
Fixed Assets	-	6,051	7,129	-	(7,129)
Minor Equipment & Furniture	5,621	6,329	-	2,019	2,019
Rentals/ Contracts	7,726	10,206	10,000	10,000	-
Contract Labor	78,643	95,982	80,000	90,000	10,000
Concessions- Cost of Goods	98,186	107,777	102,500	100,000	(2,500)
Mobile & Data Services	2,472	1,865	1,500	1,875	375
O&M Operations Accounts Sub-Total	**331,528**	**406,683**	**362,579**	**372,594**	**10,015**
Operating Budget Total	**$ 701,834**	**$ 842,964**	**$ 913,732**	**$ 953,994**	**$ 40,262**

Fixed Asset Budget FY 2026

Fund: General	Department: Softball	
Description		Fixed Asset
	None Budgeted	
Total		$ -

Authorized Positions FY 2026

General Fund		
Softball Department - Total Full Time Staff of 6 Employees		
1	Softball Coordinator	
1	Concession Coordinator	
1	Parks Maintenance Supervisor	
3	Maintenance Worker	
Salaries		$ 261,945
Part-Time Salaries		$ 210,000
Overtime		$ 10,000
Holiday Pay		$ 4,030
Longevity Pay		$ -
Total		$ 485,975

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Cemetery Care		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Burial Permits	42,060	46,895	46,669	46,669	-
Revenue Budget Total	**$ 42,394**	**$ 46,895**	**$ 46,669**	**$ 46,669**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Cemetery Care		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Cemetery	125,329	157,020	169,438	176,216	6,778
Holiday Pay	1,703	2,291	2,607	2,711	104
Group Insurance	27,273	27,350	27,725	31,875	4,150
Pension - City's Contribution	2,715	2,814	2,828	2,850	22
Payroll Taxes	16,457	14,671	18,168	17,665	(503)
Uniforms	2,551	927	2,000	2,500	500
Travel & Training	-	114	500	500	-
Part-Time Salaries	145,261	84,186	115,000	100,000	(15,000)
Overtime Salaries	8,095	6,450	6,000	6,000	-
Unemployment/Wkms.Comp.	5,813	9,507	10,176	10,600	424
Medicare Contributions	3,849	3,431	4,249	4,131	(118)
O&M Personnel Accounts Sub-Total	**339,047**	**308,760**	**358,691**	**355,048**	**(3,643)**
Insurance and Licenses	6,071	6,006	6,150	6,750	600
Professional Services	132	146	250	250	-
Advertising and Printing	-	-	100	100	-
Maintenance Bldg & Grns.	7,494	5,885	10,000	7,500	(2,500)
Equipment Maintenance	6,044	5,692	6,000	7,500	1,500
Auto Expense	6,393	6,958	8,500	8,500	-
Supplies	11,726	8,372	13,350	13,350	-
Office Supplies	51	18	250	250	-
Fuel	21,807	25,077	26,500	22,500	(4,000)
Dues & Subscriptions	-	391	500	500	-
Minor Equipment & Furniture	4,656	2,830	700	4,739	4,039
Rentals/ Contracts	1,042	271	500	500	-
Mobile & Data Services	1,153	973	1,200	1,150	(50)
O&M Operations Accounts Sub-Total	**66,568**	**62,618**	**74,000**	**73,589**	**(411)**
Operating Budget Total	**$ 405,615**	**$ 371,378**	**$ 432,691**	**$ 428,637**	**$ (4,054)**

Fixed Asset Budget FY 2026		
Fund: General	Department: Cemetery Care	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Cemetery Care Department - Total Full Time Staff of 4 Employees		
1	Sexton	
1	Crew Leader	
2	Maintenance Worker	
Salaries	$	176,216
Part-Time Salaries	$	100,000
Overtime	$	6,000
Holiday Pay	$	2,711
Longevity Pay	$	-
Total	$	284,927

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Winter Wonderland		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
WWL-Skating Rink Concession	1,003	848	1,177	717	(460)
WWL-Skating Rink Admissions	6,099	3,599	7,587	2,262	(5,325)
WWL-Skating Rink Rental	-	-	530	530	-
WWL-Miscellaneous Revenue	-	233	-	-	-
Revenue Budget Total	**$ 7,102**	**$ 4,680**	**$ 9,294**	**$ 3,509**	**$ (5,785)**

Operating Budget FY 2026					
Fund: General			Department: Winter Wonderland		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Payroll Taxes	552	588	1,581	961	(620)
Uniforms	-	-	1,000	500	(500)
Part-Time Salaries	8,580	9,223	15,000	15,000	-
Overtime Salaries	328	268	500	500	-
Medicare Contributions	129	138	370	225	(145)
O&M Personnel Accounts Sub-Total	**9,589**	**10,216**	**18,451**	**17,186**	**(1,265)**
Professional Services	948	11,695	2,500	15,000	12,500
Postage	-	-	100	100	-
Advertising and Printing	136	1,243	1,500	1,500	-
Maintenance Bldg & Grns.	1,445	-	3,500	2,500	(1,000)
Equipment Maintenance	172	-	1,000	500	(500)
Auto Expense	8	53	-	-	-
Supplies	5,236	3,127	6,000	6,000	-
Office Supplies	-	-	250	150	(100)
Rentals/ Contracts	326	-	500	-	(500)
Concessions- Cost of Goods	1,034	1,262	2,500	2,000	(500)
O&M Operations Accounts Sub-Total	**9,304**	**17,380**	**17,850**	**27,750**	**9,900**
Operating Budget Total	**$ 18,893**	**$ 27,597**	**$ 36,301**	**$ 44,936**	**$ 8,635**

Fixed Asset Budget FY 2026		
Fund: General	Department: Winter Wonderland	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Winter Wonderland Department - Total Full Time Staff of 0 Employees		
Salaries	$	-
Part-Time Salaries	$	15,000
Overtime	$	500
Holiday Pay	$	-
Longevity Pay	$	-
Total	$	15,500

Revenue Budget FY 2026					
Fund: General			Department: Urban Parks		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	100	300	-	-	-
Revenue Budget Total	**$ 100**	**$ 300**	**$ -**	**$ -**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Urban Parks		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Urban Parks	160,425	159,766	194,541	208,446	13,905
Holiday Pay	2,184	2,272	2,842	3,207	365
Group Insurance	7,798	15,795	22,535	31,775	9,240
Pension - City's Contribution	106	747	1,742	1,825	83
Payroll Taxes	14,438	17,673	20,258	20,035	(223)
Uniforms	3,816	4,005	3,500	4,500	1,000
Travel & Training	163	1,029	500	500	-
Part-Time Salaries	64,144	117,352	120,000	100,000	(20,000)
Overtime Salaries	9,373	9,600	10,000	10,000	-
Medicare Contributions	3,376	4,133	4,738	4,685	(53)
Longevity Pay	1,000	1,001	1,000	1,500	500
O&M Personnel Accounts Sub-Total	**266,823**	**333,372**	**381,656**	**386,473**	**4,817**
Professional Services	277	519	500	500	-
Advertising and Printing	2,596	43	2,500	2,500	-
Maintenance Bldg & Grns.	6,606	66,528	60,000	40,000	(20,000)
Equipment Maintenance	10,242	19,483	15,000	15,000	-
Auto Expense	3,708	4,384	6,500	6,500	-
Supplies	23,113	32,073	31,250	31,250	-
Office Supplies	-	-	250	250	-
Fuel	19,255	15,766	16,000	17,500	1,500
Fixed Assets	2,855	-	4,000	-	(4,000)
Minor Equipment & Furniture	7,368	1,500	-	5,439	5,439
Rentals/Contracts	2,903	2,536	3,000	3,000	-
O&M Operations Accounts Sub-Total	**78,923**	**142,833**	**139,000**	**121,939**	**(17,061)**
Operating Budget Total	**$ 345,745**	**$ 476,205**	**$ 520,656**	**$ 508,412**	**$ (12,244)**

Fixed Asset Budget FY 2026		
Fund: General	Department: Urban Parks	
Description		Fixed Asset
None Budgeted		
Total		$ -

Authorized Positions FY 2026		
General Fund		
Urban Parks Department - Total Full Time Staff of 5 Employees		
1	Crew Leader	
4	Maintenance Worker	
Salaries		$ 208,446
Part-Time Salaries		$ 100,000
Overtime		$ 10,000
Holiday Pay		$ 3,207
Longevity Pay		$ 1,500
Total		$ 323,153

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Craighead Forest Park		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
CFP-Pavilion Rentals	27,843	29,232	27,032	31,632	4,600
CFP-Campground Fees	136,400	131,969	135,167	137,870	2,703
CFP-Miscellaneous Revenue	5,990	165	-	-	-
Revenue Budget Total	**$ 170,233**	**$ 161,366**	**$ 162,199**	**$ 169,502**	**$ 7,303**

Operating Budget FY 2026					
Fund: General			Department: Craighead Forest Park		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- CFP	181,408	188,071	211,426	242,018	30,592
Holiday Pay	2,743	2,384	3,348	3,724	376
Group Insurance	20,058	18,585	23,775	37,375	13,600
Pension - City's Contribution	6,810	6,630	6,995	6,925	(70)
Payroll Taxes	15,957	20,084	20,585	22,365	1,780
Uniforms	3,343	5,442	5,000	5,000	-
Travel & Training	358	1,516	500	1,500	1,000
Part-Time Salaries	74,978	105,356	110,000	110,000	-
Overtime Salaries	4,437	5,297	5,000	5,000	-
Earned Benefits Payout	-	27,417	-	-	-
Medicare Contributions	3,732	4,697	4,814	5,230	416
Longevity Pay	2,000	2,001	-	-	-
O&M Personnel Accounts Sub-Total	**315,825**	**387,480**	**391,443**	**439,137**	**47,694**
Insurance and Licenses	10	63	100	100	-
Professional Services	81	208	500	500	-
Postage	-	141	-	-	-
Advertising and Printing	1,040	2,546	3,500	3,500	-
Maintenance Bldg & Grns.	24,136	61,035	55,000	55,000	-
Equipment Maintenance	9,095	8,399	10,000	10,000	-
Auto Expense	10,138	15,994	6,000	6,000	-
Supplies	24,990	31,592	35,000	35,000	-
Office Supplies	-	720	250	250	-
Fuel	13,418	9,024	10,000	16,000	6,000
Dues & Subscriptions	126	-	-	-	-
Fixed Assets	-	-	21,500	6,000	(15,500)
Minor Equipment & Furniture	9,460	7,104	-	3,257	3,257
Mobile & Data Services	1,602	1,740	1,750	1,650	(100)
O&M Operations Accounts Sub-Total	**94,096**	**138,566**	**143,600**	**137,257**	**(6,343)**
Operating Budget Total	**$ 409,921**	**$ 526,046**	**$ 535,043**	**$ 576,394**	**$ 41,351**

Fixed Asset Budget FY 2026

Fund: General		Department: Craighead Forest Park	
Description			Fixed Asset
	1	Stump Planer	6,000
Total			$ 6,000

Authorized Positions FY 2026

General Fund			
Craighead Forest Park Department - Total Full Time Staff of 6 Employees			
	1	Parks Maintenance Supervisor	
	1	Crew Leader	
	4	Maintenance Worker	
Salaries			$ 242,018
Part-Time Salaries			$ 110,000
Overtime			$ 5,000
Holiday Pay			$ 3,724
Longevity Pay			$ -
Total			$ 360,742

Revenue Budget FY 2026					
Fund: General			Department: Joe Mack Campbell Park		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Joe Mack Campbell Park Revenue	23,355	34,025	29,871	43,136	13,265
JMC-Sponsorships	58,250	1,020,500	470,000	470,000	-
JMC-Miscellaneous Revenue	115	2,174	-	-	-
Revenue Budget Total	**$ 81,720**	**$ 1,056,699**	**$ 499,871**	**$ 513,136**	**$ 13,265**

Operating Budget FY 2026					
Fund: General			Department: Joe Mack Campbell Park		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- JMC	142,037	151,575	196,333	231,683	35,350
Holiday Pay	2,189	2,186	3,478	3,565	87
Group Insurance	15,279	15,566	23,866	25,350	1,484
Pension - City's Contribution	6,715	7,148	6,717	5,650	(1,067)
Payroll Taxes	17,553	17,966	21,218	22,428	1,210
Uniforms	4,365	2,147	3,000	3,000	-
Travel & Training	139	150	500	500	-
Part-Time Salaries	130,953	129,043	130,000	115,000	(15,000)
Overtime Salaries	11,024	10,189	12,500	10,500	(2,000)
Medicare Contributions	4,105	4,202	4,961	5,245	284
Longevity Pay	1,000	1,001	1,000	1,000	-
O&M Personnel Accounts Sub-Total	**335,359**	**341,170**	**403,573**	**423,921**	**20,348**
Insurance and Licenses	210	2,021	250	200	(50)
Professional Services	-	155	250	250	-
Advertising and Printing	2,939	5,162	5,000	5,000	-
Maintenance Bldg & Grns.	48,217	93,876	120,000	100,000	(20,000)
Equipment Maintenance	20,341	15,682	15,000	15,000	-
Auto Expense	3,859	2,830	5,000	5,000	-
Supplies	28,392	36,889	40,500	40,000	(500)
Office Supplies	248	577	500	500	-
Fuel	11,967	20,425	22,000	13,500	(8,500)
Fixed Assets	7,963	-	26,322	43,409	17,087
Minor Equipment & Furniture	1,938	12,972	1,100	2,620	1,520
Rentals/Contracts	-	-	500	500	-
Mobile & Data Services	1,143	1,344	1,600	2,175	575
O&M Operations Accounts Sub-Total	**127,217**	**191,933**	**238,022**	**228,154**	**(9,868)**
Operating Budget Total	**$ 462,575**	**$ 533,103**	**$ 641,595**	**$ 652,075**	**$ 10,480**

Fixed Asset Budget FY 2026

Fund: General	Department: Joe Mack Campbell Park	
Description		Fixed Asset
8	Micro Soccer Goals in Pairs	17,600
3	Backstop Nets	13,200
1	Lely Spreader	7,500
1	7v7 Goals in Pairs	3,210
1	Grapple Bucket for Mini Skid	1,899
Total		$ 43,409

Authorized Positions FY 2026

General Fund		
Joe Mack Campbell Park Department - Total Full Time Staff of 5 Employees		
1	Parks Maintenance Supervisor	
1	Crew Leader	
3	Maintenance Worker	
Salaries		$ 231,683
Part-Time Salaries		$ 115,000
Overtime		$ 10,500
Holiday Pay		$ 3,565
Longevity Pay		$ 1,000
Total		$ 361,748

Revenue Budget FY 2026

Fund: General — Department: Miracle League

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
ML-Miscellaneous Revenue	71	484	-	-	-
ML-Youth League Concessions	658	1,012	338	908	570
ML-Youth Tournament Concessions	75	-	75	-	(75)
ML-Sponsorships	2,100	4,000	4,080	1,020	(3,060)
ML-League Entry Fees	4,763	3,320	3,257	3,060	(197)
ML-Donations	2,667	2,451	2,000	2,000	-
Revenue Budget Total	**$ 10,335**	**$ 11,267**	**$ 9,750**	**$ 6,988**	**$ (2,762)**

Operating Budget FY 2026

Fund: General — Department: Miracle League

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Miracle League	-	-	18,239	47,013	28,774
Holiday Pay	-	-	504	724	220
Group Insurance	-	-	3,096	100	(2,996)
Payroll Taxes	1,114	896	3,754	3,734	(20)
Travel & Training	81	348	500	500	-
Part-Time Salaries	17,335	14,448	30,000	12,500	(17,500)
Overtime Salaries	629	-	400	-	(400)
Medicare Contributions	261	210	878	873	(5)
O&M Personnel Accounts Sub-Total	**19,420**	**15,902**	**57,372**	**65,444**	**8,072**
Insurance and Licenses	2,133	2,677	6,150	6,350	200
Professional Services	14	15	100	100	-
Postage	-	-	100	100	-
Advertising and Printing	-	674	1,000	1,000	-
Maintenance Bldg & Grns.	8,658	30,419	15,000	15,000	-
Equipment Maintenance	1,084	1,085	1,500	3,500	2,000
Supplies	11,405	16,185	15,000	15,000	-
Office Supplies	-	-	250	250	-
Dues & Subscriptions	500	-	1,000	500	(500)
Fixed Assets	-	-	30,691	-	(30,691)
Concessions- Cost of Goods	1,183	-	3,000	3,000	-
O&M Operations Accounts Sub-Total	**24,977**	**51,055**	**73,791**	**44,800**	**(28,991)**
Operating Budget Total	**$ 44,397**	**$ 66,956**	**$ 131,163**	**$ 110,244**	**$ (20,919)**

Fixed Asset Budget FY 2026		
Fund: General	Department: Miracle League	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Miracle League Department - Total Full Time Staff of 1 Employees		
1	Adaptive Recreation Coordinator	
Salaries	$	47,013
Part-Time Salaries	$	12,500
Overtime	$	-
Holiday Pay	$	724
Longevity Pay	$	-
Total	$	60,237

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Community Centers		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
E.B. Watson Center Revenue	15,230	10,266	11,909	9,125	(2,784)
Earl Bell Center Revenue	10,493	16,805	15,519	17,922	2,403
Allen Park Revenue	8,120	6,669	8,149	8,746	597
Parker Park Revenue	8,776	5,112	5,132	5,615	483
Contract Instructor Fees	7,076	12,001	11,247	10,181	(1,066)
Miles Park Revenue	1,120	320	1,000	-	(1,000)
Jonesboro Youth Center	1,133	3,870	3,431	4,815	1,384
Miscellaneous Revenue	-	475	-	-	-
Revenue Budget Total	**$ 51,948**	**$ 55,518**	**$ 56,387**	**$ 56,404**	**$ 17**

Operating Budget FY 2026					
Fund: General			Department: Community Centers		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Community Centers	44,918	51,539	72,273	92,692	20,420
Holiday Pay	695	736	1,065	1,426	361
Group Insurance	4,660	5,327	11,768	-	(11,768)
Pension - City's Contribution	924	489	556	550	(6)
Payroll Taxes	18,797	21,211	21,794	23,040	1,246
Uniforms	901	2,713	2,500	2,500	-
Travel & Training	40	40	500	250	(250)
Part-Time Salaries	248,589	290,732	275,000	275,000	-
Overtime Salaries	7,688	1,217	2,500	1,500	(1,000)
Earned Benefits Payout	1,744	134	-	-	-
Medicare Contributions	4,396	4,961	5,096	5,388	292
Longevity Pay	1,500	-	1,000	1,000	-
O&M Personnel Accounts Sub-Total	**334,852**	**379,099**	**394,052**	**403,346**	**9,294**
Insurance and Licenses	22	-	50	25	(25)
Professional Services	876	701	600	600	-
Advertising and Printing	378	-	500	500	-
Maintenance Bldg & Grns.	11,479	6,216	25,000	15,000	(10,000)
Equipment Maintenance	982	2,742	2,500	2,500	-
Auto Expense	1,973	4,055	2,500	2,500	-
Supplies	41,661	46,709	45,000	45,000	-
Office Supplies	1,751	3,647	2,000	2,000	-
Fuel	-	176	-	5,400	5,400
Fixed Assets	-	-	70,400	8,000	(62,400)
Minor Equipment & Furniture	2,148	-	-	-	-
Rentals/Contracts	-	-	500	-	(500)
Mobile & Data Services	554	573	600	1,200	600
O&M Operations Accounts Sub-Total	**61,825**	**64,819**	**149,650**	**82,725**	**(66,925)**
Operating Budget Total	**$ 396,677**	**$ 443,917**	**$ 543,702**	**$ 486,071**	**$ (57,631)**

Fixed Asset Budget FY 2026

Fund: General		Department: Community Centers	
Description			Fixed Asset
	1	Floor Cleaner	8,000
Total			$ 8,000

Authorized Positions FY 2026

General Fund			
Community Centers Department - Total Full Time Staff of 2 Employees			
	1	Community Center Manager	
	1	Custodian	
Salaries			$ 92,692
Part-Time Salaries			$ 275,000
Overtime			$ 1,500
Holiday Pay			$ 1,426
Longevity Pay			$ 1,000
Total			$ 371,618

Revenue Budget FY 2026

Fund: General				Department: Shooting Sports Complex	
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Concessions Sale	7,674	47,452	45,000	45,900	900
SSC-Sponsorship	119,500	55,500	162,690	75,000	(87,690)
SSC- Membership Fees	49,604	47,621	44,201	45,085	884
SSC- Merchandise Fees	74,415	112,106	114,163	116,446	2,283
SSC-Tournament Entry Fees	44,877	15,541	45,885	46,803	918
Revenue Budget Total	**$ 74,415**	**$ 284,099**	**$ 411,939**	**$ 329,234**	**$ (82,705)**

Operating Budget FY 2026

Fund: General				Department: Shooting Sports Complex	
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Salaries-Shooting Sports Complex	142,345	177,290	212,236	220,076	7,840
Holiday Pay	1,658	2,690	3,266	3,386	120
Group Insurance	19,531	27,143	26,600	30,450	3,850
Pension - City's Contribution	1,248	2,828	2,904	2,975	71
Payroll Taxes	22,735	23,858	27,497	24,277	(3,220)
Uniforms	1,266	3,137	3,500	3,500	-
Travel & Training	392	959	2,500	2,500	-
Part-Time Salaries	226,167	213,667	225,000	215,000	(10,000)
Overtime Salaries	4,222	2,403	3,000	1,500	(1,500)
Earned Benefits Payout	449	105	-	-	-
Medicare Contributions	5,317	5,580	6,430	6,379	(51)
O&M Personnel Accounts Sub-Total	**425,330**	**459,659**	**512,933**	**510,043**	**(2,890)**
Insurance and Licenses	8,514	10,423	13,000	13,500	500
Professional Services	605	80	1,000	4,000	3,000
Postage	-	-	250	-	(250)
Advertising and Printing	12,853	35,630	15,000	15,000	-
Maintenance Bldg & Grns.	51,874	58,584	60,000	60,000	-
Equipment Maintenance	15,580	8,937	12,500	12,500	-
Auto Expense	4,091	3,812	2,500	3,500	1,000
Supplies	111,020	124,209	135,500	135,500	-
Office Supplies	703	1,308	1,500	1,500	-
Fuel	15,703	10,674	12,500	13,750	1,250
Dues & Subscriptions	2,066	3,290	3,500	6,000	2,500
Fixed Assets	7,833	20,396	44,150	34,200	(9,950)
Minor Equipment & Furniture	11,553	10,784	19,465	4,419	(15,046)
Rentals/Contracts	2,263	665	2,500	1,000	(1,500)
Concessions- Cost of Goods	41,424	37,536	45,000	45,000	-
Mobile & Data Services	3,750	4,211	3,500	3,300	(200)
O&M Operations Accounts Sub-Total	**289,832**	**330,542**	**371,865**	**353,169**	**(18,696)**
Operating Budget Total	**$ 715,162**	**$ 790,200**	**$ 884,798**	**$ 863,212**	**$ (21,586)**

Fixed Asset Budget FY 2026

Fund: General	Department: Shooting Sports Complex	
Description		Fixed Asset
9	Wireless Trap Voice Release Speaker	22,500
1	Husquarna 440 Auto Mower	5,000
1	Sasquatch 3D Target	4,500
1	Metal Plate Reset Target	2,200
Total		**$ 34,200**

Authorized Positions FY 2026

General Fund		
Shooting Sports Complex Department - Total Full Time Staff of 5 Employees		
1	Maintenance Supervisor	
2	Program Coordinator	
2	Maintenance Worker	
Salaries		**$ 220,076**
Part-Time Salaries		**$ 215,000**
Overtime		**$ 1,500**
Holiday Pay		**$ 3,386**
Longevity Pay		**$ -**
Total		**$ 439,962**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Jonesboro Pool Center		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
JPC Concessions	14,057	16,317	16,634	19,863	3,229
JPC Admissions	35,572	36,263	36,988	40,674	3,686
Parker Park Pool Admissions	-	23,496	23,946	36,100	12,154
JPC Rentals	18,840	22,174	19,965	33,872	13,907
Parker Park Pool Rental	-	222	7,500	7,500	-
JPC-Miscellaneous Revenue	11,003	6,021	-	-	-
Revenue Budget Total	**$ 79,472**	**$ 104,493**	**$ 105,033**	**$ 138,009**	**$ 32,976**

Operating Budget FY 2026					
Fund: General			Department: Jonesboro Pool Center		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries-Pool Center	-	33,206	45,205	45,118	(87)
Holiday Pay	-	338	696	695	(1)
Group Insurance	1	53	75	500	425
Payroll Taxes	7,805	11,472	12,362	12,314	(48)
Uniforms	3,329	4,556	6,000	6,000	-
Travel & Training	1,290	346	1,500	1,500	-
Part-Time Salaries	123,519	148,493	150,000	150,000	-
Overtime Salaries	2,361	2,866	3,500	3,500	-
Earned Benefits Payout	-	146	-	-	-
Medicare Contributions	1,825	2,683	2,891	2,880	(11)
O&M Personnel Accounts Sub-Total	**140,129**	**204,158**	**222,229**	**222,507**	**278**
Utilities	6,021	10,140	11,500	11,750	250
Insurance and Licenses	3,545	2,255	2,500	1,500	(1,000)
Professional Services	73	1,348	1,500	1,500	-
Advertising and Printing	417	1,637	500	500	-
Maintenance Bldg & Grns.	35,579	20,470	45,000	45,000	-
Equipment Maintenance	176	-	500	500	-
Auto Expense	1,580	32	2,000	2,000	-
Supplies	33,888	42,029	58,000	58,000	-
Office Supplies	233	-	750	500	(250)
Fuel	35	206	500	2,500	2,000
Dues & Subscriptions	499	-	500	-	(500)
Fixed Assets	-	22,657	-	-	-
Minor Equipment & Furniture	509	14,556	-	-	-
Rentals/Contracts	2,505	400	3,000	-	(3,000)
Concessions-Cost of Goods Sold	11,715	14,170	18,000	18,000	-
O&M Operations Accounts Sub-Total	**96,776**	**129,900**	**144,250**	**141,750**	**(2,500)**
Operating Budget Total	**$ 236,905**	**$ 334,058**	**$ 366,479**	**$ 364,257**	**$ (2,222)**

Fixed Asset Budget FY 2026		
Fund: General	Department: Jonesboro Pool Center	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Jonesboro Pool Center Department - Total Full Time Staff of 1 Employees		
1	Pool Coordinator	
Salaries	$	45,118
Part-Time Salaries	$	150,000
Overtime	$	3,500
Holiday Pay	$	695
Longevity Pay	$	-
Total	$	199,313

Revenue Budget FY 2026					
Fund: General			Department: Parks - Sports Programs		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	323	-	-	-	-
Revenue Budget Total	**$ 323**	**$ -**	**$ -**	**$ -**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Parks - Sports Programs		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Sports Programs	118,118	134,405	139,562	145,145	5,583
Holiday Pay	1,498	2,085	2,148	2,233	85
Group Insurance	23,199	22,110	22,400	25,700	3,300
Pension - City's Contribution	5,735	6,111	6,969	7,125	156
Payroll Taxes	13,848	15,362	15,388	15,352	(36)
Uniforms	1,887	810	1,000	1,000	-
Travel & Training	456	1,525	1,000	500	(500)
Part-Time Salaries	112,246	122,374	106,000	100,000	(6,000)
Overtime Salaries	329	214	500	250	(250)
Earned Benefits Payout	2,274	-	-	-	-
Medicare Contributions	3,239	3,593	3,599	3,590	(9)
O&M Personnel Accounts Sub-Total	**282,829**	**308,588**	**298,566**	**300,895**	**2,329**
Professional Services	286	153	300	300	-
Advertising and Printing	3,895	4,670	5,000	5,000	-
Maintenance Bldg & Grns.	-	1,341	1,500	-	(1,500)
Equipment Maintenance	2,527	529	3,500	3,500	-
Auto Expense	3,211	623	2,500	2,500	-
Supplies	45,242	16,362	20,000	20,000	-
Office Supplies	331	98	500	250	(250)
Fuel	12,526	6,357	7,500	4,250	(3,250)
Dues & Subscriptions	-	414	500	500	-
Fixed Assets	-	6,500	41,507	-	(41,507)
Minor Equipment & Furniture	-	3,190	-	-	-
Rentals/ Contracts	977	721	1,500	1,500	-
Mobile & Data Services	1,108	1,167	1,250	1,250	-
O&M Operations Accounts Sub-Total	**70,103**	**42,124**	**85,557**	**39,050**	**(46,507)**
Operating Budget Total	**$ 352,932**	**$ 350,712**	**$ 384,123**	**$ 339,945**	**$ (44,178)**

Fixed Asset Budget FY 2026		
Fund: General	Department: Parks - Sports Programs	
Description		Fixed Asset
	None Budgeted	
Total		$ -

Authorized Positions FY 2026			
General Fund			
Parks - Sports Programs Department - Total Full Time Staff of 3 Employees			
	3	Youth Sports Coordinator	
Salaries			$ 145,145
Part-Time Salaries			$ 100,000
Overtime			$ 250
Holiday Pay			$ 2,233
Longevity Pay			$ -
Total			$ 247,628

Revenue Budget FY 2026					
Fund: General			Department: Sanitation Combined		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue/Funding	4,055	1,048	-	-	-
Incinerator Tipping Fees	54,425	55,561	57,833	57,833	-
Recycling Proceeds	50,149	45,923	45,200	49,056	3,856
Sale of City Property	24,410	26,000	29,404	29,800	396
Revenue Budget Total	**$ 133,038**	**$ 128,533**	**$ 132,437**	**$ 136,689**	**$ 4,252**

Operating Budget FY 2026					
Fund: General			Department: Sanitation Combined		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries	1,455,616	1,582,215	1,724,771	1,742,219	17,448
Holiday Pay	19,837	22,497	26,537	26,805	268
Group Insurance	229,321	243,792	257,200	286,375	29,175
Pension - City's Contribution	53,556	57,549	58,859	56,675	(2,184)
Payroll Taxes	98,475	106,335	115,704	122,020	6,316
Uniform Expense	27,674	33,908	29,200	29,200	-
Travel & Training	2,567	4,076	5,300	3,500	(1,800)
Part-Time Salaries	115,892	83,979	75,000	97,250	22,250
Overtime Salaries	80,630	113,928	75,300	90,300	15,000
Earned Benefits Payout	8,290	3,067	-	-	-
Unemployment/Wkms.Comp.	102,164	131,089	104,017	108,200	4,183
Medicare Contributions	23,030	24,869	27,759	28,536	777
Longevity Pay	13,000	13,508	13,000	11,500	(1,500)
O&M Personnel Accounts Sub-Total	**2,230,053**	**2,420,810**	**2,512,647**	**2,602,580**	**89,933**
Insurance and Licenses	85,705	122,152	83,400	82,250	(1,150)
Professional Services	2,374	7,065	5,500	4,000	(1,500)
Postage	190	68	225	15,000	14,775
Advertising and Printing	8,212	6,773	10,000	10,000	-
Maintenance Bldg & Grns.	2,394	-	-	-	-
Equipment Maintenance	78,140	37,039	87,000	87,000	-
Auto Expense	287,183	332,004	284,500	289,500	5,000
Supplies	303,944	205,387	282,000	271,000	(11,000)
Office Supplies	827	1,627	1,500	1,500	-
Fuel	344,202	298,195	337,250	280,225	(57,025)
Dues & Subscriptions	40	155	700	15,500	14,800
Fixed Assets	299,106	-	21,000	-	(21,000)
Minor Equipment & Furniture	5,243	788	22,607	-	(22,607)
Rentals/Contracts	1,300	769	1,000	1,000	-
Tipping Fees	1,661,295	1,672,245	1,700,000	1,760,000	60,000
Recycling Processing	60,568	67,685	85,000	70,000	(15,000)
Computer Software	-	-	2,000	2,000	-
Mobile & Data Services	5,414	6,859	5,950	4,450	(1,500)
Maintenance Contracts	711	-	-	-	-
Interest Expense	89,389	160,379	159,725	175,000	15,275
Principal Payment	864,008	1,125,250	892,720	885,000	(7,720)
O&M Operations Accounts Sub-Total	**4,100,244**	**4,044,439**	**3,982,077**	**3,953,425**	**(28,652)**
Operating Budget Total	**$ 6,330,297**	**$ 6,465,249**	**$ 6,494,724**	**$ 6,556,005**	**$ 61,281**

Revenue Budget FY 2026					
Fund: General			Department: Sanitation - Administration		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	4,024	847	-	-	-
Revenue Budget Total	**$ 4,024**	**$ 847**	**$ -**	**$ -**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Sanitation - Administration		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Sanitation Admin.	195,775	230,597	238,599	248,143	9,544
Holiday Pay	3,114	3,564	3,671	3,818	147
Group Insurance	22,839	27,466	27,750	32,125	4,375
Pension - City's Contribution	9,485	10,015	10,201	10,500	299
Payroll Taxes	12,586	13,834	15,101	15,702	601
Uniforms	1,306	1,313	1,200	1,200	-
Travel & Training	166	2,427	2,500	2,500	-
Part-Time Salaries	12,630	-	-	-	-
Overtime Salaries	29	259	300	300	-
Medicare Contributions	2,944	3,235	3,531	3,672	141
Longevity Pay	1,000	1,001	1,000	1,000	-
O&M Personnel Accounts Sub-Total	**261,873**	**293,711**	**303,853**	**318,960**	**15,107**
Insurance and Licenses	83,155	119,888	81,000	80,000	(1,000)
Professional Services	320	3,451	3,000	3,000	-
Postage	60	68	75	15,000	14,925
Advertising and Printing	1,910	-	3,000	3,000	-
Auto Expense	3,635	3,995	4,000	4,000	-
Supplies	6,009	2,986	6,000	6,000	-
Office Supplies	499	816	1,500	1,500	-
Fuel	6,344	5,557	5,750	9,225	3,475
Dues & Subscriptions	20	-	500	500	-
Fixed Assets	2,918	-	21,000	-	(21,000)
Minor Equipment & Furniture	4,760	788	-	-	-
Rentals/ Contracts	701	769	1,000	1,000	-
Mobile & Data Services	5,030	6,550	5,500	4,200	(1,300)
Maintenance Contracts	711	-	-	-	-
O&M Operations Accounts Sub-Total	**116,072**	**144,868**	**132,325**	**127,425**	**(4,900)**
Operating Budget Total	**$ 377,945**	**$ 438,579**	**$ 436,178**	**$ 446,385**	**$ 10,207**

Fixed Asset Budget FY 2026

Fund: General	Department: Sanitation - Administration
Description	Fixed Asset
None Budgeted	
Total	$ -

Authorized Positions FY 2026

General Fund		
Sanitation - Administration Department - Total Full Time Staff of 4 Employees		
1	Sanitation Superintendent	
1	Sanitation Supervisor	
1	Fleet Supervisor	
1	Administrative Assistant	
Salaries		$ 248,143
Part-Time Salaries		$ -
Overtime		$ 300
Holiday Pay		$ 3,818
Longevity Pay		$ 1,000
Total		$ 253,261

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Sanitation - Incinerator		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Incinerator Tipping Fees	54,425	55,561	57,833	57,833	-
Revenue Budget Total	**$ 54,425**	**$ 55,561**	**$ 57,833**	**$ 57,833**	**$ -**

Operating Budget FY 2026					
Fund: General			Department: Sanitation - Incinerator		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Sanitation Incinerator	74,059	79,199	83,367	86,701	3,334
Holiday Pay	722	1,125	1,283	1,334	51
Group Insurance	16,499	15,010	15,925	24,750	8,825
Pension - City's Contribution	1,854	4,088	4,293	4,250	(43)
Payroll Taxes	4,793	7,082	4,170	7,520	3,350
Uniforms	1,341	1,891	1,500	1,500	-
Travel & Training	1,975	1,025	2,000	-	(2,000)
Part-Time Salaries	9,228	10,989	20,000	17,250	(2,750)
Overtime Salaries	3,876	25,924	10,000	15,000	5,000
Medicare Contributions	1,121	1,656	1,676	1,758	82
Longevity Pay	-	-	1,000	1,000	-
O&M Personnel Accounts Sub-Total	**115,467**	**147,989**	**145,214**	**161,063**	**15,849**
Insurance and Licenses	1,625	1,106	1,150	1,000	(150)
Professional Services	580	244	1,000	1,000	-
Advertising and Printing	1,875	911	1,500	1,500	-
Maintenance Bldg & Grns.	2,394	-	-	-	-
Equipment Maintenance	64,578	34,614	75,000	75,000	-
Auto Expense	7,411	4,947	5,500	5,500	-
Supplies	7,720	5,698	10,000	5,000	(5,000)
Office Supplies	23	-	-	-	-
Fuel	9,797	8,441	11,500	6,500	(5,000)
Fixed Assets	150,364	-	-	-	-
Computer Software	-	-	2,000	2,000	-
Mobile & Data Services	383	309	450	250	(200)
O&M Operations Accounts Sub-Total	**246,752**	**56,269**	**108,100**	**97,750**	**(10,350)**
Operating Budget Total	**$ 362,219**	**$ 204,258**	**$ 253,314**	**$ 258,813**	**$ 5,499**

Fixed Asset Budget FY 2026		
Fund: General	Department: Sanitation - Incinerator	
Description		Fixed Asset
None Budgeted		
Total	.	$ -

Authorized Positions FY 2026			
General Fund			
Sanitation - Incinerator Department - Total Full Time Staff of 2 Employees			
	1	Equipment Operator	
	1	Sanitation Worker	
Salaries			$ 86,701
Part-Time Salaries			$ 17,250
Overtime			$ 15,000
Holiday Pay			$ 1,334
Longevity Pay			$ 1,000
Total			$ 121,285

Revenue Budget FY 2026

Fund: General				Department: Sanitation - Residential	
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Miscellaneous Revenue	31	201	-	-	-
Sale of City Property	18,210	20,300	23,654	23,654	-
Revenue Budget Total	**$ 18,241**	**$ 20,501**	**$ 23,654**	**$ 23,654**	**$ -**

Operating Budget FY 2026

Fund: General				Department: Sanitation - Residential	
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Salaries- Sanit. Residential	1,132,508	1,213,804	1,325,103	1,326,282	1,179
Holiday Pay	15,381	17,150	20,387	20,405	18
Group Insurance	182,281	188,593	202,550	216,750	14,200
Pension - City's Contribution	39,276	40,265	41,663	39,250	(2,413)
Payroll Taxes	77,463	81,847	91,232	93,383	2,151
Uniforms	23,784	28,863	25,000	25,000	-
Travel & Training	427	624	800	1,000	200
Part-Time Salaries	94,034	72,990	55,000	80,000	25,000
Overtime Salaries	71,796	83,363	60,000	70,000	10,000
Earned Benefits Payout	5,032	2,748	-	-	-
Unemployment/Wkms.Comp.	102,164	131,089	104,017	108,200	4,183
Medicare Contributions	18,116	19,142	21,336	21,840	504
Longevity Pay	12,000	12,507	11,000	9,500	(1,500)
O&M Personnel Accounts Sub-Total	**1,774,261**	**1,892,984**	**1,958,088**	**2,011,610**	**53,522**
Insurance and Licenses	925	1,158	1,250	1,250	-
Professional Services	1,473	3,371	1,500	-	(1,500)
Postage	130	-	150	-	(150)
Advertising and Printing	1,993	3,000	3,000	3,000	-
Equipment Maintenance	13,561	1,658	10,000	10,000	-
Auto Expense	246,278	290,400	250,000	250,000	-
Supplies	285,109	194,816	260,000	260,000	-
Office Supplies	305	620	-	-	-
Fuel	306,106	265,744	300,000	250,000	(50,000)
Dues & Subscriptions	20	155	200	15,000	14,800
Fixed Assets	145,825	-	-	-	-
Minor Equipment & Furniture	483	-	22,607	-	(22,607)
Rentals/ Contracts	598	-	-	-	-
Tipping Fees	1,634,893	1,653,115	1,700,000	1,760,000	60,000
Interest Expense	89,389	160,379	159,725	175,000	15,275
Principal Payment	864,008	1,125,250	892,720	885,000	(7,720)
O&M Operations Accounts Sub-Total	**3,591,095**	**3,699,665**	**3,601,152**	**3,609,250**	**8,098**
Operating Budget Total	**$ 5,365,356**	**$ 5,592,650**	**$ 5,559,240**	**$ 5,620,860**	**$ 61,620**

Fixed Asset Budget FY 2026

Fund: General	Department: Sanitation - Residential
Description	Fixed Asset
None Budgeted	
Total	$ -

Authorized Positions FY 2026

General Fund		
Sanitation - Residential Department - Total Full Time Staff of 32 Employees		
1	Sanitation Supervisor	
1	Fleet Technician II	
20	Equipment Operator	
9	Sanitation Worker	
1	Fleet Service Worker	
Salaries		$ 1,326,282
Part-Time Salaries		$ 80,000
Overtime		$ 70,000
Holiday Pay		$ 20,405
Longevity Pay		$ 9,500
Total		$ 1,506,187

Revenue Budget FY 2026					
Fund: General			Department: Sanitation - Recycling		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Recycling Proceeds	50,149	45,923	45,200	49,056	3,856
Sale of City Property	6,200	5,700	5,750	6,146	396
Revenue Budget Total	**$ 56,349**	**$ 51,623**	**$ 50,950**	**$ 55,202**	**$ 4,252**

Operating Budget FY 2026					
Fund: General			Department: Sanitation - Recycling		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Sanitation Recycling	53,275	58,615	77,702	81,093	3,391
Holiday Pay	621	658	1,196	1,248	52
Group Insurance	7,702	12,722	10,975	12,750	1,775
Pension - City's Contribution	2,941	3,180	2,702	2,675	(27)
Payroll Taxes	3,633	3,573	5,201	5,415	214
Uniforms	1,244	1,841	1,500	1,500	-
Overtime Salaries	4,929	4,381	5,000	5,000	-
Earned Benefits Payout	3,258	319	-	-	-
Medicare Contributions	850	836	1,216	1,266	50
O&M Personnel Accounts Sub-Total	**78,452**	**86,125**	**105,492**	**110,947**	**5,455**
Advertising and Printing	2,434	2,862	2,500	2,500	-
Equipment Maintenance	-	767	2,000	2,000	-
Auto Expense	29,859	32,662	25,000	30,000	5,000
Supplies	5,106	1,887	6,000	-	(6,000)
Office Supplies	-	191	-	-	-
Fuel	21,956	18,453	20,000	14,500	(5,500)
Tipping Fees	26,402	19,130	-	-	-
Recycling Processing	60,568	67,685	85,000	70,000	(15,000)
O&M Operations Accounts Sub-Total	**146,325**	**143,637**	**140,500**	**119,000**	**(21,500)**
Operating Budget Total	**$ 224,776**	**$ 229,762**	**$ 245,992**	**$ 229,947**	**$ (16,045)**

Fixed Asset Budget FY 2026		
Fund: General	Department: Sanitation - Recycling	
Description		Fixed Asset
	None Budgeted	
Total		$ -

Authorized Positions FY 2026			
General Fund			
Sanitation - Recycling Department - Total Full Time Staff of 2 Employees			
	2	Equipment Operator	
Salaries			$ 81,093
Part-Time Salaries			$ -
Overtime			$ 5,000
Holiday Pay			$ 1,248
Longevity Pay			$ -
Total			$ 87,341

Revenue Budget FY 2026					
Fund: General			Department: Inspections		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Electrical Permits	102,003	126,860	119,832	102,213	(17,619)
Plumbing Permits	162,214	119,882	121,009	119,452	(1,557)
Building Permits	749,926	643,338	734,782	632,771	(102,011)
HVAC Permits	112,615	100,924	106,606	96,154	(10,452)
Demolition Permits	9,550	7,300	7,905	8,568	663
Cert of Occupancy Permits	16,100	18,850	16,830	20,247	3,417
Revenue Budget Total	**$ 1,152,408**	**$ 1,017,153**	**$ 1,106,964**	**$ 979,405**	**$ (127,559)**

Operating Budget FY 2026					
Fund: General			Department: Inspections		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Inspections	302,894	321,744	341,014	354,910	13,896
Holiday Pay	4,670	4,661	5,247	5,461	214
Group Insurance	51,302	48,168	54,650	57,100	2,450
Pension - City's Contribution	11,364	13,074	14,900	13,850	(1,050)
Payroll Taxes	17,687	19,098	21,530	22,404	874
Uniforms	1,471	636	2,000	2,000	-
Travel & Training	4,036	4,176	5,000	6,000	1,000
Earned Benefits Payout	-	514	-	-	-
Medicare Contributions	4,136	4,466	5,035	5,239	204
Longevity Pay	1,000	1,001	1,000	1,000	-
O&M Personnel Accounts Sub-Total	**398,559**	**417,538**	**450,376**	**467,964**	**17,588**
Insurance and Licenses	3,004	2,242	2,250	2,250	-
Professional Services	-	45	-	-	-
Postage	33	-	-	-	-
Advertising and Printing	230	136	-	-	-
Auto Expense	1,529	3,457	5,000	5,000	-
Supplies	999	1,403	3,500	4,000	500
Office Supplies	1,023	1,090	1,500	2,000	500
Fuel	12,108	11,971	12,500	11,750	(750)
Dues & Subscriptions	1,828	1,232	4,000	4,000	-
Fixed Assets	-	17,496	-	-	-
Mobile & Data Services	5,048	4,927	5,500	5,000	(500)
O&M Operations Accounts Sub-Total	**25,802**	**43,999**	**34,250**	**34,000**	**(250)**
Operating Budget Total	**$ 424,362**	**$ 461,537**	**$ 484,626**	**$ 501,964**	**$ 17,338**

Fixed Asset Budget FY 2026		
Fund: General	Department: Inspections	
Description		Fixed Asset
None Budgeted		
Total		$ -

Authorized Positions FY 2026		
General Fund		
Inspections Department - Total Full Time Staff of 6 Employees		
1	Chief Building Official	
1	SR Inspector	
3	Inspector	
1	Administrative Assistant	
Salaries		$ 354,910
Part-Time Salaries		$ -
Overtime		$ -
Holiday Pay		$ 5,461
Longevity Pay		$ 1,000
Total		$ 361,371

Revenue Budget FY 2026

Fund: General — Department: Building Maintenance

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	808	1,286	-	-	-
Revenue Budget Total	**$ 808**	**$ 1,286**	**$ -**	**$ -**	**$ -**

Operating Budget FY 2026

Fund: General — Department: Building Maintenance

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Building Maint.	344,346	376,879	446,310	467,881	21,571
Holiday Pay	4,945	5,183	6,867	7,199	332
Group Insurance	32,875	32,187	39,100	47,935	8,835
Pension - City's Contribution	15,760	18,515	21,362	21,150	(212)
Payroll Taxes	21,098	23,368	28,159	29,640	1,481
Uniforms	337	889	1,500	1,000	(500)
Travel & Training	495	294	1,000	500	(500)
Part-Time Salaries	3,457	-	-	-	-
Overtime Salaries	-	-	-	2,000	2,000
Earned Benefits Payout	-	5,848	-	-	-
Unemployment/Wkms.Comp.	4,503	24,873	5,562	5,790	228
Medicare Contributions	4,934	5,465	6,585	6,932	347
Longevity Pay	-	1,000	1,000	1,000	-
O&M Personnel Accounts Sub-Total	**432,751**	**494,503**	**557,445**	**591,027**	**33,582**
Utilities	4,175	3,751	8,500	7,750	(750)
Utilities- City Hall 2nd Floor	27,704	24,645	30,000	32,000	2,000
Insurance and Licenses	7,787	8,955	10,000	11,000	1,000
Professional Services	64	30	500	500	-
Postage	-	-	20	20	-
Advertising and Printing	328	75	500	500	-
Maintenance Bldg & Grns.	39,109	58,705	85,000	90,000	5,000
MB&G - Police	116,040	108,173	120,000	120,000	-
MB&G - Fire	89,903	114,032	120,000	120,000	-
MB&G - Street	24,488	23,107	30,000	37,500	7,500
MB&G - Sanitation	22,672	21,134	30,000	37,500	7,500
MB&G - Parks	107,212	142,074	150,000	150,000	-
MB&G - Forum	21,948	20,169	35,000	70,000	35,000
MB&G - Municipal Center	235,723	151,880	241,500	245,000	3,500
Equipment Maintenance	1,269	923	2,000	2,500	500
Auto Expense	4,722	3,491	10,000	10,000	-
Supplies	42,155	44,060	40,000	40,000	-
Office Supplies	932	216	1,000	1,000	-
Fuel	19,170	17,592	22,000	20,000	(2,000)
Dues & Subscriptions	50	-	-	-	-
Fixed Assets	16,315	-	-	-	-
Minor Equipment & Furniture	1,092	488	-	1,500	1,500
Mobile & Data Services	2,924	3,874	4,000	4,150	150
Project Maintenance	-	196,629	380,000	292,000	(88,000)
O&M Operations Accounts Sub-Total	**785,782**	**944,003**	**1,320,020**	**1,292,920**	**(27,100)**
Operating Budget Total	**$ 1,218,533**	**$ 1,438,506**	**$ 1,877,465**	**$ 1,883,947**	**$ 6,482**

Fixed Asset Budget FY 2026

Fund: General	Department: Building Maintenance	
Description		Fixed Asset
	None Budgeted	
Total		$ -

Authorized Positions FY 2026

General Fund		
Building Maintenance Department - Total Full Time Staff of 9 Employees		
1	Facilities Maintenance Director	
1	Facilities Maintenance Coordinator	
1	SR HVAC Technician	
2	HVAC Technician	
1	SR Maintenance Technician	
2	Maintenance Technician	
1	Maintenance Worker	
Salaries		$ 467,881
Part-Time Salaries		$ -
Overtime		$ 2,000
Holiday Pay		$ 7,199
Longevity Pay		$ 1,000
Total		$ 478,080

Revenue Budget FY 2026					
Fund: General			Department: Planning		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Misc. MAPC/BZA Revenue	37,446	61,597	48,431	52,487	4,056
SFR Planning Review Fee	53,750	50,150	55,284	46,232	(9,052)
CBP Planning Review Fee	69,075	55,650	56,865	50,184	(6,681)
Subdivision Planning Fee	32,964	33,752	38,931	30,461	(8,470)
Signage Permit Fee	52,525	45,820	52,519	45,219	(7,300)
Mapping & Duplicating Fee	10,217	4,578	5,607	6,965	1,358
Miscellaneous Revenue	560	950	2,000	-	(2,000)
Revenue Budget Total	**$ 256,536**	**$ 252,497**	**$ 259,637**	**$ 231,548**	**$ (28,089)**

Operating Budget FY 2026					
Fund: General			Department: Planning		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Planning	304,762	320,565	329,178	340,641	11,463
Holiday Pay	4,692	4,804	5,065	5,241	176
Group Insurance	38,889	37,082	33,150	38,600	5,450
Pension - City's Contribution	13,020	14,372	13,382	11,750	(1,632)
Payroll Taxes	17,984	19,188	20,723	21,445	722
Travel & Training	3,407	3,293	6,500	6,500	-
Overtime Salaries	-	3	-	-	-
Earned Benefits Payout	-	796	-	-	-
Medicare Contributions	4,206	4,487	4,846	5,015	169
O&M Personnel Accounts Sub-Total	**386,961**	**404,590**	**412,844**	**429,192**	**16,348**
Insurance and Licenses	673	843	750	750	-
Professional Services	7,720	11,195	10,000	10,000	-
Postage	3,144	1,797	2,500	2,000	(500)
Advertising and Printing	3,902	4,398	5,000	5,000	-
Auto Expense	644	1,970	1,000	1,000	-
Supplies	1,163	1,011	2,000	2,000	-
Office Supplies	679	499	1,500	1,500	-
Fuel	1,023	262	500	850	350
Dues & Subscriptions	1,115	1,312	2,000	2,000	-
Minor Equipment & Furniture	159	-	-	-	-
Rentals/ Contracts	696	740	1,500	1,500	-
Computer Software	480	4,765	3,500	-	(3,500)
Mobile & Data Services	1,434	2,021	1,750	1,750	-
Maintenance Contracts	163,483	165,570	175,000	175,000	-
O&M Operations Accounts Sub-Total	**186,316**	**196,383**	**207,000**	**203,350**	**(3,650)**
Operating Budget Total	**$ 573,277**	**$ 600,973**	**$ 619,844**	**$ 632,542**	**$ 12,698**

Fixed Asset Budget FY 2026

Fund: General	Department: Planning	
Description		Fixed Asset
	None Budgeted	
Total		$ -

Authorized Positions FY 2026

General Fund		
Planning Department - Total Full Time Staff of 6 Employees		
1	Planning Director	
1	Senior Planner	
2	Planner II	
1	Planning Technician	
1	Administrative Assistant	
Salaries		$ 340,641
Part-Time Salaries		$ -
Overtime		$ -
Holiday Pay		$ 5,241
Longevity Pay		$ -
Total		$ 345,882

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: General			Department: Grants Administration		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	-	-	-	-	-
Revenue Budget Total	$ -	$ -	$ -	$ -	$ -

Operating Budget FY 2026					
Fund: General			Department: Grants Administration		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Grants Admin	83,171	108,823	116,400	163,596	47,196
Holiday Pay	971	1,543	1,791	2,517	726
Group Insurance	8,370	9,383	9,325	-	(9,325)
Pension - City's Contribution	3,838	5,110	5,375	5,750	375
Payroll Taxes	5,088	6,676	7,327	10,298	2,971
Travel & Training	6,313	7,261	9,000	5,000	(4,000)
Overtime Salaries	-	1,313	-	-	-
Earned Benefits Payout	1,530	-	-	-	-
Medicare Contributions	1,190	1,561	1,713	2,408	695
Other Personnel Accounts Sub-Total	**110,471**	**141,672**	**150,931**	**189,569**	**38,638**
Professional Services	26,184	96,493	65,000	70,000	5,000
Postage	26	-	100	100	-
Advertising and Printing	122	861	500	500	-
Supplies	444	554	2,500	250	(2,250)
Office Supplies	1,703	632	1,500	800	(700)
Fuel	87	70	-	-	-
Dues & Subscriptions	219	121	200	200	-
Fixed Assets	1,250	-	-	-	-
Minor Equipment & Furniture	642	551	-	-	-
Rentals/ Contracts	1,835	1,213	1,500	1,000	(500)
Computer Software	1,355	1,586	29,500	35,000	5,500
Mobile & Data Services	1,318	1,112	1,150	600	(550)
Other Operations Accounts Sub-Total	**35,186**	**103,192**	**101,950**	**108,450**	**6,500**
Operating Budget Total	**$ 145,656**	**$ 244,864**	**$ 252,881**	**$ 298,019**	**$ 45,138**

Fixed Asset Budget FY 2026		
Fund: General	Department: Grants Administration	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
General Fund		
Grants Administration Department - Total Full Time Staff of 5 Employees		
1	Grants Director	
1	Community Services Manager	
2	Grant Writer	
1	Grants/Finance Specialist	
Salaries- Applied to Grants Admin, CDBG, & JET	$	284,915
Part-Time Salaries	$	-
Overtime	$	-
Holiday Pay	$	4,340
Longevity Pay	$	-
Total	$	289,255

Revenue Budget FY 2026					
Fund: General			Department: Veterans Cottages		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Rentals	-	1,300	-	1,500	1,500
VC- Donations	-	-	-	-	-
O&M Revenue Accounts Sub-Total	**-**	**1,300**	**-**	**1,500**	**1,500**
Revenue Budget Total	**$ -**	**$ 1,300**	**$ -**	**$ 1,500**	**$ 1,500**

Operating Budget FY 2026					
Fund: General			Department: Veterans Cottages		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Travel & Training	42	-	-	-	-
Other Personnel Accounts Sub-Total	**42**	**-**	**-**	**-**	**-**
Insurance and Licenses	-	-	7,500	7,250	(250)
Professional Services	-	190	-	-	-
Maintenance Bldg & Grns.	21,260	20,366	25,000	17,000	(8,000)
Equipment Maintenance	-	-	5,000	2,900	(2,100)
Supplies	271	48	100	100	-
Minor Equipment & Furniture	404	-	-	-	-
Other Operations Accounts Sub-Total	**21,935**	**20,603**	**37,600**	**27,250**	**(10,350)**
Operating Budget Total	**$ 21,976**	**$ 20,603**	**$ 37,600**	**$ 27,250**	**$ (10,350)**

Revenue Budget FY 2026

Fund: General — Department: General Administration

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Civil Court Costs	277,180	244,277	263,400	268,668	5,268
Fines	800,060	777,965	731,584	818,329	86,745
State Turnback Funds	1,194,689	1,168,537	1,195,652	1,195,652	-
Interest Earned	1,380,540	1,296,370	917,017	681,789	(235,228)
Miscellaneous Revenue	155,719	38,934	-	115,000	115,000
Misc. Mun. Court Receipts	26,925	45,354	25,545	34,486	8,941
Domestic Refuse	2,934	2,964	3,019	2,988	(31)
Municipal Center Leases	142,494	152,340	160,000	160,000	-
Rentals	7,875	1,400	1,785	-	(1,785)
County Sales Tax	21,131,181	21,111,477	21,888,782	21,888,782	-
City Sales Tax	26,261,547	26,162,765	27,278,218	27,278,218	-
Craighead County Court Rental	28,022	31,748	31,748	31,748	-
Franchise Tax Revenue	1,735,789	1,376,884	1,716,000	427,196	(1,288,804)
Liab Ins Equip Act 27-22-101	145,477	161,910	156,074	150,115	(5,959)
Alcohol Beverage Tax	688,734	723,422	721,739	721,739	-
Sale of City Property	174,296	-	-	-	-
District Court Jail Defrayment	110,756	119,540	115,662	122,669	7,007
G.F. Capital- City Water & Light	178,962	178,962	178,962	178,962	-
Insurance Claim Recovery	200,244	254,881	-	-	-
Revenue Budget Total	**$ 54,643,423**	**$ 53,849,728**	**$ 55,385,187**	**$ 54,076,341**	**$ (1,308,846)**

Operating Budget FY 2026

Fund: General — Department: General Administration

Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Group Insurance	20,000	-	10,000	10,000	-
Earned Benefits Payout	-	-	100,000	75,000	(25,000)
Unemployment/Wkms.Comp.	49,727	40,819	85,000	75,000	(10,000)
O&M Personnel Accounts Sub-Total	**69,727**	**40,819**	**195,000**	**160,000**	**(35,000)**
Bank Service Charge	32,886	36,359	38,000	55,000	17,000
Telephone Expense	2,370	2,369	2,500	2,500	-
Insurance and Licenses	62,177	71,679	85,000	87,500	2,500
Professional Services	35,923	107,054	100,000	75,000	(25,000)
Mosquito Control Services	460,000	460,000	460,000	460,000	-
Dues & Subscriptions	150,906	150,906	174,500	253,100	78,600
Lawsuit Settlement	5,000	36,750	-	-	-
Elected Retirement	103,257	103,257	103,258	103,258	-
Tornado Sirens Annual Maint.	58,835	39,785	50,000	40,300	(9,700)
Coronavirus Pandemic Expense	162,337	7,728	-	-	-
Insurance Claim Expense	160,946	252,835	-	-	-
O&M Operations Accounts Sub-Total	**1,234,637**	**1,268,773**	**1,013,258**	**1,076,658**	**63,400**
Operating Budget Total	**$ 1,304,363**	**$ 1,309,592**	**$ 1,208,258**	**$ 1,236,658**	**$ 28,400**

Revenue Budget FY 2026					
Fund: General			Department: Outside Agencies		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
BBQ Fest Revenue	220,877	183,573	210,000	175,000	(35,000)
Revenue Budget Total	**$ 220,877**	**$ 183,573**	**$ 210,000**	**$ 175,000**	**$ (35,000)**

Operating Budget FY 2026					
Fund: General			Department: Outside Agencies		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Industrial Development	167,250	167,250	167,250	167,250	-
Airport Improvements	70,000	70,000	70,000	70,000	-
Municipal Court	654,205	721,109	725,000	725,000	-
DAV	-	5,000	5,000	5,000	-
Contribution to MPO	27,803	34,739	54,000	36,000	(18,000)
BBQ Fest Expense	216,094	182,316	210,000	175,000	(35,000)
Contributions to KJB	24,419	30,000	30,000	30,000	-
Operating Budget Total	**$ 1,159,771**	**$ 1,210,414**	**$ 1,261,250**	**$ 1,208,250**	**$ (53,000)**

Revenue Budget FY 2026					
Fund: Street			Department: Street		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Street Plate Fees	20,865	17,915	21,344	21,771	427
Barricade Fees	220	200	255	163	(92)
Asphalt Repair Fees	1,840	-	-	-	-
Sign & Post Fees	500	200	255	9,588	9,333
Miscellaneous Revenue	38,846	5,954	-	-	-
Revenue Budget Total	**$ 62,271**	**$ 24,269**	**$ 21,854**	**$ 31,522**	**$ 9,668**

Operating Budget FY 2026					
Fund: Street			Department: Street		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Street	1,896,477	1,964,360	2,327,636	2,312,510	(15,126)
Holiday Pay	27,006	27,136	35,810	33,577	(2,233)
Group Insurance	292,509	284,004	300,800	317,100	16,300
Pension - City's Contribution	53,239	45,626	50,500	51,000	500
Payroll Taxes	113,253	118,731	149,261	148,340	(921)
Uniforms	28,093	34,477	28,000	35,000	7,000
Travel & Training	1,807	2,759	3,000	3,000	-
Overtime Salaries	26,142	24,706	35,000	35,000	-
Earned Benefits Payout	5,322	14,518	15,000	15,000	-
Unemployment/Wkms.Comp.	62,304	76,323	65,274	67,885	2,611
Medicare Contributions	26,486	27,768	34,907	34,692	(215)
Longevity Pay	10,000	10,505	9,000	9,500	500
O&M Personnel Accounts Sub-Total	**2,542,638**	**2,630,913**	**3,054,188**	**3,062,604**	**8,416**
Insurance and Licenses	88,251	90,766	85,000	87,000	2,000
Professional Services	17,247	138,850	180,000	200,000	20,000
Postage	35	8	100	100	-
Advertising and Printing	503	151	750	750	-
Maintenance Bldg & Grns.	194	361	1,000	500	(500)
Equipment Maintenance	51,826	57,380	70,000	70,000	-
Auto Expense	294,942	322,668	325,000	325,000	-
Supplies	106,184	146,682	150,000	165,000	15,000
Office Supplies	475	862	1,000	1,000	-
Fuel	239,833	201,477	260,000	225,000	(35,000)
Dues & Subscriptions	40	20	50	25	(25)
Fixed Assets	35,231	78,251	121,525	30,950	(90,575)
Minor Equipment & Furniture	1,674	1,260	4,000	1,500	(2,500)
Rentals/ Contracts	1,300	769	1,500	1,000	(500)
Street Materials	549,429	584,276	460,000	460,000	-
Street Contracts	228,584	188,883	200,000	250,000	50,000
Street Signalization	95,077	180,379	175,000	200,000	25,000
Computer Software	120	-	1,000	-	(1,000)
Mobile & Data Services	10,058	10,829	11,500	11,675	175
Maintenance Contracts	711	-	1,500	-	(1,500)
O&M Operations Accounts Sub-Total	**1,721,714**	**2,003,873**	**2,048,925**	**2,029,500**	**(19,425)**
Operating Budget Total	**$ 4,264,351**	**$ 4,634,785**	**$ 5,103,113**	**$ 5,092,104**	**$ (11,009)**

Fixed Asset Budget FY 2026

Fund: Street	Department: Street	
Description		Fixed Asset
1	Jack Hammer, hydraulic for exc.	16,750
1	Drum Assembly for Line Striper	11,700
1	Auger Bit 36"	2,500
Total		$ 30,950

Authorized Positions FY 2026

Street Fund		
Street Department - Total Full Time Staff of 57 Employees		
1	Street Superintendent	
1	Assistant Street Superintendent	
1	Street Drainage Supervisor	
1	Street Maintenance Supervisor	
1	Office Manager	
1	CDL/ Equipment Trainer	
8	Street Crew Leader	
1	Fleet Technician II	
1	Fleet Technician I	
1	Fleet Service Worker	
2	Administrative Assistant	
18	Equipment Operator	
20	Street Maintenance Laborer	
Salaries		$ 2,312,510
Part-Time Salaries		$ -
Overtime		$ 35,000
Holiday Pay		$ 33,577
Longevity Pay		$ 9,500
Total		$ 2,390,587

Revenue Budget FY 2026					
Fund: Street			Department: Engineering		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Floodplain Permits	4,733	5,915	3,798	6,435	2,637
Road/Lane Closure Permits	1,525	850	1,326	842	(484)
Residential Site Permits	28,900	28,275	31,212	24,531	(6,681)
Stormwater Grading Permits	31,817	33,370	31,354	30,867	(487)
Site Dev Review Permits	25,038	200	715	2,193	1,478
Stormwater Management Permits	77,683	82,922	85,947	51,583	(34,364)
Driveway Permits	16,050	16,851	17,647	15,596	(2,051)
Stormwater Appeal Fees	400	200	204	612	408
Miscellaneous Revenue	4	1,966	-	-	-
Revenue Budget Total	**$ 186,150**	**$ 170,674**	**$ 172,203**	**$ 132,659**	**$ (39,544)**

Operating Budget FY 2026					
Fund: Street			Department: Engineering		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- Engineering	863,514	998,325	1,064,251	1,070,973	6,722
Holiday Pay	12,953	14,349	16,374	16,477	103
Group Insurance	109,353	126,912	131,075	137,950	6,875
Pension - City's Contribution	35,290	41,209	44,213	43,775	(438)
Payroll Taxes	50,943	59,540	67,228	67,730	502
Travel & Training	4,571	5,838	7,200	7,500	300
Overtime Salaries	1,143	2,410	2,200	3,500	1,300
Earned Benefits Payout	2,040	10,094	2,500	2,500	-
Medicare Contributions	11,914	13,925	15,722	15,840	118
Longevity Pay	3,000	3,002	1,500	1,500	-
O&M Personnel Accounts Sub-Total	**1,094,720**	**1,275,604**	**1,352,263**	**1,367,745**	**15,482**
Telephone Expense	11,604	11,524	11,650	11,550	(100)
Insurance and Licenses	5,088	5,558	5,000	5,000	-
Professional Services	745	2,805	3,500	3,500	-
Postage	725	623	800	750	(50)
Advertising and Printing	2,848	3,581	3,500	6,000	2,500
Equipment Maintenance	-	317	500	500	-
Auto Expense	5,142	5,560	8,000	8,000	-
Supplies	2,222	2,425	3,600	4,000	400
Office Supplies	947	2,049	2,000	2,500	500
Fuel	23,707	18,343	20,000	22,750	2,750
Dues & Subscriptions	1,036	777	1,500	1,750	250
Fixed Assets	59,697	-	43,000	-	(43,000)
Minor Equipment & Furniture	3,175	-	-	-	-
Rentals/ Contracts	1,336	1,794	2,500	2,500	-
Street Signalization	126,890	101,010	170,460	168,280	(2,180)
Computer Software	25,100	18,340	25,000	31,200	6,200
Mobile & Data Services	8,448	10,530	11,500	11,500	-
Maintenance Contracts	13,698	15,461	21,000	2,365	(18,635)
O&M Operations Accounts Sub-Total	**292,409**	**200,699**	**333,510**	**282,145**	**(51,365)**
Operating Budget Total	**$ 1,387,130**	**$ 1,476,303**	**$ 1,685,773**	**$ 1,649,890**	**$ (35,883)**

Fixed Asset Budget FY 2026

Fund: Street	Department: Engineering	
Description		Fixed Asset
	None Budgeted	
Total		$ -

Authorized Positions FY 2026

Street Fund		
Engineering Department - Total Full Time Staff of 17 Employees		
1	Chief Engineer	
1	Civil Engineer	
1	Engineer	
1	Construction Project Coordinator	
1	Traffic Operations Manager	
1	GIS Coordinator	
1	Stormwater Program Manager	
1	Contract Coordinator	
1	Construction Outreach Coordinator	
1	Senior Construction Inspector	
1	Signal Technician II	
2	Signal Technician	
1	GIS Analyst	
2	Construction Inspector	
1	Administrative Assistant	
Salaries		$ 1,070,973
Part-Time Salaries		$ -
Overtime		$ 3,500
Holiday Pay		$ 16,477
Longevity Pay		$ 1,500
Total		$ 1,092,450

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026					
Fund: Street			Department: General Administration		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
State Turnback Funds	4,879,170	6,390,660	6,500,000	6,500,000	-
Interest Earned	153,040	90,181	43,875	36,375	(7,500)
Miscellaneous Revenue	54,365	70,715	65,499	81,789	16,290
County Road Tax	2,003,705	2,281,938	2,262,461	2,399,025	136,564
Natural Gas Severance Tax	187,240	70,703	230,000	230,000	-
Sale of City Property	70,723	-	-	-	-
Insurance Claim Recovery	109,338	202,907	-	-	-
Revenue Budget Total	**$ 7,457,579**	**$ 9,107,103**	**$ 9,101,835**	**$ 9,247,189**	**$ 145,354**

Operating Budget FY 2026					
Fund: Street			Department: General Administration		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Insurance Claim Expense	100,125	90,802	-	-	-
Operating Budget Total	**$ 100,125**	**$ 90,802**	**$ -**	**$ -**	**$ -**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026

Fund: Restricted			Department: Restricted		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Fire Act 833	184,776	199,659	175,000	175,000	-
Keep Jonesboro Beautiful Comm	-	32,500	30,000	30,000	-
Employee Benefit	2,000	-	-	-	-
Library Millage	1,669,502	1,822,976	1,618,735	1,900,250	281,515
Museum-E Boone Watson	300	-	-	-	-
WWL Donations	7,437	223	-	-	-
DARE	58,962	46,118	40,000	40,000	-
K9 Acquisition	-	18,000	-	-	-
Downtown Jonesboro Imp. Dist.	59,862	44,091	50,000	50,000	-
Animal Control	15,351	23,345	20,000	20,000	-
Exchange for Services A&P	-	-	-	40,000	40,000
State Asset Forfeiture	40,228	52,472	35,000	35,000	-
Federal Forfeiture	6,288	125,125	35,000	35,000	-
In Lieu of Sidewalks	34,938	78,540	50,000	150,000	100,000
Perpetual Cemetery Fund	65,515	46,895	65,000	27,500	(37,500)
MYAC	1,568	1,969	2,000	3,000	1,000
Revenue Budget Total	**$ 2,146,727**	**$ 2,491,913**	**$ 2,120,735**	**$ 2,505,750**	**$ 385,015**

Operating Budget FY 2026

Fund: Restricted			Department: Restricted		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Fire Act 833	151,918	191,269	175,000	175,000	-
Insurance Proceeds	906,414	29,267	-	-	-
Keep Jonesboro Beautiful Comm	-	29,996	30,000	30,000	-
Employee Benefit	4,973	190	-	-	-
Library Millage	1,898,378	1,822,976	1,618,735	1,900,250	281,515
WWL Donations	7,000	-	-	-	-
DARE	39,692	58,434	40,000	40,000	-
K9 Acquisition	6,500	2,397	-	-	-
Downtown Jonesboro Imp. Dist.	-	103,953	50,000	50,000	-
Animal Control	11,358	16,906	20,000	20,000	-
State Asset Forfeiture	24,430	9,022	35,000	35,000	-
Federal Forfeiture	-	78,283	35,000	35,000	-
In Lieu of Sidewalks	-	95,618	50,000	150,000	100,000
Police Hiring/Training	-	13	-	-	-
Perpetual Cemetery Fund	111,055	38,700	76,000	146,503	70,503
MYAC	3,821	2,486	2,000	3,000	1,000
Operating Budget Total	**$ 3,165,539**	**$ 2,479,510**	**$ 2,131,735**	**$ 2,584,753**	**$ 453,018**

Fixed Asset Budget FY 2026

Fund: Restricted		Department: Perpetual Cemetery Fund	
Description			Fixed Asset
1	3/4 Ton Crew Cab 4x4		47,303
1	3500 Dump Truck		75,000
1	Exmark 60" Mower		17,500
1	Trailer		5,500
Total			**$ 145,303**

Revenue Budget FY 2026

Fund: E-911			Department: E-911		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Interest Earned	35,671	23,662	19,013	4,850	(14,163)
Miscellaneous Revenue	222	-	-	-	-
E911 Surcharge	90,614	71,824	80,163	65,088	(15,075)
E911 Maint/Upgrade Reimb	106,187	63,000	64,260	64,260	-
PSAP Distribution	1,538,786	1,496,775	1,542,258	1,542,259	1
Revenue Budget Total	**$ 1,771,481**	**$ 1,655,261**	**$ 1,705,694**	**$ 1,676,457**	**$ (29,237)**

Operating Budget FY 2026

Fund: E-911			Department: E-911		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- E-911	928,458	1,071,466	1,297,485	1,337,262	39,777
Holiday Pay	35,756	42,545	54,894	56,577	1,683
Group Insurance	118,179	147,229	169,225	171,650	2,425
Pension - City's Contribution	31,648	31,164	33,775	27,500	(6,275)
Payroll Taxes	63,212	72,194	87,629	91,440	3,811
Uniforms	974	763	1,000	1,000	-
Travel & Training	5,679	5,665	8,300	8,300	-
Part-Time Salaries	11,089	5,186	10,000	30,000	20,000
Overtime Salaries	78,931	106,416	50,000	50,000	-
Earned Benefits Payout	15,341	4,365	7,500	12,500	5,000
Unemployment/Wkms.Comp.	14,015	23,596	21,450	22,310	860
Medicare Contributions	14,783	16,884	20,493	21,385	892
Longevity Pay	1,000	1,001	1,000	1,000	-
Other Personnel Accounts Sub-Total	**1,319,065**	**1,528,475**	**1,762,751**	**1,830,924**	**68,173**
Insurance and Licenses	16,252	20,064	26,500	27,500	1,000
Professional Services	1,767	1,485	6,500	5,000	(1,500)
Postage	-	322	-	-	-
Advertising and Printing	-	490	500	1,000	500
Maintenance Bldg & Grns.	19,785	3,784	4,000	4,000	-
Equipment Maintenance	361	-	1,000	1,000	-
Auto Expense	229	-	1,500	1,500	-
Supplies	6,364	5,927	7,500	6,000	(1,500)
Office Supplies	2,093	558	2,000	2,000	-
Fuel	5,404	4,734	5,000	4,500	(500)
Dues & Subscriptions	3,338	2,619	5,000	4,000	(1,000)
Fixed Assets	9,095	519,432	106,000	16,493	(89,507)
Minor Equipment & Furniture	4,264	1,253	7,500	6,298	(1,202)
Rentals/ Contracts	21,434	23,301	23,500	27,500	4,000
Computer Software	1,148	17,140	-	-	-
Mobile & Data Services	5,903	7,111	7,750	9,000	1,250
Maintenance Contracts	111,241	106,669	150,000	339,865	189,865
Dedicated Circuits & Cable	108,945	117,960	120,000	125,000	5,000
Other Operations Accounts Sub-Total	**317,623**	**832,851**	**474,250**	**580,656**	**106,406**
Operating Budget Total	**$ 1,636,688**	**$ 2,361,325**	**$ 2,237,001**	**$ 2,411,580**	**$ 174,579**

Fixed Asset Budget FY 2026

Fund: E-911	Department: E-911	
Description		**Fixed Asset**
1	Modems for Mobile Command Post (Comm 1)	10,850
1	APX900 Motorola Portable Radio	3,798
1	Concept Seating Chair	1,845
Total		**$ 16,493**

Authorized Positions FY 2026

E-911 Fund		
E-911 Department - Total Full Time Staff of 29 Employees		
1	911 Director	
1	Deputy Director	
1	Training Coordinator	
4	911 Shift Leader	
22	911 Dispatcher	
Salaries		**$ 1,337,262**
Part-Time Salaries		**$ 30,000**
Overtime		**$ 50,000**
Holiday Pay		**$ 56,577**
Longevity Pay		**$ 1,000**
Total		**$ 1,474,839**

Fund: Advertising & Promotion Tourism - 3% Hotel/Motel					
Revenue Budget FY 2026					
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Interest Earned	20,700	12,745	11,700	9,700	(2,000)
Miscellaneous Revenue	367	5,265	-	-	-
Hotel & Motel 3% Tourism	977,913	936,513	960,000	915,000	(45,000)
AP- Sponsorship	-	21,500	-	-	-
Web Ad Sales	-	-	-	9,000	9,000
Revenue Budget Total	**998,981**	**976,023**	**971,700**	**933,700**	**(38,000)**
Operating Budget FY 2026					
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Salaries A&P 3% H/M	47,824	58,500	58,500	60,600	2,100
Payroll Taxes	2,965	3,627	3,744	3,757	13
Travel & Exp Reimb	6,242	3,780	3,600	-	(3,600)
Insurance & License	-	445	1,020	-	(1,020)
Professional Services	1,827	10,105	10,000	25,000	15,000
Advertising & Promotion	6,989	29,599	30,000	4,364	(25,636)
Supplies	-	1,537	1,500	-	(1,500)
Office Supplies	1,324	1,154	1,500	-	(1,500)
Dues & Subscriptions	21,473	18,001	18,000	19,800	1,800
Minor Equipment & Furniture	1,572	-	500	-	(500)
Rentals	7,800	7,800	7,800	7,500	(300)
Contract Labor	12,000	12,000	12,000	12,000	-
Embassy Suites Reimbursements	227,541	249,898	250,000	250,000	-
Unemployement/Wkms Comp	259	354	400	140	(260)
Medicare Contributions	693	848	731	879	148
A&P Grant/Sponsorship	762,821	624,750	700,000	486,224	(213,776)
A & P Events	4,880	104,532	50,000	100,000	50,000
Operations Budget Total	**1,106,210**	**1,126,929**	**1,149,295**	**970,264**	**(179,031)**
Net Budget Total	**$ (107,230)**	**$ (150,906)**	**$ (177,595)**	**$ (36,564)**	**$ 141,031**

Fund: Advertising & Promotion Tourism - 1% Hotel/Motel					
Revenue Budget FY 2026					
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Interest Earned	19,339	31,329	4,388	6,063	1,675
Hotel & Motel 1% Tourism	326,113	312,406	320,000	305,000	(15,000)
Revenue Budget Total	**345,452**	**343,735**	**324,388**	**311,063**	**(13,325)**
Operating Budget FY 2026					
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Hotel & Motel 1% Expense	-	950,000	298,750	-	(298,750)
Operations Budget Total	**-**	**950,000**	**298,750**	**-**	**(298,750)**
Net Budget Total	**$ 345,452**	**$ (606,265)**	**$ 25,638**	**$ 311,063**	**$ 285,425**

Fund: Advertising & Promotion Tourism - 2% Prepared Foods					
Revenue Budget FY 2026					
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Interest Earned	199,256	306,552	175,500	194,000	18,500
A & P Prepared Food 2% Tax	6,198,742	6,504,280	6,200,000	6,488,000	288,000
Revenue Budget Total	**6,397,998**	**6,810,832**	**6,375,500**	**6,682,000**	**306,500**
Operating Budget FY 2026					
Account Name	**2023 Actual**	**2024 Actual**	**2025 Budget**	**2026 Budget**	**Difference**
Salaries A&P PF	4,740	58,500	58,500	60,600	2,100
Payroll Taxes	294	3,627	3,744	3,757	13
Travel & Exp Reimb	-	2,076	2,000	6,500	4,500
Professional Services	850,779	2,720,021	682,260	1,472,950	790,690
Advertising & Promotion	-	130	-	4,364	4,364
Maintenance Bldg. and Grns.	2,200	4,225	5,000	-	(5,000)
Supplies/Meeting	2,641	-	-	500	500
Office Supplies	459	-	-	-	-
Dues/Subscriptions/Publications	-	-	-	3,500	3,500
Land Acquisition	4,000,305	1,102,105	-	-	-
Lease Payment	-	-	-	5,700,000	5,700,000
Medicare Contributions	69	848	731	879	148
Operations Budget Total	**4,861,487**	**3,891,532**	**752,235**	**7,253,050**	**6,500,815**
Net Budget Total	**$ 1,536,511**	**$ 2,919,300**	**$ 5,623,265**	**$ (571,050)**	**$ (6,194,315)**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Confirmed Grants for 2026				
Grant Name	**Split**	**Grant Funding**	**City Match**	**Total Funds**
Bullet Proof Vests Grant	50/50	50,400	50,400	100,800
STEP Grant	100/0	57,000	In Kind	57,000
University Heights Trail	80/20	316,000	79,000	395,000
TAP: Higginbottom Trail	83/17	490,000	98,000	588,000
Outdoor Recreation Legacy	50/50	616,750	616,750	1,233,500
Safe Streets for All	75/25	1,747,761	582,587	2,330,348
Energy Efficiency and Conservation Block Grant	100/0	137,970	-	137,970
Railroad Crossing Elimination	80/20	1,176,000	294,000	1,470,000
Connect and Protect Grant	70/30	116,500	50,500	167,000
Total Anticipated Grants		**$ 4,708,381**	**$ 1,771,237**	**$ 6,479,618**

Grants in Process for 2026				
Grant Name	**Split**	**Grant Funding**	**City Match**	**Total Funds**
Arkansas Community Assistance Grant	83/17	1,500,000	300,000	1,800,000
Arkansas Community Assistance Grant	83/17	1,500,000	300,000	1,800,000
FY2026 Great Strides/Trails for Life Grant	100/0	250,000	-	250,000
FY2026 Outdoor Recreation Matching Grant	50/50	125,000	125,000	250,000
FY2026 Community Project Funding	100/0	5,200,000	-	5,200,000
Total Anticipated Grants		**$ 1,500,000**	**$ 300,000**	**$ 1,800,000**

Proposed Grants for 2026 or Later				
Grant Name	**Split**	**Grant Funding**	**City Match**	**Total Funds**
BUILD	80/20	25,000,000	6,250,000	31,250,000
TAP	80/20	500,000	125,000	625,000
RTP	80/20	500,000	125,000	625,000
ADA, Urban & Community Forestry	67/33	500,000	250,000	750,000
JAG	100/0	55,553	-	55,553
Outdoor Recreation Matching Grant	50/50	250,000	250,000	500,000
Great Strides/Trails for All	100/0	250,000	-	250,000
Bullet Proof Vests Grant	50/50	50,400	50,400	100,800
Railroad Crossing Elimination	80/20	15,000,000	3,750,000	18,750,000
Total Anticipated Grants		**$ 42,105,953**	**$ 10,800,400**	**$ 52,906,353**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Confirmed Grants for 2026				
Grant Name	**Split**	**Grant Funding**	**City Match**	**Total Funds**
STEP Grant- Car Seats	100/0	5,000	-	5,000
Urban & Community Forestry Grant	100/0	42,000	-	42,000
Recycling Grant	100/0	54,056	-	54,056
Total Anticipated Grants		**$ 101,056**	**$ -**	**$ 101,056**

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026

Fund: Community Development Block Grant				Department: CDBG	
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Miscellaneous Revenue	1,396	4,107	-	-	-
CDBG Funding - HUD	277,868	581,474	988,195	696,320	(291,875)
CDBG Funding - HUD- CV3	304,432	30,963	12,000	-	(12,000)
Revenue Budget Total	**$ 583,696**	**$ 616,544**	**$ 1,000,195**	**$ 696,320**	**$ (303,875)**

Operating Budget FY 2026

Fund: Community Development Block Grant				Department: CDBG	
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- CDBG	84,528	109,799	113,545	71,280	(42,265)
Holiday Pay	910	1,696	1,747	1,097	(650)
Group Insurance	6,957	6,760	6,680	8,275	1,595
Pension - City's Contribution	3,774	4,650	4,650	2,000	(2,650)
Payroll Taxes	5,285	6,727	7,148	4,487	(2,661)
Travel & Training	3,066	3,095	3,000	3,500	500
Overtime Salaries	52	393	-	-	-
Earned Benefits Payout	3,059	-	-	-	-
Medicare Contributions	1,236	1,573	1,671	1,050	(621)
Other Personnel Accounts Sub-Total	**108,868**	**134,692**	**138,441**	**91,689**	**(46,752)**
Professional Services	60	-	500	3,000	2,500
Postage	78	241	100	150	50
Advertising and Printing	1,853	3,193	2,000	1,500	(500)
Auto Expense	-	-	-	100	100
Supplies	40	532	150	200	50
Office Supplies	789	483	400	400	-
Fuel	87	178	250	200	(50)
Dues & Subscriptions	1,366	1,429	1,200	1,000	(200)
Mobile & Data Services	92	-	-	-	-
Projects - General Government	63,757	317,609	570,154	343,965	(226,189)
Projects - Social Service	69,270	1,800	100,000	71,244	(28,756)
Projects - Recreation/Culture	2,164	91,301	40,000	55,000	15,000
Projects - Housing Services	75,577	25,007	135,000	127,872	(7,128)
Projects- CARES Act CV3	304,462	38,101	12,000	-	(12,000)
Other Operations Accounts Sub-Total	**519,594**	**479,872**	**861,754**	**604,631**	**(257,123)**
Operating Budget Total	**$ 628,462**	**$ 614,564**	**$ 1,000,195**	**$ 696,320**	**$ (303,875)**

Revenue Budget FY 2026					
Fund: Metropolitan Planning Grant			Department: MPO		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Interest Earned	5,468	5,672	6,997	3,638	(3,359)
MPO Contributions-Other Cities	2,290	10,181	5,913	4,000	(1,913)
MPO Contributions-City of Jonesboro	27,803	34,739	46,220	36,000	(10,220)
MPO Planning Grants	85,323	91,555	236,520	156,209	(80,311)
Revenue Budget Total	**$ 126,079**	**$ 142,148**	**$ 295,650**	**$ 199,847**	**$ (95,803)**

Operating Budget FY 2026					
Fund: Metropolitan Planning Grant			Department: MPO		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- MPO	113,240	109,423	119,322	125,312	5,990
Holiday Pay	1,742	1,467	1,836	1,928	92
Group Insurance	4,586	18,796	21,575	24,750	3,175
Pension - City's Contribution	890	34	-	-	-
Payroll Taxes	7,022	6,509	7,511	7,888	377
Travel & Training	1,161	1,780	8,000	8,000	-
Earned Benefits Payout	-	1,643	-	-	-
Medicare Contributions	1,642	1,522	1,756	1,844	88
Other Personnel Accounts Sub-Total	**130,283**	**141,176**	**160,000**	**169,722**	**9,722**
Professional Services	-	15	111,500	2,500	(109,000)
Postage	-	-	250	250	-
Advertising and Printing	820	555	3,500	3,500	-
Office Supplies	257	-	800	800	-
Dues & Subscriptions	1,450	1,964	2,000	2,500	500
Minor Equipment & Furniture	406	-	-	-	-
Rentals/ Contracts	240	149	2,000	2,000	-
Computer Software	13,426	280	1,500	1,500	-
Mobile & Data Services	554	556	600	575	(25)
Maintenance Contracts	-	12,840	13,500	16,500	3,000
Other Operations Accounts Sub-Total	**17,152**	**16,358**	**135,650**	**30,125**	**(105,525)**
Operating Budget Total	**$ 147,435**	**$ 157,534**	**$ 295,650**	**$ 199,847**	**$ (95,803)**

Fixed Asset Budget FY 2026		
Fund: Metropolitan Planning Grant	Department: MPO	
Description		Fixed Asset
None Budgeted		
Total	$	-

Authorized Positions FY 2026		
Metropolitan Planning Grant Fund		
MPO Department - Total Full Time Staff of 2 Employees		
1	MPO Director	
1	MPO Planner	
Salaries	$	125,312
Part-Time Salaries	$	-
Overtime	$	-
Holiday Pay	$	1,928
Longevity Pay	$	-
Total	$	127,240

City of Jonesboro, Arkansas

Fiscal Year 2026 Budget

Presented by Mayor Harold Copenhaver

Revenue Budget FY 2026

Fund: Jonesboro Economic Transit			Department: JET		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Interest Earned	4,203	2,877	2,740	1,213	(1,527)
Miscellaneous Revenue	32	3,925	-	-	-
Sale of City Property	1,615	-	-	-	-
Promotional Revenue	-	2,250	2,250	-	(2,250)
JET Pass Sales	16,441	23,313	22,250	30,160	7,910
JET Bus Fares	50,058	52,351	50,500	49,422	(1,078)
Other State Aid - AHTD	63,312	63,312	50,000	57,438	7,438
Transit FTA 5307	584,481	2,557,923	2,582,381	3,951,592	1,369,211
Insurance Claim Recovery	28,280	14,077	-	-	-
Other Revenue Accounts Sub-Total	**748,422**	**2,720,029**	**2,710,121**	**4,089,825**	**1,379,704**
Revenue Budget Total	**$ 748,422**	**$ 2,720,029**	**$ 2,710,121**	**$ 4,089,825**	**$ 1,379,704**

Operating Budget FY 2026

Fund: Jonesboro Economic Transit			Department: JET		
Account Name	2023 Actual	2024 Actual	2025 Budget	2026 Budget	Difference
Salaries- JET	688,521	765,666	1,143,523	1,175,392	31,869
Holiday Pay	8,077	10,248	17,593	18,083	490
Group Insurance	92,695	104,570	174,650	162,500	(12,150)
Pension - City's Contribution	22,357	22,573	33,480	21,250	(12,230)
Payroll Taxes	53,853	58,302	84,389	86,395	2,006
Uniforms	23,626	33,624	25,000	25,000	-
Travel & Training	2,899	13,271	9,000	10,000	1,000
Part-Time Salaries	158,769	182,145	175,000	175,000	-
Overtime Salaries	19,125	15,339	25,000	25,000	-
Earned Benefits Payout	42,977	23,948	13,500	13,500	-
Unemployment/Wkms.Comp.	22,011	26,478	25,920	27,000	1,080
Medicare Contributions	12,595	13,635	19,736	20,205	469
Other Personnel Accounts Sub-Total	**1,147,503**	**1,269,799**	**1,746,791**	**1,759,325**	**12,534**
Telephone Expense	1,279	1,304	1,300	1,300	-
Insurance and Licenses	17,467	20,675	37,250	37,250	-
Professional Services	2,111	3,685	3,500	4,000	500
Postage	617	305	1,000	700	(300)
Advertising and Printing	3,700	5,544	8,000	10,000	2,000
Maintenance Bldg & Grns.	11,217	18,207	15,000	15,000	-
Equipment Maintenance	3,999	25,150	5,000	5,000	-
Auto Expense	67,602	81,991	75,000	75,000	-
Supplies	5,368	13,191	7,500	7,500	-
Office Supplies	1,132	2,214	2,500	2,500	-
Fuel	126,952	117,178	150,000	145,000	(5,000)
Dues & Subscriptions	1,473	2,807	3,500	5,000	1,500
Fixed Assets	251,010	2,090,107	335,780	1,025,200	689,420
Minor Equipment & Furniture	1,087	11,898	-	4,000	4,000
Rentals/ Contracts	489	1,231	1,500	1,500	-
Sidewalk Improvements	-	-	185,000	850,000	665,000
Computer Software	13,550	150,313	100,000	50,000	(50,000)
Mobile & Data Services	3,974	5,498	6,000	11,050	5,050
Maintenance Contracts	24,528	22,997	25,000	80,000	55,000
Dedicated Circuits & Cable	326	298	500	500	-
Other Operations Accounts Sub-Total	**537,881**	**2,574,592**	**963,330**	**2,330,500**	**1,367,170**
Operating Budget Total	**$ 1,685,384**	**$ 3,844,391**	**$ 2,710,121**	**$ 4,089,825**	**$ 1,379,704**

Fixed Asset Budget FY 2026

Fund: Jonesboro Economic Transit Department: JET

Description			Fixed Asset
	3	Cutaway, Low Deck, Ramp Load, 20 Passenger, Class C	630,000
	2	Transit style, Rear Load, Paratransit 6 Seat w/Wheelchair	220,000
	37	Awin radios	170,200
	1	AC Recovery system	5,000
Total			$ 1,025,200

Authorized Positions FY 2026

Jonesboro Economic Transit Fund

JET Department - Total Full Time Staff of 27 Employees

	1	Transit Director
	1	Transit Field Supervisor
	1	Transit Options Supervisor
	1	Marketing Coordinator
	3	Transit Route Coordinator
	1	Paratransit Coordinator
	14	Transit Driver
	2	Paratransit Driver
	1	Mechanic
	2	Assistant Mechanic
Salaries		$ 1,175,392
Part-Time Salaries		$ 175,000
Overtime		$ 25,000
Holiday Pay		$ 18,083
Longevity Pay		$ -
Total		$ 1,393,475

2026 Budget



Overview of Key Information

- $85 million in total expenditure
- $72 million in O&M expenditure
- $1.1 million in Capital Improvement expenditure
- O&M Sales Tax Revenue Budget is a reforecast of 2025 Budget
  - 2026 Budget $49.2 million
  - Current trends indicate that 2025 projected revenue will be $48.0 million, an increase of $800K, or 1.7% over 2024 actual
  - 2.5% budget increase for 2026 comparing to current year projection
- Salary/Benefit Enhancements
  - 2% Annual Step increase in Salaries
  - 2% Cost of Living Adjustment in Salary Ranges
  - 4% overall COLA increase in Salaries for Emps not eligible for a Step
  - Improved captive claim activities compared to fully-funded plan protecting Health Ins premiums to only a 15% increase
- Personnel Requests
  - Personnel requests are deferred until the end of 1st quarter 2026

Overview of Appropriations

- Infrastructure Improvement
  - Franchise Fee Revenue Bond - $17.5 million in Capital Improvements to occur over the next three budget cycles - construction of an E-911/Safety Center, Caraway Rd Expansion & Pedestrian/Trail Connections
  - $3.0 million appropriation for 2025 - Overlay & Street Improvements
  - $250K appropriation for 2025 - ADA Sidewalk Improvements
  - $1.1 million budget for recurring Cap Imp - Misc. Drainage Imp, Industrial Rail Maint & Economic Dev
- Cap Improvement Carryover Funding
  - $18.7 million total funding for 2025
  - $5.7 million net activity for 2025
  - $11.1 million in remaining appropriation
- Depreciation Fund
  - $4.4 million appropriation for 2025
  - 37 fleet unit replacements (25 units for JPD) of total 52 fleet unit replacements requested
  - $2.5 million 2 new Fire Apparatus - additional $625K funded (25%) for 2025 - total funding $1.25M - CWL has agreed to fund the remaining $1.2M over two budget cycles
  - Replacement of Maint Equip – PD $60K, FD $45K, Parks $297K, Street $474K

Overview of Franchise Fee Cap Imp Revenue Bond

- Revenue Bond Issuance
  - Par value/amount $17,595,000 – principal to be repaid
  - Net issuance proceeds available for project construction $17,417,358
  - Annual Debt Service $1,147,100
  - True Interest Cost 4.96%
  - Final maturity 8/1/2055
- Project Appropriation
  - $5.5 million - E-911/Public Safety Center
  - $5.5 million - Caraway Rd Expansion
  - $5.0 million - Pedestrian & Trail Connections
  - $16.0 million total Project Appropriation
- Projected Activities for 2025
  - Interest Earned $264,000
  - Expenditures & Commitments $1.4 million
  - Available Funding for additional projects or increased cost support $1.6 million

Overview of Restricted Revenue Replacement Fund (ARPA)

- Funding
  - 2025 Carryover of Revenue Replacement Fund $582,721

- Appropriations for 2026
  - Tornado Siren Upgrade
    - Transition of communication system to Digital Radios $124,341
    - System Expansion – 4 additional sirens to cover service area $136,920

Total Appropriations	$261,261
Remaining Funding Available	$321,460

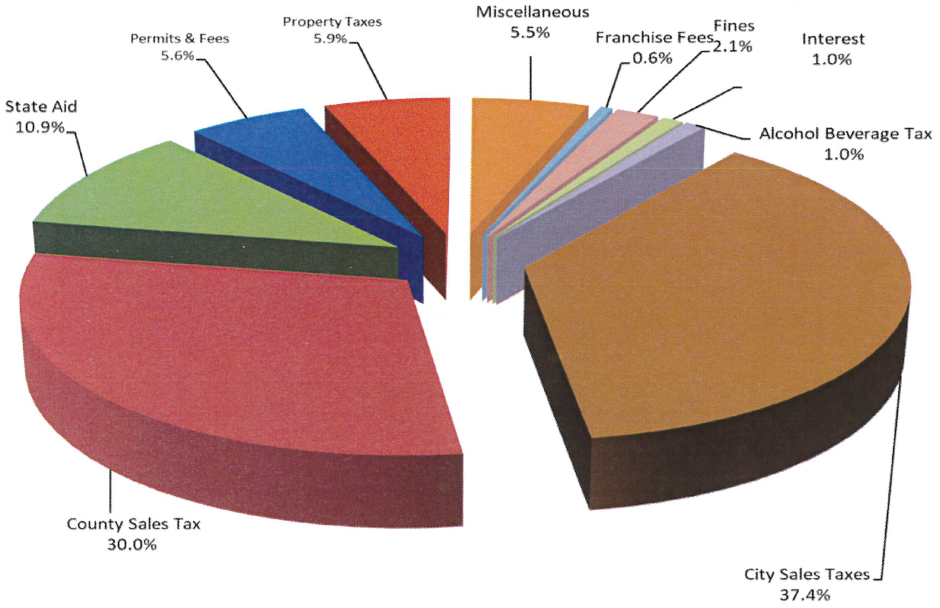
Overview of Reserve Analysis

	Amount	Amount
2026 Projected Ending Balances		
General Fund	$12,477,257	
Street Fund	$ 173,785	
Capital Improvement Fund (Assigned)	$ 12,024,831	
Depreciation Fund (Assigned)	$ 5,317,377	
Total Fund Balances		$29,993,250
LESS: Required Reserves		($9,750,203)
Remaining Unappropriated Reserves		$20,243,048
Required Reserves Coverage (supporting $5.4M Avg mthly Gen Fund Oper Exp)		1.8 months
Unappropriated Reserves Coverage (supporting $5.4M Avg mthly GF Oper Exp)		2.0 months
Total Reserve Coverage		3.8 months

Note: RES-09:186 Required Res of 15% of budgeted exp of GF - - AML & GFOA recommend one to two months of coverage (8% to 17%)

O&M Revenues

Projected Operation & Maintenance Revenues by Source

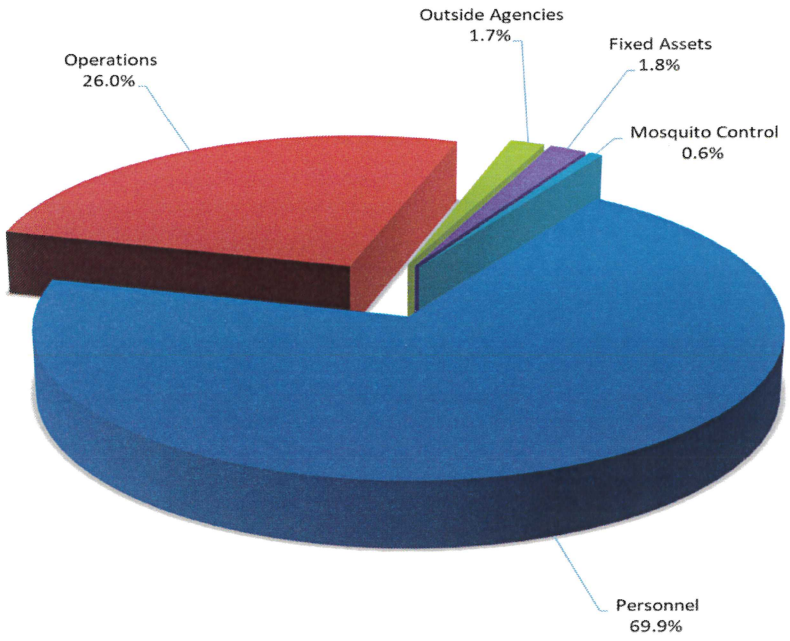


O&M Revenues	2025 Budget	2026 Budget	Difference
City Sales Taxes	$27,278,218	$27,278,218	$-0-
County Sales Tax	$21,888,782	$21,888,782	$-0-
State Aid	$7,926,402	$7,926,402	$-0-
Permits and Fees	$4,196,125	$4,075,376	$(120,749)
Property Taxes	$4,097,750	$4,290,001	$192,251
Miscellaneous	$3,899,260	$4,027,256	$127,996
Franchise Fees*	$1,716,000	$427,196	$(1,288,804)
Fines	$1,389,880	$1,497,945	$108,065
Interest	$960,892	$718,164	$(242,728)
Alcohol Bev Tax	$721,739	$721,739	$-0-
TOTAL O&M REVENUES	$74,075,048	$72,851,079	($1,223,969)

* 2026 Budget restricts $1,147,100 for debt service for the Series 2025 Revenue Bond

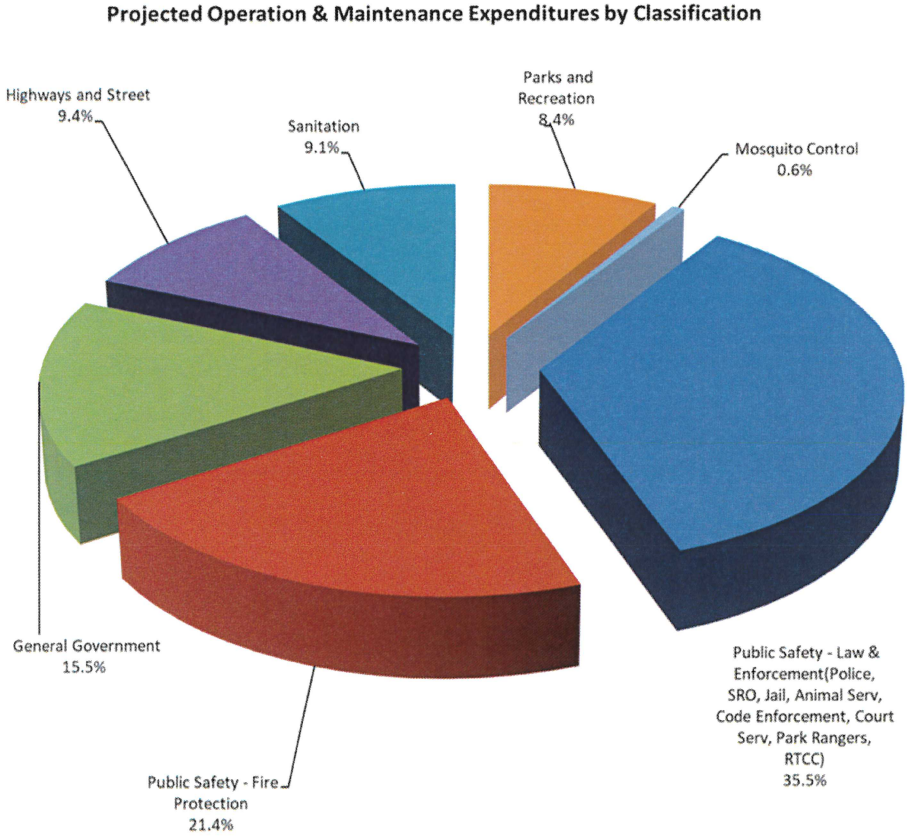
O&M Account Type Expenditures

Projected Operation & Maintenance Expenditures by Type



O&M Expenditure by Account Type	2025 Budget	2026 Budget	Difference
Personnel	$48,691,075	$50,170,536	$1,479,461
Operations	$18,468,753	$18,621,332	$152,579
Fixed Assets	$1,352,460	$1,283,226	$(69,234)
Outside Agencies	$1,261,250	$1,208,250	$(53,000)
Mosquito Control	$460,000	$460,000	$-0-
TOTAL	$70,233,538	$71,743,344	$1,509,806

O&M Account Classification Expenditures



O&M Expenditure by Classification	2025 Budget	2026 Budget	Difference
Law Enforcement	$24,958,559	$25,457,113	$498,554
Fire Protection	$14,808,178	$15,350,129	$541,951
Gen Government	$10,643,494	$11,123,048	$479,554
Highways and Street	$6,788,886	$6,741,994	$(46,892)
Sanitation	$6,494,724	$6,556,005	$61,281
Parks & Recreation	$6,079,697	$6,055,055	$(24,642)
Mosquito Control	$460,000	$460,000	$-0-
TOTAL	$70,233,538	$71,743,344	$1,509,806

2026 Budget

Text File

File Number: RES-25:197

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

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

WHEREAS, RES-24:184 amended the City Salary and Administration Plan; and,

WHEREAS, a need has been identified to amend the City of Jonesboro's current Salary Administration Plan to include, pay ranges, job titles and grades consistent with the 2026 Budget.

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

Section 1: The attached listing of Approved Job Titles of the Salary & Administration Plan is hereby adopted.

Revisions in Red

All Min-Mid-Max Salary columns were adjusted for the COLA increase per the proposed budget					
Approved Full-Time Job Titles Non-Uniform	**Department**	**Pay Grade**	**Min Salary**	**Mid Salary**	**Max Salary**
Chief of Staff*	Mayor's Office	133	$110,244	$140,339	$170,434
Chief Engineer*	Engineering	132	$107,709	$137,138	$166,567
Chief Financial Officer*	Finance	131	$103,755	$131,935	$160,115
Chief Administrative Officer*	Mayor's Office	131	$103,755	$131,935	$160,115
Chief Operations Officer*	Mayor's Office	131	$103,755	$131,935	$160,115
Sr. Finance Director*	Finance	127	$87,931	$112,162	$136,392
Director of Planning*	Planning	125	$80,018	$101,774	$123,530
Director of Animal Services*	Animal Services	124	$74,570	$95,728	$116,885
Assistant City Attorney*	Attorney	124	$74,570	$95,728	$116,885
Director of Code Enforcement*	Code Enforcement	124	$74,570	$95,728	$116,885
Director of Communications*	Communications	124	$74,570	$95,728	$116,885
E911 Director*	E911	124	$74,570	$95,728	$116,885
Civil Engineer*	Engineering	124	$74,570	$95,728	$116,885
Engineer*	Engineering	124	$74,570	$95,728	$116,885
Director of Community Development*	Grants	124	$74,570	$95,728	$116,885
Director of Human Resources*	HR	124	$74,570	$95,728	$116,885
Director of Information Systems*	Info Systems	124	$74,570	$95,728	$116,885
Chief Bldg Official*	Inspections	124	$74,570	$95,728	$116,885
Director of Transit*	JETS	124	$74,570	$95,728	$116,885
Director of Facilities Maintenance*	Bldg Maintenance	124	$74,570	$95,728	$116,885
MPO Director *	MPO	124	$74,570	$95,728	$116,885
Director of Parks & Rec*	Parks	124	$74,570	$95,728	$116,885
Sanitation Superintendent*	Sanitation	124	$74,570	$95,728	$116,885
Street Superintendent*	Street	124	$74,570	$95,728	$116,885
Construction Project Coordinator*	Engineering	123	$69,253	$88,158	$107,064
Assistant Director of Parks & Rec*	Parks	121	$64,194	$81,629	$99,064
Assistant Street Superintendent*	Street	121	$64,194	$81,629	$99,064
Finance Manager*	Finance	120	$60,238	$76,837	$93,437
City Accountant*	Finance	119	$56,281	$71,828	$87,373
Purchasing Manager*	Finance	119	$56,281	$71,828	$87,373
Community Services Manager*	Grants	119	$56,281	$71,828	$87,373
Network Administrator*	Info Systems	119	$56,281	$71,828	$87,373
Security Analyst*	Info Systems	119	$56,281	$71,828	$87,373
Contract Coordinator	Engineering	118	$51,299	$66,212	$81,124
GIS Coordinator*	Engineering	118	$51,299	$66,212	$81,124
Stormwater Program Manager*	Engineering	118	$51,299	$66,212	$81,124
Traffic Operations Manager	Engineering	118	$51,299	$66,212	$81,124
Civilian Mechanic/Emerg Vehicle Technician	Fire	118	$51,299	$66,212	$81,124
Grants & Finance Specialist	Grants	118	$51,299	$66,212	$81,124
Grants Writer	Grants	118	$51,299	$66,212	$81,124
Parks Maintenance Superintendent*	Parks	118	$51,299	$66,212	$81,124

(*) Positions are exempt

Approved Full-Time Job Titles Non-Uniform	Department	Pay Grade	Min Salary	Mid Salary	Max Salary
Parks Maintenance Supervisor(/Sexton)*	Parks	118	$51,299	$66,212	$81,124
Wellness Supervisor	Police	118	$51,299	$66,212	$81,124
Fleet Supervisor*	Sanitation	118	$51,299	$66,212	$81,124
Sanitation Supervisor*	Sanitation	118	$51,299	$66,212	$81,124
Street Drainage Supervisor*	Street	118	$51,299	$66,212	$81,124
Street Maintenance Supervisor*	Street	118	$51,299	$66,212	$81,124
Collector*	Finance	117	$48,390	$62,280	$76,170
Transit Field Supervisor*	JETS	117	$48,390	$62,280	$76,170
Transit Option Supervisor*	JETS	117	$48,390	$62,280	$76,170
E911 Deputy Director	E911	116	$46,451	$59,861	$73,270
City Surveyor	Engineering	116	$46,451	$59,861	$73,270
Construction Outreach Coordinator	Engineering	116	$46,451	$59,861	$73,270
Network Technician	Info Systems	116	$46,451	$59,861	$73,270
Transportation Option Coordinator	JETS	116	$46,451	$59,861	$73,270
Sr Building Maintenance Technician	Bldg Maintenance	116	$46,451	$59,861	$73,270
Sr HVAC Technician	Bldg Maintenance	116	$46,451	$59,861	$73,270
Senior Planner	Planning	116	$46,451	$59,861	$73,270
Radio Technician	Police	116	$46,451	$59,861	$73,270
Sr Deputy City Clerk	City Clerk	115	$44,511	$57,511	$70,510
Digital Media Specialist	Communications	115	$44,511	$57,511	$70,510
Marketing & Community Outreach Coordinator	Communications	115	$44,511	$57,511	$70,510
E911 Shift Leader	E911	115	$44,511	$57,511	$70,510
Training Coordinator	E911	115	$44,511	$57,511	$70,510
Finance Specialist	Finance	115	$44,511	$57,511	$70,510
HR Generalist	HR	115	$44,511	$57,511	$70,510
Sr Computer Technician	Info Systems	115	$44,511	$57,511	$70,510
MPO Planner	MPO	115	$44,511	$57,511	$70,510
Shop Supervisor	Police	115	$44,511	$57,511	$70,510
Victim Services/CIT Coordinator	Police	115	$44,511	$57,511	$70,510
Sr Animal Services Officer	Animal Services	114	$42,572	$54,671	$66,768
Jr Deputy City Clerk	City Clerk	114	$42,572	$54,671	$66,768
Sr Code Enforcement Officer	Code Enforcement	114	$42,572	$54,671	$66,768
GIS Analyst	Engineering	114	$42,572	$54,671	$66,768
Signal Technician II	Engineering	114	$42,572	$54,671	$66,768
Sr Construction Inspector	Engineering	114	$42,572	$54,671	$66,768
Sr Inspector	Inspections	114	$42,572	$54,671	$66,768
Marketing Coordinator	JETS	114	$42,572	$54,671	$66,768
HVAC Technician	Bldg Maintenance	114	$42,572	$54,671	$66,768
Adaptive Recreation Coordinator*	Parks	114	$42,572	$54,671	$66,768
Concession Coordinator*	Parks	114	$42,572	$54,671	$66,768
Pool Coordinator*	Parks	114	$42,572	$54,671	$66,768
Program Coordinator*	Parks	114	$42,572	$54,671	$66,768
Softball Coordinator*	Parks	114	$42,572	$54,671	$66,768
Youth Sports Coordinator*	Parks	114	$42,572	$54,671	$66,768
Planner II	Planning	114	$42,572	$54,671	$66,768

(*) Positions are exempt

Approved Full-Time Job Titles Non-Uniform	Department	Pay Grade	Min Salary	Mid Salary	Max Salary
Mechanic/Electronics Technician	Police	114	$42,572	$54,671	$66,768
Sr Court Services Officer	Court Services	113	$40,633	$52,324	$64,015
Grants Project Coordinator	Grants	113	$40,633	$52,324	$64,015
Rehab Project Coordinator	Grants	113	$40,633	$52,324	$64,015
Computer Technician II	Info Systems	113	$40,633	$52,324	$64,015
Facilities Maintenance Coordinator	Bldg Maintenance	113	$40,633	$52,324	$64,015
Community Center Manager*	Parks	113	$40,633	$52,324	$64,015
Crime Analyst - PD	Police	113	$40,633	$52,324	$64,015
Public Information Specialist	Police	113	$40,633	$52,324	$64,015
Records Clerk Supervisor - PD	Police	113	$40,633	$52,324	$64,015
Sr Video Analyst	Police	113	$40,633	$52,324	$64,015
CDL/Equipment Trainer	Street	113	$40,633	$52,324	$64,015
Office Manager	Various Departments	113	$40,633	$52,324	$64,015
Code Enforcement Specialist	Code Enforcement	112	$38,693	$49,517	$60,340
E911 Dispatcher/Call-Taker	E911	112	$38,693	$49,517	$60,340
Construction Inspector	Engineering	112	$38,693	$49,517	$60,340
Signal Technician I	Engineering	112	$38,693	$49,517	$60,340
Accounting Technician II	Finance	112	$38,693	$49,517	$60,340
Payroll Specialist	Finance	112	$38,693	$49,517	$60,340
Inspector	Inspections	112	$38,693	$49,517	$60,340
Parks Crew Leader	Parks	112	$38,693	$49,517	$60,340
Evidence/Property Tech	Police	112	$38,693	$49,517	$60,340
FOIA Transparency Technician	Police	112	$38,693	$49,517	$60,340
Video Analyst	Police	112	$38,693	$49,517	$60,340
Street Crew Leader	Street	112	$38,693	$49,517	$60,340
Fleet Technician II	Street/Sanitation	112	$38,693	$49,517	$60,340
Animal Services Officer	Animal Services	111	$36,958	$47,717	$58,475
Code Enforcement Officer	Code Enforcement	111	$36,958	$47,717	$58,475
HR Representative	HR	111	$36,958	$47,717	$58,475
Transit Route Coordinator	JETS	111	$36,958	$47,717	$58,475
Park Ranger	Parks	111	$36,958	$47,717	$58,475
Cartographer	Planning	111	$36,958	$47,717	$58,475
Planning Technician	Planning	111	$36,958	$47,717	$58,475
Sex Offender Register Specialist	Police	111	$36,958	$47,717	$58,475
Animal Services Technician	Animal Services	110	$35,453	$45,438	$55,422
Paralegal	Attorney	110	$35,453	$45,438	$55,422
Court Services Officer	Court Services	110	$35,453	$45,438	$55,422
Accounting Technician	Finance	110	$35,453	$45,438	$55,422
Budget Specialist	Finance	110	$35,453	$45,438	$55,422
Computer Technician I	Info Systems	110	$35,453	$45,438	$55,422
Mechanic - Transit	JETS	110	$35,453	$45,438	$55,422
Paratransit Coordinator	JETS	110	$35,453	$45,438	$55,422
Transit Route Driver	JETS	110	$35,453	$45,438	$55,422
Assistant Youth Sports Coordinator	Parks	110	$35,453	$45,438	$55,422
Records/Recruiting	Police	110	$35,453	$45,438	$55,422

(*) Positions are exempt

Approved Full-Time Job Titles Non-Uniform	Department	Pay Grade	Min Salary	Mid Salary	Max Salary
Equipment Operator III	Street	110	$35,453	$45,438	$55,422
Fleet Technician I	Street	110	$35,453	$45,438	$55,422
Adoption/Rescue Coordinator	Animal Services	109	$34,590	$44,267	$53,942
Legal Assistant - Secretary	Attorney	109	$34,590	$44,267	$53,942
Accounts Payable Specialist	Finance	109	$34,590	$44,267	$53,942
ParaTransit Driver	JETS	109	$34,590	$44,267	$53,942
Maintenance Technician	Bldg Maintenance	109	$34,590	$44,267	$53,942
Social Media Specialist	Parks	109	$34,590	$44,267	$53,942
Planner I	Planning	109	$34,590	$44,267	$53,942
CID Secretary	Police	109	$34,590	$44,267	$53,942
Property Technician	Police	109	$34,590	$44,267	$53,942
Equipment Operator II	Street/Sanitation	109	$34,590	$44,267	$53,942
Administrative Assistant	Various Departments	109	$34,590	$44,267	$53,942
Receptionist/Clerk	Info Systems	108	$33,646	$43,440	$53,234
Mechanic Helper/Assistant	JETS	108	$33,646	$43,440	$53,234
Cemetery Assistant	Parks	108	$33,646	$43,440	$53,234
Background Tech	Police	108	$33,646	$43,440	$53,234
Records Clerk	Police	108	$33,646	$43,440	$53,234
Welder	Street	108	$33,646	$43,440	$53,234
Equipment Operator I	Street/Sanitation	108	$33,646	$43,440	$53,234
Fleet Service Worker	Street/Sanitation	108	$33,646	$43,440	$53,234
Kennel Master	Animal Services	107	$32,168	$41,227	$50,285
Building Maintenance Worker	Bldg Maintenance	107	$32,168	$41,227	$50,285
Custodian	Parks	107	$32,168	$41,227	$50,285
Park Maintenance Worker	Parks	107	$32,168	$41,227	$50,285
Sanitation Worker	Sanitation	107	$32,168	$41,227	$50,285
Street Maintenance Worker	Street	107	$32,168	$41,227	$50,285

(*) Positions are exempt

Revisions in Red

All Min-Mid-Max Salary columns were adjusted for the COLA increase per the proposed budget

Uniform Job Titles	Department	Pay Grade	Min Salary	Mid Salary	Max Salary
New Recruit	Police	NR			$51,510
Police Officer	Police	P1	$53,570	$61,536	$70,685
Police Sergeant	Police	P2	$66,963	$73,932	$83,260
Police Lieutenant	Police	P3	$77,265	$85,307	$96,069
Police Captain*	Police	P4	$87,567	$94,786	$104,651
Police Assistant Chief*	Police	P5			$108,171
Police Chief*	Police	P6			$128,775

(*) Positions are exempt

Revisions in Red

All Min-Mid-Max Salary columns were adjusted for the COLA increase per the proposed budget

Uniform Job Titles	Department	Pay Grade	Min Salary	Mid Salary	Max Salary
New Recruit	Fire	NR			$46,024
Fire Fighter	Fire	U1	$47,707	$53,725	$62,947
Fire Fighter - Driver/Operator	Fire	U2	$63,048	$68,246	$73,872
Fire Captain	Fire	U3	$73,556	$79,620	$86,182
Battalion Chief	Fire	U4	$85,641	$90,882	$98,374
Fire Marshall - Division Chief*	Fire	U4	$85,641	$90,882	$98,374
Fire Training Officer - Division Chief*	Fire	U4	$85,641	$90,882	$98,374
Assistant Fire Chief*	Fire	U5	$98,881	$104,933	$111,355
Fire Chief*	Fire	U6			$128,775

(*) Positions are exempt

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

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

WHEREAS, Laurel Park LLC representatives have made an offer to settle ongoing litigation and convey sales of all properties owned by the corporation, and any subsidiary entities to the City of Jonesboro for a total of $750,000.

WHEREAS, a recent appraisal of the property immediately beneath the condemned and demolished building, Lot 4, commonly known as Citizens Bank Tower Property appraised at $307,000 or $71 per square foot at 4320sq ft.

WHEREAS, the offer includes multiple holdings by Laurel Park LLC at the general location of 100 West Washington outside of the litigating parcel including lots 7 & 8 located near the original tower property; and

WHEREAS, the total approximate sum of square feet for the 3 parcels of land holdings by Laurel Park LLC property is 10,100 sq feet + / - ; and

WHEREAS, an agreed and executed purchase contract of all Laurel Park LLC holdings will result in the termination of any current and future litigation claims by Laurel Park LLC and terminate any lien perfection efforts by the City of Jonesboro; and

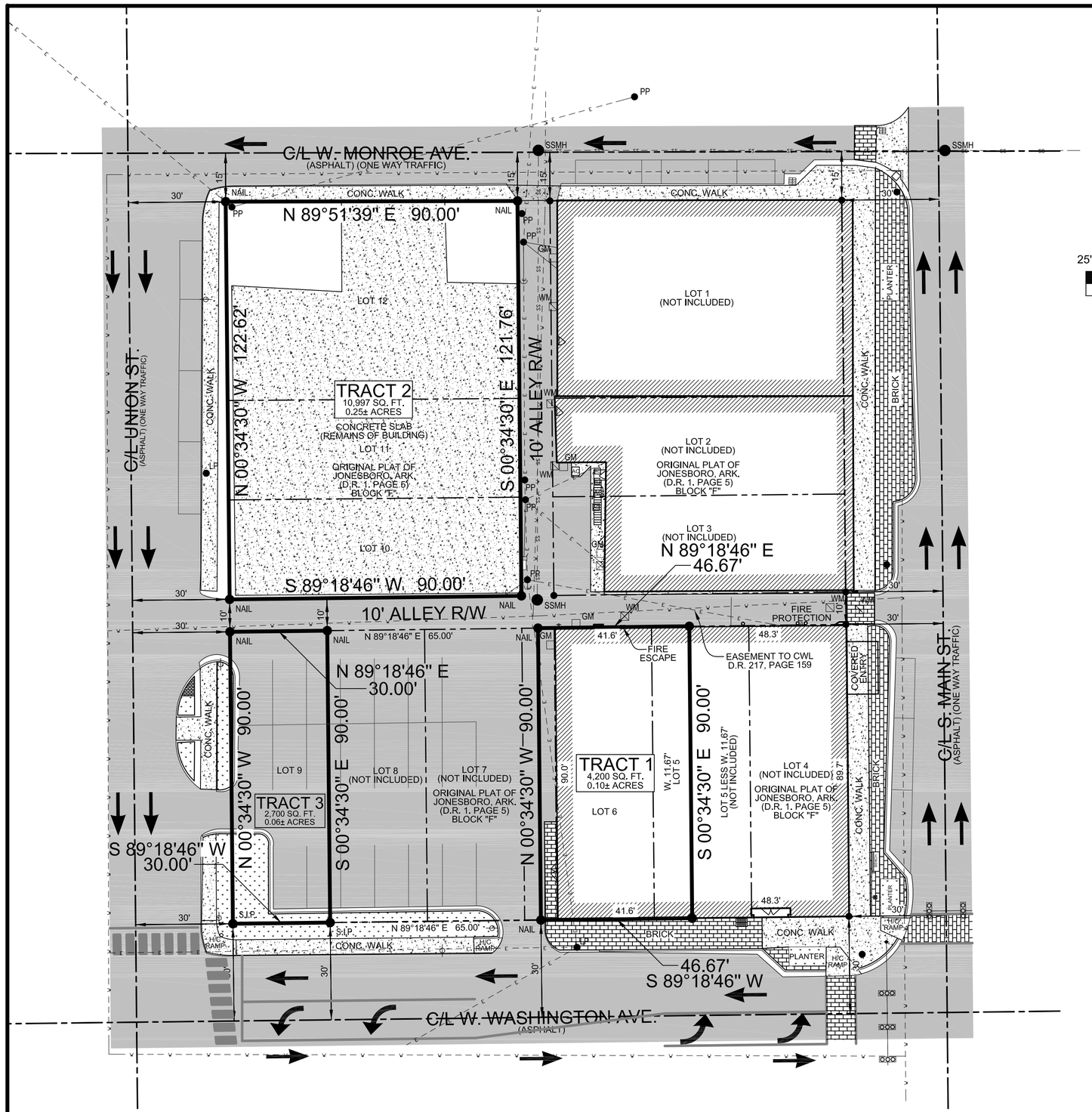
WHEREAS, neither Laurel Park LLC or the City of Jonesboro will seek restitution for any legal, procedural or financial injury for past, current or future expenses associated between the two entities or their associates.

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

SECTION 1: The City of Jonesboro, Arkansas hereby authorizes the purchase of the property detailed above located at 100 W. Washington, Jonesboro, AR at a purchase price of $750,000.

SECTION 2: The City of Jonesboro and Laurel Park LLC agree to end all ongoing litigation.

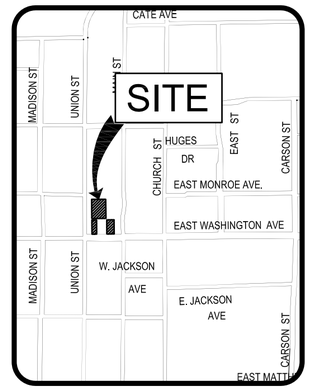
SECTION 3: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all documents necessary to effectuate the purchase of this property.



BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

25' 12.5' 0' 25' 50'

GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

LEGEND

	= BOUNDARY LINE
	= ADJACENT LOT LINES
NAIL	= SET MAG NAIL
S.I.P.	= SET 1-1/4" IRON PIPE W/ PS #1637 CAP
SSMH	= EXISTING SANITARY SEWER MANHOLE
SS	= EXISTING SANITARY SEWER LINE
WM	= EXISTING WATER METER
	= WATER VALVE
	= FIRE HYDRANT
E	= EXISTING OVERHEAD ELECTRICAL LINE
PP	= POWER POLE
	= TELEPHONE PEDESTAL
GM	= GAS METER
LP	= LIGHT POLE
	= TRAFFIC SIGN

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR HTHREG PROPERTIES, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE BENCHMARK LAND SURVEYING, INC. MAKES NOR WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
4. SUBJECT PROPERTY IS CURRENTLY ZONED C-1. C-1 ZONING IS DEFINED AS DOWNTOWN CORE COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-1.
   BUILDING SETBACKS FOR C-1 ARE:
   FRONT= 0' SIDE = 0' REAR = 0'
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   A. WARRANTY DEED TO MBC HOLDINGS WORLDWIDE, LLC, DATED 10/18/2005, AS RECORDED IN DEED BOOK 709, PAGE 947, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   B. WARRANTY DEED TO MBC HOLDINGS WORLDWIDE, LLC, DATED 10/18/2005, AS RECORDED IN DEED BOOK 718, PAGE 817, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   C. WARRANTY DEED TO HTHREG PROPERTIES, LLC, DATED 08/31/2020, RECORDED AS DOCUMENT #2020R-020059, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   D. ORIGINAL PLAT OF JONESBORO, ARKANSAS, AS RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   E. ALTA SURVEY PREPARED BY TROY L. SHEETS, DATED 09/08/2005, JOB #05246.

DESCRIPTION - TRACT 1

THE WEST 11 FEET AND 8 INCHES OF LOT 5 AND ALL OF LOT 6 IN BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, TOGETHER WITH THE EAST HALF OF THE ABANDONED SOUTH 90 FEET OF THE ALLEY WHICH RUNS NORTH AND SOUTH ACROSS BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS.

CONTAINING IN ALL 4,200 SQ. FT. OR 0.10 ACRES, MORE OR LESS.

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

DESCRIPTION - TRACT 2

LOTS 10, 11 AND 12 IN BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 10,997 SQ. FT. OR 0.25 ACRES, MORE OR LESS.

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

DESCRIPTION - TRACT 3

LOT 9 IN BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 2,700 SQ. FT. OR 0.06 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 07/05/2022

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BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

BOUNDARY SURVEY

HTHREG PROPERTIES, LLC

PART OF LOT 5 AND ALL OF LOT 6 AND LOTS 9-12, BLOCK "F", ORIGINAL SURVEY OF JONESBORO, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS

BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1637
SIGNATURE
07/20/2022
KEVIN L. SCRAPE

KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-14N-04E-0-18-320-16-1637

CADD FILE: 22233-001	SCALE: 1"=25'
DATE: 07/20/2022	SHEET
DWG#: 0414183-0129	1 OF 1

Docusign Envelope ID: CBF07CDA-5914-4455-B82B-E49F44EE27B0

Real Estate Contract (Commercial)

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Form Serial Number: *008781-800176-4886414*

1. PARTIES: *City of Jonesboro*

(individually, or collectively, the "Buyer") offers to purchase, subject to the terms and conditions set forth herein, from *Laurel Park LLC* (individually or collectively, the "Seller"), the real property described in Paragraph 2 of this Real Estate Contract (the "Property").

2. ADDRESS AND LEGAL DESCRIPTION:

100 W WASHINGTON-MAIN PARK, 108 W WASHINGTON-MAIN PARK, 100 W WASHINGTON, JONESBORO, AR 72401.
8/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42600
7/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42500
4 PT 5/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42100
See Exhibit A1, A2, A3, and B for depiction.

3. PURCHASE PRICE: Buyer shall pay the following to Seller for the Property (the "Purchase Price")
$*750,000.00* payable as follows:
certified funds at closing. To be allocated as follows: Lot 4 - $1.00; Lot 7 - $375,000.00; Lot 8 - $374,999.00.

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Form Serial Number: *008781-800176-4886414*

4. **CONVEYANCE:** Unless otherwise specified, conveyance of the Property shall be made to Buyer by [X] general warranty deed [ ] special warranty deed, in fee simple absolute, except it shall be subject to recorded instruments and easements if any, which do not materially affect the value of the Property. Unless expressly reserved herein, **SUCH CONVEYANCE SHALL INCLUDE ALL MINERAL RIGHTS OWNED BY SELLER CONCERNING AND LOCATED ON THE PROPERTY, IF ANY, UNLESS OTHERWISE SPECIFIED IN PARAGRAPH 17. IT IS THE RESPONSIBILITY OF THE BUYER TO INDEPENDENTLY VERIFY AND INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF MINERAL RIGHTS AND ANY LEGAL RAMIFICATIONS THEREOF.** Seller warrants and represents only signatures set forth below are required to transfer legal title to the Property. Seller also warrants and represents that Seller has peaceable possession of the Property, including all improvements and fixtures thereon, and the legal authority and capacity to convey the Property by a good and sufficient general warranty deed, free from any liens, leaseholds or other interests.

5. **TITLE INSURANCE:** Buyer and Seller understand that Listing Firm and Selling Firm are not licensed title insurance agents as defined by Arkansas law and do not and cannot receive direct or indirect compensation from any Closing Agent regarding the closing process or the possible purchase of title insurance by one or more of Buyer and Seller. Regardless of the policy chosen, Buyer and Seller shall have the right to choose their Closing Agent(s). Within ___7___ days of acceptance, Seller shall furnish to Buyer a commitment for an American Land Title Association (ALTA) owner's title insurance policy in the amount of the Purchase Price issued by a company of Seller's choice authorized to insure title to real property in the State of Arkansas and which company is reasonably acceptable to Buyer.

Where the title commitment shows special exceptions to title other than those standard exceptions contained in the ALTA commitment form, and where such special exceptions relate to restrictions, conditions, defects or other matters that would interfere with Buyer's use or adversely affect the value of the Property, then within ___7___ days of delivery of the title commitment, Buyer shall deliver written notice thereof to Seller. Such notice shall state specifically those exceptions to which Buyer objects. All objections not specifically enumerated within such a timely delivered notice shall be deemed to be waived by Buyer.

Within ___7___ days of Buyer's delivery of notice of objections to Seller, Seller may cure such objections or have the exceptions waived or removed by the title company issuing the commitment.
If, within such ___7___ day period, Seller fails to cure and/or waive such objections and exceptions, or within that period, Seller delivers written notice to Buyer that it will not so cure, then within ___7___ days from delivery of such notice from Seller or the end of the period within which Seller may cure (whichever is applicable), Buyer shall have the option to:

A. Terminate this Real Estate Contract by delivering written notice thereof to Seller, in which event all sums paid or deposited by Buyer shall be returned to Buyer; or

B. Agree to purchase the Property as scheduled subject to such objections and exceptions with no reduction in the Purchase Price; or

C. Agree to extend the Closing date for ___7___ days to give Seller additional time to cure such objections. If Buyer fails to deliver notice of termination or grant an extension of the Closing date within that period, the objections shall be deemed to be waived and the transaction shall close as scheduled.

Seller shall furnish the committed owner's title insurance policy as soon as practicable after Closing, and shall pay all expenses related to the owner's title insurance policy.

Real Estate Contract (Commercial)

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Form Serial Number: *008781-800176-4886414*

6. NON-REFUNDABLE DEPOSIT: The Non-Refundable Deposit (hereinafter referred to as "Deposit") is funds tendered by Buyer to Seller to compensate Seller for liquidated damages that may be incurred by Seller resulting from Buyer failing to close on this transaction. The liquidated damages shall include, but not be limited to, Seller's time, efforts, expenses and potential loss of marketing due to Seller's removal of property from the market.

The Deposit is not refundable to Buyer unless failure to close is exclusively the fault of Seller or if Seller cannot deliver marketable title to the Property. The Deposit will be credited to Buyer at Closing. Buyer shall hold Listing Firm and Selling Firm harmless of any dispute regarding the Deposit. Buyer expressly acknowledges the Deposit is not to be held by either Listing Firm or Selling Firm. The Deposit may be commingled with other monies of Seller, such sum not being held in an escrow, trust or similar account.

☒ **A.** The Deposit is not applicable.

☐ **B.** Buyer will pay to Seller the Deposit in the amount of $_____

- ☐ i. Within _____ days following the date this Real Estate Contract has been signed by Buyer and Seller; or
- ☐ ii. Within three (3) business days following agreement to repairs on Inspection Repair & Survey Addendum; or
- ☐ iii. Other: _____

7. EARNEST MONEY: Earnest money is in the amount of $*0.00* ("Earnest Money"), which shall apply toward Buyer's Purchase Price or Closing Costs. If at least one or more of the conditions of Paragraphs 5, 13B, 17, 18 and 20 (if any) have not been fulfilled, performed or removed, Earnest Money shall be promptly refunded to Buyer. If Buyer fails to fulfill his obligations under this Real Estate Contract, or if after all conditions have been met Buyer fails to close this transaction, Earnest Money may, at the sole and exclusive option of Seller, be retained by Seller as liquidated damages. Alternatively, Seller may return Earnest Money and assert all legal or equitable rights that may exist as a result of Buyer breaching this Real Estate Contract. Buyer warrants, represents and acknowledges that the check tendered will be honored upon presentation to Buyer's bank, and that Buyer shall be in default of this Real Estate Contract if the check is not honored upon first presentation to Buyer's bank. Buyer understands that failure to tender Earnest Money as required by this Paragraph 7 shall constitute a breach of this Real Estate Contract. Buyer and Seller agree that in the event of any dispute concerning entitlement to Earnest Money, Listing Firm may interplead Earnest Money into a court of competent jurisdiction, and upon such interpleading of Earnest Money, both Listing Firm and Selling Firm shall be released from liability to Buyer and Seller. Listing Firm shall be reimbursed for all costs and attorney's fees from the funds entered for interpleading.

☐ **A.** Earnest Money is tendered by Buyer in the form of ☐ cash ☐ check. If Earnest Money is tendered by check, it will be made payable to ☐ Listing Firm, ☐ Closing Agent _____ ☐ Other _____. Earnest Money will be deposited by Listing Firm no later than three (3) business days following the date this Real Estate Contract has been signed by Buyer and Seller.

☐ **B.** Earnest Money will be tendered by Buyer in the form of ☐ cash ☐ check. If Earnest Money is tendered by check, it will be made payable to ☐ Listing Firm, ☐ Closing Agent _____ ☐ Other _____. Earnest Money will be deposited within three (3) business days following the date this Real Estate Contract has been signed by Buyer and Seller. (If Earnest Money is not to be tendered within three (3) business days after this Real Estate Contract has been signed by Buyer and Seller, see Paragraph 17.)

☒ **C.** No Earnest Money will be tendered. References to Earnest Money in this Real Estate Contract shall not be applicable and are deemed deleted.

The principal broker shall also be responsible and accountable for any funds delivered to an escrow agent selected by the principal broker, but shall not be responsible for funds delivered to an escrow agent selected by the parties.

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Real Estate Contract (Commercial)

Copyright 2025 Arkansas REALTORS® Association

Form Serial Number: ***008781-800176-4886414***

8. **SURVEY:** Buyer has been given the opportunity to obtain a new certified survey. Should Buyer decline to obtain a survey as offered in Paragraph 8A of this Real Estate Contract, Buyer agrees to hold Seller, Listing Firm and Selling Firm involved in this Real Estate Contract harmless of any problems relative to any survey discrepancies that may exist or be discovered (or occur) after Closing.

☐ **A.** A new survey satisfactory to Buyer, certified to Buyer within thirty (30) days prior to Closing by a registered land surveyor,

☐ showing property lines only ☐ ALTA Certified Survey

☐ showing all improvements, easements and any encroachments will be provided and paid for by:

☐ Buyer ☐ Seller ☐ Equally split between Buyer and Seller.

☒ **B.** Buyer declines survey.

☐ **C.** Other _____

Specific Survey Requirements:_____

_____

_____

Should Buyer agree to accept the most recent survey provided by Seller, this survey is for information purposes only and Buyer will not be entitled to the legal benefits of a survey certified in Buyer's name.

9. **PRORATIONS:** Taxes and special assessments due on or before Closing shall be paid by Seller. Any deposits on rental Property are to be transferred to Buyer at Closing. Insurance, general taxes and special assessments, rental payments and interest on any assumed loans shall be prorated as of Closing, unless otherwise specified herein.

10. **FIXTURES AND ATTACHED EQUIPMENT:** Unless specifically excluded herein, all fixtures and attached equipment, if any, are included in the Purchase Price. If any personal property is included in the Purchase Price it will be described in a separate exhibit attached hereto and incorporated by reference herein (hereinafter referred to as the "Personal Property"). The Personal Property does not include any software or related materials that Seller does not have the legal right to transfer or license to Buyer, and does not include any items leased to Seller under any operating contract. Seller agrees to execute a Bill of Sale at Closing transferring ownership of the Personal Property to Buyer.

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11. CLOSING: Closing is the date and time at which Seller delivers the executed and acknowledged deed. Buyer and Seller agree the Closing date will be (month) ***December*** (day) ***29***, (year) ***2025***. The Closing date may be changed by written agreement of Buyer and Seller. If the sale is not consummated by Closing date (or any written extension thereof) the parties shall have the remedies available to them in equity or at law, including the remedies available to them in Paragraph 7.

Buyer and Seller shall have the right to choose their Closing Agent(s) and are not relying on Listing Firm or Selling Firm to choose a Closing Agent. Should Buyer or Seller choose the services of a Closing Agent(s) other than Selling Firm or Listing Firm, then Buyer and Seller each jointly and severally agree to indemnify and hold Listing Firm and Selling Firm harmless for all intentional misconduct and negligent acts (including acts of omission) of the Closing Agent(s).

This Real Estate Contract shall serve as written closing instructions to the Closing Agent on behalf of the Buyer and Seller. The Closing Agent(s) is/are authorized to provide Seller's settlement statement to Listing Firm (in addition to Seller) and Buyer's settlement statement to Selling Firm (in addition to Buyer) prior to settlement so that Buyer, Seller, Listing Firm and Selling Firm shall have a reasonable opportunity to review prior to Closing.

Buyer and Seller shall each have the right to request title insurer(s), if any, issue closing protection, to indemnify against loss of closing funds because of acts of a Closing Agent, title insurer's named employee, or title insurance agent. Any cost for closing protection will be paid by the requesting party(ies). Listing Firm and Selling Firm strongly advise Buyer and Seller to inquire of the Closing Agent(s) about the availability and benefits of closing protection.

Unless otherwise agreed by Buyer and Seller, transaction costs will be paid by the party indicated below.

Seller	Buyer
Title Examination or search fees	Recording fees
Premium for owner's title insurance policy	Premium for mortgagee's title insurance policy
Preparation of conveyance documents	Preparation of loan documents
One-half of escrow fees	One-half of escrow fees
One-half of documentary stamps	One-half of documentary stamps
Other charges as customarily paid by Seller	Other charges customarily paid by Buyer
IRS Notification form	

This Real Estate Contract shall, unless otherwise specified in Paragraph 17 of this Real Estate Contract, constitute express written permission and authorization to Listing Firm and Selling Firm to disclose the terms of this Real Estate Contract (and all Addenda), including without limitation concessions provided by Buyer or Seller or other non-public personal information of Buyer and Seller regarding the purchase and sale of the Property, to any of the following: (i) an Arkansas licensed appraiser; (ii) multiple listing services for use by the members thereof; and (iii) any other person or entity which Listing Firm or Selling Firm determines, using sole discretion, may have a legitimate basis to request and obtain such information. The authorization and permissions granted in this Paragraph 11 shall not create any obligation or duty upon Listing Firm or Selling Firm to make any disclosure to any person or entity.

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12. POSSESSION: Possession of the Property shall be delivered to Buyer: (Check one)

☒ **A.** Upon the Closing (Seller's delivery of executed and acknowledged Deed).

☐ **B.** Other, as follows: _____

_____

_____

_____

_____

13. SELLER PROPERTY DISCLOSURE: (Check one)

☐ **A.** Buyer and Seller acknowledge that upon the authorization of Seller either Selling Firm or Listing Firm have delivered to Buyer, prior to the execution of this Real Estate Contract, a written disclosure prepared by Seller concerning the condition of the Property, but this fact neither limits nor restricts Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract. The written disclosure prepared by Seller is dated (month) _____ (day)_____, (year)_____, and is warranted by Seller to be the latest disclosure and the answers contained in the disclosure are warranted to be true, correct, and complete to Seller's knowledge.

☐ **B.** Buyer hereby requests Seller to provide a written disclosure about the condition of the Property that is true and correct to Seller's knowledge within three (3) business days after this Real Estate Contract has been signed by Buyer and Seller. If Seller does not provide the disclosure within the three (3) business days, Buyer may declare this Real Estate Contract terminated with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money. If Buyer finds the disclosure unacceptable within three (3) business days after receipt of disclosure, this Real Estate Contract may be declared terminated by Buyer, with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money. Receipt of this disclosure neither limits nor restricts in any way Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract.

☐ **C.** Although a disclosure form may have been completed (or can be completed) by Seller, Buyer has neither received nor requested and does not desire from Seller a written disclosure concerning the condition of the Property prior to the execution of this Real Estate Contract, but this fact neither limits nor restricts in any way Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract. BUYER IS STRONGLY URGED BY SELLING FIRM AND LISTING FIRM TO MAKE ALL INDEPENDENT INSPECTIONS DEEMED NECESSARY PRIOR TO SIGNING THIS REAL ESTATE CONTRACT.

☒ **D.** Buyer understands no disclosure form is available and will not be provided by Seller. BUYER IS STRONGLY URGED BY SELLING FIRM AND LISTING FIRM TO MAKE ALL INDEPENDENT INSPECTIONS DEEMED NECESSARY PRIOR TO SIGNING THIS REAL ESTATE CONTRACT.

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14. ENVIRONMENTAL REPRESENTATION: Seller hereby represents to Buyer that to Seller's knowledge (unless otherwise disclosed herein):

A. The Property is not the subject of any judicial or administrative notice or action relating to hazardous waste or environmental contamination;

B. Seller has received no notice of any claim or violation of any law or regulation having to do with environmental protection;

C. No hazardous or toxic substances have been stored, processed, or disposed of on the Property during the period that Seller has owned the Property; and

D. No underground storage tanks are located on the Property.

15. TERMITE CONTROL REQUIREMENTS: (Check one)

☒ **A.** None

☐ **B.** Seller shall provide prior to Closing, at Seller's expense, a current termite control policy issued by a licensed operator, satisfactory to Buyer.

16. BUYER'S DISCLAIMER OF RELIANCE:

A. BUYER CERTIFIES BUYER WILL PERSONALLY INSPECT OR HAVE A REPRESENTATIVE INSPECT THE PROPERTY AS FULLY AS DESIRED PRIOR TO CLOSING. BUYER CERTIFIES BUYER HAS NOT AND WILL NOT RELY ON ANY WARRANTIES, REPRESENTATIONS, OR STATEMENTS OF SELLER, LISTING FIRM, SELLING FIRM, OR ANY AGENT, INDEPENDENT CONTRACTOR, OR EMPLOYEE ASSOCIATED WITH THOSE ENTITIES, OR INFORMATION FROM MULTIPLE LISTING SERVICES OR OTHER WEBSITES REGARDING MINERAL RIGHTS, YEAR BUILT, SIZE (INCLUDING WITHOUT LIMITATION THE SQUARE FEET IN IMPROVEMENTS LOCATED ON THE PROPERTY), QUALITY, VALUE OR CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ALL IMPROVEMENTS, APPLIANCES, PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS. HOWEVER, BUYER MAY RELY UPON ANY WRITTEN DISCLOSURES PROVIDED BY SELLER.

LISTING FIRM AND SELLING FIRM CANNOT GIVE LEGAL ADVICE TO BUYER OR SELLER. LISTING FIRM AND SELLING FIRM STRONGLY URGE STATUS OF TITLE TO THE PROPERTY, CONDITION OF PROPERTY, SQUARE FOOTAGE OF IMPROVEMENTS, QUESTIONS OF SURVEY AND ALL OTHER REQUIREMENTS OF BUYER SHOULD EACH BE INDEPENDENTLY VERIFIED AND INVESTIGATED BY BUYER OR A REPRESENTATIVE CHOSEN BY BUYER.

B. IN THE EVENT THAT THE INSPECTION, REPAIR AND SURVEY ADDENDUM IS USED, BUYER AGREES TO SIGN PAGE 4 OF THE INSPECTION, REPAIR AND SURVEY ADDENDUM PRIOR TO CLOSING IF BUYER ACCEPTS THE CONDITION OF THE PROPERTY AND INTENDS TO CLOSE.

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17. OTHER:

Buyer to pay all closing costs to include the real estate fee at 5%.

18. CONTINGENCIES: Buyer's offer to purchase the Property is expressly contingent upon Buyer's satisfaction of the contingencies checked below within the deadline indicated for each contingency. Buyer shall notify Seller in writing when the contingencies are satisfied. If Buyer fails to provide such written notice before the indicated deadline that a contingency checked below has been satisfied, then this Real Estate Contract shall be terminated with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money and Buyer and Seller shall have no further obligation to each other unless otherwise provided in this Real Estate Contract.

Seller shall respond to Buyer requests regarding above listed contingencies within _____ days of receipt. If Seller does not respond within the days stated above, Buyer may elect to: (1) accept Property in its condition at Closing, or (2) terminate this Real Estate Contract and recover Earnest Money and both Buyer and Seller agree to sign a Termination of Contract Addendum.

Contingencies (check all that apply):

☐ **A.** Obtain satisfactory financing, in Buyer's sole discretion, within _____ days after acceptance.

☐ **B.** Obtain satisfactory results of a feasibility study, in Buyer's sole discretion, within _____ days after acceptance.

☐ **C.** Obtain satisfactory results of a Property inspection, in Buyer's sole discretion, within _____ days after acceptance.

☐ **D.** Obtain satisfactory results of an environmental report, in Buyer's sole discretion, within _____ days after acceptance.

☐ **E.** Obtain satisfactory rezoning, platting, re-platting, or zoning verification, in Buyer's sole discretion, within _____ days after acceptance.

(continued on next page)

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18. CONTINGENCIES: (continued from page 8)

☐ **F.** _____ within _____ days after acceptance.

☐ **G.** _____ within _____ days after acceptance.

☐ **H.** _____ within _____ days after acceptance.

Additional requirements related to any of above contingencies:

Purchase is subject to approval of the resolution as seen in Exhibit C.

Seller agrees to have all utilities connected and turned on to Property.

Sellers hereby grant to Buyer, its agents and contractors, the right to enter upon the Property to make tests and/or inspections. If the Property is damaged by Buyer or Buyer's agents or contractors during Buyer's inspections or test of the Property, Buyer shall repair and restore the Property to substantially the same condition as existed prior to conducting the inspection and test. Buyer shall indemnify Seller and its agents and hold them harmless from any and all liability, damages, claims, expenses, including reasonable attorney's fees, judgments, proceedings and causes of action of any kind to the extent caused by Buyer's inspection and testing activities with such indemnity obligation expressly surviving Closing or termination of the Real Estate Contract for any reason.

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19. AGENCY: (Check all that apply)

☐ **A. LISTING FIRM AND SELLING FIRM REPRESENT SELLER:** Buyer acknowledges that Listing Firm and Selling Firm and all licensees associated with those entities are the agents of Seller and that it is Seller who employed them, whom they represent, and to whom they are responsible. Buyer acknowledges that before eliciting or receiving confidential information from Buyer, Selling Firm, which may be the same as Listing Firm, verbally disclosed that Selling Firm represents Seller.

☐ **B. LISTING FIRM REPRESENTS SELLER AND SELLING FIRM REPRESENTS BUYER:** Buyer and Seller acknowledge that Listing Firm is employed by Seller and Selling Firm is employed by Buyer. All licensees associated with Listing Firm are employed by, represent, and are responsible to Seller. All licensees associated with Selling Firm are employed by, represent, and are responsible to Buyer. Buyer acknowledges Selling Firm verbally disclosed that Listing Firm represents Seller. Seller acknowledges Listing Firm verbally disclosed that Selling Firm represents Buyer.

☐ **C. LISTING FIRM AND SELLING FIRM ARE THE SAME AND REPRESENT BOTH BUYER AND SELLER:** Seller and Buyer hereby acknowledge and agree that Listing and Selling Firm are the same and all licensees associated with Listing and Selling Firm are representing both Buyer and Seller in the purchase and sale of the above referenced Property and that Listing/Selling Firm has been and is now the agent of both Seller and Buyer with respect to this transaction. Seller and Buyer have both consented to and hereby confirm their consent to agency representation of both parties. Further, Seller and Buyer agree:

(i) Listing/Selling Firm shall not be required to and shall not disclose to either Buyer or Seller any personal, financial or other confidential information concerning the other party without the express written consent of that party; however, Buyer and Seller agree Listing/Selling Firm shall disclose to Buyer information known to Listing/Selling Firm related to defects in the Property and such information shall not be deemed "confidential information." Confidential information shall include but not be limited to any price Seller is willing to accept that is less than the offering price or any price Buyer is willing to pay that is higher than that offered in writing.

(ii) by selecting this option 19C, Buyer and Seller acknowledge that when Listing/Selling Firm represents both parties, a possible conflict of interest exists, and Seller and Buyer further agree to forfeit their individual right to receive the undivided loyalty of Listing/Selling Firm.

(iii) to waive any claim now or hereafter arising out of any conflicts of interest from Listing/Selling Firm representing both parties. Buyer and Seller acknowledge Listing/Selling Firm verbally disclosed that Listing/Selling Firm represents both parties in this transaction, and Buyer and Seller have given their written consent to this representation before entering into this Real Estate Contract.

☐ **D. SELLING FIRM REPRESENTS BUYER (NO LISTING FIRM):** Seller acknowledges that Selling Firm and all licensees associated with Selling Firm are the agents of Buyer and that it is Buyer who employed them, whom they represent, and to whom they are responsible. Seller acknowledges that at first contact, Selling Firm verbally disclosed that Selling Firm represents Buyer. Any reference to "Listing Firm" in this Real Estate Contract will be considered to mean Selling Firm, both Buyer and Seller acknowledging that all real estate agents (unless Seller is a licensed Real Estate Agent) involved in this Real Estate Contract only represent Buyer.

☒ **E. LISTING FIRM REPRESENTS SELLER (NO SELLING FIRM):** Buyer acknowledges Listing Firm and all licensees associated with Listing Firm are the agents of Seller and it is Seller who employed them, whom they represent, and to whom they are responsible. Buyer acknowledges that at first contact, Listing Firm verbally disclosed that Listing Firm represents Seller. Any reference to "Selling Firm" in this Real Estate Contract will be considered to mean Listing Firm, both Buyer and Seller acknowledging that all real estate agents (unless Buyer is a licensed Real Estate Agent) involved in this Real Estate Contract only represent Seller.

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20. RISK OF LOSS: Risk of loss or damage to the Property by fire or other casualty occurring prior to the time Seller delivers an executed and acknowledged deed to Buyer is expressly assumed by Seller. Should the Property be damaged or destroyed prior to Closing, Buyer shall have the option to: (i) enter into a separate written agreement with Seller whereby Seller will agree to restore the Property to its condition at the time this Real Estate Contract was accepted, (ii) accept all insurance proceeds (in an amount not more than the Purchase Price with any proceeds in excess of the Purchase Price to remain the property of Seller) and the Property in its existing condition, or (iii) terminate this Real Estate Contract and recover the Earnest Money. Buyer and Seller agree any written agreement concerning option (i) or (ii) above shall be prepared only by licensed attorneys separately representing Buyer and Seller. Notwithstanding the choice selected in Paragraph 18, Buyer shall have the right prior to Closing to inspect the Property to ascertain any damage that may have occurred due to fire, flood, hail, windstorm or other acts of nature, vandalism or theft.

21. GOVERNING LAW: This Real Estate Contract shall be governed by the laws of the State of Arkansas.

22. SEVERABILITY: The invalidity or unenforceability of any provisions of this Real Estate Contract shall not affect the validity or enforceability of any other provision of this Real Estate Contract, which shall remain in full force and effect.

23. MERGER CLAUSE: This Real Estate Contract, when executed by both Buyer and Seller, shall contain the entire understanding and agreement between Buyer and Seller with respect to all matters referred to herein and shall supersede all prior or contemporaneous agreements, representations, discussions and understandings, oral or written, with respect to such matters. This Real Estate Contract shall not supersede any agency agreements entered into by Buyer or Seller and Listing Firm or Selling Firm without participating Broker's written consent. This Real Estate Contract may not be amended except in a writing signed by both Buyer and Seller. Neither Listing Firm nor Selling Firm may amend this Real Estate Contract by exchange of messages, verbally, or otherwise.

24. SUCCESSORS AND ASSIGNS: This Real Estate Contract shall be binding upon all heirs, successors, personal representatives, executors, administrators and, to the extent allowed in Paragraph 24, assigns.

25. DEFAULT: Upon failure of Buyer or Seller to timely fulfill all obligations under this Real Estate Contract, the non-defaulting party shall have all available rights and remedies provided by applicable law.

26. ASSIGNMENT: This Real Estate Contract may not be assigned by Buyer unless written consent of Seller is obtained, such consent not to be unreasonably withheld. It shall not be unreasonable for Seller to withhold consent if Seller is to provide financing for Buyer in any amount.

27. ACCEPTANCE: The term "acceptance" as used herein shall mean the later of the two dates on which this Real Estate Contract is signed by Seller or Buyer, as indicated by their signatures below, which later date shall be the date of final execution and agreement by the parties hereto. If any date or deadline provided for herein falls on Saturday, Sunday, or a holiday, the applicable date shall be the next business day.

28. TIME: Buyer and Seller agree time is of the essence with regard to all times and dates set forth in this Real Estate Contract. Unless otherwise specified, days as it appears in this Real Estate Contract shall mean calendar days. Further, all times and dates set forth in this Real Estate Contract refer to Arkansas Central time and date. If any Closing provided in this Real Estate Contract shall fall on a Saturday, Sunday or date upon which banks are not open in Arkansas, such performance shall be due on the first day thereafter.

29. ATTORNEY'S FEES: Should Buyer or Seller initiate any type of administrative proceeding, arbitration, mediation or litigation against the other (or against an agent for the initiating party or agent for the non-initiating party), it is agreed by Buyer and Seller (aforementioned agents being third-party beneficiaries of this Paragraph 27) that all prevailing parties shall be entitled to an award of all costs and attorney's fees incurred in defense of such initiated action against the non-prevailing party.

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30. COUNTERPARTS: This Real Estate Contract may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same. Electronic signatures shall be deemed original signatures and shall be binding upon the parties.

31. FIRPTA COMPLIANCE, TAX REPORTING: Buyer and Seller agree to disclose on or before Closing, to the person or company acting as Closing Agent for this transaction, their United States citizenship status, solely for the purpose of compliance with the Foreign Investment in Real Property Taxation Act (FIRPTA). In addition, Buyer and Seller shall execute all documents required by such Closing Agent to document compliance with the FIRPTA and all other applicable laws. Buyer and Seller agree that nothing in this Real Estate Contract is intended to limit the responsibility of the Closing Agent as defined pursuant to United States Treasury Regulation 1.6045-4) to (i) be the "reporting person" under state and federal tax laws (including without limitation 26 USC Section 6045(e)), and (ii) file all necessary forms regarding the Closing, including without limitation form 1099, 8288 or 8288A. By accepting the role as Closing Agent, this Real Estate Contract shall obligate the Closing Agent to fulfill their responsibilities as set forth above and as defined by the above statutes. Seller will execute an affidavit confirming compliance with FIRPTA, as prepared by the Closing Agent.

32. NOTICE: All notices, requests and other communications under this Agreement shall be in writing and shall be delivered in person, or sent by overnight courier or certified mail, return receipt requested, addressed as follows:

If to Seller: _____

_____

_____

With a copy to: _____

_____

_____

If to Buyer: _____

_____

_____

With a copy to: _____

_____

_____

Or at such other address, and to the attention of such person, of which the parties shall have given notice as herein provided. All such notices, requests and other communications shall be deemed to have been sufficiently given for all purposes hereof on the second day after the date of the mailing thereof or the first day after being sent by overnight courier.

33. TAX DEFERRED EXCHANGE: Each party agrees to cooperate with the other, if requested in writing, to effect a tax deferred exchange under the provisions of the Internal Revenue Code of 1986, as amended, provided such exchange is without cost or expense to cooperating party, and the requesting party shall indemnify and hold the other harmless from and against any cost or expense or other liability, tax or action which may be incurred in connection with such exchange.

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34. LICENSEE DISCLOSURE: (Check all that apply):

☒ **A**. Not Applicable.

☐ **B**. One or more parties to this Real Estate Contract acting as a ☐Buyer ☐Seller hold a valid Arkansas Real Estate License.

☐ **C.** One or more owners of any entity acting as ☐Buyer ☐Seller hold a valid Arkansas Real Estate License.

☐ **D**. Neither party to this transaction is represented by any other licensee or broker / firm for the duration of this sale. Each party is self-representing their own interests. See attached Non-Representation Disclosure Addendum.

35. EXPIRATION: This Real Estate Contract expires if not accepted on or before (month) ***December*** (day) ***18***, (year) ***2025***, at ***12:00*** (am) ☐ (pm) ☒

THIS IS A LEGALLY BINDING REAL ESTATE CONTRACT WHEN SIGNED BY THE PARTIES BELOW. READ IT CAREFULLY. YOU MAY EMPLOY AN ATTORNEY TO DRAFT THIS FORM FOR YOU. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY PART, CONSULT YOUR ATTORNEY BEFORE SIGNING. REAL ESTATE AGENTS CANNOT GIVE YOU LEGAL ADVICE. THE PARTIES SIGNED BELOW WAIVE THEIR RIGHT TO HAVE AN ATTORNEY DRAFT THIS FORM AND HAVE AUTHORIZED THE REAL ESTATE AGENT(S) TO FILL IN THE BLANKS ON THIS FORM.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2025.

FORM SERIAL NUMBER ***008781-800176-4886414***

REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV.

The above Real Estate Contract is executed on

(month) _____ **(day)** _____, **(year)** _____, **at** _____ **(a.m.)**☐ **(p.m.)**☐.

_____

Selling Firm

Signature: _____ Signature: _____

Printed Name: _____ Printed Name: _____

Principal or Executive Broker **Buyer**

AREC License # _____

Broker email: _____

Signature: _____ Signature: _____

Printed Name: _____ Printed Name: _____

Selling Agent **Buyer**

AREC License # _____

Agent email: _____

Agent cell number: _____

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The above offer was: ☐ **rejected** ☐ **counter-offered**

(Form Serial Number _____)

☐ Buyer informed of Notification of Existing Real Estate Contract Addendum
(Form Serial Number _____)
(month) _____ (day) _____, (year) _____, at _____ (a.m.) ☐ (p.m.) ☐

_____ **Seller's Initials**

_____ **Seller's Initials**

The above Real Estate Contract is executed on
(month) 12/5/2025 (day) _____, (year) _____, at _____ (a.m.) ☐ (p.m.) ☐.

Halsey Real Estate
Listing Firm

Signature: Signed by: Jerry L. Halsey Jr. 0496A5D0099441B...

Printed Name: ***Jerry Halsey Jr.***
Principal or Executive Broker

Signature: _____

Printed Name: ***Laurel Park LLC***
Seller

AREC License # ***EB00036593***

Broker email: ***jerry@halseyre.com***

Signature: Signed by: Jerry L. Halsey Jr. 0496A5D0099441B...

Printed Name: ***Jerry Halsey Jr.***
Listing Agent

Signature: Signed by: F65F5248581343D...

Printed Name: ***Andy Smith***
Seller

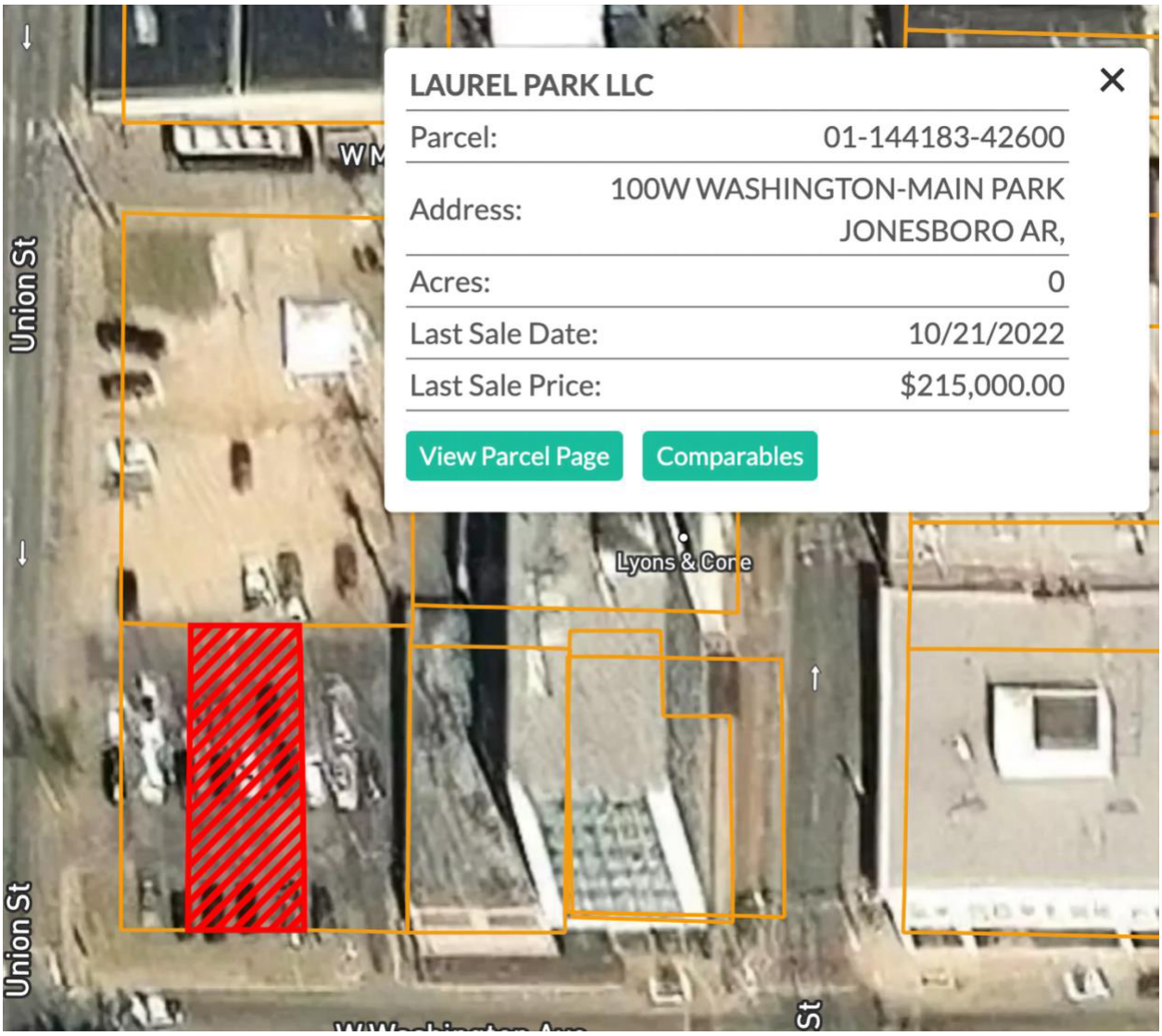
AREC License # ***EB00036593***

Agent email: ***jerry@halseyre.com***

Agent cell number: ***(870) 930-8008***

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Exhibit A1



Initial

Initial

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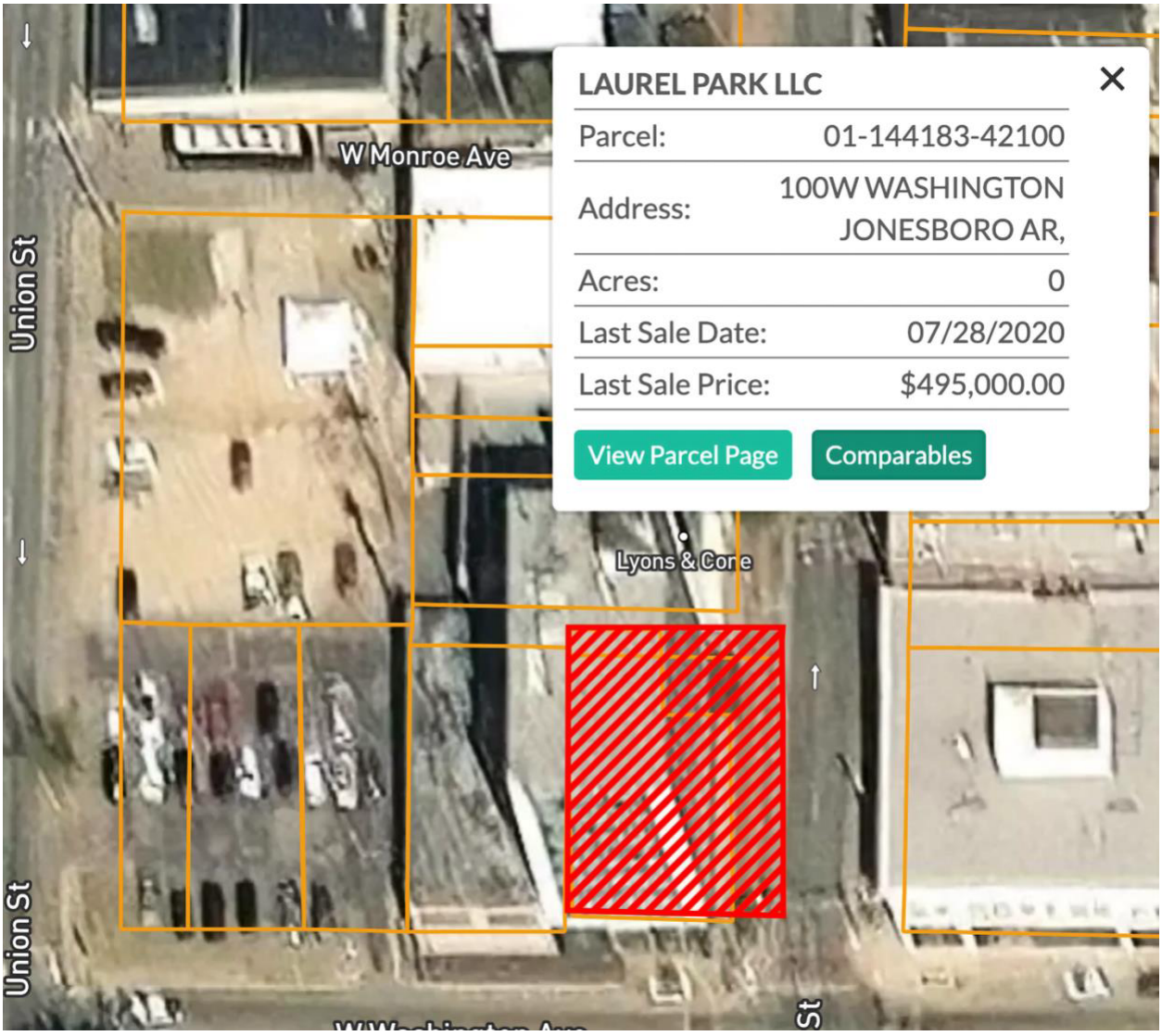
Exhibit A2



Initial MH

Initial A1 S

Exhibit A3

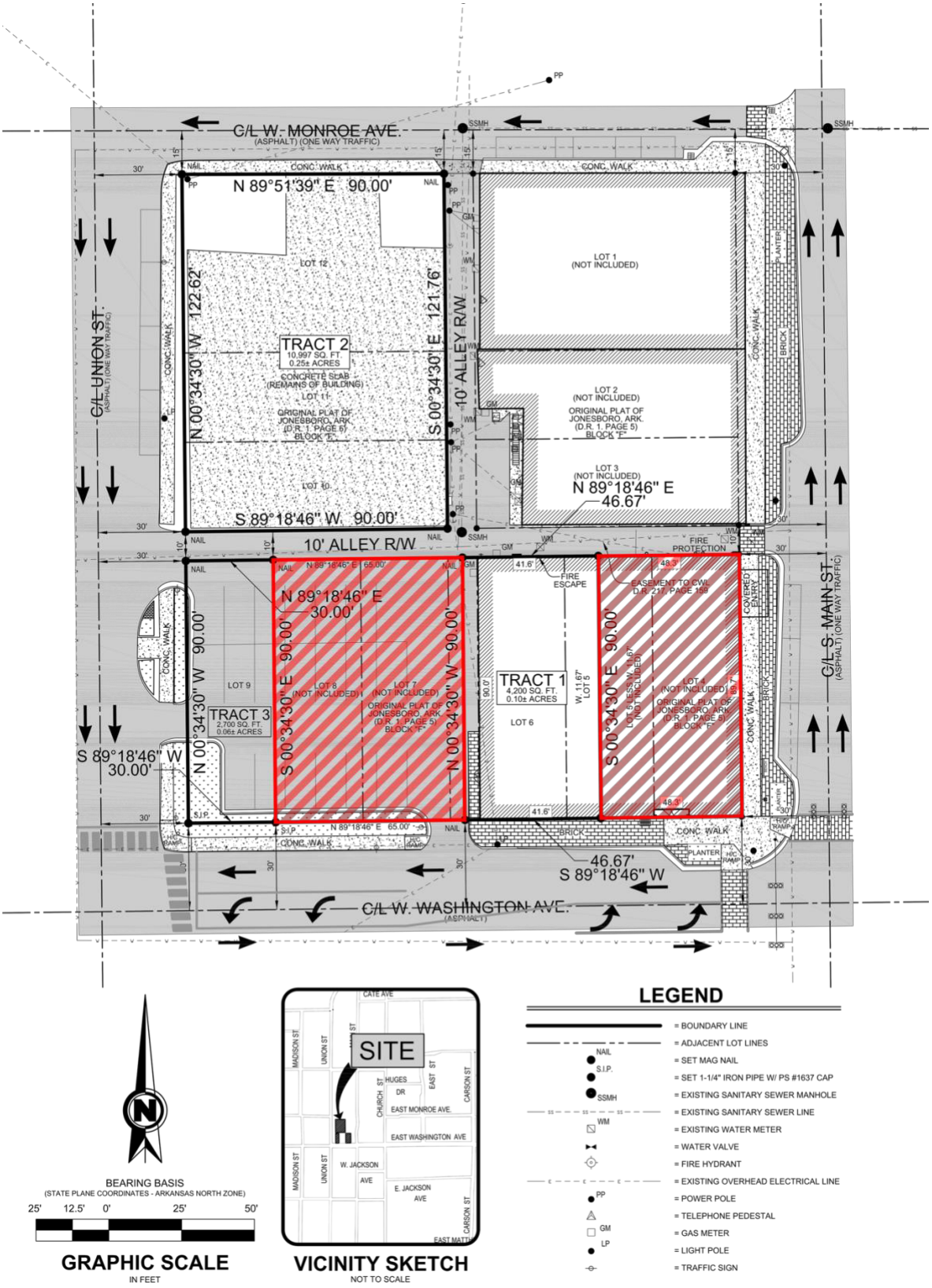


Initial

Initial

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Exhibit B



Initial

Initial

Docusign Envelope ID: CBF07CDA-5914-4455-B82B-E49F44EE27B0

Exhibit C

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

WHEREAS, Laurel Park LLC representatives have made an offer to settle ongoing litigation and convey sales of all properties owned by the corporation, and any subsidiary entities to the City of Jonesboro for a total of $750,000.

WHEREAS, a recent appraisal of the property immediately beneath the condemned and demolished building, Lot 4, commonly known as Citizens Bank Tower Property appraised at $307,000 or $71 per square foot at 4320sq ft.

WHEREAS, the offer includes multiple holdings by Laurel Park LLC at the general location of 100 West Washington outside of the litigating parcel including lots 7 & 8 located near the original tower property; and

WHEREAS, the total approximate sum of square feet for the 3 parcels of land holdings by Laurel Park LLC property is 10,100 sq feet + / - ; and

WHEREAS, an agreed and executed purchase contract of all Laurel Park LLC holdings will result in the termination of any current and future litigation claims by Laurel Park LLC and terminate any lien perfection efforts by the City of Jonesboro; and

WHEREAS, neither Laurel Park LLC or the City of Jonesboro will seek restitution for any legal, procedural or financial injury for past, current or future expenses associated between the two entities or their associates.

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

SECTION 1: The City of Jonesboro, Arkansas hereby authorizes the purchase of the property detailed above located at 100 W. Washington, Jonesboro, AR at a purchase price of $750,000.

SECTION 2: The City of Jonesboro and Laurel Park LLC agree to end all ongoing litigation.

SECTION 3: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all documents necessary to effectuate the purchase of this property.

Initial JLH

Initial AJ S

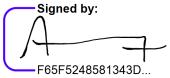
Certificate Of Completion

Envelope Id: CBF07CDA-5914-4455-B82B-E49F44EE27B0
Status: Completed
Subject: Complete with Docusign: 12.4.25 - NE REC - Citizens - Laurel Park LLC.pdf
Source Envelope:
Document Pages: 19
Signatures: 3
Certificate Pages: 2
Initials: 10
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Jerry L. Halsey Jr.
301 West Washington Avenue
Jonesboro, AR 72401
jerry@halseyre.com
IP Address: 216.163.16.42

Record Tracking

Status: Original
12/5/2025 8:04:31 AM
Holder: Jerry L. Halsey Jr.
jerry@halseyre.com
Location: DocuSign

Signer Events	Signature	Timestamp
Jerry L. Halsey Jr. jerry@halseyre.com President | CEO Halsey Real Estate Security Level: Email, Account Authentication (None)	Signed by: Jerry L. Halsey Jr. 0496A5D0099441B... Signature Adoption: Pre-selected Style Using IP Address: 216.163.16.42	Sent: 12/5/2025 8:08:36 AM Viewed: 12/5/2025 8:59:24 AM Signed: 12/5/2025 9:01:47 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Andrew Smith asmith501@icloud.com Security Level: Email, Account Authentication (None)	Signed by:  F65F5248581343D... Signature Adoption: Drawn on Device Using IP Address: 174.53.52.221 Signed using mobile	Sent: 12/5/2025 9:01:49 AM Viewed: 12/5/2025 9:02:46 AM Signed: 12/5/2025 9:10:53 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/5/2025 8:08:36 AM
Certified Delivered	Security Checked	12/5/2025 9:02:46 AM
Signing Complete	Security Checked	12/5/2025 9:10:53 AM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	12/5/2025 9:10:53 AM

Payment Events	Status	Timestamps

RESTRICTED APPRAISAL REPORT

Subject Address
100 W. Washington Ave.
Jonesboro, AR 72401
Report Date
September 15, 2025
Effective Date
June 23, 2025
Client
City of Jonesboro, AR
File Number
PK-2025-183
Appraiser
Preston King
State Certified General
AR License #CG3948

PRESTONKING
APPRAISAL Co.

September 15, 2025

Mr. Brian Richardson
300 S. Church St.
Jonesboro, AR 72401

RE: Appraisal of 4,320 +/- square feet located at the corner of W. Washington Ave. and S. Main St., Craighead County, Jonesboro AR 72401.

At your request and authorization, Preston King Appraisal Company has prepared an appraisal providing an opinion of market value of the referenced property. My analysis is presented in the following Appraisal Report. The report conforms with Standards Rule 2-2(b) (Restricted Appraisal Report) of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is intended for the following users:

Client(s):	City of Jonesboro, AR
Intended Users:	Intended for the use of City of Jonesboro, AR. No additional users were identified by the appraiser.
Intended Use:	Use by the Client solely for a determination of market value for internal decision making.

Per our agreed upon scope of work, we relied upon data provided by the client for relevant information about the subject and we have assumed this information is accurate. We have researched and analyzed sales, market trends and other relevant market data and have arrived at the value conclusion stated below.

The subject property was physically inspected by the appraiser. The subject site was observed from public roadways. No improvements were noted to occupy the site at the time of inspection outside of public utilities.

All details regarding the subject were obtained from the client, aerial photos, surveys, plat maps, and/or geographic information system (GIS) maps, where applicable.

It's important to note that the appraiser has tried to get a copy of the plat from the county clerk's office. A search was made by the county clerk, but a plat was not found within the online records. The client of the report has not provided a survey or plat so the site size was estimated using research conducted through county records as well as GIS mapping

systems. Prior deeds were delivered and analyzed, but it does not appear that the legal description of the subject property is in full. In turn, I suggest a survey be conducted to ensure site size. If differences are found between the size estimated and actual size, the appraisal results could be impacted. The appraisal is being made based on the extraordinary assumption that the subject site is as utilized within the report and that no differences exist. As mentioned, if the site is found to be differently sized, the appraisal results could be impacted.

As mentioned, the appraisal being conducted for a determination of market value as of the effective date of June 23, 2025. The inspection was conducted on the same date, June 23, 2025.

The subject property was not found to be under contract at this time.

In estimating the market value of the fee simple interest, all three traditional approaches to value were considered. The sales comparison approach was performed based on the need for comparison with market participants. The site was not found to be improved as of the effective date. The assignment is for land only. In turn, the cost approach was not deemed applicable. The subject is not found to be income producing or located in an area that contains vacant land utilized for income production or land leases. In turn, the income approach was not determined to be an appropriate approach for this assignment. The absence of any approach mirrors the methodology of typical buyers and does not undermine the validity of the final conclusion.

Based on the analysis contained in the following report, the fair market value of the subject is concluded as follows:

Market Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As-Is	Fee Simple	June 23, 2025	$307,000

Respectfully submitted by,



Preston King
Certified General Appraiser
State of Arkansas
License No. CG3948

Certification

Additional Certifications to Comply with requirements of Standards Rule 2-3.

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct, and no important facts have been withheld.
2. I have the appropriate education and experience to complete the assignment in a competent manner. Please refer to the summary of my qualifications in the addenda of this report for details regarding education and experience.
3. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
5. I have not performed any other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
6. My compensation and employment are not contingent on the reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
7. My value conclusion, as well as other opinions expressed herein, is not based on a requested minimum value, or a specific value, or approval of a loan, etc.
8. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Preston King made a physical inspection of the subject site from public roadway. The subject property's specific characteristics were aided by aerial photos, surveys, plat maps, and/or GIS.
10. No one outside of the noted appraiser has helped in the development of the appraisal.
11. My state appraisal certification has not been revoked, suspended, canceled, or restricted.
12. The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

Respectfully submitted by,



_____

Preston King
Certified General Appraiser
State of Arkansas
License No. CG3948

Scope of Work

The purpose of this Appraisal Report is to determine the fee simple market value of the subject property as of the effective date of June 23, 2025. The intended use of this Appraisal Report is for the determination of market value for internal decision making. This report is intended for the use of the stated client, City of Jonesboro, with no other user(s) noted by the appraiser. This report is not intended for any other use or users. The sales comparison approach was completed. The fee simple value of the subject property is found herein.

Subject Property Inspection Conducted/Effective Date Determination
As defined in the report, the inspection was conducted on June 23, 2025. The effective date is determined to be the same as the inspection date, July 23, 2025.

Data Research and Collection
During the appraisal process, subject information was derived from via multiple sources of information. County records, GIS mapping systems, plat maps, survey/plat, etc. were all utilized in order to determine appropriate information for the subject. Comparable sales information was derived and verified by multiple sources.

Appraisal Methods Used
The sales comparison approach involves direct comparison of similar properties to the subject that have recently sold. Each property used as a “comparable sale” is adjusted for differences from the subject property, if needed. Based on a study of the market, these adjustments provide independent estimates of value for the subject property. The sales comparison and cost approaches to value provide similar values for vacant land. When sufficient sales of truly comparable properties are available, the sales comparison approach is the preferred approach.

Comparable sales data was extracted from county sale records, MLS data and/or information derived from local real estate brokers. The search for comparable sales was conducted in the determined immediate competing market area. The best available sales were selected, researched, and analyzed to derive a value utilizing the sales comparison approach as these sales were deemed the most similar to the subject. The appraiser inspected and viewed aerial maps of the subject property and comparable sales data. All information is deemed reliable as it was collected from county records, real estate brokers, buyers, and sellers.

The cost approach is based on the assumption that property value is a function of replacement cost of buildings and land value, less accrued physical, functional, and economic depreciation. This valuation method typically requires an estimate of the value of the land (using a sales comparison approach technique), to which is added to the contribution of building value (estimated through depreciation analysis). This approach is considered to be reliable in the valuation of properties with specialized buildings or

properties with newly constructed buildings. This approach is not considered to be reliable in the valuation of properties improved with older improvements due to the difficulty in accurately measuring all forms of accrued depreciation. As of the effective date, the subject did not appear to be improved. In turn, the cost approach was not deemed applicable for the appraisal problem.

The income approach was not completed. The subject is not found to be income producing or located in an area that contains vacant land utilized for income production or land leases. In turn, the income approach was not determined to be an appropriate approach for this assignment.

The final reconciliation of value is performed by weighing all the factors and data as they relate to a collaboration of the three approaches to value to arrive at the estimate of fair market value, when applicable.

Requirements/Standards
The Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) (Restricted Appraisal Report) of the Uniform Standards of Professional Appraisal Practice. The appraisal is being made for the stated client, City of Jonesboro, and for their use only. It is also made based on the noted intended use with no additional intended uses established by the appraiser.

Market Value Definition
Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. The definition of "market value" used in this report is:

A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:

1. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. the terms of sale (e.g., cash, cash equivalent, or other terms); and
3. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale). *The Appraisal Foundation, USPAP 2024-2025 Edition*

Competency Provision
Preston King is a State Certified General Real Property Appraiser currently certified in the state of Arkansas. He has completed assignments in the state of Arkansas, immediate market area and has knowledge of the property type.

Extraordinary Assumptions
An extraordinary assumption is defined as:

...an assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. . . Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends, or the integrity of data used in the analysis.
(The Uniform Standards of Professional Appraisal Practice, (USPAP) 2024-2025 Edition).

- It's important to note that the appraiser has tried to get a copy of the plat from the county clerk's office. A search was made by the county clerk, but a plat was not found within the online records. The client of the report has not provided a survey or plat so the site size was estimated using research conducted through county records as well as GIS mapping systems. Prior deeds were delivered and analyzed, but it does not appear that the legal description of the subject property is in full. In turn, I suggest a survey be conducted to ensure site size. If differences are found between the size estimated and actual size, the appraisal results could be impacted. The appraisal is being made based on the extraordinary assumption that the subject site is as utilized within the report and that no differences exist. As mentioned, if the site is found to be differently sized, the appraisal results could be impacted.

Hypothetical Conditions
A hypothetical condition is defined as:

. . . that which is contrary to what exists but is supposed for the purpose of analysis. . . Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions, or trends, or about integrity of the data used in the analysis.
(The Uniform Standards of Professional Appraisal Practice, (USPAP) 2024-2025 Edition).

- No hypothetical conditions were used for this appraisal.

Assumptions and Limiting Conditions

This appraisal report is prepared, and the certification of the Appraiser is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a non-conformity has been identified, described, and considered in the appraisal.

9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.

10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde, foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field if desired.

12. Any allocation of the total value estimated in this report between the land and the improvement (if improved) applies only under the stated program of utilization. The separate values allocated to the land and building must not be used in conjunction with any other appraisal and are invalid if so used.

13. Possession of this report, or a copy thereof, does not carry with it the right of publication.

14. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

15. Neither all or any part of the contents of this report (especially any conclusions as to the value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

16. Any proposed improvements are assumed to have been completed unless otherwise stipulated, so any construction is assumed to conform with the building plans referenced in the report.

17. The appraiser assumes that the reader or user of this report has been provided with copies of available building plans and all leases and amendments, if any that encumber the property.

18. If no survey was developed as part of the appraisal process, the conclusions and analysis developed in this report are based on the legal description provided to the appraiser by the Client. Should a survey prove this information inaccurate, it may be necessary for this appraisal to be adjusted. Any adjustments necessary subsequent to the current engagement will require a separate engagement of the appraiser by the Client.

19. The forecasts, projects, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.

20. Any opinions of value provided in the report apply to the entire property, and any pro-ration or division of the total into fractional interests will invalidate the opinion of value, unless such pro-ration or division of interests has been set forth in the report.

21. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.

22. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or its title, which is assumed to be good and marketable unless discussed to the contrary in this report.

23. The Appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Practice and/or as allowed by the bylaws and regulations of the professional appraisal organization with which the appraiser is affiliated.

24. Definitions of appraisal related terms used in this appraisal are illustrated in the body of the report. The reader should refer to the Dictionary of Real Estate Appraisal, 5th Edition for definition of any appraisal related terms not specifically addressed in the Definitions Section of this report.

Exposure & Marketing Time Estimates

Market value conclusion and the costs and other estimates used in arriving at conclusion of value is as of the date of the appraisal. Because markets upon which these estimates and conclusions are based upon are dynamic in nature, they are subject to change over time. Further, the report and value conclusion are subject to change if future physical, financial, or other conditions differ from conditions as of the date of appraisal.

In applying the market value definition to this appraisal, a reasonable exposure time of 6-12 months has been estimated. Exposure time is the estimated length of time the property interest being appraised would have been offered in the market prior to the hypothetical consummation of a sale at the market value on the effective date of the appraisal; exposure time is always presumed to precede the effective date of the appraisal.

Marketing time, however, is an estimate of the amount of time it takes to sell a property interest at the market value conclusion during the period after the effective date of the appraisal. An estimate of marketing time is not intended to be a prediction of a date of sale. It is inappropriate to assume that the value as of the effective date of appraisal remains stable during the marketing period. Additionally, the appraiser(s) have considered market factors external to this appraisal report and have concluded that a reasonable marketing time for the property is 6-12 months.

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Addenda

Comparable Sales

Qualifications/License
Other Documents

Summary of Salient Facts

Property Appraised	100 W. Washington Ave., Jonesboro, AR 72401
Property Rights Appraised	Fee Simple Estate
Owner	Laurel Park, LLC
Client	City of Jonesboro, AR
Purpose and Use	Determination of market value for internal decision making.
Improvements	None
Extraordinary Assumptions	See appropriate section.
Hypothetical Conditions	See appropriate section.
Inspection	Preston King physically inspected the subject property from public roadways. To assist with details regarding the subject was information obtained from the client, aerial photos, surveys, plat maps, and/or geographic information system (GIS) maps.
Marketing and Exposure Time	6-12 Months / 6-12 Months
Highest and Best Use	Speculative Commercial Development
Dates of Reference	Date of Valuation – June 23, 2025 Date of Inspection – June 23, 2025 Date of This Report – September 15, 2025

Summary of Value Conclusions

Summary of Values					
Appraisal Premise	Date of Value	Cost Approach	Sales Comparison Approach	Income Approach	Reconcilied Value
As-Is	June 23, 2025	N/A	$307,000	N/A	$307,000

Market Analysis

Craighead County Area Analysis

Overview

Craighead County, Arkansas is located in the northeast corner of the state. It was formed in 1859 when parts of Greene, Poinsett and Mississippi County. The county has two county seats in Jonesboro and Lake City. Craighead County's industry is strong and considered to be the main business hub of northeast Arkansas. Craighead County's industry is strong and has remained strong throughout the years. Even in the hardest downturns, Craighead County is not impacted as hard as other areas of the state or country. The county has multiple medical facilities, manufacturing companies as well as being centered in the agriculture mecca of the Delta. Craighead County is also home to Arkansas State University which is the 2nd largest state supported higher education institution. The chief advantages of Craighead County is the employment benefits of increasing medical, agriculture, education and manufacturing jobs which stems from competitive energy costs and access to transportation (river, rail and interstate).

Population/Demographics

POPULATION BY AGE

Age	Jonesboro	Craighead County	Jonesboro MSA	Arkansas	United States
TOTAL	79,156	113,642	138,086	3,107,082	333,793,107
0-4	7.0%	6.7%	6.6%	6.1%	6.0%
5-9	6.7%	6.6%	6.5%	6.3%	6.1%
10-14	6.3%	6.4%	6.3%	6.3%	6.3%
15-24	16.5%	14.9%	14.2%	12.7%	13.0%
25-34	15.9%	15.2%	14.8%	13.5%	14.0%
35-44	12.7%	12.8%	12.6%	12.2%	12.6%
45-54	10.5%	11.2%	11.5%	12.4%	12.4%
55-64	10.1%	11.1%	11.6%	12.1%	13.0%
65-74	8.2%	8.8%	9.3%	13.0%	9.8%
75-84	4.3%	4.5%	4.7%	5.2%	4.8%
85+	1.9%	1.8%	1.8%	2.0%	2.0%
Median Age	33.5	35.1	36.2	38.9	38.5

Source: ESRI Community Analyst, March 2021

Growth from 2000 – 2020
Jonesboro: 42.6%
Craighead County: 37.7%

POPULATION TRENDS

Year	Jonesboro	Craighead County	Jonesboro MSA
1970	27,026	52,068	NA
1980	31,530	63,239	NA
1990	46,535	68,956	NA
2000	55,515	82,148	NA
2010	67,263	96,443	121,026
2020	76,789	113,642	138,086
2025 Projection	84,570	121,451	145,804

Source: ESRI Community Analyst, March 2021

Household Stats

HOUSEHOLDS BY INCOME

Income Level	Jonesboro	Craighead County	Jonesboro MSA	Arkansas	United States
TOTAL Population	79,156	113,642	138,086	3,107,082	333,793,107
$0 - $15,000	16.8%	13.0%	13.9%	14.1%	10.3%
$15,000 - $24,999	12.2%	16.0%	16%	12.1%	8.8%
$25,000 - $34,999	11.1%	9.3%	9.6%	11.1%	8.7%
$35,000 - $49,999	13.6%	14.7%	15.6%	15.1%	12.2%
$50,000 - $74,999	17.2%	17.7%	17.5%	17.6%	17.3%
$75,000 – 99,999	9.9%	13.1%	12.2%	10.8%	12.6%
$100,000 - $149,999	11.0%	10.7%	10.2%	11.5%	15.3%
$150,000 - $199,999	3.7%	2.3%	2.2%	3.9%	6.8%
$200,000 +	4.4%	3.3%	2.8%	3.7%	7.9%
Average Household Income	$66,219	$63,547	$60,934	$67,002	$90,054
Median Household Income	$44,822	$46,135	$43,994	$46,872	$62,203
Per Capita Income	$26,523	$24,748	$23,852	$26,481	$34,136

Source: ESRI Community Analyst, March 2021

Employment

Existing Production and/or Distribution Industries with 50 or More Employees

Company	Product	Total Employment Level
ABB Group	Electrical Fittings	350
Apex Tool Group	Utility Construction Site Tool Boxes and Fuel Tanks	120
Arkansas Glass Container Corporation	Glass Containers	210
Best Manufacturing	Laser Cutting, Production Metal Fabrication, Painting, Powder Coating	65
Butterball LLC	Chicken & Turkey Deli Breast Products	330
Camfil APC	Air Filtration Systems	272
Colson Caster Corporation	Casters	114
Colson Monette	Wheels	52
Crane Composites	Fiberglass Panels	110
CUSI	Utility Billing, Accounting and Asset Management Software for Utilities and Local Gov.	60
Delta Peanut	Peanut Shelling	80
Ditta Door and Hardware, Inc.	Doors, Frames, Specialty Products	50
engines, inc.	Diesel Irrigation Power Units, Generator Sets, Re-Power, OEM, Marine Engines	69
FMH Conveyors	Conveyor Company	300
Frito-Lay, Inc.	Salty Snacks	1,050
Great Dane Trailers	Dry Van Trailers	450
Hytrol Conveyor Company	Conveyors	1,283
Great Dane Trailers	Dry Van Trailers	450
Hytrol Conveyor Company	Conveyors	1,283
J.K. North America	Tanning Bed Distribution	62
Jimco	Lamps and Home Decor	63
Jonesboro Tool and Die	Tool, Die, and Machine Shop	70
Nestle Prepared Foods Company	Frozen Entrees	730
Nice-Pak Products, Inc.	Pre-Moistened Wipes	500
OPTUS, Inc.	Voice, Video and Data Communication Solutions	87
Post Foods LLC	Breakfast Cereal	204
Riceland Foods, Inc.	Rice, Rice Flour and Rice By-Products	395
Ryder	Refrigerated Warehouse	54
Scurlock Industries of Jonesboro	Concrete Pipe, Precase Products	60
SMA	Farm Equipment Distribution	132
Southern Cast Products	Molding and Casting	57
Spirit Fitness Products	Treadmills, Ellipticals, Stationary Bikes	63
ttech	Customer Care Center	300
Trinity Rail Maintenance	Rail Car Maintenance	430
Unilever	Beauty Care Products	460
Windmill Rice Company LLC	Milled Rice, Rice Bran, Ground Rice Hulls	80

Major Service Employers with 200 or More Employees

Company	Services	Total Employment Level
St. Bernards Healthcare	Healthcare	3,950
Arkansas State University	Education	2,898
NEA Baptist Health System	Healthcare	2,127
Wal-Mart Super Centers (4)	Retail	945
Jonesboro Public Schools**	Education	791
City of Jonesboro	Government	550
Nettleton Public Schools	Education	535
Ritter Communications	Telecommunication	380
Valley View Public Schools**	Education	324
Craighead County	Government	300
Westside Consolidated Schools**	Education	281
Brookland Public Schools	Education	280
Encompass Health Rehabilitation Hospital	Healthcare	268
Focus, Inc.	Education Services	250
Jonesboro Human Development Center	Healthcare	240
Trumann Public Schools**	Education	200
Harrisburg Public Schools**	Education	200

The three main drivers of employment in Craighead County are medical, industrial and education. The three main employers in all of Craighead County is St. Bernard's Healthcare, Arkansas State University and NEA Baptist Health System. Hytrol Conveyor Systems is fourth in employment with over 1,200 full time employees. As the charts above show, there are plenty of full-time employment opportunities in Craighead County that encompass all facets of industry.

Medical

The two main medical providers in Craighead County are the St. Bernard's Health System & Baptist Health System. Both have large hospitals with numerous family medicine and specialized clinics associated with them.

Transportation

One of the major benefits, and one of the greatest assets of the location of Craighead County, is the ease of access to transportation. Transportation via land encompasses the majority of transportation opportunities. Craighead County has many state-maintained highways as well as a major interstate (I555). The opportunity for delivery of goods and ease of travel is available via these road infrastructures. Many major railways also run through Craighead County. The BNSF as well as Union Pacific railways occupy the county with terminals in various places in the county. These railways allow for access to ship products via rail to other areas of the country as well as economic opportunities in employment and location of businesses. A public bus system is

available in the city of Jonesboro (JET). The bus route occupies most of the municipality of Jonesboro with numerous stops around the major roadways.

Education

Craighead County has several k-12 public school systems & higher educations. The public-school systems located in Craighead County are as follows:

- Jonesboro School District
- Westside School District
- Valley View School District
- Nettleton School District
- Brookland School District
- Lake City School District
- Ridgefield Christian (Private)
- Arkansas State University
- Arkansas State University Newport Campus

Utilities

Craighead County has good coverage of all majority public utility services. The areas inside the city limits of municipalities in Craighead County have the best coverage, but areas located in rural county areas have some access as well. The major provider of each utility is listed below:

- Electric – Craighead Electric Corporative, City Water & Light
- Natural Gas – CenterPoint Energy
- Water – City Water & Light (Jonesboro & rural Jonesboro), Each city municipality controls own water.
- Sewer – Each city municipality controls own sewer treatment. None in rural areas.
- Waste – Legacy Landfill
- Telecommunications – Ritter Communications, Suddenlink Communications, AT&T, Arkansas

Summary of Area Analysis

After research and knowledge of the market, as well as discussions with local affiliates, the subject's market area is known to be the central business hub of Northeast Arkansas. The economy appears to be stable even though a pandemic was ongoing the previous 36 + months. The pandemic affected the employment rates in Arkansas as well as the local communities. Trends are assumed to continue slight growth based on the job market demand in the Northeast Arkansas area in general. The population has seen an increasing trend line over the past 20 years based on this job pool that the industry local market area provides. Home ownership appears stable with a slight decrease in percentage over the past 5 to 10 years. The subject's immediate area has several k-12 public school systems as well as a few private school systems and a major university. Most of the education appears to stop at the high school graduation level but is on par with the national average. It is found that this community is made up of many individuals who attended Arkansas State University and have chosen to stay in the market area to continue their occupation or advance their education. Based on the research conducted and all area information taken into consideration, it appears that the marketability of the subject's market area is stable and will remain steady. The demand for commercial real estate/income generating assets appears to be stable and analysis shows is in demand.

Market Conditions

The subject's immediate market area has been stable over the last 24 to 36 months. The area is defined by a large employment base with medical, industry, agricultural, etc. opportunities all within the market. Due to this, the Jonesboro market has become a business hub for all of the rural/suburban communities surrounding. Based on the reliable job market, this area has seen solid economic growth even through uncertain times. The macroeconomic outlook can be categorized as uncertain. The current government administration has imposed tariffs on most imports. This has caused some countries to impose tariffs on our exports in rebuttal. It's all but guarantees that the cost of most goods will increase if not manufactured in the US. This is causing some concern from the market about the prices of products. It's expected that the federal reserve will cut rates in September. It's unknown at this time what the rate cuts will do to the economy if these cuts do happen. It's hopeful that they will loosen the reins on the market and create demand that is currently stagnant. Some, on the other hand, are fearful that this could cause additional inflation. From a microeconomic point of view, it is not determined that the area is customarily impacted as greatly as other markets and areas of the country. This specific market has remained stable. This is determined to be based on the availability of employment and opportunities in the market which curb the negative macroeconomic issues. Based on research and analysis conducted, it is determined that the demand for real property will remain stable.

Property Description

General Information

Legal Description

Lot 4 & E 18' of Lot 5 Block F Original Survey of Jonesboro to the City of Jonesboro, AR

Property Description

The subject consists of approximately 4,320 +/- square feet. The site was vacant as of the effective date. The site is located at the corner of W. Washington Ave. and S. Main St. This area is within the downtown Jonesboro district. The subject's market area is defined by a combination of commercial improvements and mixed-use improvements.

General Location

The subject is located in the city limits of Jonesboro, AR. It is located at the corner of W. Washington Ave. and S. Main St. The subject's market area is defined by the areas of downtown Jonesboro. The subject is bound to the north by E. Johnson Ave., to the south by E. Nettleton Ave., to the east by Bridge St., to the west Flint St.

Latitude / Longitude

35.83854, -90.70513

Site Information

SITE SUMMARY AND ANALYSIS	
Physical Description	
Gross Size	4,320 +/- Square Feet OR 0.10 +/- Acres
Site Dimensions	Approximately 48' X 90' (Need survey to confirm)
Road Frontage	~138' between both roads
Shape	Rectangular
Land Allocation	Mostly Cleared
View	Vacant Land / Commercial
Topography/Drainage	Mostly Level / Appears Average
Parcel Number(s)	01-144183-42100
Zoning District	C-1
Flood Zone	(X) Minimal Flood Hazard Area
Adjacent Land Uses	Commercial Improved

Utilities	**Availability**
Water	Public - City Water & Light
Sewer	Public - City Water & Light
Natural Gas	Natural Gas - Public - Summit Utilities
Electricity	Public - City Water & Light
Storm Sewer	Public
Telephone/Media	Telephone & Media

Other	**Yes**	**No**	**Unknown**
Easements			X
Encroachments			X
Deed Restrictions			X
Adequate Ingress/Egress	X		

General Comments

A survey/plat map was utilized. Information within the report was aided by county level data as well as GIS mapping systems and plat map reviewed. The site was vacant at the time of inspection. The site is located in the city limits and downtown area of Jonesboro. It resides at the corner of W. Washington Ave. and S. Main St. The site contains approximately 90’ along S. Main St. and approximately 60’ along W. Washington Ave. It’s important to noted that the appraiser has tried to get a copy of the plat from the county clerk’s office. A search was made by the county clerk, but a plat was not found within the online records. The client of the report has not provided a survey or plat so the site size was estimated using research conducted through county records as well as GIS mapping systems. Prior deeds were delivered and analyzed, but it does not appear that the legal description of the subject property is in full. In turn, I suggest a survey be conducted to ensure site size. If differences are found between the size estimated and actual size, the appraisal results could be impacted.

Land Allocation & Topography
The subject site is fully cleared. The topography is mostly level to slightly sloping. The site has recently been razed of improvements and site work conducted for adequate drainage. However, based on no improvements on site, the site has not been improved with drainage structures.

Flood Zone
The subject property is located in a portion of Flood Zone X.

Per FEMA, Zone X shaded is an area of moderate flood hazard, usually depicted on FIRMs between the 100-year and the 500-year floor level.

A FEMA flood map can be found in the map section.

Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

ZONE	DESCRIPTION
B and X (shaded)	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Ingress/Egress (Access)
The subject is located at the corner of W. Washington Ave. and S. Main St. It does not appear that a curb cut is evident off of either street. At the time the site was improved, the improvements occupied nearly 100% of the site. No private parking structures were evident. It's assumed the highest and best use would be for the utilization of the site in its entirety. However, access from foot or traffic would be off of W. Washington Ave. or S. Main St. Curbs and guttering are evident off of both roadways. The traffic counts along W. Washington Ave. East of S. Main St. are 7,600 cpd, W. Washington Ave. West of S. Main St. are 3,600 cpd, and 5,800 cpd along S. Main St.

Improvements
At the time of inspection, no improvements existed on site. All public utilities are located along both public roadways providing access. It's assumed access and utilization of the utilities is immediate.

Easements and Encroachments
There are no known easements or encroachments impacting the subject property that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision. It is assumed that some drainage and/or utility easements will be in place.

Covenants, Conditions and Restrictions
There are no known covenants, conditions or restrictions impacting the subject property that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a copy of the current covenants, conditions, and restrictions, if any, prior to making a business decision.

Environmental Issues
The appraiser is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, the appraisal company has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

Assessment and Taxes
The subject site is occupied in a single county parcel. The county parcel number is 01-144094-00600. By Arkansas statute, real estate is assessed at twenty percent of "market value", which is estimated by the county assessor. According to the Craighead County Assessor's records, the total assessed value of the parcel is $45,302. Taxes are payable at an applicable millage rate, which is established by a formula for the turn back of state funds by the Arkansas Public Service Commission. Taxes are payable one year in arrears, so the current millage rate (0.04668) applies for the 2025 fiscal year, which is payable by October 15, 2026. The 2025 estimated taxes for the subject parcel are $2,115. Tax increases can be accomplished by two methods only: 1) by public referendum increasing the millage rate, or 2) by an increase in the assessed value. It is unknown if a reassessment will occur for the subject this year. If actual or estimated tax amounts are warranted, the county assessor's office should be contacted.

Zoning
Based on research conducted of the Jonesboro zoning classifications and zoning maps, the subject is currently zoned C-1, Downtown Core Commercial District. This district is characterized by concentrated development of permitted uses, including office and institutional, service, convenience and specialty retail, entertainment, and housing. Redevelopment of the area is contemplated, with emphasis on an art and entertainment cluster. Accordingly, it is anticipated

that one or more overlay or other special districts will be established to help foster transformation of the area.

The subject is currently vacant. Most commercial uses would be permitted subject to approval by the city of Jonesboro. The subject is located in the downtown Jonesboro Overlay District. Per city officials and documents reviewed, within this overlay district, no private parking structures are required.

Zoning Map



Utility Access

It was observed during inspection that the subject does have access to public utilities. It was found that the subject has access to public electricity, public water, public sewer, natural gas, and telephone/media services. City water and light provides utility access for electricity, water, sewer. Summit utilities is the natural gas provider. It's assumed that all sites will have immediate availability to all public utilities. Deviation could cause appraisal results to be impacted.

Statement of Ownership
It was noted that a transfer occurred within the prior 36 months.

- A Quit Claim Deed for no monetary value was recorded on 08/31/2022 (b/p 2022R/019437). This was an internal transfer or a transfer from an individual to an owned entity.

Subject Property Offering Information
It cannot be found that the subject property has been offered for sale within the prior 12 months. It does appear that the subject property with improvements included was listed for sale by a local real estate broker. However, the improvements have been razed from the site. It cannot be found that the subject has been listed for sale since the site has been vacant.

Current Sales Contracts
It's not found that the subject is currently under contract at this time.

Aerial Map with Boundaries

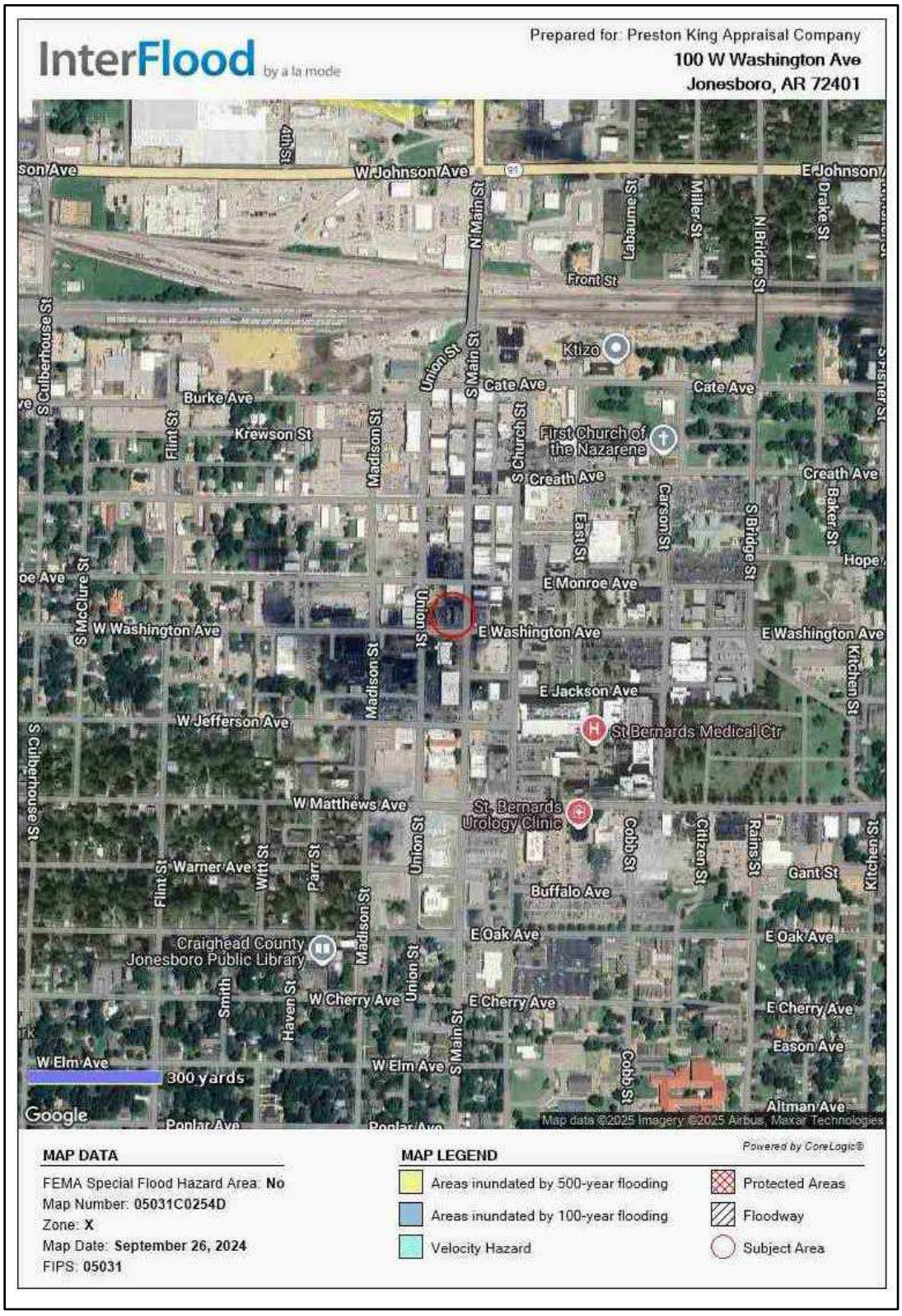


***NOTE: This is not a legal survey but rather only for depiction purposes.**

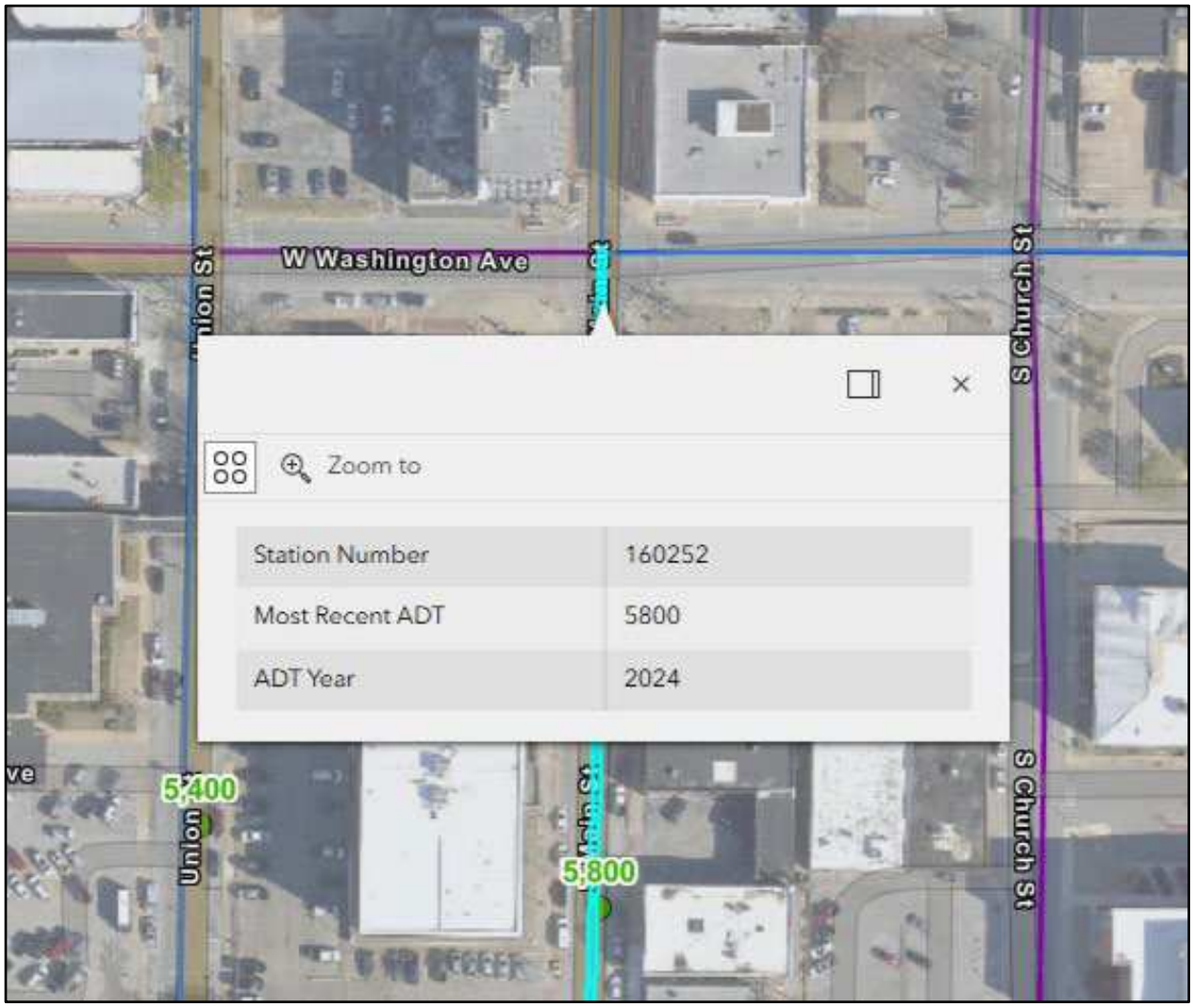
Location/Land Use Map



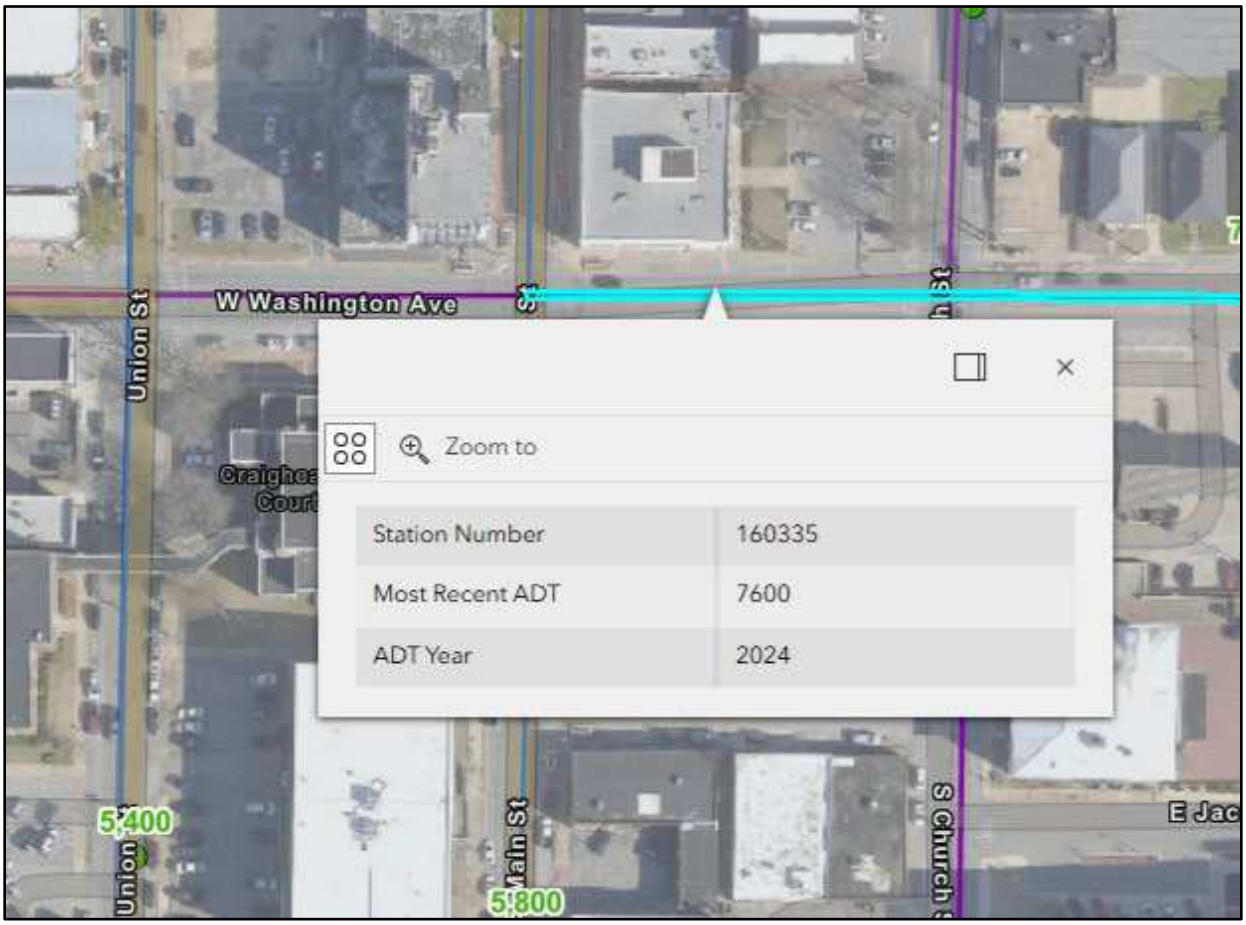
FEMA Flood Report



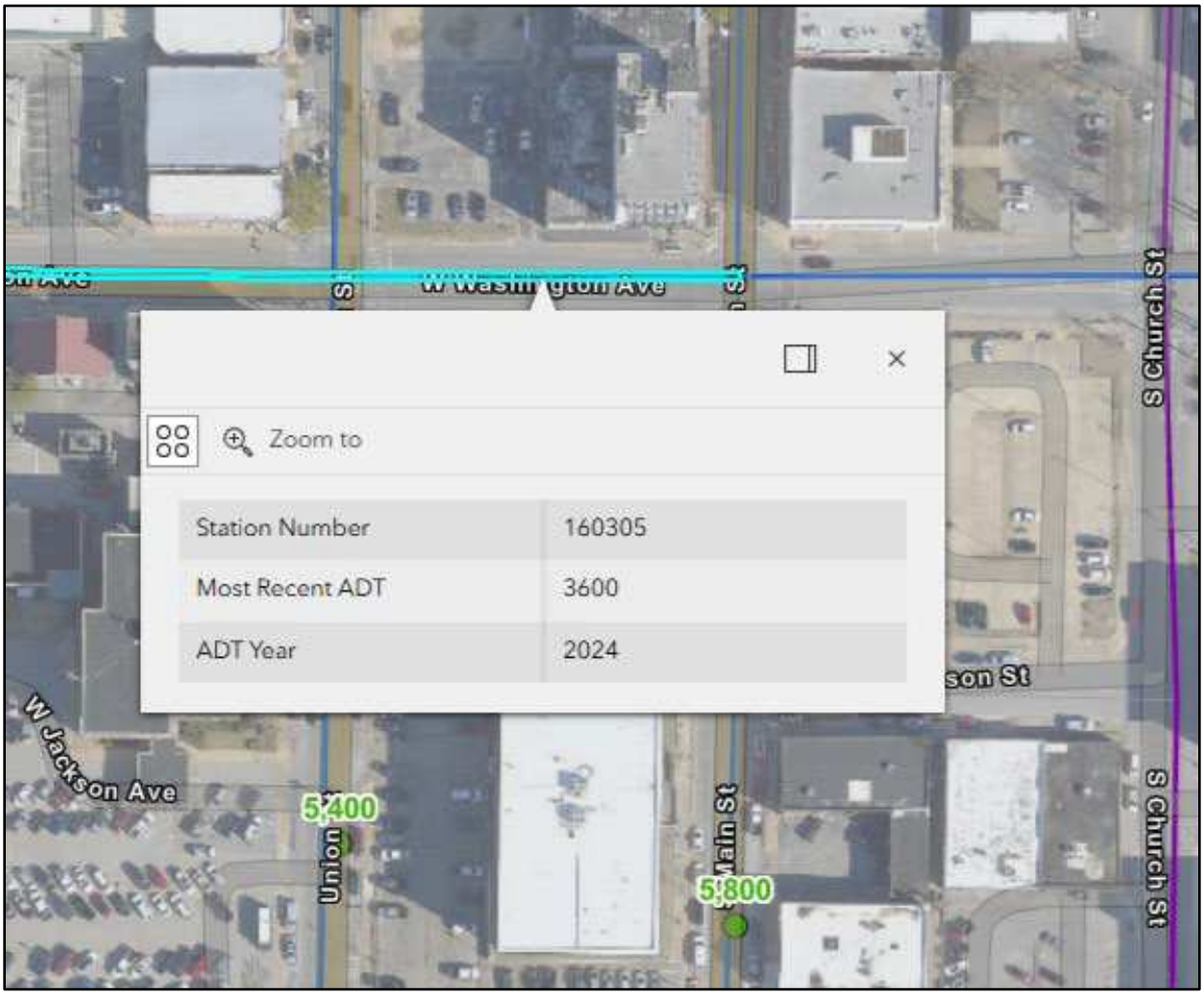
Traffic Count Map (S. Main St.)



Traffic Count Map (W. Washington – E. of S. Main St.)



Traffic Count Map (W. Washington – W. of S. Main St.)



Photos



Site



Sidewalk



Street View



Street View



Site



Site

Photos



Site



Site



Site



Site



Site

Highest & Best Use

Highest and Best Use, as used in this appraisal report, is defined as, "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (From The Appraisal of Real Estate 13th Edition, prepared by The American Institute of Real Estate Appraisers.) A basic economic principle applicable in the estimation of highest and best use is the principle of conformity. Again, quoting from the 13th Edition of The Appraisal of Real Estate, "Market forces create market value, so the analysis of market forces that have a bearing on the determination of highest and best use is crucial to the valuation process. When the purpose of an appraisal is to develop an opinion of market value, highest and best use analysis identifies the most profitable and competitive use to which the property can be put."

When determining the highest and best use of an unimproved site, it is necessary to determine the highest and best use of the site as if vacant and ready to be put to its highest and best use. This use has been determined with regard to what uses are physically possible, legally permissible, financially feasible, and maximally productive. In estimating (determining) the highest and best use, consideration is given to surrounding improvements, deed restrictions, the site's physical and legal constraints, location and trends in the neighborhood. Implied in these definitions is that the determination of highest and best use considers the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners.

An additional implication is that the determination of highest and best use results from the appraiser's judgment and analytical skill - that is, that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. (From The Appraisal of Real Estate, 13th Edition, published by the American Institute of Real Estate Appraisers, 2008). The highest and best use of the subject site as vacant will be analyzed based on the criteria for determining highest and best use.

Highest and Best Use is defined as "that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonable, probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value."

The following tests must be passed in determining the highest and best use:

- The use must be within the realm of probability; that is, it must be likely, not speculative or conjectural.
- The use must be legal.
- A demand must exist for such use.
- The use must be profitable.

- The use must be such as to return to the land, as well as the property on the whole, the highest net return.
-

Four stages are included in the analysis of highest and best use:

Physically Possible: determine the physically possible uses for the subject site.

Legally Permissible: determine which uses are legally permitted for the subject site.

Financially Feasible: determine which possible and permissible uses will produce a net return to the subject site.

Maximally productive: determine which use, among the feasible uses, is the most profitable use of the subject site.

The highest and best use of the land as if vacant and available for use may be different from the highest and best use of improved property. This is true when the improvements do not constitute an appropriate use. The existing use will continue unless and until land value in its highest and best use exceeds the sum value of the entire property in its existing use and the cost to remove the improvements.

Since the appraisal of the subject property is based on a premise of use, the highest and best use analysis determines just what this premise of use should be. A highest and best use analysis consists of considering the highest and best use of a property under two assumptions:
(1) with a vacant and available site and
(2) with the property as improved.
These two assumptions on highest and best use are correlated into one final estimate of highest and best use.

As Vacant and Available

The first major aspect of the highest and best use analysis is considering the property as if it were vacant and available for development. This assumption is made to determine whether the land alone is worth more than the existing property, as is. In other words, this is the beginning benchmark to compare with the highest and best use of the property as is, to determine whether the site is presently under-utilized.

Possible Use – The physical aspects of the land impose the first constraints on any possible use of the property. The appraised tract is a mostly rectangular shaped tract consisting of 4,320 +/- square feet. As mentioned throughout the report, the subject physical attributes are not found to limit the usability of the subject. The subject's size, shape and topography are adequate to support most uses. Based on the locational aspects, commercial uses would suggest the most logical use.

Permissible Use – The subject is found to be zoned C-1, Downtown Core Commercial District. This is a commercial zoning which would allow for most commercial uses per approval from the city. The subject is not currently improved at this time. The subject is located in an area that is defined by mostly commercial uses. In turn, commercial uses would be permissible.

Feasible Uses - The demand for vacant land in the subject's immediate market area, and land with similar esthetics as the subject, is good. This is found to be based on the demand for vacant sites that have potential for development being good. Development in the subject's immediate neighborhood consists of mostly commercial or mixed commercial and residential uses. It is my opinion that commercial use provides a positive net return to the land and, therefore, is considered feasible.

Most Profitable Use - In the final analysis, a determination must be made as to which feasible use is the highest and best use of the parcel as if vacant. Based on the current demand for vacant sites, it is in the appraiser's opinion that the highest and best use would be for speculative commercial development.

Conclusion of Highest and Best Use

Based on the preceding analysis of the site, as vacant and available for development, it is the appraiser's opinion that the highest and best use for the subject property is vacant and utilized for speculative commercial development.

Sales Comparison Approach

The sales comparison approach is a process of comparing actual comparable property sales. This approach to value is based upon the Principle of Substitution, which holds that "the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time. This principle implies that the reliability of the sales comparison approach is diminished if substitute properties are not available in the market." (The Appraisal of Real Estate, Fourteenth edition).

This approach is based upon the collection of similar sales and offering data for comparison. Market-derived adjustments for relevant factors can sometimes be extracted from these and other sales. The sales data is compared to the subject on the basis of those elements of comparison which include real property rights conveyed, financing terms, conditions of sale, and date of sale. Location and other physical characteristics are then considered. Physical characteristics typically used in comparison are legal and physical access, shape, topography, utilities, zoning, etc. Because adjustments for these relevant factors are market derived, the desires and actions of typical buyers and sellers are reflected in the comparison process.

Subjective judgment must be applied in instances where market data do not provide adequate quantifiable information for necessary adjustments. A common sales adjustment method used when contribution of value-influencing factors cannot be objectively isolated is *"bracketing"*. Conceptually applied to an appraisal problem, the target is *market value* of the subject property. Bracketing assists to establish extreme upper and lower limits of a property's potential value. Differences in factors of comparison for each sale are indicated by plus (if the sale factor is inferior to the subject), or minus (if the sale factor is superior to the subject).

Quantitative and/or *qualitative* adjustments are extracted using methods discussed above. *Quantitative adjustments* extracted from market information are shown as percentages or dollar amounts. For differences where quantitative adjustments cannot be developed, "+" and/or "-" *qualitative adjustments* are used. The subjective "sum" of the factors for each selected sale defines the value orientation indicated by each sale for the subject. Symbols represent the *qualitative sum of adjustments* in comparison grids, as defined below:

Symbol (Character)	Comparison Meaning
=	Equal to
~	About equal to
>	Greater than
<	Less than

Considered collectively, results of the multiple sales comparisons define the range of values indicated by market data. Then, based upon relative comparability and orientation of sales and

subject factors within the range, subjective judgment is applied to conclude an opinion of value for the subject property between the extremes. In valuation comparisons involving limited data, it is not uncommon to combine *quantitative (percentage and/or dollar) adjustments* with *qualitative ("+" and/or "-") adjustments*. Though resulting value indications are depicted as "equal", "about equal", "greater than" or "less than", *qualitative adjustments* contribute to greater accuracy in the final value prediction.

On the following pages are the data, reasoning and conclusions that have been used to value the subject property. The sales used as comparable sales in the following analysis represent the most recent sales with similar buyer motivation. Buyer motivation of the subject is determined by the highest and best use analysis.

Summary of Comparable Sales

Sale #	Sale Date	Land (SF)	Sales Price	Price/SF
1	10/21/2022	2,700	$215,000	$79.63
2	10/21/2022	2,700	$210,000	$77.78
3	07/29/2022	11,880	$390,000	$32.83
4	06/13/2023	24,394	$767,000	$31.44
5	12/18/2024	44,867	$880,000	$19.61
6	04/16/2025	65,340	$1,500,000	$22.96

Discussion/Analysis of Comparable Sales

Land Comp #1

Transaction Details

Location:	W. Washington Ave., Jonesboro, AR 72401
Grantor/Grantee:	Property Lot 8, LLC / Smith
Sale Date:	10/21/2022
Sale Price:	$215,000
Land Size:	2,700 +/- square feet
Price/SF:	$79.63/ sf
Price/FF:	$7,167/ ff
Traffic Count:	3,600 cpd
Zoning:	C-1
Source:	Parcel #01-144183-42600, b/p 2022R/022911
Prior Transfers:	None within the previous 12 months.
Comments:	2,700 +/- square foot site located along W. Washington Ave. in the city limits of Jonesboro. The site is mostly level and cleared in topography. It was utilized for parking prior to consummation. The site has since been razed and green space exists. The site is between the S. Main St. and Union Ave. corridors. The site does have visibility from the lighted intersections at W. Washington Ave. and S. Main St. as well as along W. Washington Ave. and Union Ave. The site does have access to public utilities. The site was purchased for assemblage of adjoining parcels for future commercial development.

Aerial Map



Land Comp #2

Transaction Details

Location:	108 W. Washington Ave., Jonesboro, AR 72401
Grantor/Grantee:	Property Lot 8, LLC / Smith
Sale Date:	10/21/2022
Sale Price:	$210,000
Land Size:	2,700 +/- square feet
Price/SF:	$77.78/ sf
Price/FF:	$7,000/ ff
Traffic Counts:	3,600 cpd
Source:	Parcel #01-144183-42500, b/p 2022R/0022910
Prior Transfers:	A Warranty was recorded on the same day at this transfer for a price of $182,500 (b/p 2022R/022909).
Comments:	2,700 +/- square foot site located along W. Washington Ave. in the city limits of Jonesboro. The site is mostly level and cleared in topography. It was utilized for parking prior to consummation. The site has since been razed and green space exists. The site is between the S. Main St. and Union Ave. corridors. The site does have visibility from the lighted intersections at W. Washington Ave. and S. Main St. as well as along W. Washington Ave. and Union Ave. The site does have access to public utilities. The site was purchased for assemblage of adjoining parcels for future commercial development.

Aerial Map



Land Comp #3

Transaction Details

Location:	102 W. Washington Ave. & 402 Union Ave., Jonesboro, AR 72401
Grantor/Grantee:	First Security Bank / HTHREG Properties, LLC
Sale Date:	07/29/2022
Sale Price:	$390,000
Land Size:	11,880 +/- square feet (Total between both parcels)
Price/SF:	$32.83/ sf
Price/FF:	$2,407/ ff
Traffic Counts:	3,600 cpd & 5,800 cpd
Source:	Parcel #'s 01-144183-42400 & 01-144183-42800, b/p 2022R/016874
Prior Transfers:	None within the prior 12 months.
Comments:	This is the purchase of two parcels which adjoin in the downtown area of Jonesboro. One parcel is located and accessed from W. Washington Ave. and the other Union Ave. As mentioned, the sites do adjoin in the southeast and northwest corners. The site along W. Washington Ave. did contain a commercial structure which has since been razed from the site. The sites were purchased for future commercial development. Specifically, they were purchased for assemblage of adjoining parcels. The sites do have visibility from the lighted intersections at W. Washington Ave. and S. Main St. as well as along W. Washington Ave. and Union Ave. The site does have access to public utilities.

Aerial Map



Land Comp #4

Transaction Details

Location:	0.56 Acres Canera Dr., Jonesboro, AR 72405
Grantor/Grantee:	Greensboro Investments, LLC / DD Canera Realty, LLC
Sale Date:	06/13/2023
Sale Price:	$767,000
Land Size:	24,394 +/- square feet OR 0.56 +/- acres
Price/SF:	$31.44/ sf
Price/FF:	$8,074/ ff
Traffic Counts:	39,000
Source:	Parcel #01-144091-01210, b/p 2023R/010355
Prior Transfers:	A plat was recorded on 06/09/2023 (b/p 2023R/010035).
Comments:	0.56 +/- acre located along Highway 49 with access from Canera Dr. This site is located in the Greensboro Village planned development. This is located inside the city limits of Jonesboro. The site is an interior site. It was vacant at the time of consummation. It was somewhat site prepped and mostly level in topography. The site was purchased for the development of a fast-food concept. The site has access to all public utilities. It is located in an area that contains a majority of commercial improvements. Johnson Ave. has a daily cars count of 39,000.

Aerial Map



Land Comp #5

Transaction Details

Location:	1.03 Acres Southern Creek Ln., Jonesboro, AR 72404
Grantor/Grantee:	Southern Hills Real Estate, LLC / Montano & Montano
Sale Date:	12/18/2024
Sale Price:	$880,000
Land Size:	44,867 +/- square feet
Price/SF:	$19.61/ sf
Price/FF:	$3,826
Source:	Parcel #01-143362-16500, b/p 2024R/022684
Prior Transfers:	None within the previous 12 months.
Comments:	1.03 +/- acres located along Southwest Dr. in the city limits of Jonesboro. The site has great visibility and some visibility from Southwest Dr. The site was vacant at the time of consummation. The site is mostly level and site prepped. It also has access to public utilities. The site was purchased for the development of a restaurant. Access is from an internal city-maintained roadway. The property is located in a newly developed mixed-use development. Traffic Counts along Highway 49 are approximately 22,000 cars per day.

Aerial Map



Land Comp #6

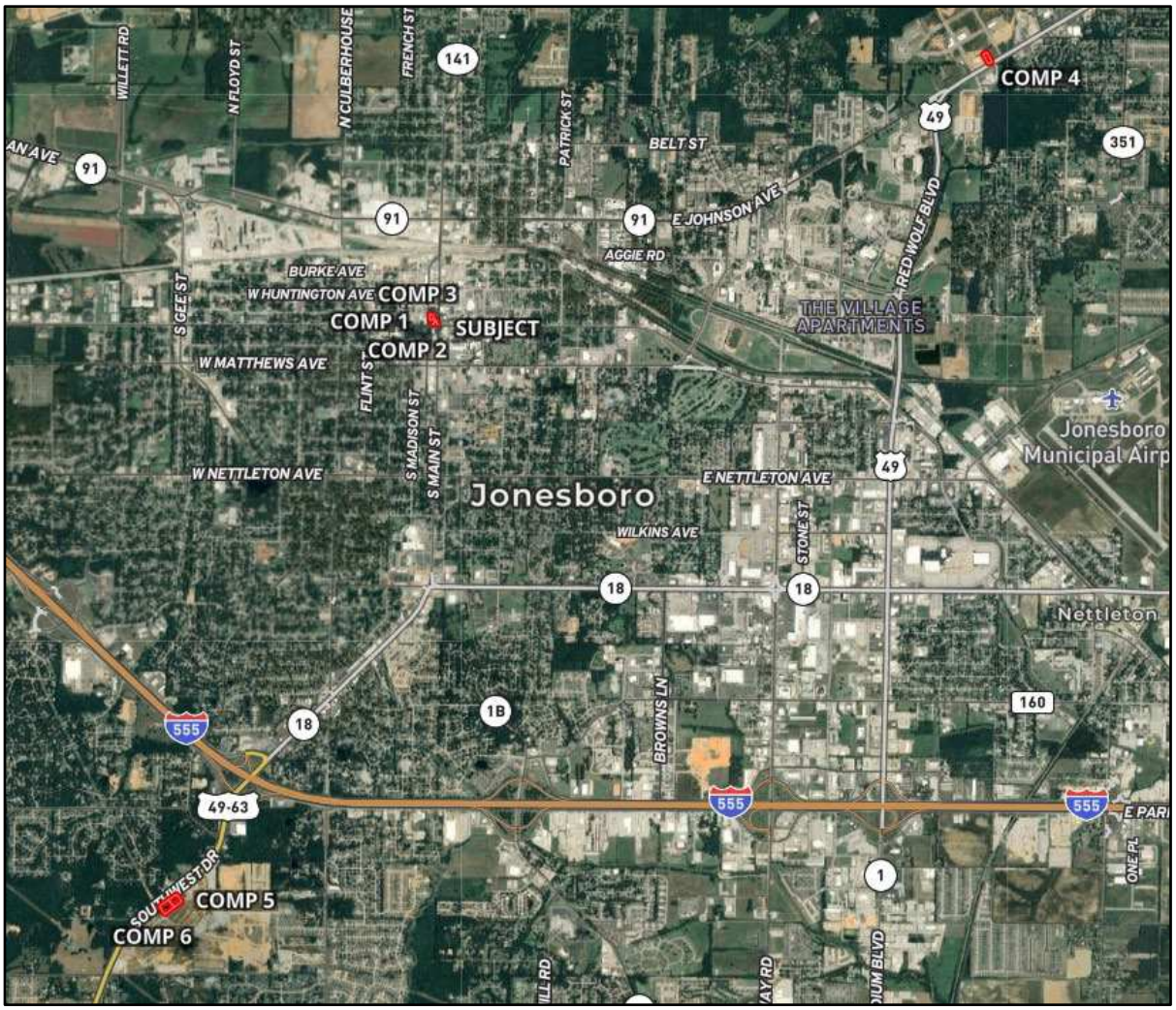
Transaction Details

Location:	1600 Southern Ridge Blvd., Jonesboro, AR 72404
Grantor/Grantee:	Southern Hills Real Estate / McDonald's Real Estate Company
Sale Date:	04/16/2025
Sale Price:	$1,500,000
Land Size:	65,340 +/- square feet
Price/SF:	$22.96/ sf
Price/FF:	$5,263
Source:	Parcel #01-143362-16400, b/p 2025R/006879
Prior Transfers:	None within the last 12 months.
Comments:	1.5 +/- acre located at the corner of Highway 49/Southwest Dr. and Southern Ridge Blvd. The property is in the city limits of Jonesboro, AR. The site was vacant at the time of consummation. The site was level and cleared of any forage and somewhat site prepped. The site was purchased by McDonald's for a new fast-food restaurant. The property is accessed from a paved, city-maintained roadway. The site has access to all public utilities. The site has approximately 285' of frontage along Highway 49/Southwest Dr. and 230' along Southern Ridge Blvd. The property is zoned PD-M. Traffic Counts along Highway 49 are approximately 22,000 cars per day.

Aerial Map



Comparable Sales Map



Comparable Sales Map (Comps 1-3)



Sales Comparison Chart of Adjustments (Comps 1-3)

Sales Adjustment Grid				
Comparable Number	Subject	1	2	3
Site Size (SF)	4,320	2,700	2,700	11,880
Date	06/23/2025 (Eff Date)	10/21/2022	10/21/2022	7/29/2022
Sales Price	$0	$215,000	$210,000	$390,000
Other Contribution	$0.00	$0.00	$0.00	$100,000
Finance Adjustment	$0.00	$0.00	$0.00	$0.00
Adjusted Price	$0	$215,000	$210,000	$490,000
Adjusted Price Unit (SF)	$0.00	$79.63	$77.78	$41.25
Market Condition (Time) Adjustment [Adjust to 06/25]				
Periods (Yearly)		2.67	2.67	2.917
Compound Rate		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Time Adjusted Price/ Ac.		$79.63	$77.78	$41.25
Other Adjustments				
Location	W. Washington & S. Main	W. Washington	W. Washington	W. Washington & Union
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment ($)		$0.00	$0.00	$0.00
Condition of Sale/Motivation	Comm. Development	Similar	Similar	Similar
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Size (Square Feet)	4,320	2,700	2,700	11,880
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Topography / Site Prep	Level / Some	Similar	Similar	Similar
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Ingress/Egress	Direct / Corner	Direct / Interior	Direct / Interior	Direct / Interior & Corner
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Utilities Available	All Public	Similar	Similar	Similar
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Zoning/Use	Commercial	Similar	Similar	Similar
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Total Adjustments		$0.00	$0.00	$0.00
Adjusted Price/ SF		$79.63	$77.78	$41.25

Sales Comparison Chart of Adjustments (Comps 4-6)

Sales Adjustment Grid				
Comparable Number	**Subject**	**4**	**5**	**6**
Site Size (SF)	4,320	24,394	44,867	65,340
Date	06/23/2025 (Eff Date)	6/13/2023	12/18/2024	4/16/2025
Sales Price	$0	$767,000	$880,000	$1,500,000
Other Contribution	$0.00	$0.00	$0.00	$0
Finance Adjustment	$0.00	$0.00	$0.00	$0.00
Adjusted Price	$0	$767,000	$880,000	$1,500,000
Adjusted Price Unit (SF)	$0.00	$31.44	$19.61	$22.96
Market Condition (Time) Adjustment [Adjust to 06/25]				
Periods (Yearly)		2.0	0.58	0.167
Compound Rate		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Time Adjusted Price/ Ac.		$31.44	$19.61	$22.96
Other Adjustments				
Location	**W. Washington & S. Main**	**E. Johnson Ave.**	**Highway 49**	**Highway 49**
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment ($)		$0.00	$0.00	$0.00
Condition of Sale/Motivation	**Comm. Development**	**Similar**	**Similar**	**Similar**
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Size (Square Feet)	**4,320**	**24,394**	**44,867**	**65,340**
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Topography / Site Prep	**Level / Some**	**Similar**	**Similar**	**Similar**
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Ingress/Egress	**Direct / Corner**	**Direct / Interior**	**Direct / Interior**	**Direct / Corner**
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Utilities Available	**All Public**	**Similar**	**Similar**	**Similar**
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Zoning/Use	**Commercial**	**Similar**	**Similar**	**Similar**
Quantitative Adjustment (%)		0.00%	0.00%	0.00%
Adjustment		$0.00	$0.00	$0.00
Total Adjustments		**$0.00**	**$0.00**	**$0.00**
Adjusted Price/ SF		**$31.44**	**$19.61**	**$22.96**

Summary of Adjustments

Property Rights Conveyed
No adjustments warranted. All sites transferred via fee simple.

Other/Post Closing Contribution
No additional contribution was found to exist for the subject along with all comps outside of comp 3. Comp 3 was improved with a commercial structure that hadn't been utilized in some time. It has since been razed from the site and the site is merely green space. The building on the site was approximately 7,560 square feet. This was derived from county data information. Based on the knowledge that this expense was in addition to the purchase price, and the comparison of the subject as if vacant, consideration for the razing of the improvements was deemed warranted. Based on research and analysis conducted, a range of $8 to $12/ sf of GBA was deemed appropriate for the estimated cost to raze a commercial structure for a site. I have utilized a $10/ sf figure to estimate the cost of razing the building from the site. It's also noted that some site improvement such as hauling clean fill, leveling, etc. the site was also deemed necessary. This was estimated to be an additional $25,000. Based on this, the estimated cost to raze and prep the site was estimated to be $100,000. It's important to note that the appraiser is not a licensed contractor. He has used resources he believes are supportive of the costs associated with the decision. These costs assisted in determining an adjusted sales price of the comp with consideration of the razing of the improvements. In the event that differences exist, the appraisal results could be impacted. However, this adjustment only serves as a guide and helps adjust. All consideration was not given to this comp and consideration of the other comps was deemed warranted.

Financing Terms
All comparable sales appear to have been acquired via cash or cash equivalency methods. No atypical financing terms are noted. No adjustments warranted.

Market Conditions
Based on knowledge and experience in the market, as well as analysis conducted, the subject's market has remained stable over the last few years. Some areas of the market have seen gradual increases while some have remained stable with only slight growth. The market for vacant commercial sites has remained stable. The absorption of these types of sites is gradual but limited to the number that transfers and are developed on a regular basis. Even though the market reactions based on timing are hard to follow, it's very evident within the market that vacant which are available for development or even possible for development are limited. Due to the infrastructure costs of developing commercially motivated sites within the city limits, the increase in raw land values is following suit. All comps consummated within a reasonable time frame. The market has remained stable over this time frame with minimal increases seen. In turn, no adjustments were deemed warranted.

Location Adjustment
All comps are determined to be located within the Jonesboro city limits. They are also all located within commercial developments or areas that are defined by commercial corridors. Comp 1-3 are located in the downtown Jonesboro market area. Comps 4-6 are located in newer mixed-use areas of the city of Jonesboro. These areas are some of the most active areas of Jonesboro at this time. Even though comps 4-6 have much more traffic counts as well as located along heavily traveled corridors and residential areas of Jonesboro, the downtown area of Jonesboro is deemed to be marketable. The traffic counts are not deemed to be as great, but the desire for the market has been evident. No adjustments were deemed warranted for the locational aspects. The appraiser has considered the location of the sites within the reconciliation of value.

Site Sizes
No adjustments were deemed warranted for the site sizes. Consideration for the site sizes were considered within the reconciliation of value. Based on the lack of market interaction of commercially motivated sites the size of the subject, a defined adjustment was evident, but rather consideration for the comps that share similar size characteristics were considered more appropriate.

Topography/Site Prep
The topography and drainage of a tract that has potential for development is determined to be influencing in this market. The more undulation a site has, the less potential for development based on the approved uses, feasibility, etc. The subject is mostly level in topography and has some site prep conducted. All comps are deemed to be supportive to the subject. Comp Comps 2-4 are all consistent to the subject in this regard. Comp 1 is a raw site with no site prep conducted. Based on differences found to exist, adjustments were made accordingly. Due to the motivation for all sales being for commercial development, it's found that costs associated with the clearing and leveling of the site would be necessary.

Ingress/Egress
The accessibility of the subject is determined to be influential in this market. All sales were determined to have what is assumed ample frontage from a roadway, multiple roadways, etc. All are located off a city-maintained roadway with curb and guttering. No adjustments were deemed warranted.

Utilities Available
One of the more important factors affecting vacant land is the availability of utilities. Based on the subject as well as all comps determined highest and best use being for commercial development, the access to utilities is of upmost importance. The subject along with all comps are found to have good access to public utilities. In turn, no adjustments were deemed warranted.

Zoning/Use
Even though all comps are determined to have an individual intent of purchase, all were purchased for commercial development. No differences were found from motivation or value. In turn, no adjustments were deemed warranted.

Final Summary & Conclusion of Value

Based on extensive research and knowledge of the area, a lack of land sales was found to be available in the subject market. This was determined to be based on the limited supply of competing sites that have conveyed within the last few years. Based on the limitations, the ones selected were determined to be the best and some of the only ones at this time. The extent of research for comparable sales included, but is not limited to, the analysis of multiple years of vacant land sales in or around the subject's market area. Due to the limitations found, the parameters of the market were expanded to include properties outside the subject's immediate market area and a several years prior to the effective date. All sales selected were located in the city limits of Jonesboro. The most recent and relevant comparable sales were further researched, verified, and analyzed for use in this appraisal. These sales were chosen based upon the value influencing aspects that the subject shares. Dissimilarities were found which were adjusted for using market participants and knowledge of the market area. It's determined that a lack of vacant land sales within the downtown area of Jonesboro. Three comps selected are located within this area. However, they are from a few years prior to the effective date. The comps selected in the downtown market adjoin the subject property and were purchased around the same time for assembling of the sites for planned development. It's determined that these sales were independent of each other but have a similar purpose as if the subject were placed on the open market. It's important to note that the subject is found to be located in a downtown overlay in which no parking structures would be necessary per city official. However, any construction on the subject site would be very limited without adjoining sites are assistance from the public roadways. This was considered within the analysis of the subject property. It's most logical that the subject property would be best suited for assembling of the adjoining sites to the west of it. It's possible that it could stand alone, but limitations in construction logistics are evident. With these things said, comps 1-3 give the best indication of the subject property at this time. Comps 4-6 were chosen for additional support of value. These comps are located in newer developments within the city limits of Jonesboro. They are also located along heavily traveled corridors. They were chosen based on the commercial motivation that they were purchased for. It's determined that these are very good indicators of the potential for similar sites with the city limits of Jonesboro but have limitations of comparison of the downtown Jonesboro market. The Jonesboro market is deemed to be marketable in its own way. The subject is located along a main intersection in the downtown district. In consideration of areas within the downtown district, it's deemed to be one of the most interesting vacant sites based on location that would be available. Financial improvements have been made to areas around the downtown district. A fixture in the community is the St. Bernard's health system. It is the largest employer in the whole community and is located just a few blocks from the subject. Based on knowledge of the market area, as well as analysis conducted, it's determined that the interest and motivation for the subject stie would not reside solely in the physical characteristics of the subject site, but also the emotional aspects that reside with the downtown district. Concepts that would be considered for this area of Jonesboro would not be considered for other areas of Jonesboro based on demand and feasibility. Even though it's very difficult to estimate this impact on the subject property, it's noted that comps 1-3 help in determining that interest and these comps were utilized heavily. No adjustment was made for the

location of comps 4-6. However, it's determined, through research as well as discussions with professionals throughout the region, downtown districts typically have some motivation that areas outside of the downtown districts do not have. Rather than a specific adjustment to the impact that this downtown area would have on a site, this was analyzed via range of values and consideration for the comps available. Based on it being customary for commercial site sales to be valued in respect to their price per square foot, the range of price per sf were used in determining a value for the subject. The range of adjusted values is $19.61/ sf to $79.63/ sf. The mid-range of value is $49.62/ sf. The average is determined to be $45.45/ sf. As has been mentioned, comps 1-3 are the most supportive based on the locational aspects. Specifically, comps 1 and 2 are most similar to the subject in size as well as being vacant at the time of consummation. These comps do set the high end of the range. Comp 3 was considered and deemed to assist in deriving a value for the subject as well. Even though comps 4-6 are reliable sales within the market that would have commercial motivation, these comps are not located within the downtown district of Jonesboro. If sufficient comps were available that were located within the downtown district, only those sales would've been used. However, due to the lack of sales available, market expansion to other areas of Jonesboro was necessary. After analysis and careful consideration, comps 1-3 were given most consideration and a weighted average was utilized in developing an opinion of value. Comps 1 and 2 were given 40% and comp 3 20% in the final reconciliation. After extensive analysis as well as careful consideration, my opinion of value for the subject site is $71/ sf. This is the determined weighted average calculation rounded to the nearest dollar a square foot.

Sales Comparison Approach				
Total Square Feet	X	Value Per SF	=	Value
4,320	X	$71.00	=	$306,720
VALUE CONCLUSION				
Indicated As Is Value				$306,720
Rounded				**$307,000**

Summary of Value

Summary of Values					
Appraisal Premise	Date of Value	Cost Approach	Sales Comparison Approach	Income Approach	Reconcilied Value
As-Is	June 23, 2025	N/A	$307,000	N/A	$307,000

The sales comparison approach was the only approach conducted. As was described within the report, the sales comparison approach gives a good indication of the subject based on market participants. In turn, the final value conclusion reached in this report was based on the sales comparison approach. The final value conclusion is displayed below:

Market Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As-Is	Fee Simple	June 23, 2025	$307,000

Additional Assumptions and Limiting Conditions

"Report" means the appraisal or consulting report and conclusions stated therein, to which these Assumptions and Limiting Conditions are annexed.

"Property" means the subject of the Report.

"Appraiser(s)" means the employee(s) or contractors of Preston King Appraisal Company who prepared and signed the Report.

The Report has been made subject to the following assumptions and limiting conditions:

The information contained in the Report or upon which the Report is based has been gathered from sources the Appraiser assumes to be reliable and accurate. The owner of the Property may have provided some of this information. Neither the Appraiser nor Preston King Appraisal Company shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters. Any intended user of the Report is obligated to bring to the attention of the Appraiser or Preston King Appraisal Company any inaccuracies or errors that it believes are contained in the Report.

No opinion is intended to be expressed and no responsibility is assumed for the legal description or for any matters that are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate appraiser. Title to the Property is assumed to be good and marketable and the Property is assumed to be free and clear of all liens unless otherwise stated. Unless otherwise indicated, no survey of the Property was undertaken.

The opinions are only as of the date stated in the Report. Changes since that date in external and market factors or pertaining to the Property itself can significantly affect the conclusions in the Report.

The Report is to be used in whole and not in part. No part of the Report shall be used in conjunction with any other analyses. Publication of the Report or any portion thereof without the prior written consent of Preston King Appraisal Company is prohibited.

This report is subject to possible review by appraiser affiliated organizations.

Except as may be otherwise stated in the letter of engagement, the Report may not be used by any person(s) other than the party(ies) to whom it is addressed or for purposes other than that for which it was prepared. No part of the Report shall be conveyed to the public through advertising, or used in any sales, promotion, offering or material without prior written consent from Preston King Appraisal Company. Any authorized user(s) of this Report who provides a copy to, or permits reliance thereon by, any person or entity not authorized by Preston King Appraisal Company in writing to use or rely thereon, hereby agrees to indemnify and hold Preston King Appraisal Company, its affiliates and their respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorneys' fees,

incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the Report by any such unauthorized person(s) or entity(ies).

In the event of a claim against the Appraiser(s), Preston King Appraisal Company, its affiliates and their respective shareholders, directors, officers and employees in connection with or in any way relating to this report or this engagement, the maximum damages recoverable are the amount of money actually collected by the Appraiser(s) or its affiliates for this report.

Except as may be otherwise stated in the letter of engagement, the Appraiser shall not be required to give testimony in any court or administrative proceeding relating to the Property or the Appraisal.

The Report assumes (a) responsible ownership and competent management of the Property; (b) there are no hidden or unapparent conditions of the Property, subsoil or structures that render the Property more or less valuable (no responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them); (c) full compliance with all applicable federal, state and local zoning and environmental regulations and laws, unless noncompliance is stated, defined and considered in the Report; and (d) all required licenses, certificates of occupancy and other governmental consents have been or can be obtained and renewed for any use on which the value opinion contained in the Report is based.

It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.

The physical condition of the improvements considered by the Report is based on information provided by the owner and/or visual inspection by the Appraiser or other person identified in the Report. Preston King Appraisal Company assumes no responsibility for the soundness of structural components or for the condition of mechanical equipment, plumbing or electrical components.

The forecasted potential gross income referred to in the Report may be based on lease summaries provided by the owner or third parties. The Report assumes no responsibility for the authenticity or completeness of lease information provided by others. The appraiser recommends that legal advice be obtained regarding the interpretation of lease provisions and the contractual rights of parties.

The forecasts of income and expenses are not predictions of the future. Rather, they are the Appraiser's best opinions of current market thinking on future income and expenses. Preston King Appraisal Company make no warranty or representation that these forecasts will materialize. The real estate market is constantly fluctuating and changing. It is not the Appraiser's task to predict or in any way warrant the conditions of a future real estate market; the Appraiser can only reflect what the investment community, as of the date of the Report, envisages for the future in terms of rental rates, expenses, and supply and demand.

Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. The appraiser, however, is not qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired

Unless otherwise stated in the Report, compliance with the requirements of the Americans with Disabilities Act of 1990 (ADA) has not been considered in arriving at the opinion of value. Failure to comply with the requirements of the ADA may adversely affect the value of the Property. We recommend that an expert in this field be employed to determine the compliance of the Property with the requirements of the ADA and the impact of these matters on the opinion of value.

If the Report is submitted to a lender or investor with the prior approval of Preston King Appraisal Company, such party should consider this Report as only one factor, together with its independent investment considerations and underwriting criteria, in its overall investment decision. Such lender or investor is specifically cautioned to understand all Extraordinary Assumptions and Hypothetical Conditions and the Assumptions and Limiting Conditions incorporated in this Report.

If the Report is referred to or included in any offering material or prospectus, the Report shall be deemed referred to or included for informational purposes only and Preston King Appraisal Company, its employees and the Appraiser have no liability to such recipients. The Appraiser(s) and Preston King Appraisal Company disclaim any and all liability to any party other than the party that retained us to prepare the Report.

Unless otherwise noted, detailed soil studies of the subject property were not provided to the appraiser. Therefore, statements herein on soil qualities shall not be considered conclusive, although they were considered consistent with information available to the appraiser. Specifically, an investigation of the property's underlying geological make-up of the existing substrata relative to their susceptibility towards present or future collapse or gradual subsidence has not been conducted, unless statements to the contrary are clearly outlined in this report. Additionally, we assume that the soil’s load-bearing capacity is sufficient to support existing and/or proposed planting and/or structure(s). We did not observe any evidence to the contrary during our physical inspection of the property.

Unless otherwise noted, we were not given a title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the site’s use. However, we recommend a title search to determine whether any adverse conditions exist.

Unless otherwise noted, we were not given a wetlands survey to review. If subsequent engineering data reveal the presence of regulated wetlands, it could materially affect property value. We recommend a wetlands survey by a professional engineer with expertise in this field.

Unless otherwise noted, we did not make a detailed inspection of any structures. The appraisers are not qualified to render an opinion regarding the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed.

All maps and other exhibits in this report are presented to aid the reader in visualizing the property and are based on field investigations made by the appraiser and other computer-based research. Sizes and descriptions are based on public records and information furnished by the client. They are estimates only and are not meant for reference in matters of survey.

By use of this Report, each party that uses this Report agrees to be bound by all of the Assumptions and Limiting Conditions, Hypothetical Conditions and Extraordinary Assumptions stated herein.

Addenda

Qualifications of Appraiser



PRESTON KING

Certified General Appraiser

Email: pkingappraisals@gmail.com
Mobile: 870-847-2375

Preston King Appraisal Company
1207 Cardinal Rd.
Jonesboro, AR 72401

LICENSES HELD

Certified General Appraiser in Arkansas #CG3948
Certified General Appraiser in Missouri #2023003244
Licensed Real Estate Broker in Arkansas

PROFESSIONAL AFFILIATIONS

Appraisal Institute – Candidate Member
Member National Association of Realtors
Arkansas Auctioneers Association

EDUCATION

Arkansas State University

- Bachelor of Science in Finance 2012
- Bachelor of Science in Accounting 2013

COURSES TAKEN

- Basic Appraisal Principles, 30 hours, McKissock Online, 2013
- Basic Appraisal Procedures, 30 hours, McKissock Online, 2013
- USPAP, 15 hours, Appraisal Institute, Little Rock AR 2013
- Post Licensing 18 hours, Northeast Arkansas Real Estate School, Jonesboro AR 2014
- Residential Report Writing, RCI Enhancements, Russellville, AR 2014
- Income Approach, RCI Enhancements, Russellville, AR 2015
- The FHA Appraisal Course, Jacksonville, AR 2015
- Sales Comparison Approach, 15 hours, RCI Enhancements, Russellville, AR 2015

- Cost Approach & Site Valuation, 15 hours, McKissock Online, 2015
- 2016-2017 USPAP update, 7 hours, RCI Enhancements, Russellville, AR 2015
- Advanced Residential Applications & Case Studies, McKissock Online, 2016
- General Sales Comparison “B”, 15 hours, RCI Enhancements, Russellville, AR 2017
- Appraisal Subject Matter Electives, McKissock Online, 2017
- 2018-2019 USPAP update, 7 hours, RCI Enhancements, Jonesboro, AR 2018
- Rural Valuation Basics, 7 hours, Appraisal Institute, Little Rock, AR 2019
- General Appraiser Market Analysis & Highest and Best Use, McKissock Online, 2019
- 2020-2021 USPAP update, 7 hours, Appraisal Institute, Little Rock, AR, Dec. 2019
- Commercial Appraisal Review, 15 hours, McKissock Online, 2019
- General Report Writing & Case Studies, 30 hours, McKissock Online, 2021
- 2022-2023 USPAP update, 7 hours, RCI Enhancements, Jonesboro, AR 2021
- General Income Approach, 60 hours, McKissock Online, 2022
- Appraisal Institute Business Ethics, Online, 2023
- ASFMRA Business Ethics, Online, 2023

STATE OF ARKANSAS

APPRAISER LICENSING & CERTIFICATION BOARD

Attests that

Preston J King

On this date was certified as a

STATE CERTIFIED GENERAL APPRAISER

The Arkansas Appraiser Licensing and Certification Board hereby affirms that this Certification is issued in accordance with all the requirements of Arkansas Code Annotated, Section 17-14-101 et seq., and subsequently adopted "Rules and Regulations" and shall remain in force when properly supported by a current pocket identification card.

6/24/2022	CG-3948
Date Issued	Certification Number

John C. Baldwin

Chairman, AALCB

SARAH HUCKABEE SANDERS
Governor

DARYL E. BASSETT
Secretary of Labor
and Licensing

State of Arkansas

Arkansas Dept of Labor and Licensing
Arkansas State Board of Appraisers, Abstracters, and Home Inspectors
900 W Capitol Ave, Suite 400
Little Rock, AR 72201
PH (501)-296-1843
https://www.arkansas.gov/alcb/

PRESTON KING
1207 CARDINAL RD.
JONESBORO, ARKANSAS 72401

LICENSE #:
CG3948

THIS CERTIFIES THAT

PRESTON KING

IS LICENSED AS A

Certified General Appraiser

Given under our hand and seal this **1st** day of **Jul, 2025.**

This license expires: **06/30/2026.**

SECRETARY OF LABOR AND LICENSING

Other Documents

Parcel Detail Report

Created: 9/10/2025 9:25:00 PM

Basic Information	
Parcel Number:	01-144183-42100
County Name:	Craighead County
Property Address:	LAUREL PARK LLC 100 W WASHINGTON JONESBORO, AR
Mailing Address:	LAUREL PARK LLC 48 HALLEN CT LITTLE ROCK AR 72223
Collector's Mailing Address :	LAUREL PARK LLC 48 HALLEN CT LITTLE ROCK, AR 72223
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	18-14-04
Lot/Block:	4 PT 5/F
Subdivision:	ORIGINAL SURVEY
Legal Description:	ORIGINAL SURVEY LOT 4 E 18 1/3 LOT 5
School District:	J JB JONESBORO CITY
Improvement Districts:	DOWNTOWN BUSINESS IMPROVEMENT DISTRICT - JONESBORO
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quart
COMM	4,320 sqft	48	48	90	90	

Valuation Information

Entry	Appraised	Assess
Land:	21,600	4,3
Improvements:	0	
Total Value:	21,600	4,3
Taxable Value:		4,3
Millage:		0.04
Estimated Taxes:		$177.
Assessment Year:		20

Tax Information

Year	Book	Tax Owed	Tax Paid	Balanc
2024	Current	$186.62	$0.00	$186.6
2023	Current	$186.62	-$186.62	$0.0
2022	Current	$186.62	-$186.62	$0.0
2021	Current	$190.94	-$190.94	$0.0
2020	Current	$182.30	-$182.30	$0.0
2019	Current	$182.30	-$182.30	$0.0
2018	Current	$182.30	-$182.30	$0.0
2017	Delinquent	$182.30	-$182.30	$0.0
2016	Delinquent	$182.30	-$182.30	$0.0

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
36756	Current	2023	10/8/2024	$0.00	$0.00	$716.68	**$716.68**
39777	Current	2022	10/11/2023	$0.00	$0.00	$461.08	**$461.08**
31853	Current	2021	9/29/2022	$0.00	$0.00	$190.94	**$190.94**
45518	Current	2020	10/18/2021	$0.00	$0.00	$182.30	**$182.30**
19780	Current	2019	8/3/2020	$0.00	$182.30	$0.00	**$182.30**
36096	Current	2018	10/12/2019	$0.00	$182.30	$0.00	**$182.30**
1006823	Delinquent	2017	10/12/2019	$0.00	$221.36	$0.00	**$221.36**
1001819	Delinquent	2016	10/31/2017	$0.00	$0.00	$201.13	**$201.13**

Sales History

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
9/2/2022	8/31/2022	0	SMITH ANDREW LESLIE	LAUREL PARK LLC	2022R	019437	QCD(QUIT CLAIM DEED
7/31/2020	7/28/2020	0	SOL HEINEMANN MD & KATHERINE HEINEMANN TRUST ETAL	SMITH ANDREW LESLIE	2020R	017105	WD(WARRANTY DEED)
7/31/2020	7/28/2020	495,000	SOL HEINEMANN MD & KATERINE HEINEMANN TRUST, SYLVAN HEINEMAN	SMITH ANDREW LESLIE	2020R	017104	WD(WARRANTY DEED)
7/10/2015	7/10/2015	0	THE SOL HEINEMANN M D & KATHERINE HEINEMANN TRUST	THE SOL HEINEMANN M D & KATHERINE HEINEMANN TRUST	JB2015R	010782	QCD(QUIT CLAIM DEED
11/20/2012	11/20/2012	1,044	LAND COMMISSIONER	HEINEMANN TRUST	JB2012R	019907	RD(REDEMPTION DEED
11/14/2012	11/14/2012	0	CORRECTION	CERTIFICATE	JB2012R	019514	MISC(OTHER)
11/26/2008	11/26/2008	0	DECREE QUIETING TITLE	SOL & KATHERINE HEINEMANN TRUST ETAL	57	513	MISC(OTHER)

ELECTRONIC RECORDING
2020R-017104
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY. ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/31/2020 08:00:18 AM
RECORDING FEE: 35.00
PAGES: 5

This Instrument Prepared by:
ROGER U. COLBERT, P.A.
P.O. Box 638
Paragould, Arkansas 72451-0638
Telephone: (870) 236-1500

WARRANTY DEED

This indenture is made this 28 day of July 2020, by and between Katherine H. Taucher, Successor Trustee of the Sol Heinemann, M.D. and Katherine Heinemann Trust created by a written trust agreement dated May 27, 1987, as amended, as to an undivided one-fourth interest; Tina G. Robbins, Successor Trustee of the Sylvan Heinemann Trust created by a written trust agreement dated July 1, 1973, as amended, as to an undivided one-fourth interest; and St. Mark's Episcopal Church, an Arkansas unincorporated nonprofit association, as to an undivided one-half interest, GRANTORS, and Andrew Leslie Smith, GRANTEE, WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR, cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, grantors do, by these presents, grant, bargain, sell, transfer and convey unto the said grantee and unto his heirs and assigns forever, their undivided interests in and to the following described lands in the Western District of Craighead County, Arkansas, to wit:

> Parts of Lots Four (4) and Five (5) in Block "F" of the Original Survey of Jonesboro, more particularly described as follows: Commencing 26 feet due West from the corner of Main Street and Washington Avenue, thence running due North 90 feet, thence running due West 22 feet and 4 inches, thence running due South 90 feet, thence due East 22 feet and 4 inches to the place of beginning.

TO HAVE AND TO HOLD said lands unto the said grantee and unto his heirs and assigns forever, together with all and singular the appurtenances thereunto belonging.

And the grantors hereby covenant to and with the grantee and unto his heirs and assigns that they will forever WARRANT AND DEFEND the title to said lands as against all lawful claims whatsoever.

IN WITNESS WHEREOF, the grantors have executed this warranty deed on the date set forth above.

Katherine H. Taucher, Trustee

Katherine H. Taucher, Successor Trustee of the
Sol Heinemann, M.D. and Katherine Heinemann
Trust uta dated May 27, 1987, as amended

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Arapahoe

On this 28th day of July, 2020, before me, a Notary Public, the undersigned officer, personally appeared Katherine H. Taucher, as Successor Trustee of the Sol Heinemann, M.D. and Katherine Heinemann Trust dated May 27, 1987, as amended, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes and in the capacity therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
04/02/2024
(SEAL)

VALERIE E FRATTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124020825
MY COMMISSION EXPIRES 04/02/2024

of the Sylvan Heinemann Trust
Tina G. Robbins, Trustee

Tina G. Robbins, Successor Trustee of the
Sylvan Heinemann Trust uta dated July 1, 1973,
as amended

ACKNOWLEDGMENT

STATE OF Arizona
COUNTY OF Maricopa

On this 28 day of July, 2020, before me, a Notary Public, the undersigned officer, personally appeared Tina G. Robbins, as Successor Trustee of the Sylvan Heinemann Trust created by a written trust agreement dated July 1, 1973, as amended, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes and in the capacity therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
11-9-2022
(SEAL)

MATTIAS PALOMBO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 556596
Expires November 9, 2022

ST. MARK'S EPISCOPAL CHURCH

By: _____, SR Warden
Thomas W. Haynes, Sr., Senior Warden

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Craighead

On this 29 day of July, 2020, before me, a Notary Public, or before any officer within this State or without the State now qualified under existing law to take acknowledgments, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Thomas W. Haynes, Sr., being the person authorized by St. Mark's Episcopal Church, an unincorporated nonprofit association, to execute such instrument, stating his capacity therein, to me personally well known, or satisfactorily proven to be such person, who stated that he was the Senior Warden of St. Mark's Episcopal Church, and was duly authorized in said capacity to execute the foregoing deed for and in the name and behalf of said church and further stated and acknowledged that he had so signed, executed, and delivered said foregoing deed for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires:
3-01-29
(SEAL)

BOBBIE SMITH
COMMISSION EXPIRES
03-01-2029
NOTARY
PUBLIC
COMM. # 12708861
CRAIGHEAD COUNTY - ARKANSAS

4

STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid

File Number: 20201223031

Grantee:	SOL HEINEMANN AND KATHERINE HEINEMANN TRUST, ETAL
Mailing Address:	317 MADISON ST DENVER CO 802060000
Grantor:	ANDREW LESLIE SMITH
Mailing Address:	48 HALLEN COURT LITTLE ROCK AR 722230000
Property Purchase Price:	$495,000.00
Tax Amount:	$1,633.50
County:	CRAIGHEAD
Date Issued:	07/30/2020
Stamp ID:	991135744

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Community Abstract & Title

Grantee or Agent Name (signature): _____ Date: 7-30-2020

Address: 48 Hallen Ct

City/State/Zip: Little Rock AR 72223

ELECTRONIC RECORDING
2020R-017105
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY. ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/31/2020 08:00:18 AM
RECORDING FEE: 30.00
PAGES: 4

This Instrument Prepared by:
ROGER U. COLBERT, P.A.
P.O. Box 638
Paragould, Arkansas 72451-0638
Telephone: (870) 236-1500

WARRANTY DEED

This indenture is made this 29 day of 2020, by and between Katherine H. Taucher, Successor Trustee of the Sol Heinemann, M.D. and Katherine Heinemann Trust as created by a written trust agreement dated May 27, 1987, as amended, as to an undivided one-half interest, and Tina G. Robbins, Successor Trustee of the Sylvan Heinemann Trust created by a written trust agreement dated July 1, 1973, as amended, as to an undivided one-half interest, GRANTORS, and Andrew Leslie Smith, GRANTEE, WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR, cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, grantors do, by these presents, grant, bargain, sell, transfer and convey unto the said grantee and unto his heirs and assigns forever, their undivided interests in and to the following described lands in the Western District of Craighead County, Arkansas, to wit:

> All of Lot Four (4) in Block "F" of Original Survey of Jonesboro, except 4 feet on the West side of said Lot, the Lot herein described being 26 feet East and West by 90 feet North and South.

TO HAVE AND TO HOLD said lands unto the said grantee and unto his heirs and assigns forever, together with all and singular the appurtenances thereunto belonging.

1

And the grantors hereby covenant to and with the grantee and unto his heirs and assigns that they will forever WARRANT AND DEFEND the title to said lands as against all lawful claims whatsoever.

IN WITNESS WHEREOF, the grantors have executed this warranty deed on the date set forth above.

Katherine H. Taucher, Trustee

Katherine H. Taucher, Successor Trustee of the
Sol Heinemann, M.D. and Katherine Heinemann
Trust uta dated May 27, 1987, as amended

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Arapahoe

On this 28th day of July, 2020, before me, a Notary Public, the undersigned officer, personally appeared Katherine H. Taucher, as Successor Trustee of the Sol Heinemann, M.D. and Katherine Heinemann Trust dated May 27, 1987, as amended, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes and in the capacity therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
04/02/2024
(SEAL)

VALERIE E FRATTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124020825
MY COMMISSION EXPIRES 04/02/2024

Tina G. Robbins, Successor Trustee of the
Sylvan Heinemann Trust uta dated July 1, 1973,
as amended

ACKNOWLEDGMENT

STATE OF Arizona
COUNTY OF Maricopa

On this 26 day of July, 2020, before me, a Notary Public, the undersigned officer, personally appeared Tina G. Robbins, as Successor Trustee of the Sylvan Heinemann Trust created by a written trust agreement dated July 1, 1973, as amended, as amended, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes and in the capacity therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
11-9-2022
(SEAL)

MATTIAS PALOMBO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 556598
Expires November 9, 2022

STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Affidavit of Compliance

File Number: 20201223031

Grantee:	ANDREW SMITH
Mailing Address:	48 HALLEN COURT LITTLE ROCK AR 722230000
Grantor:	SOL AND KATHERINE HEINEMANN TRUST, ETAL
Mailing Address:	317 MADISON ST DENVER CO 802060000
Property Purchase Price:	$0.00
Tax Amount:	$0.00
County:	CRAIGHEAD
Date Issued:	07/30/2020
Affidavit ID:	1856079872

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

stamps contained on previous instruments

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Community Abstract & Title

Grantee or Agent Name (signature): Mattie Mc Date: 7/30/2020

Address: 48 Hallen Court

City/State/Zip: Little Rock, AR 72450

2022R-019437
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
KASEY TRAVIS, CLERK & RECORDER
09/02/2022 01:10:06 PM
FEE: 20.00
PAGES: 2
TONI HARGETT

Prepared by:
Andrew Leslie Smith
48 Hallen Ct
Little Rock, AR 72223

After recording return to:
Laurel Park, LLC
48 Hallen Ct
Little Rock, AR 72223

Above this line reserved for official use only

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of $10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrew Leslie Smith, not married, of 48 Hallen Ct, (the "Grantor"), does hereby grant, bargain, sell, convey, as well as quitclaim, unto Laurel Park, LLC, an Arkansas corporation, whose tax mailing address is 48 Hallen Ct, (the "Grantee") as the sole tenant, the following lands and property, together with all improvements located on the property, lying in the County of Craighead, State of Arkansas:

Lot 4-5 Block F 100 Washington Ave Jonesboro, AR 72401.

Less and except all oil, gas and minerals, on and under the above described property owned by the Grantor, if any, which are reserved by the Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2022 will be paid by the Grantor.

The property conveyed in this deed is not part of the homestead of the Grantor.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this 31st day of August, 2022.

Signed in the presence of:

Signature

Andrew Leslie Smith

SEAN METCALF
Witness Name

Signature

Jennifer Ballinger
Witness Name

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Andrew L. Smith
Grantee

48 Hallen Ct Little Rock AR 72223
Grantee's Address

Grantor Acknowledgement

STATE OF ARKANSAS
COUNTY OF Pulaski

On this 31st day of August, 2022, before me, a Notary Public in and for the said state, personally appeared Andrew Leslie Smith, known to me, or proven on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

In witness whereof, I hereunto set my hand and official seal.

Danielle Davenport
Notary Public, the State of Arkansas

DANIELLE DAVENPORT
Notary Public-Arkansas
Saline County
My Commission Expires: 2-23-2026

County of Pulaski
Name: Danielle Davenport
Commission Expires: 2-23-2026

Send tax statements:

Laurel Park, LLC
48 Hallen Ct
Little Rock, AR 72223

Text File

File Number: ORD-25:041

Agenda Date: **Version:** 1 **Status:** First Reading

In Control: Public Works Council Committee **File Type:** Ordinance

AN ORDINANCE AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD

WHEREAS, ORD-07:50 established the Stormwater Management Board and set the membership to include a specific number of technical and lay members.

WHEREAS, ORD-19:002 permanently filled one of the technical positions of the Stormwater Management Board with the President of the Northeast Arkansas Home Builders Association.

WHEREAS, effective December 31, 2025, the Northeast Arkansas Home Builders Association chapter will dissolve.

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

SECTION 1: The membership of the Stormwater Management Board be amended to remove the President of the Northeast Arkansas Home Builders Association as a permanent technical member of the board.

SECTION 2: The vacated position, previously held by the President of the Northeast Arkansas Home Builders Association, be filled in the same manner as other technical members on the board.

Agenda Date: 12/16/2025 **Version:** 1 **Status:** First Reading

In Control: City Council **File Type:** Ordinance

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

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

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Residential (R-1)**
TO: **Planned Development - Residential; Limited Use Overlay (PD-R; LUO)**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION

A part of the South Half of the Southeast Quarter of Section 6, Township 14 North, Range 4 East, City of Jonesboro, Craighead County, Arkansas, being more particularly described as follows:
Beginning at the Northwest Corner of Lot 3, Apple Hills Subdivision, said point being the POINT OF BEGINNING; thence run N 88°44’30” E, a distance of 321.83 feet to the northeast corner of said Lot 3, Apple Hills Subdivision; thence run N 00°04’22” W, a distance of 42.97 feet to a point; thence run N 88°43’28” E, a distance of 644.18 feet to a point; thence run S 00°10’53” E, a distance of 412.63 feet to a point; thence run S 88°41’44” W, a distance of 322.07 feet to a point; thence run S 88°45’42” W, a distance of 322.27 feet to a point; thence run S 88°47’37” W, a distance of 321.99 feet to a point on the east Right-of-Way of Warren Street; thence following the said east right-of-way of Warren Street, run N 00°08’35” W, a distance of 369.33 feet to a point; said point being the POINT OF BEGINNING, said tract containing 8.83 acres.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, Flood Plain

Regulations, and Traffic Access Management Policy regarding any new development.

2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted, reviewed, and approved by the Planning Department prior to any redevelopment of the property.
3) Any change of use shall be subject to Planning Department approval in the future.
4) Development is to be single-family attached.
5) This is to be a gated community.
6) Minimum 30% Green Space / Open Space.
7) A “Common Building” is being provided for the residents.
8) This is being developed as a “Senior Living” community.
9) Refuse collection is to be with individual trash cans.
10) All buildings to include a integral fire suppression sprinkler system.
11) Interior curbs to be “drive-over” curbing.
12) Private Street: Traditional width = 24’; Width to be installed = 30’.
13) MAPC approves the street length as shown.
14) City Council grants a waiver, and approves the private street.
15) Traditional cul-de-sac = 40’ radius; Dimension to be installed = 55’ radius.
16) One enclosed garage space, and one outdoor parking space provided for each dwelling.
17) Site lighting to be provided.
18) Five pavilions to be incorporated into the development.
19) Final phase of phased development anticipated to be completed prior to December 31, 2034.
20) Tree survey will be performed prior to preparation of final design plans.

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 11/14/25

Case Number: _____

LOCATION:

Site Address: No addresses assigned to date;
+/- 8.8 acres, east side of Warren Street; South of Jonathan Drive
Parcel Numbers: 01-144064-1200
01-144064-1201
01-144064-1202
01-144064-1300
01-144064-1400, and
01-144064-1600.

Side of Street: East side of Warren Street

Quarter: Part of the South Half of Section 6, Township 14 North, Range 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: **R-1** **Proposed Zoning:** **PD-R; LUO**
Planned Development – Residential; Limited Use Overlay (Single Family Attached)

Size of site (square feet and acres): 384,635 S.F. – 8.83 Acres

Street Frontage (feet): +/- 390 feet along Warren Street

Existing Use of the Site: Circa 2002, and 2003 this site was design and approved as a subdivision. An unusual set of circumstances occurred and a portion of the development was started, though there was never enough completed to apply for any building permits.

Character and adequacy of adjoining streets: Warren Street is an existing two-lane local street. It begins at the intersection with Daybreak Drive, and extends approximately 1,300 feet to the north, terminating on the south side of an undeveloped area that resembles a pasture. Warren Street and the surrounding roadway network should easily accommodate any vehicular increases triggered by this proposed development.

Does public water serve the site? Existing 10" water, east side of Warren Street

If not, how would water service be provided? Water mains would be extended to accommodate the development.

Does public sanitary sewer serve the site? There is an existing main sanitary sewer line along the east side of Warren Street.

If not, how would sewer service be provided? Sewer extensions will be required in order to serve the proposed development.

Use of adjoining properties:	**North:**	Residential (R-1) – five large lots, and Industrial (I-1) - two larges lots
	South:	Mix of R-1, RS-7
	East:	Residential (R-1) – one large lot
	West:	Commercial (C-3)

Physical Characteristics of the site:
The site is well suited to a development of this type. The slopes are slight and the drainage can be accommodated with relative ease. The required "Green Space" will be easily provided.

Characteristics of the neighborhood:
This site is surrounded by a variety of industrial, commercial and residential uses.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:
The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions* ***in detail:***

(1) How was the property zoned when the current owner purchased it?
The property was zoned R-1 at the time of acquisition.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The purpose of the rezoning is to accommodate a gated community for senior living. These units are single-family attached dwellings and this development provides a wealth of "Green Space" which will incorporate some sidewalks and pavilions for pedestrians and pets.

(3) If rezoned, how would the property be developed and used?
If rezoned, the applicant / owner / developer plans to develop the site in accordance with the standards and specifications of the PD-R; LUO Zoning Classification and the standards and specifications of the City of Jonesboro. This is intended to be a single-family attached development with individual lots and private streets.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
The current conceptual plan indicates 58 living units on approximately 8.8 acres, yielding approximately 6.6 dwellings per acre. The current R-1 standards allow a density up to 5.4 lots per acre.

(5) Is the proposed rezoning consistent with the *Jonesboro Land Use Plan?*
The *Jonesboro Land Use Plan* indicates this area as Moderate Intensity Residential. As indicated above, the lot intensity for this proposed development is approximately 6.4 units per acre.

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed development is to be a gated community of single-family attached homes for senior living, thereby providing a secure location for those mature adults in Jonesboro that desire to live in such a place.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This request is completely compatible with the development in, and the character of the surrounding area. As single family attached homes, this would provide a transition area between the existing commercial and industrial developments to the west and north, and the existing residential on the east.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

This site has been considered in a number of scenarios. A conclusion drawn fro those efforts is this parcel is not conducive to individual lots, public streets with wide rights-of-way, and substantial building setbacks.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

This proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values
B) Traffic
C) Drainage
D) Visual Appearance
E) Odor
F) Noise
G) Light
H) Vibration
J) Hours
K) Restrictions

(10) How long has the property remained vacant?
By all indications, this land was not been developed at all, aside from the started work circa 2003.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
A change in the zoning from R-1 to PD-R; LUO should have no detrimental impact on any of the following aspects.

A) Utilities
B) Streets
C) Drainage
D) Parks
E) Open Space
F) Fire
G) Police
H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?
The current plan calls for development to begin as soon as plans could be prepared and approved in accordance with the appropriate standards and specifications.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. ***If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***
No neighborhood meeting has been arranged to date.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This request is for a Limited Use Overlay. The parameters of the proposed Planned Development are listed below.

A) Development is to be single-family attached.
B) This is to be a gated community.
C) Minimum 30% Green Space / Open Space.
D) A common building is to be provided for the residents.
E) This is being developed as a "Senior Living" community.
F) Garbage collection is to be with individual trash cans.
G) All buildings to include an integral fire-suppression sprinkler system.
H) Interior curbs to be "drive-over" curbing.
I) Private Street: Traditional width = 24'; width to be installed = 30'.
J) Metropolitan Area Planning Commission approves a street length as shown.
K) City Council approves the private street.
L) Traditional cul-de-sac = 40' radius; radius to be installed = 55'.
M) One enclosed garage, and one outdoor parking space provided for each dwelling.
N) Site lighting to be provided.
O) Five pavilions to be incorporated into the development.
P) Final phase of phased development anticipated to be completed prior to December 31, 2034.
Q) Tree survey will be performed prior to preparation of final design plans.

OWNERSHIP INFORMATION:
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

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

The owner of the property is:
G. Enterprises, LLC
3427 Lake Pointe Drive
Jonesboro, AR 72404

Owner / Applicant

Deed: *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

REZONING INFORMATION:
The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

(1). How was the property zoned when the current owner purchased it?

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

(3). If rezoned, how would the property be developed and used?

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*

(6). How would the proposed rezoning be the public interest and benefit the community?

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

(10). How long has the property remained vacant?

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

(12). If the rezoning is approved, when would development or redevelopment begin?

(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

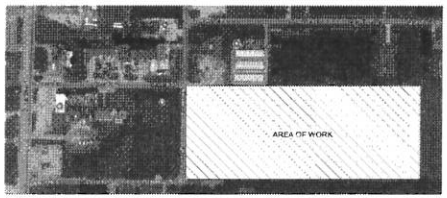
Name: G. Enterprises, LLC
Address: 3427 Lake Pointe Dr.
City, State: Jonesboro ZIP 72404
Telephone: _____
Facsimile: _____
Signature: _____

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

Name: MARQUE MEALING
Address: 3427 LAKE POINTE DR.
City, State: JONESBORO AR ZIP 72404
Telephone: 870-930-7695
Facsimile: N/A
Signature: Marque Mealing

Deed: *Please attach a copy of the deed for the subject property.*

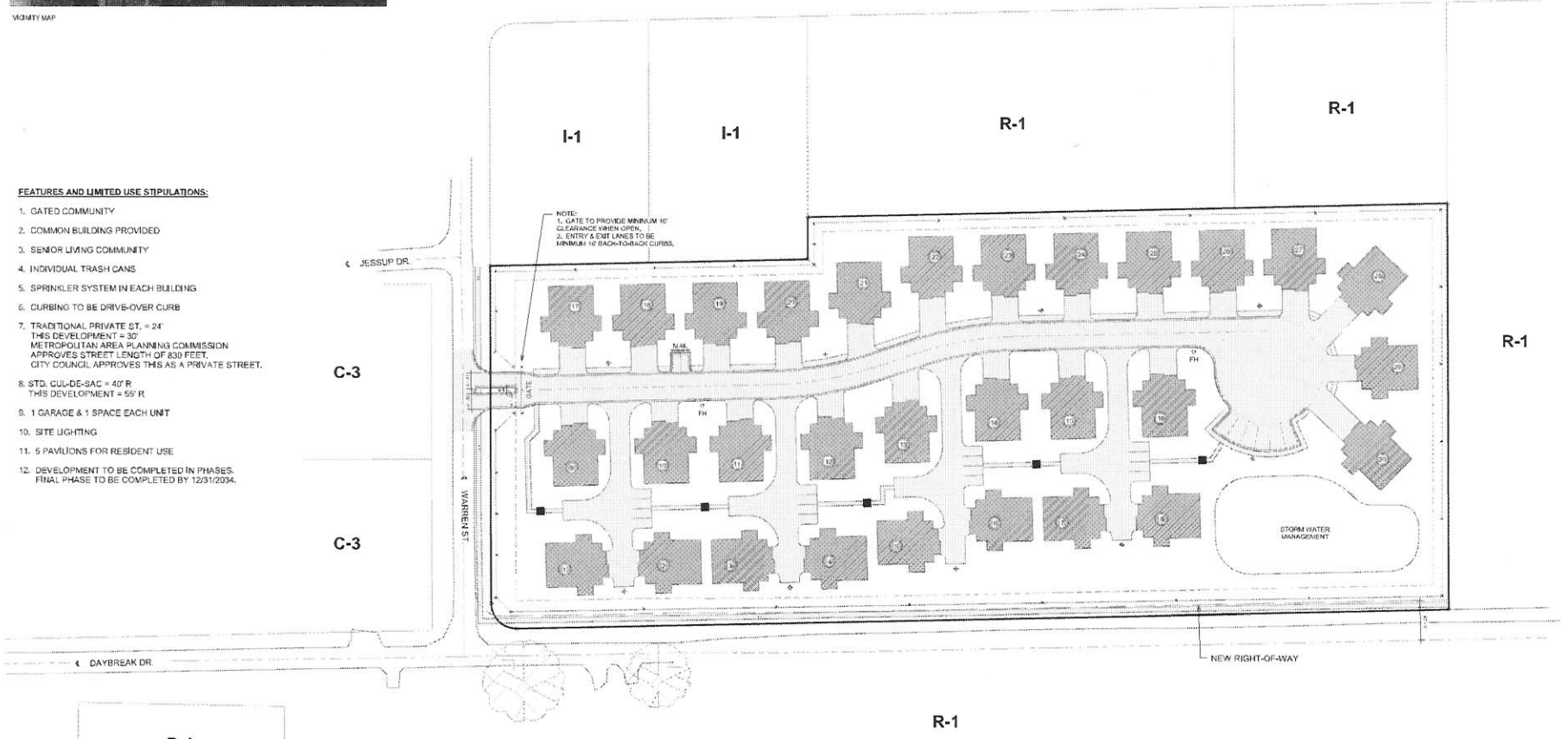
Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.



VICINITY MAP

FEATURES AND LIMITED USE STIPULATIONS:

1. GATED COMMUNITY
2. COMMON BUILDING PROVIDED
3. SENIOR LIVING COMMUNITY
4. INDIVIDUAL TRASH CANS
5. SPRINKLER SYSTEM IN EACH BUILDING
6. CURBING TO BE DRIVE-OVER CURB
7. TRADITIONAL PRIVATE ST. = 24'
   THIS DEVELOPMENT = 30'
   METROPOLITAN AREA PLANNING COMMISSION APPROVES STREET LENGTH OF 830 FEET.
   CITY COUNCIL APPROVES THIS AS A PRIVATE STREET.
8. STD. CUL-DE-SAC = 40' R
   THIS DEVELOPMENT = 55' R
9. 1 GARAGE & 1 SPACE EACH UNIT
10. SITE LIGHTING
11. 5 PAVILIONS FOR RESIDENT USE
12. DEVELOPMENT TO BE COMPLETED IN PHASES.
    FINAL PHASE TO BE COMPLETED BY 12/31/2034.



EXISTING ZONING: R-1
REQUESTED ZONING: PD-R, L.U.O.



CONCEPT PLAN AND REZONING PLAT

SITE LAYOUT
G. ENTERPRISES, LLC
3427 LAKE POINTE DRIVE
JONESBORO, AR. 72404
CONTACT: MARQUE MEALING (87) 930-7695

Civilogic
ENGINEERS PLANNERS SURVEYORS
1920 STILLWATER DR • Jonesboro, AR 72404 • (870)926-2310 • www.civilogic.net

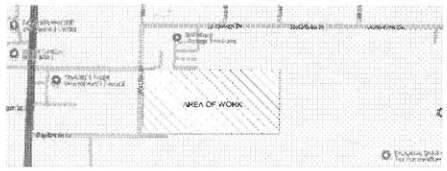
Date 10-10-2024 | Scale AS SHOWN | Job No. 12417
Section 18 | Township 16N | Range 04E | County CRAIGHEAD | Sheet No. 1 OF 1
Drawn By JM | Checked by GH

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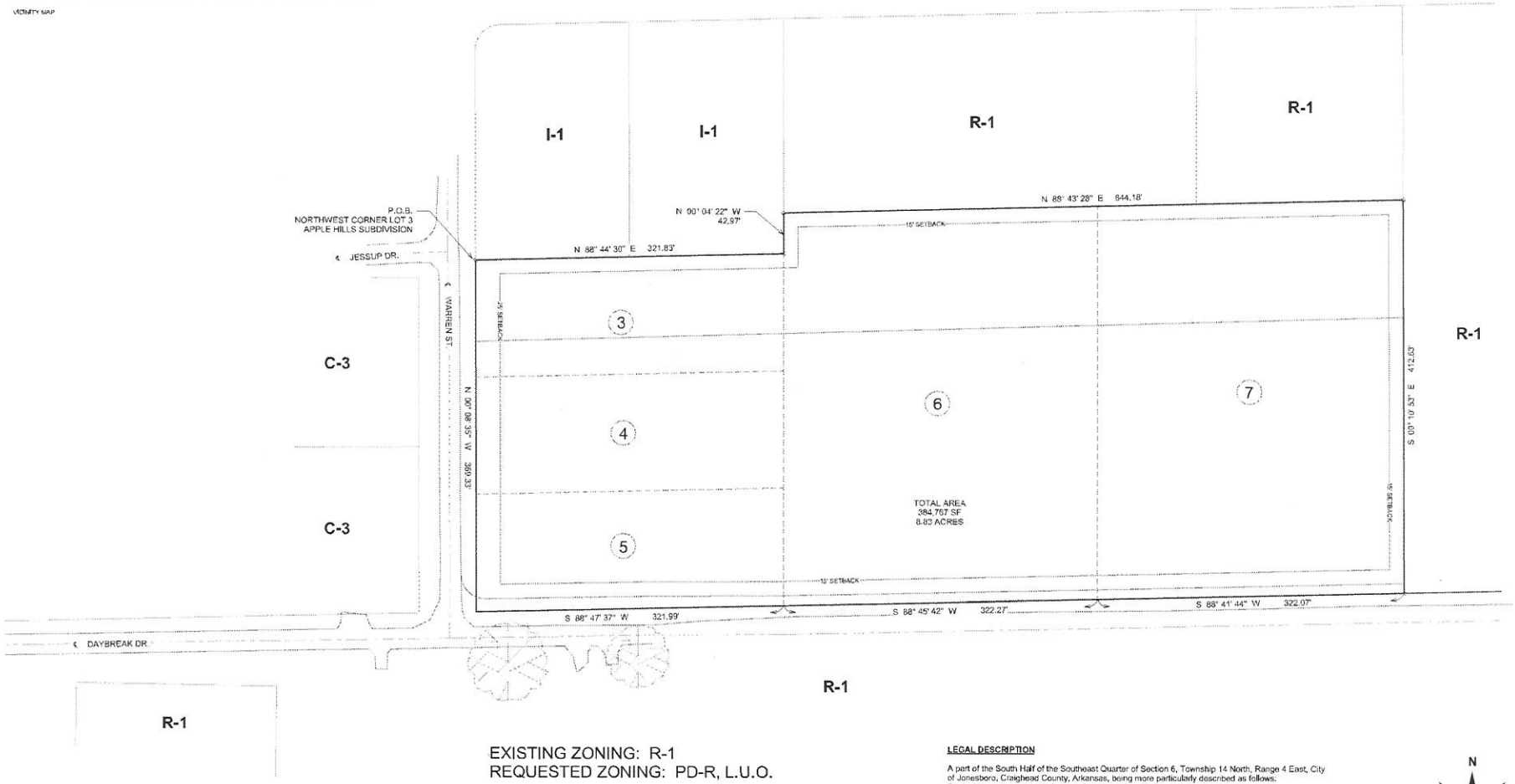
CIVILOGIC No. 329

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7699

1 OF 1



VICINITY MAP



EXISTING ZONING: R-1
REQUESTED ZONING: PD-R, L.U.O.

LEGAL DESCRIPTION

A part of the South Half of the Southeast Quarter of Section 6, Township 14 North, Range 4 East, City of Jonesboro, Craighead County, Arkansas, being more particularly described as follows:
Beginning at the Northwest Corner of Lot 3, Apple Hills Subdivision, said point being the **POINT OF BEGINNING**,
thence run N 88°44'30" E, a distance of 321.83 feet to the northeast corner of said Lot 3, Apple Hills Subdivision;
thence run N 00°04'22" W, a distance of 42.97 feet to a point;
thence run N 88°43'28" E, a distance of 644.18 feet to a point;
thence run S 00°10'53" E, a distance of 412.63 feet to a point;
thence run S 88°41'44" W, a distance of 322.07 feet to a point;
thence run S 88°45'42" W, a distance of 322.27 feet to a point;
thence run S 88°47'37" W, a distance of 321.99 feet to a point on the east Right-of-Way of Warren Street;
thence following the said east right-of-way of Warren Street, run N 00°08'35" W, a distance of 369.33 feet to a point; said point being the **POINT OF BEGINNING**, said tract containing 8.83 acres.



REZONING PLAT
CORTE BELLA

REZONING PLAT
FOR
G. ENTERPRISES, LLC
3427 LAKE POINTE DRIVE
JONESBORO, AR. 72404
CONTACT: MARQUE MEALING (870) 930-7695

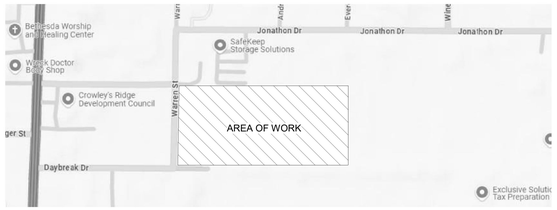
Civilogic
ENGINEERS PLANNERS SURVEYORS
1526 STILLWATER DR • Jonesboro, AR 72404 • (870) 236-2316

Date 04-04-2023
Section 6
Township 14N
Range 04E
Scale 1" = 50'-0"
Drawn By JM
Checked By GH
Job No. 123107
County CRAIGHEAD
Sheet No. 1 OF 1

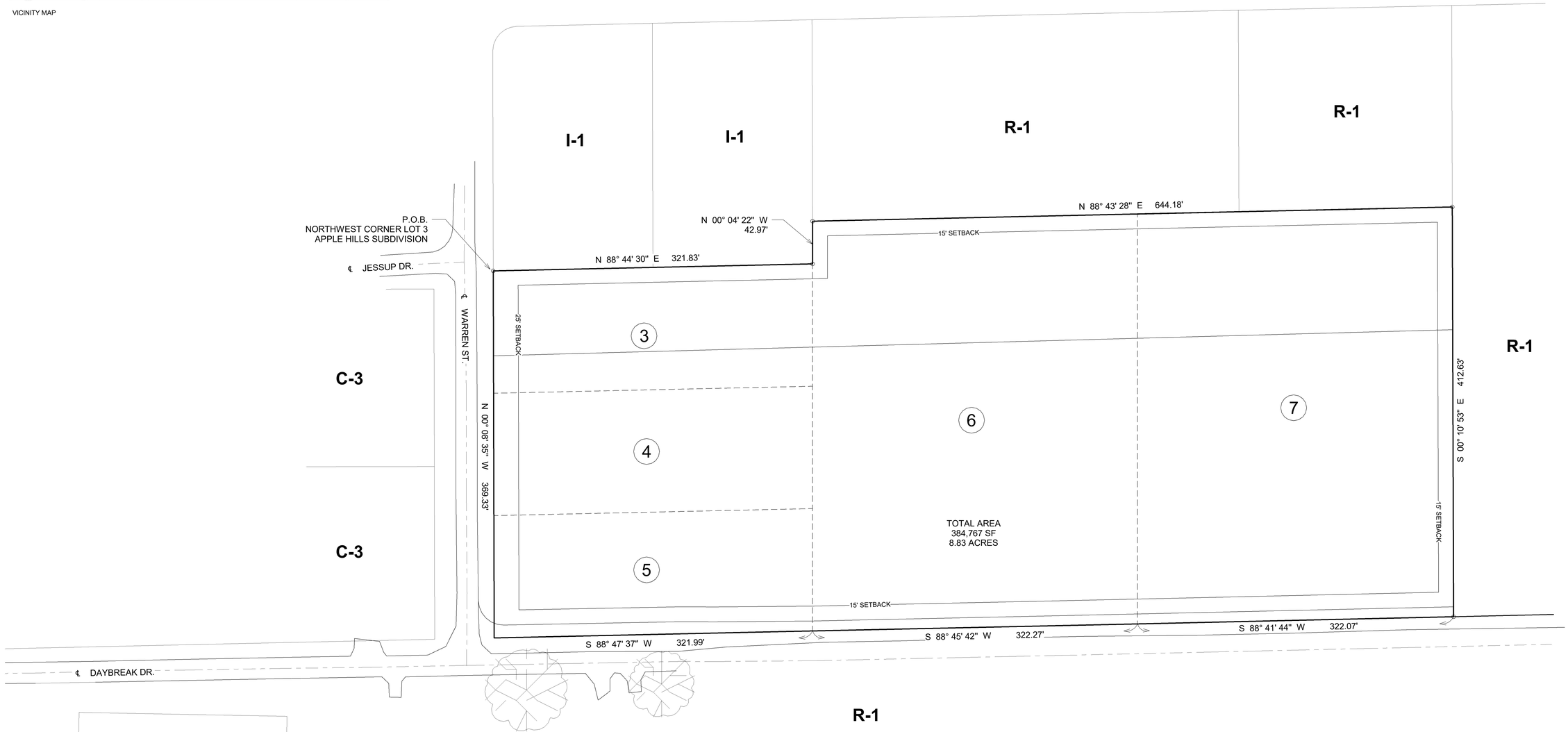
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CIVILOGIC
No. 329

JOB NO. 123107
SHEET NO.
1 OF 1



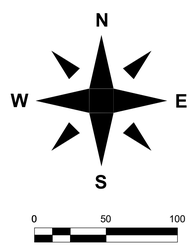
VICINITY MAP



EXISTING ZONING: R-1
REQUESTED ZONING: PD-R, L.U.O.

LEGAL DESCRIPTION

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thence run S 00°10'53" E, a distance of 412.63 feet to a point;
thence run S 88°41'44" W, a distance of 322.07 feet to a point;
thence run S 88°45'42" W, a distance of 322.27 feet to a point;
thence run S 88°47'37" W, a distance of 321.99 feet to a point on the east Right-of-Way of Warren Street;
thence following the said east right-of-way of Warren Street, run N 00°08'35" W, a distance of 369.33 feet to a point; said point being the **POINT OF BEGINNING**, said tract containing 8.83 acres.



Sheet No.: 1 OF 1
Job No.: 122007
County: CRAIGHEAD
Scale: 1" = 50'-0"
Range: 04E
Checked by: GH
Date: 04-04-2025
Township: 14N
Drawn By: JM
Section: 6

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SURVEYORS PLANNERS ENGINEERS

Civilogic

1920 STILLWATER DR. Jonesboro, AR. 72404-(870)926-2316-www.civilogic.net

REZONING PLAT
CORTE BELLA

REZONING PLAT
FOR
G. ENTERPRISES, LLC
3427 LAKE POINTE DRIVE
JONESBORO, AR. 72404
CONTACT: MARQUE MEALING (870) 930-7695

CERTIFICATE OF AUTHORIZATION
CIVILOGIC
No. 329
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7880
GEORGE M. HAMMAN

JOB NO.: 122007
SHEET NO.:
1 OF 1

OFFICIAL RECEIPT

Receipt Date 12/10/2025 10:52 AM
Receipt Print Date 12/10/2025

Receipt # 00268181
Batch # 00010.12.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	369.20
Detail:	
01-000-0150-00	
Proof of Publication Rezoning	369.20
Total	369.20

Payment Information:		
Check	3521	369.20
Change		0.00

Blade Runner Lawn Service
Customer #: 000000

,

Cashier: ALCooksey
Station: ALCOOKSEY

Text File

File Number: ORD-25:037

Agenda Date: 12/16/2025 **Version:** 1 **Status:** Second Reading

In Control: Public Safety Council Committee **File Type:** Ordinance

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

WHEREAS, the City of Jonesboro understands that citizens may need to store a boat, trailer, or recreational vehicle on their residential lot that is not currently registered and licensed under state law; and

WHEREAS, the City Council of the City of Jonesboro, Arkansas desires to remove the requirement that a boat, trailer, and/or recreational vehicle that is parked outdoors on a lot in a residential district be required to be currently registered an licensed, as required by state law.

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

SECTION ONE: That Chapter 117, Article VIII, Section 117-324(g) shall be deleted.

SECTION TWO: That all other parts of this section shall remain in full force and effect.

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Public Safety Council Committee **File Type:** Ordinance

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

WHEREAS, the City Council of the City of Jonesboro, Arkansas currently regulates the price structure for towing services for the citizens of Jonesboro, and

WHEREAS, this ordinance only relates to requests for towing initiated by departments of the City of Jonesboro, and

WHEREAS, data has been submitted that demonstrates the rates established in 2017 are not in conformity with current economic standards; and

WHEREAS, the following amended language of Chapter 66-83 is to be adopted with all other language remaining the same.

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

SECTION ONE: That sections of Chapter 66-83 shall be updated with the following language:

Section (a)(2)-Change the after hours release fee from $30 to $75.

Section (a)(16): (16) Change the following fees as follows:

City-wide base response rate..... from $125 to $225
Secondary tow… from $75 to $150
Per loaded mile outside city limits.....from $2 to $5
Winch…$100
Standby charges per hour..... $150
Daily storage per day..... $50/$100 per day for electric
After hours release…$75.00

Arkansas Towing Company Prices

Mississippi County Towing Companys

Item	Company 1	Company 2	Company 3	Column 4	Average
Light Duty	$ 200.00	$ 250.00	$ 200.00	$ 175.00	$ 206.25
motorcycle towing					
After Hours Towing	$ 250.00		$ 200.00	$ 205.00	$ 218.33
Milage	$ 5.00		$ 3.50	$ 50.00	$ 19.50
Storage	$ 50.00	$ 50.00	$ 50.00		$ 50.00
Winching	$ 350.00		$ 150.00		$ 250.00
Recovery	$ 350.00		$ 300.00		$ 325.00
Admin Fee			$ 50.00		$ 50.00
Labor	$ 75.00		$ 50.00		$ 62.50
Clean Up	$ 100.00		$ 50.00	$ 50.00	$ 66.67
Colloison Wrap					
Second Tow					
Wait Time	$ 60.00				$ 60.00
After Hours Release	$ 40.00				$ 40.00
Gate Fee					
Set Out Fee					
Inclement Weather					
EV Towing					
EV Storage					
Fuel Surcharge					
Hazardous Conditions					
Oil Dry				$ 25.00	$ 25.00
Additional Equipment					

Mississippi County

A -1 Wrecker Service

1800 W. Main St.

Blytheville, Ar. 72315

(870-762-1662)

Tow Rates

(In Town)

8am – 4pm ———$150.00

4pm – 12am———$200.00

12am – 8am———$250.00

Out of Town Rates

Armorel ———$150.00

Leachville———$150.00

Manila———$100.00

Monette———$150.00

Lake City———$175.00

Jonesboro———$250.00

Burdette———$100.00

Luxora———$125.00

Osceola———$150.00

Wilson———$200.00

I-55 s / Co. Line———$250.00

Memphis starts at———$350.00

Additional Services

Storage———$50.00 per day

Extra Person $ 70.00 per hour

Extra Labor———$75.00 per hour

Inside Storage———$60.00 per day

Clean Up—$100.00 per hour

Transport Miles—$5.00 per loaded mile

Rudi's Towing, Inc.

Phone: (870) 236-6410 • Fax: (844) 273-5230 • http://www.rudistowing.com

Accident Rates Tractor/Trailer	Per Hour
Rotator	$950.00
Heavy Duty Wrecker 35Ton	$750.00
Heavy Duty Wrecker 25Ton	$550.00
Heavy Duty Rollback	$450.00
Medium Duty Wrecker	$350.00
Medium Duty Rollback	$300.00
Light Duty Rollback	$250.00
Skid Steer	$250.00
Excavator	$250.00

Accident Tow Rates Light Duty	
In Town Accidents	$225.00
County Accidents	$250.00

Storage Per Day	
Heavy Rates	$100.00
Light Rates	$50.00
Inside Storage Per Stall	$100.00

Tow Rate

In-Town Work Hours Tow — **$100**

In-Town After Hours/Weekend Tow — **$200**

In-Town Accident Tow — **$200**

Labor Time On Scene — **$50** Per Hour Per Man

Rollover Rate — **$300**

Debris Fee/Road Cleanup — **$50**

Winching Out Rate — **$150**

Tractor Rate — **$250**

Out of Town Tows

Hook-Up Fee — **$75**

Price Per Mile (Unloaded) — **$2.50**

Price Per Mile (Loaded) — **$3.50**

Hopper & Son's Inc.
528 Park Street • Blytheville, AR 72315
Phone (870) 763-8815 • Fax (870) 762-5523

TOWING RATES

March 14, 2025

	Basic Rates 8:00 AM - 5:00 PM	5:00 PM-8:00 AM
In Town Tow	$125.00	$195.00
5 mile radius	$175.00	$205.00
Over 5 miles	$25.00 hook up fee plus 5.00 per loaded mile plus basic rate.	

There will be an automatic $50.00 fee for recovering a vehicle that the person did not leave the keys, plus basic fee. Extra fees are charged for waiting time if called by police and we wait more than 20 minutes to hook up. Storage is $50.00 per day.

Winching fees and rollovers will have to be calculated according to how many feet from pavement or how many rehooks it takes to get the vehicle. Sweeping and cleaning street will be $50.00. If oil dry is necessary to clean oil or hazardous spill, we will charge $25.00 per bag. In the case a second wrecker or 2nd man is needed will result in $125.00 per hour.

We have been in business for 48 years and will try to accommodate the customer the best we can with the least expense possible. Thank you.

Hopper & Son's Inc.

Exxon 870-763-8815 day
Teddy 870-838-9991 night
Sherrie 870-740-1735 night

Doyle Hopper
870-763-1909 night

Green County Towing Companys

Item	Company 1	Company 2	Company 3	Company 4	Column 5	Average
Light Duty	$ 200.00	$ 250.00	$ 250.00	$ 250.00		$ 237.50
motorcycle towing	$ 300.00	$ 300.00				$ 300.00
After Hours Towing	$ 250.00					$ 250.00
Milage						
Storage	$ 60.00	$ 50.00	$ 60.00	$ 50.00		$ 55.00
Winching	$ 200.00	$ 50.00	$ 100.00			$ 116.67
Recovery	$ 250.00	$ 300.00				$ 275.00
Admin Fee	$ 125.00					$ 125.00
Labor	$ 125.00	$ 75.00				$ 100.00
Clean Up	$ 125.00	$ 75.00				$ 100.00
Colloison Wrap			$ 50.00			$ 50.00
Second Tow						
Wait Time						
After Hours Release						
Gate Fee			$ 35.00			$ 35.00
Set Out Fee						
Inclement Weather						
EV Towing						
EV Storage						
Fuel Surcharge						
Hazardous Conditions	$ 250.00	$ -				$ 125.00
Oil Dry	$ 15.00	$ 35.00				$ 25.00
Additional Equipment				$ 250.00		$ 250.00

Greene County

Prestige TOWING & RECOVERY

894 GREENE ROAD 890
PARAGOULD, AR 72450
PHONE --- (870) 573-7600
FAX --- (870) 210-2661

LIST OF POSSIBLE CHARGES

CITY TOWING	$200
COUNTY TOWING	$250-300
AFTER HOURS TOWING	$50
STREET CLEANUP	$125
WINCHING (LIGHT)	$150-200
WATER RECOVERY	$250 PER HOUR
CITY MOTORCYCLE TOW	$200
COUNTY MOTORCYCLE TOW	$250-300
AFTER HOURS	$50
DAILY STORAGE	$60
ADMINISTRATION FEE	$125
OFF ROAD RECOVERY W/ 4X4	$250 PER HOUR

2

WAYNE'S TOWING
P.O. BOX 864
PARAGOULD, AR 72451

(870) 476-5452
(870) 240-5769

PRICE LIST

ROLLBACK TOW	$250.00
IMPOUND	$250.00
ABANDON VEHICLE IN TOWN	$200.00
ACCIDENT TOW	$250.00
ACCIDENT CLEAN UP STARTS AT	$75.00
OIL DRY	$35.00 PER BAG
WINCHING (FIRST 30 MINUTES)	$50.00
WINCHING (ADDITIONAL 10 MINUTES)	$50.00
ROLLOVER	$300.00
WATER RECOVERY	$300.00 MINIMUM
STORAGE RATE PER DAY (OUTSIDE SECURED)	$50.00
STORAGE RATE PER DAY (INSIDE SECURED)	$50.00
TOWING MILEAGE PER MILE	$6.00
DAMAGE FREE MOTORCYCLE TOW	$300.00
LOCKOUT SERVICES	$50.00

DISCLAMER: ALL OF THE ABOVE FEES ARE SUBJECT TO CHANGE DEPENDING ON LOCATION OF INCIDENT, TIME SPENT AT THE INCIDENT, THE TIME OF DAY, & WEATHER CONDITIONS.

4th

Rudi's Towing, Inc.

Phone: (870) 286-6410 • Fax: (844) 273-5230 • http://www.rudistowing.com

Accident Rates Tractor/Trailer	Per Hour
Rotator	$950.00
Heavy Duty Wrecker 35Ton	$750.00
Heavy Duty Wrecker 25Ton	$550.00
Heavy Duty Rollback	$450.00
Medium Duty Wrecker	$350.00
Medium Duty Rollback	$300.00
Light Duty Rollback	$250.00
Skid Steer	$250.00
Excavator	$250.00

Accident Tow Rates Light Duty	
In Town Accidents	$225.00
County Accidents	$250.00

Storage Per Day	
Heavy Rates	$100.00
Light Rates	$50.00

3rd

Moody's Towing

927 North 15th Avenue Paragould 72450

Light Duty Non-Consent Towing Pricing
Rotation Call $250-$350 Depending on miles
Winch $100 and up
Clean up $50. $100/ hour for extra labour and clean up
Dry Sweep $25/Bag
Crash Wrap $50
Storage $60/day
[redacted]
Gate Fee $35 after hours
Admin $60
Lock Out and Jump Start $50 - $100

All Pricing Above exclude State Taxes of [redacted]% 9.375%

Susan Marie Harris

Pulaski Towing Company's

Item	Company 1	Company2	Company 3	Company 4	Company 5	Company 6	Average
Light Duty	$ 200.00	$ 265.00	$ 275.00	$ 200.00	$ 200.00	$ 250.00	$ 231.67
motorcycle towing			$ 375.00				$ 375.00
After Hours Towing							
Milage	$ 3.00	$ 3.50			$ 4.50	$ 3.00	$ 3.50
Storage	$ 55.00	$ 65.00	$ 50.00	$ 50.00	$ 40.00	$ 50.00	$ 51.67
Winching		$ 300.00					$ 300.00
Recovery	$ 150.00			$ 200.00	$ 135.00		$ 161.67
Admin Fee	$ 75.00	$ 75.00		$ 65.00		$ 65.00	$ 70.00
Labor			$ 85.00		$ 100.00	$ 155.00	$ 113.33
Clean Up	$ 40.00	$ 100.00		$ 40.00		$ 125.00	$ 76.25
Colloison Wrap		$ 35.00			$ 35.00		$ 35.00
Second Tow							
Wait Time		$ 132.50					$ 132.50
After Hours Release		$ 100.00			$ 50.00	$ 100.00	$ 83.33
Gate Fee							
Set Out Fee							
Inclement Weather		$ 318.00			$ 40.00		$ 179.00
EV Towing						$ 275.00	$ 275.00
EV Storage						$ 100.00	$ 100.00
Fuel Surcharge			$ 25.00			$ 50.00	$ 37.50
Hazardous Conditions	$ 125.00	$ 318.00				$ 50.00	$ 164.33
Oil Dry							
Additional Equipment		$ 475.00			$ 100.00		$ 287.50

Pulaski County

#1

Phillips Brothers Towing
2024-2025 Price List

Services	Private Property	Cash Customer	NLR Police	State Police	PCSO
Tow Fee					
Light	$ 250.00	$ 75.00	$ 150.00	$ 200.00	$ 200.00
Med	$ 350.00	$ 350.00	$ 350.00	$ 350.00	$ 350.00
Heavy	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00
Heavy Semi Trailer	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00
Mileage Light	$3 UN/$3 Load	$3 UN/$3 Load	None	None	None
Mileage Med/Heavy	$5 Un/$5 Load	$5 Un/$5 Load	$5 Un/$5 Load	$5 Un/$5 Lo	$5 Un/$5 Load
Storage Per Day	$55.00	$55.00	$30.00	$45.00	$45.00
Admin Fee	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00
Clean Up	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00
Recovery Fee	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00
Letter Fee	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00
2nd Truck/Person Fee	$ 250.00	$ 65.00	$ 150.00	$ 150.00	$ 150.00
Hazmat Fee	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00
Boot Fee	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00
Light Duty Service	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00



#2

NON CONSENT TOWING CHARGES 2025

TOWING	ROLLBACK	LIGHT	MEDIUM	HEAVY
PER HOUR	$265	$175	$450	$800
MILEAGE		$3.50	$4.50	$7.50
STORAGE		$65	$85	$100
WINCHING		$150 PER HR PORT TO PORT 2 HR MIN	$425 PER HR. PORT TO PORT 2 HR MIN	$750 PER HR. PORT TO PORT 2 HR MIN
HAZARDOUS LOCATION		PLUS 20%		
INCLEMENT WEATHER		PLUS 20%		
WAIT TIME		50% OF HOURLY RATE	50% OF HOURLY RATE	50% OF HOURLY RATE

ROADSIDE SERVICES				
LABOR PER HR.		$135		
SAFETY SUPERVISOR		$235 PER HR.		
ROAD SERVICE		$175 PER HR. 2 HR MIN.	$175 PER HR. 2 HR MIN.	$175 PER HR. 2 HR MIN.



MISCELLANEOUS FEES				
ADMIN FEE		$75		
AFTER HRS. RELEASE		$100		
CLEAN UP		$100		
SUBLET LABOR		COST PLUS 25%		
CERTIFIED LETTER		$25		
RENTAL EQUIPMENT		COST PLUS 25% PLUS DELIVERY AND PICKUP		
OWNED EQUIPMENT		$475 PER HR. PORT TO PORT		
WINDOW WRAP		$35 USE AND ONLY IF NEEDED		
PERMITS		COST PLUS 25%		

NORTH LITTLE ROCK AR 72114
Office: 501-753-8848
Fax: 501-753-8879

Price List Effective 07-01-2011

THESE RATES ARE POSTED IN ACCORDANCE WITH ARKANSAS LAW

ABANDONED VEHICLE – TOWING RATES – WITHIN PULASKI COUNTY

ONE TON AND UNDER
Wrecker – Flatbed $200
Hookup - $75
Extra person labor - $85 per hour
Storage - $50 per calendar day
Fuel Surcharge - $25 will be applied to every invoice

Motorcycles - $300
Hookup - $75
Motorcycle trailer if needed - $400
Hookup - $75
Extra person labor - $85 per hour
Inside Storage - $60 per calendar day

Big Truck – RV's
Tractors, bob trucks, dump trucks - $375 per hour (2 hr. min.)
Extra person labor - $85 per hour
Storage - $85 per calendar day

Trailers – empty or loaded - $375 per hour (2 hr. min.)
Escort vehicles - $125 per hour (2 hr. min.)
Extra person labor - $85 per hour

Heavy Duty Equipment (Backhoes, dozers, rollers, excavators) - $750 per hour (2 hr. min.)
Extra person labor - $85 per hour
Escort vehicle - $125 per hour (2 hr. min.)
Storage - $150 per calendar day
Fuel Surcharge - $25 will be applied to every invoice

*Arkansas sales tax applicable to all charges.

JUL 18 2024



#4

18523 Arch St
Little Rock, Ar 72206
501-261-4499

Prices for Class A Towing: Wrecker or towing vehicle capable of transporting vehicles with a GVWR weight of up to 9,600 pounds.

Towing/Hauling Class A- Charge: $200.00

Service Calls for Class A- Charge: $65.00
Price includes services for tire changes or jump starts or to unlock vehicles, other minor vehicle service calls in lieu of towing vehicles.

Recovery 1 Class A- Charge: $110.00
Additional charge for vehicles which cannot be towed or easily loaded due to missing or excessive damage to axles or rims or because there are not enough inflated tires to permit a typical tow (Ex: stripped-burned-excessive crushed vehicle, etc.)

Recovery 2 Class A- Charge: $200.00
Additional charges for vehicles that require services to retrieve/winching from situations such as:

1. Body of water,
2. Steep grade embankment,
3. In an adjacent non-roadway area, not encompassed within the public right-of-way, that is difficult to access due to terrain or natural or man-made features or obstructions,
4. In an overturned status causing winching and/or additional towing vehicle assistance.

Accident Scene Clean Up- Class A- Charges: $40.00

Storage Charge- Class A vehicle: $50.00 per calendar day

Delivery Towing/Hauling Class A- Charges: $85.00-$175.00
Prices include delivery towing/hauling to one (1) location within the county where tow originated- from towing storage facility. Any mileage charge outside the original tow county will be negotiated and approved by the owner/agent prior to towing outside the original tow county.

Certified Letter Fees: $25.00 per notification
These charges and time limits are set by the Arkansas Towing & Recovery Board and the Arkansas State Law Code (27-50-1203)(j) "The (Arkansas Towing & Recovery Board) shall have the authority to establish a maximum amount to be charged by a towing business for each notification to an owner and a lienholder..."

Administrative Fees: $65.00
Administrative Fees will not be charged prior to the (3rd) day of storage. These fees, if assessed, are for administrative services rendered, in accordance with State Law and company procedures.

	PRICE LIST	
	ARKANSAS STATE POLICE	#5
IMPOUND FEE		160.00
WRECK FEE		200.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00
	JACKSONVILLE POLICE DEPT	
IMPOUND FEE		140.00
WRECK FEE		200.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00
	LONOKE COUNTY SHERIFF	
IMPOUND FEE		140.00
WRECK FEE		200.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00
	CABOT POLICE DEPT	
IMPOUND FEE		140.00
WRECK FEE		185.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00
	PULASKI COUNTY SHERIFF	
IMPOUND FEE		190.00
WRECK FEE		200.00
RECOVERY 1	EXCESSIVE DAMAGE, I.E. TIRES, BUMPERS, ETC	65.00
RECOVERY 2	WATER, STEP EMBANKMENT, ROLLOVER, ETC	135.00

	PRICE LIST	
STORAGE RATES		
OUTDOOR	PER CALENDAR DAY	40.00
INDOOR	PER CALENDAR DAY	50.00
PCSO-STORAGE RATES		
OUTDOOR	PER CALENDAR DAY	40.00
INDOOR	PER CALENDAR DAY	50.00
MISC PRICES		
RESPONSE	NO TOW	50.00
AFTER HOURS LET OUT		50.00
INCLEMENT WEATHER		40.00
HOOK UP		50.00
SNATCH BLOCK		40.00
TARP FEE		75.00
WINDOW WRAP	PER WINDOW	35.00
LOCK OUT		50.00
PER MILE		4.50
PERSONAL PROP REM		250.00
SPECIAL EQUIP		100.00
EXTRA TRUCK		100.00
EXTRA MAN		100.00

#16

7303 Highway 70
North Little Rock,
AR 72117

JHOOK TOWING & RECOVERY
North Little Rock, AR

PH: (501) 955-2400
Fax: (501) 955-3892

24 Hour Towing & Recovery
Non Consent Towing Charges 2024

	ROLLBACK	LIGHT	MEDIUM	HEAVY	LANDOLL TRAILER
PER HOUR	$250.00	$250.00	$375.00	$600.00	$600.00
MILEAGE		$3.00	$3.50	$4.50	$4.50
STORAGE		$50.00	$75.00	$100.00	

MISCELLANEOUS	
LABOR PER HOUR	$155.00
CLEAN-UP	$125.00 Per Hour
CERTIFIED LETTERS	$25.00
ADMIN FEE	$65.00
AFTER HOURS RELEASE/GATE FEE	$100.00
ELECTRIC VEHICLE TOW	$275.00
ELECTRICK VEHICLE STORAGE	$100 Per Day
INCLEMENT WEATHER	20%
HAZARDOUS LOCATION	20%
SKID STEER & OPERATOR	$575.00 Per Hour
RENTED EQUIPMENT	Cost + 25%+ Drop-off & Pick-up
SKY TRACK & OPERATOR	$575.00 Per Hour
SUBLET OPERATIONS	Cost +25%
PRESERVATION FEE	$100.00
SUPERVISOR FEE (assisting w/ Large Tractor & Trailer wrecks for safety)	$275.00 Per Hour
MINI X & OPERATOR	$350.00 Per Hour
TOWING STATE POLICE UNITS	**No Charge**

White County Towing Company's

Item	Company 1	Company 2	Company 3	Company 4	Company 5	Average
Light Duty	$ 175.00	$ 200.00	$ 250.00	$ 195.00	$ 175.00	$ 199.00
motorcycle towing	$ 275.00	$ 350.00	$ 350.00		$ 250.00	$ 306.25
After Hours Towing						
Milage	$ 5.00	$ 6.00	$ 6.00	$ 5.00	$ 6.00	$ 5.60
Storage	$ 50.00	$ 65.00	$ 65.00	$ 55.00	$ 65.00	$ 60.00
Winching	$ 75.00	$ 100.00	$ 100.00	$ 75.00		$ 87.50
Recovery	$ 300.00	$ 300.00	$ 300.00	$ 100.00		$ 250.00
Admin Fee	$ 35.00	$ 35.00	$ 35.00	$ 48.00	$ 25.00	$ 35.60
Labor	$ 100.00	$ 200.00	$ 250.00	$ 100.00		$ 162.50
Clean Up	$ 75.00	$ 100.00	$ 100.00			$ 91.67
Colloison Wrap						
Second Tow		$ 185.00				$ 185.00
Wait Time					$ 150.00	$ 150.00
After Hours Release	$ 75.00	$ 100.00	$ 75.00	$ 50.00		$ 75.00
Gate Fee			$ 75.00			$ 75.00
Set Out Fee		$ 75.00	$ 75.00			$ 75.00
Inclement Weather	$ 75.00	$ 100.00	$ 150.00			$ 108.33
EV Towing			$ 300.00	$ 195.00		$ 247.50
EV Storage			$ 100.00	$ 55.00		$ 77.50
Fuel Surcharge						
Hazardous Conditions	$ 300.00					$ 300.00
Oil Dry			$ 75.00			$ 75.00
Additional Equipment	$ 50.00	$ 150.00	$ 150.00			$ 116.67

White County

#1

Tri County Towing and Recovery LLC

184 Pete Hall Rd.
Searcy, Ar 72143
501-388-3720

1. Light and Medium Duty
    a. $175.00 Hourly Labor Rate
    b. $5.00 Mileage per mile From the point of Pick up to shop
    c. $75.00 Winch Charge. *Minimum Fee
    d. $50.00 Dolly Charge
    e. $175.00 Second Truck *Minimum Fee plus mileage
    f. $100.00 Second man charge
    g. $150.00 Over Turned on Dry land
    h. $75.00 Clean up Fee of Accident scene *Minimum Fee
2. Motorcycle/ATV Additional to standard vehicle Fee
    a. $100.00 Motorcycle/ATV Fee
3. Burned vehicle Additional to standard vehicle fee
    a. $150.00 Burned vehicle Fee
4. Water Recovery
    a. $200.00 Low Water Recovery
    b. $250.00 Low Water Recovery Overturned
    c. $300.00 Deep Water Recovery
    d. $400.00 Deep Water Recovery Overturned
    e. $250.00 Diver Charge *Minimum Fee
    f. $250.00 Boat Charge *Minimum Fee

5. Inclement Weather

a. $75.00 Charged Per Hr Per Truck Driver/Extra Man

*Low Water is Less than 2 feet

*Deep Water is more than 2 feet

6. Storage

a. $50.00 Daily Outside

*Starting moment unloaded from truck

b. $60.00 Daily Inside

*Starting moment unloaded from truck

7. Administration Fees

a. $35.00 Standard Administration Fee

b. $25.00 Preparing Registered Letter

c. $25.00 Certified Letter Charge

d. $75.00 After hours release of vehicle

- After hours is anytime after close of normal business hours including weekends and holidays.
- Normal Business hours are from 8:00am to 5:00pm Monday-Friday

Jeff's Auto & Wrecker Service
3607 Hwy 367, Bald Knob, AR 72010 501-724-5300
904 Short St, Augusta, AR 72006 501-281-2673
X 91b Hwy 64 W, Beebe, AR 72012 501-232-9566
2415 Cartoon Dr, Searcy, AR 72143 501-278-5797

#2

Light & Medium Duty

1. **$200.00** **Standard Vehicle *Applied to all calls. (All other fees are additional)**
   - 1.1. $200.00 Hourly Rate
   - 1.2. $6.00 Mileage per mile from point of pick up to the shop
   - 1.3. $100.00 Winch charge *Minimum Fee
   - 1.4. $150.00 Dolly Charge
   - 1.5. $185.00 Second Truck *Minimum Fee plus mileage
   - 1.6. $200.00 Second Man Charge
   - 1.7. $150.00 Overturned on Dry Land
   - 1.8. $100.00 Clean up fee of accident scene *Minimum Fee
   - 1.9. $75.00 Set Out Fee
2. **Motorcycle/ATV Additional to Standard Vehicle Fee**
   - 2.1. 150.00 Motorcycle/ATV Fee
3. **Burned Vehicle Additional to Standard Vehicle Fee**
   - 3.1. $250.00 Burned Vehicle Fee
4. **Water Recovery**
   - 4.1. $250.00 Low Water Recovery
   - 4.2. $350.00 Low Water Recovery Overturned
   - 4.3. $350.00 Deep Water Recovery
   - 4.4. $500.00 Deep Water Recovery Overturned
   - 4.5. $400.00 Diver Charge *Minimum Fee
   - 4.6. $400.00 Boat Charge *Minimum Fee
5. **Inclement Weather**
   - 5.1. $100.00 Charged Per Hour Per Truck Driver/Extra Man

JUL 30 2024

Storage

1. $65.00 Daily Outside
   - 1.1. Starting moment unloaded from truck
2. $75.00 Daily Inside
   - 2.1. Starting Moment unloaded from truck

Administration Fees

A. $35.00 Standard Administration Fee
B. $25.00 Preparing Registered Letter
C. $25.00 Certified Letter Charge
D. $100.00 After Hours Release of Vehicle

*After hours is anytime after close of normal business hours including weekends and holidays
*Deep Water is more than 2 feet
*Low water is less than 2 feet

Jeff's Auto & Wrecker Service
3607 Hwy 367, Bald Knob, AR 72010 501-724-5300
904 Short St, Augusta, AR 72006 501-281-2673
X 91b Hwy 64 W, Beebe, AR 72012 501-232-9566
2415 Cartoon Dr, Searcy, AR 72143 501-278-5797

Heavy Duty (16 Ton and Larger)

Base Call All services will be billed at the rate of **$650.00** per hour per tow truck or service vehicle with time charged from departure to return. 2-Hour Minimum. We reserve the right to use price per pound recovery rates on major recoveries using guidelines attached

Mileage	$9.00 per mile round trip	
Storage	Tractor:	$85.00 per day
	Trailer:	$115.00 per day
Supervisor		$200.00 per hour
Extra man power		$200.00 per hour per man
Clean Up Fee		$350.00 minimum
Inclement Weather		$ 100.00 per hour per Truck Driver/Extra Man
Subcontracted Services		Billed at cost plus 20%

Expendable Equipment and materials contaminated or damaged will be billed to job at market value

Administration Fees

A. $150.00 Standard Administration Fee
B. $25.00 Preparing Registered Letter
C. $25.00 Certified Letter Charge
D. $150.00 After Hours Release of Vehicle*

JUL 30 2024

*After hours is anytime after close of normal business hours including weekends and holidays
*Deep Water is more than 2 feet
*Low water is less than 2 feet

Jeff's Auto & Wrecker Service
3607 Hwy 367, Bald Knob, AR 72010 501-724-5300
904 Short St, Augusta, AR 72006 501-281-2673
91b Hwy 64 W, Beebe, AR 72012 501-232-9566
2415 Cartoon Dr, Searcy, AR 72143 501-278-5797

Normal Tractor-Trailer Recovery(on or Near Roadway)

.035 cents per lb.	Contained Recovery/Winching
.045 cents per lb.	Salvage/Debris Recovering
.015 cents per lb.	Inclement Weather
.015 cents per lb.	Nights/Weekends/Holidays
.025 cents per lb.	Travel Within 50 miles
.055 cents per lb.	Travel beyond 50 miles
.01 cents per lb.	Wheels higher than root
.01 cents per lb.	Embankments or inclines
.01 cents per lb.	Back door frame open
.01 cents per lb	Tractor from under trailer
.05 cents per lb.	Major suspension damage
.05 cents per lb.	Handle complete recovery
.01 cents per lb.	10 MPH Collision factor
.02 cents per lb.	30 MPH Collision factor
.03 cents per lb.	50 MPH Collision factor
.04 cents per lb.	70 MPH Collision factor

Contamination Spills – Market Value/disposal fees

Inclement Weather (above 90 or below 30)
Sublets priced at market value +20%

JUL 30 2024

*After hours is anytime after close of normal business hours including weekends and holidays
*Deep Water is more than 2 feet

Hook N Book Towing, Inc.
106 Taylor Ln
McRae, AR 72102
Office: 501-882-3793
Cell: 501-454-8434

#3

Light/Medium Duty:

$250.00 Standard Tow Fee
$300.00 EV Tow Fee
$6.00 Per Loaded Mile

Additional Fees:

$250.00 Hourly Rate
$200.00 Recovery Fee
$400.00 RV/Camper/Boat Fee
$75.00 Set Out Fee
$100.00-$600.00 Winch Fee
$150.00 Wheel Dolly Fee
$200.00 Additional Truck Fee
$200.00 Additional Man Fee
$150.00 Over-turned Vehicle
$100.00-$600.00 Clean up Fee
$150.00 Motorcycle/ATV Fee
$275.00 Burn Vehicle Fee
$150.00 Inclement Weather Fee
$75.00 After Hour Redemption Fee
$75 Per Bag of Oil Dry Fee

Special Equipment:

Skid Loader: $500.00 Per Hour
Dump Trailer: $500.00 Per Trailer
Dump Truck: $500.00 Per Truck
Diver: $400.00

Water Recovery:

$190.00 Low Water Recovery 0-2Ft deep
$240.00 Low Water Recovery-Overturned
$325.00 High Water Recovery 3 Feet or more
$450.00 High Water Recovery-Overturned

Storage:

$65.00 Per Day- starts when unloaded
$100.00 EV Per Day- starts when unloaded

Administration Fees:

$35.00 Standard Administration Fee
$25.00 Per Notice Fee

Revision Effective Date September 23, 2024

Arkansas State Police

Medium Duty Non-Consent Rotation Fee Schedule

(Charging As Defined By Arkansas Towing And Recovery Board Rules)

Standard Tow	195.00 per hour plus tax
EV Tow	195.00 per hour plus tax
Recovery(By Hour)	100.00 per hour per person plus tax
Winching (By Foot)	1.00 per foot plus tax
Labor	100.00 per hour plus tax
Fuel Surcharge	US Dept. Of Energy PSDD3 Cost plus mileage 5.00/mile
Set Out Fee	40.00 plus TAX
After Hours Release Fee	50.00 plus tax
Storage Per/Day	55.00 plus tax per day
EV Storage Per/Day (If Special EV Storage Required)	55.00 per day plus tax
Administrative Fee	48.00 plus tax
Notification Fee	Not to exceed $25.00 or actual cost of postage. 25.00 plus tax

Special Equipment		
	1	5
	2	6
	3	7
	4	8

Submitted By

Tow Company Name	D & K Brooks Garage & TOWING
Tow Company Address	104 Freeway Ave PO Box 127 (mail
Tow Company Phone	501-724-6203 & 1800 483 6203
Representative/Owner Name	James Dale Brooks

Representative/Owner Signature	Date
	9/12/24

James Dale Brooks agree to provide the above listed services as defined by the State of Arkansas Towing and Recovery Board at the fee rates submitted on all Arkansas State Police non-consent rotation services. I agree to notify the Arkansas State Police of any fee rate changes immediately. I agree to comply with the Arkansas State Police Non-consent towing policy. I agree to comply with the State of Arkansas Towing and Recovery Board Rules and statutes. I agree to comply with all Federal, State and local laws. I understand any violation of the aforementioned may result in the Arkansas State police taking action including the immediate and permanent removal from participation on the rotation list.

RATE SHEET

#5

BARNETT TOWING RECOVERY LLC.

142 Riverside Park Rd.

Searcy , AR. 72143

(501) 268-3638

Estimate of billing rates at request of the following municipalities

Arkansas State Police Troop B , White County Sheriff Department , Searcy Police Department

Nonconsensual towing , administrative fees , labor rates and storage rates

A.C.A 27-50-1101

Light Duty Passanger Cars and Light Duty Trucks 1/2 ton and smaller

Base Call Out For A Standard Nonconsensual Tow $175.00

Example -(Standard Tow) Typical fender bender type accident with minimal clean up towed in a regular fashion accepted as regular daily routine hook and go accident on and off of accident scene or arrest within 15 minutes

Motorcycle Nonconsensual Tow $250.00 (Special equipment and additional manpower is required to perform this tow effectively , safely and professionally)

Hourly On Scene or Accident Time For Light Duty Nonconsensual Towing $150.00 per hour per tow vehicle from port to port until tow or recovery is completed in an effective , safe and professional fashion. This not limited to any other equipment, personnel or labor required to complete tow or recovery

Base Call Out Fee For A Medium Duty Nonconsensual Tow $350.00

Example - One ton or larger dual wheel truck articulated to trailer , School

Sales Tax will be charged per current tax table at time or recovery or tow

Large or lenghty accidents , arrests or recoveries are subject to additional charges

1 Secondary Tow Vehicles , Clean Up Equipment , Sub Contract Labor , or Additional Personnel to effectively perform a safe and professional recovery or tow from accident scene back to impound holding facility

2. Time to accomplish recovery or tow

3 Number of regular employees required to safely complete recovery and tow

4. Number of extra people needed or used to effectively complete recovery or tow

5. Special equipment required to recover or tow vehicle, implement or machinery

6. Location of vehicle recovered or towed

7 Clean up process of large amount of debris, fluids , cargo involved in recovery or tow

8 Any other relevant information gathered having a direct effect on the pricing of a recovery , tow , administrative fees or storage rates .

9. Weather Conditions

10 Storing of vehicles in impound facility leaking fluids to meet EPA Requirements or OHSHA requirements

Barnett Towing Recovery LLC. reserves the right to discount or dismiss any charges due listed above to the registered owner , lien holder or legal representative

APR 0 2 2025

Item	Average for all 4 countys	perposed rates
Light Duty	$ 208.00	
motorcycle towing	$ 275.00	
After Hours Towing	$ 181.00	
Milage	$ 7.73	
Storage	$ 51.58	
Winching	$ 136.36	
Recovery	$ 223.75	
Admin Fee	$ 52.75	
Labor	$ 109.58	
Clean Up	$ 75.38	
Colloison Wrap	$ 30.00	
Second Tow	$ 92.50	
Wait Time	$ 85.63	
After Hours Release	$ 65.56	
Gate Fee	$ 36.67	
Set Out Fee	$ 50.00	
Inclement Weather	$ 113.83	
EV Towing	$ 192.50	
EV Storage	$ 63.75	
Fuel Surcharge	$ 25.00	
Hazardous Conditions	$ 149.00	
Oil Dry	$ 30.00	
Additional Equipment	$ 167.86	

allowance for additional services
overall for instance hazardous materials

Item	Perposed Rates	Column1
Light Duty	$ 225.00	Per Hr
EV Towing	$ 275.00	Per Hr
motorcycle towing	$ 275.00	Per Hr
Milage	$ 5.00	After 10 Free
EV Storage	$ 100.00	Per Day/From time of Stored on lot
Storage Daily	$ 50.00	Per Day/From time of Stored on lot
Winching/ Recovery	$ 225.00	Per Hr
Admin Fee	$ 50.00	
Labor Extra Person	$ 125.00	Per Hr.
Second Tow	$ 150.00	Per Hr.
After Hours Release/Gate Fee	$ 75.00	
Colloison Wrap	40% abover retail cost	
Oil Dry	40% abover retail cost	
Additional Equipment	*	
Hazardous Conditions	*	
*Excessive hazardous material clean-up fees and additional fees for unusual services may be approved on a case-by-case basis by the chief of police of the city police department, or his designee.		

Electric Vehicle Information

F tric vehicle towing and storage cost more due to safety hazards and the need for spe. 'ized equipment and processes. These include the risk of battery fires, the need for thermal cameras to monitor overheating, and dedicated isolation storage areas. Towing companies face increased costs for new equipment, changes to towing procedures, and extra inspection steps to ensure safety.

Elaboration:

Battery Safety:
EVs utilize high-voltage lithium-ion batteries, which can overheat, catch fire, or become unstable if punctured or mishandled, posing a significant safety risk during towing and recovery.

Specialized Equipment:
Towing companies require thermal cameras to monitor battery temperature and prevent fires, as well as concrete blocks to stabilize EVs and prevent movement during storage.

Isolation Storage:
Specialized areas are needed to isolate EVs from other vehicles to minimize the risk of fire spreading.

Increased Training:
Personnel need specialized training to handle EVs safely, including emergency response and high-voltage system awareness.

Cost Implications:
The extra safety measures and equipment lead to increased costs for towing companies, which are often passed on to customers.

Regulatory Changes:
Current fee schedules for towing and storage may not adequately reflect the increased hazards and costs associated with EVs, leading to a need for updates and adjustments.

EV Towing

U.S. Department
of Transportation
**National Highway
Traffic Safety
Administration**

NHTSA
www.nhtsa.gov

DOT HS 811 574

January 2012

Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High Voltage Batteries

The National Highway Traffic Safety Administration (NHTSA) is committed to ensuring the highest standards of safety on our Nation's roadways. To better protect consumers and the public safety community from the potential risk of fire and other hazards related to vehicles that have been involved in a motor vehicle crash, NHTSA has developed "Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High Voltage (HV) Batteries." Developed with the assistance and expert input of the National Fire Protection Association, the Department of Energy (DOE) and others, the interim guidance for electric and hybrid-electric vehicles identifies appropriate post-crash safety measures for vehicle owners and the general public, emergency responders, and for towing/recovery operators and vehicle storage facilities.

NHTSA does not believe that electric vehicles present a greater risk of post-crash fire than gasoline-powered vehicles. In fact, all vehicles—both electric and gasoline-powered—have some risk of fire in the event of a serious crash. However, electric vehicles have specific attributes that should be made clear to consumers, the emergency response community, and tow truck operators and storage facilities. Out of an abundance of caution to prevent injury and loss of property, the interim guidance identifies considerations and actions for all electric and hybrid-electric vehicle crashes, including those involving the growing number of vehicles powered by lithium-ion batteries.

This interim guidance is intended to serve as a general reference for vehicle operators and responders. It was developed using current best practices and instructions from vehicle and battery manufacturers and others. It is not intended to replace information issued by the vehicle manufacturer, but rather to be used as a supplement to vehicle-specific guides. For more information about specific vehicle models, individuals should consult guidance provided by the vehicle manufacturer.

NHTSA, together with the Department of Energy, is continuing to explore strategies to ensure that the public and responder community receive the best information in the shortest possible time. The agency hope that this guidance will help to inform activities to educate responders and the public about electric vehicles including efforts already underway by DOE, NFPA, vehicle manufacturers, and others.

Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High Voltage Batteries (Vehicle Owner/General Public)

ELECTRIC AND HYBRID-ELECTRIC VEHICLE CONSIDERATIONS

In the event of damage to or fire involving an electric vehicle (EV) or hybrid-electric vehicle (HEV):

- Always assume the high voltage (HV) battery and associated components are energized and fully charged.
- Exposed electrical components, wires, and HV batteries present potential HV shock hazards.
- Venting/off-gassing HV battery vapors are potentially toxic and flammable.
- Physical damage to the vehicle or HV battery may result in immediate or delayed release of toxic and/or flammable gases and fire.

VEHICLE INFORMATION

- Know the make and model of your vehicle.
- Review the owner's manual and become familiar with your vehicle's safety information and recommended safety practices.
- Do not attempt to repair damaged electric or hybrid-electric vehicles yourself. Contact an authorized service center or vehicle manufacturer representative for service.

EMERGENCIES

CRASH: A crash or impact significant enough to require an emergency response for conventional vehicles would also require the same response for electric or hybrid-electric vehicles.

If possible

- Move your car to a safe, nearby location and remain on the scene.
- Roll down windows before shutting the vehicle off.
- Place the vehicle in Park, set the parking brake, turn off the vehicle, activate hazard lights, and move keys at least 16 feet away from the vehicle.

Always

- Call 911 if assistance is needed and advise that an electric or hybrid-electric vehicle is involved.
- Do not touch exposed electrical components or the engine compartment, as a shock hazard may exist.
- Avoid contact with leaking fluids and gases, and remain out of the way of oncoming traffic until emergency responders arrive.
- When emergency responders arrive, tell them that the vehicle involved is an EV or HEV.

FIRE: As with any vehicle, call 911 immediately if you see sparks, smoke, or flames coming from the vehicle.

- Exit the vehicle immediately.
- Advise 911 that an electric or hybrid-electric vehicle is involved.
- As with any vehicle fire, do not inhale smoke, vapors, or gas from the vehicle, as they may be hazardous.
- Remain a safe distance upwind and uphill from the vehicle fire.
- Stay out of the roadway and stay out of the way of any oncoming traffic while awaiting the arrival of emergency responders.

POST-INCIDENT

- Do not store a severely damaged vehicle with a lithium-ion battery inside a structure or within 50 feet of any structure or vehicle.
- Ensure that passenger and cargo compartment remain ventilated, i.e., open a window, door or trunk.
- Notify an authorized service center or vehicle manufacturer representative as soon as possible as there may be other steps they can take to secure and discharge the HV battery.
- Call 911 if you observe leaking fluids, sparks, smoke, flames, or hear gurgling or bubbling from the HV battery.

Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High Voltage Batteries (Law Enforcement)

ELECTRIC AND HYBRID-ELECTRIC VEHICLE CONSIDERATIONS

In the event of damage to or fire involving an electric vehicle (EV) or hybrid-electric vehicle (HEV):

- Always assume the high voltage (HV) battery and associated components are energized and fully charged.
- Exposed electrical components, wires, and HV batteries present potential HV shock hazards.
- Venting/off-gassing HV battery vapors are potentially toxic and flammable.
- Physical damage to the vehicle or HV battery may result in immediate or delayed release of toxic and/or flammable gases and fire.

IDENTIFY VEHICLE

Determine if the vehicle is an electric or hybrid-electric vehicle, and if it is, advise Dispatch and all responders that an electric or hybrid-electric vehicle is involved.

IMMOBILIZE VEHICLE

- Always approach vehicle from the sides to stay out of potential travel path. It may be difficult to determine if the vehicle is running due to lack of engine noise.
- If possible, chock the tires, place the vehicle into Park and set the parking brake.

DISABLE VEHICLE

- Place vehicle in Park, set parking brake, turn off the vehicle, activate hazard lights, and move vehicle keys at least 16 feet away from vehicle.
- If your local standard operating procedures (SOPs) allow, and if you are properly trained and equipped, disconnect the 12-volt battery. CAUTION: Safety restraints, air bags and other safety systems may be active for up to five minutes after disconnecting the 12-volt battery.

- Request Emergency Medical Services if there are injuries as a result of the crash.
- Request law enforcement if you need assistance with traffic control or scene safety.
- Move away from the vehicle and evacuate others from the immediate area if you detect any unusual odors or experience eye, nose, or throat irritation. Wear full Personal Protective Equipment (PPE) and Self-Contained Breathing Apparatus (SCBA) if rapid extrication is necessary for injured or trapped occupants.
- Be alert. There is a potential for delayed fire with damaged lithium-ion batteries.

FIRE:

NOTE: If the fire involves a lithium-ion battery, it will require large, sustained volumes of water for extinguishment. If there is no immediate threat to life or property, consider defensive tactics and allow fire to burn out.

- If there is active fire, follow local SOP for vehicle fires. Wear appropriate Personal Protective Equipment (PPE) and Self Contained Breathing Apparatus (SCBA) at all times.
- If occupants are still inside the vehicle or are trapped, use a fire extinguisher to protect the occupants until a hose line is available or until the occupants are removed.
- Establish a safe perimeter around the vehicle.
- Consider establishing a water supply to support long-term operation.
- Use a hose line to apply water to extinguish the fire while continuing to cool the HV battery and its casing. Never attempt to penetrate the HV battery or its casing to apply water.
- Avoid contact with orange high voltage cabling and areas identified as high voltage risk by warning labels.
- Be alert. There is a potential for delayed ignition or re-ignition of a lithium-ion battery fire even after it is believed to be extinguished. This may remain an issue until the lithium-ion battery is properly discharged.
- As with any vehicle fire, the byproducts of combustion can be toxic and all individuals not properly trained, dressed, and equipped to fight the fire should be directed a safe distance upwind and uphill from the vehicle fire and out of the way of oncoming traffic.

POST-INCIDENT

- Always assume the HV battery and associated components are energized and fully charged.
- Ensure that passenger and cargo compartments remain ventilated, i.e., open window, door or trunk if and when inside vehicle providing patient care.
- Notify an authorized service center or vehicle manufacturer representative (dealer) as soon as possible as there may be additional steps they can take to secure and discharge the HV battery.
- Do not store a severely damaged vehicle with a lithium-ion battery inside a structure or within 50 feet of any structure or vehicle.
- Vehicle should be monitored for leaking fluids, sparks, smoke, flames, gurgling or bubbling sounds from the HV battery, and if detected, assume the HV battery is burning and follow above guidance to extinguish the fire.

Interim Guidance for Electric and Hybrid Vehicles Equipped With High Voltage Batteries (Towing and Recovery Operators and Vehicle Storage Facilities)

ELECTRIC AND HYBRID-ELECTRIC VEHICLE CONSIDERATIONS

In the event of damage to or fire involving an electric vehicle (EV) or hybrid-electric vehicle (HEV):

- Always assume the high voltage (HV) battery and associated components are energized and fully charged.
- Exposed electrical components, wires, and HV batteries present potential HV shock hazards.
- Venting/off-gassing HV battery vapors are potentially toxic and flammable.
- Physical damage to the vehicle or HV battery may result in immediate or delayed release of toxic and/or flammable gases and fire.

IDENTIFY VEHICLE

- Determine if the vehicle is an electric or hybrid-electric vehicle, and if it is, advise your Dispatch and all other responders that an electric or hybrid-electric vehicle is involved.
- If you detect leaking fluids, sparks, smoke, flames, increased temperature, gurgling, popping or hissing noises from the HV battery compartment, ventilate passenger area (i.e., roll down windows or open doors) and call 911.
- Be alert. There is a potential for delayed fire with damaged lithium-ion batteries.

RECOVERING /TRANSPORTING VEHICLE:

- **Call an authorized service center or vehicle manufacturer representative, if necessary, to determine additional steps that you should take to safely recover or transport the vehicle.**
- Always approach vehicle from the sides to stay out of potential travel path. It may be difficult to determine if the vehicle is running due to lack of engine noise.
- Place vehicle into Park, set parking brake, turn off the vehicle, activate hazard lights, and remove keys to a distance at least 16 feet away from the vehicle until loading vehicle for transport.
- Refer to vehicle manual/recovery guide to locate proper attachment/connection points and transport method.
- Avoid contact with orange high voltage cabling and areas identified as high voltage risk by warning labels.

Resource Guide

The National Highway Traffic Safety Administration is dedicated to achieving the highest standards of excellence in motor vehicle and highway safety. NHTSA provides the public with facts on vehicle safety, driving safety, and research.
www.nhtsa.gov
www.safercar.gov
www.ems.gov

Electric Vehicle Safety Training is a nationwide program through the National Fire Protection Association to help firefighters and other first responders effectively deal with emergency situations involving electric and hybrid-electric vehicles. The Web site hosts an EV blog, calendar of events, training videos, emergency field guides from 19 auto manufacturers, research reports, as well as an online training course for the Chevy Volt.
www.evsafetytraining.org

SAE International is a resource for vehicle safety codes and standards. It has recently developed and revised safety standards for electric vehicles.
www.sae.org/standards

The Electric Drive Transportation Association is a resource for learning about different types of hybrid-electric and electric vehicles. It also has a fact sheet that details the numbers of hybrid vehicles on the road now and how many we can expect in the future.
www.electricdrive.org

The Alternative Fuels and Advanced Vehicles Data Center provides information, data, and tools to help fleets and other transportation decision-makers find ways to reduce petroleum consumption through the use of alternative and renewable fuels, advanced vehicles, and other fuel-saving measures.
www.afdc.energy.gov/afdc

HybridCars has detailed resources on every hybrid model on the road today. Its research section also provides studies and surveys about hybrid and electric vehicles in relation to technology, the environment, culture, and law.
www.hybridcars.com

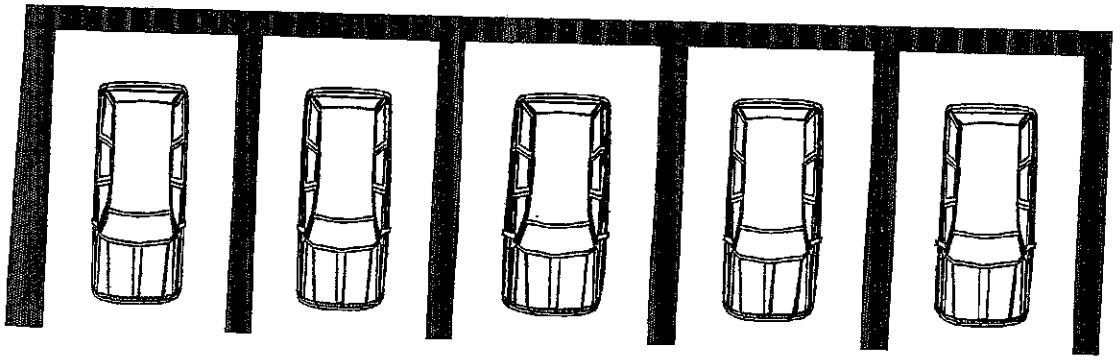
The National Alternative Fuels Training Consortium promotes programs and activities that lead to energy independence, and encourages the greater use of cleaner transportation.
www.naftc.wvu.edu

DOT HS 811 574
January 2012



U.S. Department
of Transportation
**National Highway
Traffic Safety
Administration**





VEHICLE ISOLATION BAY CONCEPT
(CONCEPTUAL BAY LAYOUT, SEE NOTE 5)

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GENERAL NOTES:

1. THE CONTENTS AND IMAGERY OF THIS DRAWING ARE THE INTELLECTUAL PROPERTY OF ENERGY SECURITY AGENCY (ESA).
2. ENERGY SECURITY AGENCY IS NOT RESPONSIBLE FOR ANY AND ALL STRUCTURAL CALCULATIONS, PERMITS, OR OTHER ENGINEERING CALCULATIONS. CONTRACTOR IS TO FOLLOW ANY AND ALL LOCAL, STATE, AND FEDERAL LAWS, STANDARDS, AND REGULATIONS FOR CONSTRUCTION OF THE ISOLATION BAY. ISOLATION BAY IS TO FOLLOW SOCIETY OF AUTOMOTIVE ENGINEERS SAR J2990.
3. ENVIRONMENTAL PROTECTION LAWS, REGULATIONS, AND REQUIREMENTS MUST BE ABIDED BY DURING CONSTRUCTION. CONTRACTOR IS REQUIRED TO TAKE MEASURES TO ABIDE BY ENVIRONMENTAL PROTECTION LAWS, REGULATIONS, AND REQUIRES DURING CONSTRUCTION AND IN THE FACILITIES PERMANENT CONDITION. HAZARDOUS MATERIALS MUST BE CONSIDERED FOR ANY AND ALL DRAINAGE AND WATER STORAGE.
4. ALL MANUFACTURERS' REQUIREMENTS AND RECOMMENDATIONS ARE TO BE FOLLOWED.
5. ALL DIMENSIONS SHOWS ARE FOR MINIMUM CLEARANCES AND ARE NOT TO BE USED FOR WALL CONSTRUCTION SIZING. CONTRACTOR IS REQUIRED TO DETERMINE ALL WALL DIMENSIONS TO SATISFY MINIMUM CLEARANCE REQUIREMENTS.
6. ALL DRAWINGS ARE NOT TO SCALE.
7. ANY AND ALL QUESTIONS OR CONSTRUCTION ALTERNATIVES SHALL BE SUBMITTED TO ESA IN WRITING FOR APPROVAL PRIOR TO ORDERING MATERIALS AND CONSTRUCTION.
8. ALL MATERIALS MUST BE APPROVED BY ESA PRIOR TO ORDERING AND CONSTRUCTION.
9. ANY AND ALL PROPRIETY NAMES LISTED IN THESE PAGES ARE RECOGNIZED AS TRADEMARK NAMES.

ABBRE

CLR – CL
CMU – CC
ESA – EN
MIN – MI
TYP – TY

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: City Council **File Type:** Ordinance

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

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

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Industrial I-1**
TO: **Commercial C-2**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lot B:
That part of Southwest Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 4 East, And that part of Lot 52 of Northwest Addition to the City of Jonesboro, Arkansas, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of Lot 50 of said Northwest Addition SO *19W 110.9 feet to the true point of beginning, run thence SO *19*W 54.1 feet; run thence S89 *20'W 118.4 feet; run thence NO *57'E 54.1 feet; run thence N89 *20'E 117.8 feet to the true point of beginning, containing 0.15 acres, more or less; subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, FloodPlain Regulations, and Traffic Access Management Policy regarding any new development.

2) A final site plan subject to all ordinance requirements and illustrating compliance with

the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc, shall be submitted, reviewed, and approved by the Planning Department prior to any redevelopment of the property.

3) Any change of use shall be subject to Planning Department approval in the future.

4) This development shall comply with all Overlay District requirements.

CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, 11th, 2025 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Shamim Wilkins
DATE: Oct. 30th, 2025
SUBJECT PROPERTY ADDRESS: 215 N. Main Street Jonesboro, AR 72401
DESCRIPTION OF REZONING REQUESTED: C-2

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

220 N Main St. — Printed Name of Property Adjacent Owner
(Signature) — 11-3-25 — Date
Jonesboro Ar 72401 — Address
870-932-1419 — Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____

Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 213 N. Main Street, Jonesboro AR 72401

Side of Street: West between Johnson Ave. and Word Street

Quarter: per survey Section: 18 Township: 14N Range: 4E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: I Proposed Zoning: C2

Size of site (square feet and acres): 6383.8' .15 AC. Street frontage (feet): 54.1'

Existing Use of the Site: VACANT for over 5 years

Character and adequacy of adjoining streets: N. Main St. or Highway 141 Accessible

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? Yes

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

Use of adjoining properties:

North: Storage Units

South: Exxon Service Station

East: ~~Rentals~~ Phillips Investments & Construction, Inc

West: City Water & Light Yard

Physical characteristics of the site: Red brick building, 6 to 8 parking, chain link fenced entrance from N. Main Street

Characteristics of the neighborhood: Housing, some owners, more rental & retail,

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

(1). How was the property zoned when the current owner purchased it?

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

(3). If rezoned, how would the property be developed and used?

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*

(6). How would the proposed rezoning be the public interest and benefit the community?

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

(10). How long has the property remained vacant?

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

(12). If the rezoning is approved, when would development or redevelopment begin?

(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Double Brown's Properties
Address: 1410 Franklin St.
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-930-7605
Facsimile:
Signature: Jim D. Brown

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

Name: S&A Villa LLC Shamim Wilkins
Address: 2720 Keystone dr
City, State: Jonesboro ZIP 72401
Telephone: 870 219 7824
Facsimile:
Signature:

Deed: *Please attach a copy of the deed for the subject property.*

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

213 N Main Street Lot B Rezone

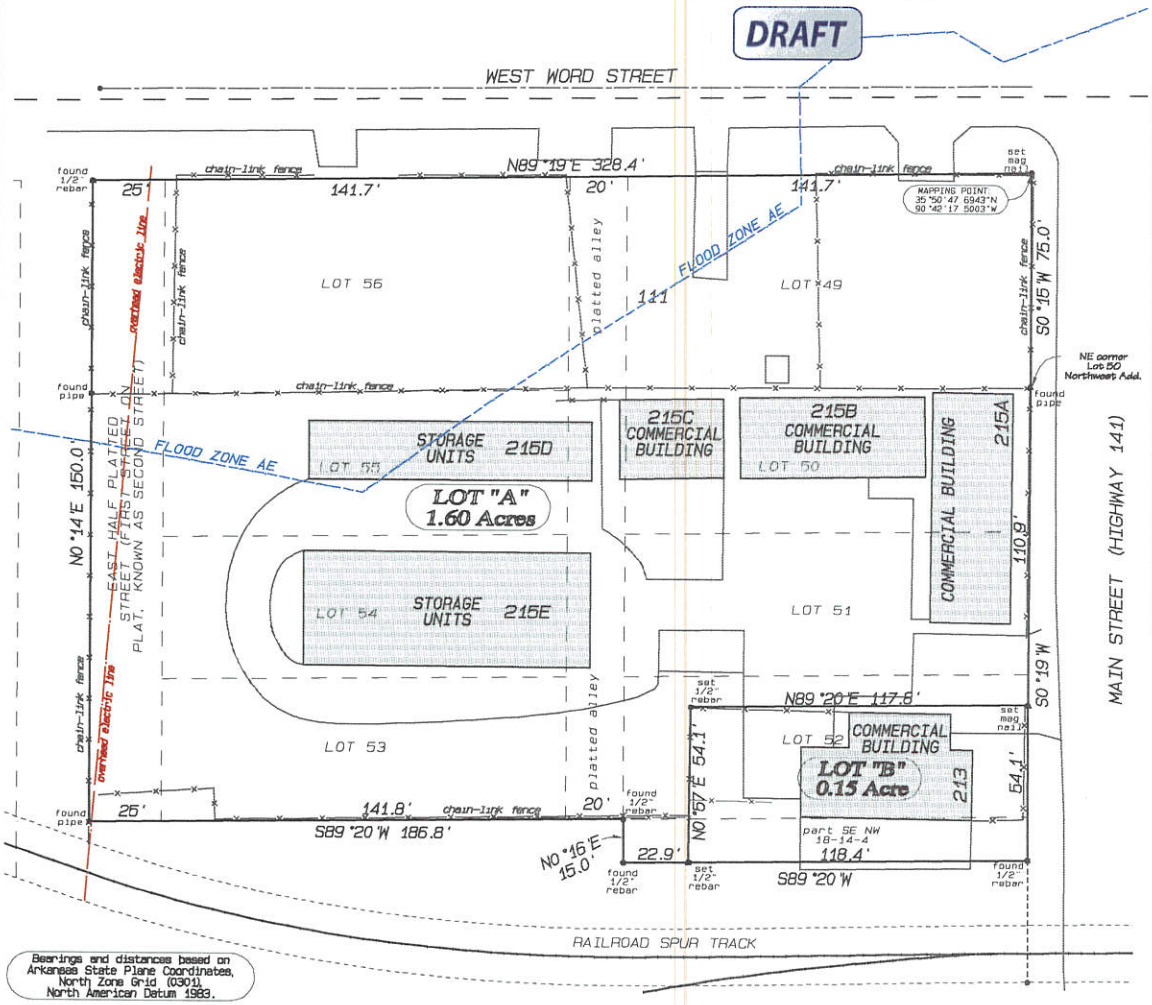
Exhibit A:

1. Industrial
2. Short Term Rental - C2, Industrial can't be Short Term Rental
3. Updated, paint, flooring, cleaned up & some remodel, add showers to both existing bathrooms, not to exceed 50% of value. Used for possible workers coming to the area for short term rental stay, allowed under C2 short term rental.
4. Only updates, paint, flooring, showers in both bathrooms, property has six rooms to be converted into six bedrooms, property already has six parking spaces
5. Under Jonesboro, AR Code of Ordinances. Commercial and Industrial Districts, C2 would allow short-term residential rentals.
6. By cleaning up and remodeling the building would create a pleasant and inviting appearance for the area
7. C2 zoning would allow short-term residential rental as many areas of N. Main are residential rental properties and even possible duplexes in the area
8. Last time was a day care, building has not been occupied for five plus years
9. Only affect by benefiting all surrounding areas, traffic should not be a significant change. Should help raise property values, by cleaning and improving the appearance of the area. Should have no effect on utilities, streets or drainage. Appearance will improve
10. Five plus years
11. Should not have any negative effects on any utilities, streets, drainage, parks, open spaces, fire, police and emergency medical services. All positive effects should be from having a vacant building occupied and remodeled.
12. Soon as closing of the property and rezone in place
13.
14. N/A

S & A Villa, LLC 2025 REPLAT

OF: 213 North Main Street, 215 North Main Street & 111 West Word Street
Jonesboro, Arkansas

DRAFT



Bearings and distances based on Arkansas State Plane Coordinates, North Zone Grid (0301), North American Datum 1983.

Symbol	Description
●	found monument
⊕	set mag nail
○	set 1/2" rebar
△	computed
—+—+—	railroad track
—X—	fence
———	power line
——-—-	centerline
—— —	plat lines

N
W E
S

SCALE 1"=30'

0 30 60

ZONING NOTE:

This property is currently zoned Industrial (I-1). Rezoning requested in conjunction with this replat as follows: Lot A will remain Industrial (I-1), Lot B requesting Commercial (C-2) zoning.

FLOOD NOTE:

A portion of this property is located in Flood Zone AE according to the FIRM for the City of Jonesboro, Arkansas, map no. 05031C0262D, dated September 26, 2024.

LEGAL DESCRIPTIONS:

A Replat of the following described lands in Craighead County, Arkansas, to-wit:

ORIGINAL TRACT:
That part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 4 East, AND Lots 49 through 56 of Northwest Addition to the City of Jonesboro, Arkansas, inclusive of the platted alley located between said lots; along with the East Half of the abandoned street right of way running along the West side of said Lots 53 through 56; a portion of said lands being formerly platted as Double Brown Properties, Inc. Replat as shown in Plat Cabinet "C" at page 267.

INTO:

LOT A:
That part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 4 East, AND Lots 49 through 51, that part of Lot 52, and Lots 53 through 56 ALL IN Northwest Addition to the City of Jonesboro, Arkansas, inclusive of the platted alley located between said lots; along with the East Half of the abandoned street right of way running along the West side of said Lots 53 through 56, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning at the Northeast corner of Lot 50 of said Northwest Addition, run thence S0°19'W 110.9 feet; run thence S89°20'W 117.8 feet; run thence S0°57'W 54.1 feet; run thence S89°20'W 22.9 feet; run thence N0°16'E 15.0 feet; run thence S89°20'W 186.8 feet to the centerline of abandoned street right of way; run thence N0°14'E along said centerline 150.0 feet to the South right of way line of Word Street; run thence N89°19'E 328.4 feet; run thence S0°15'W 75.0 feet to the true point of beginning, containing 1.60 acres, more or less; subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

LOT B:
That part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 4 East, AND that part of Lot 52 of Northwest Addition to the City of Jonesboro, Arkansas, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning at the Northeast corner of Lot 50 of said Northwest Addition, run thence S0°19'W 110.9 feet to the true point of beginning; run thence S0°19'W 54.1 feet; run thence S89°20'W 118.4 feet; run thence N0°57'E 54.1 feet; run thence N89°20'E 117.8 feet to the true point of beginning, containing 0.15 acre, more or less; subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

Dated: October 13, 2025

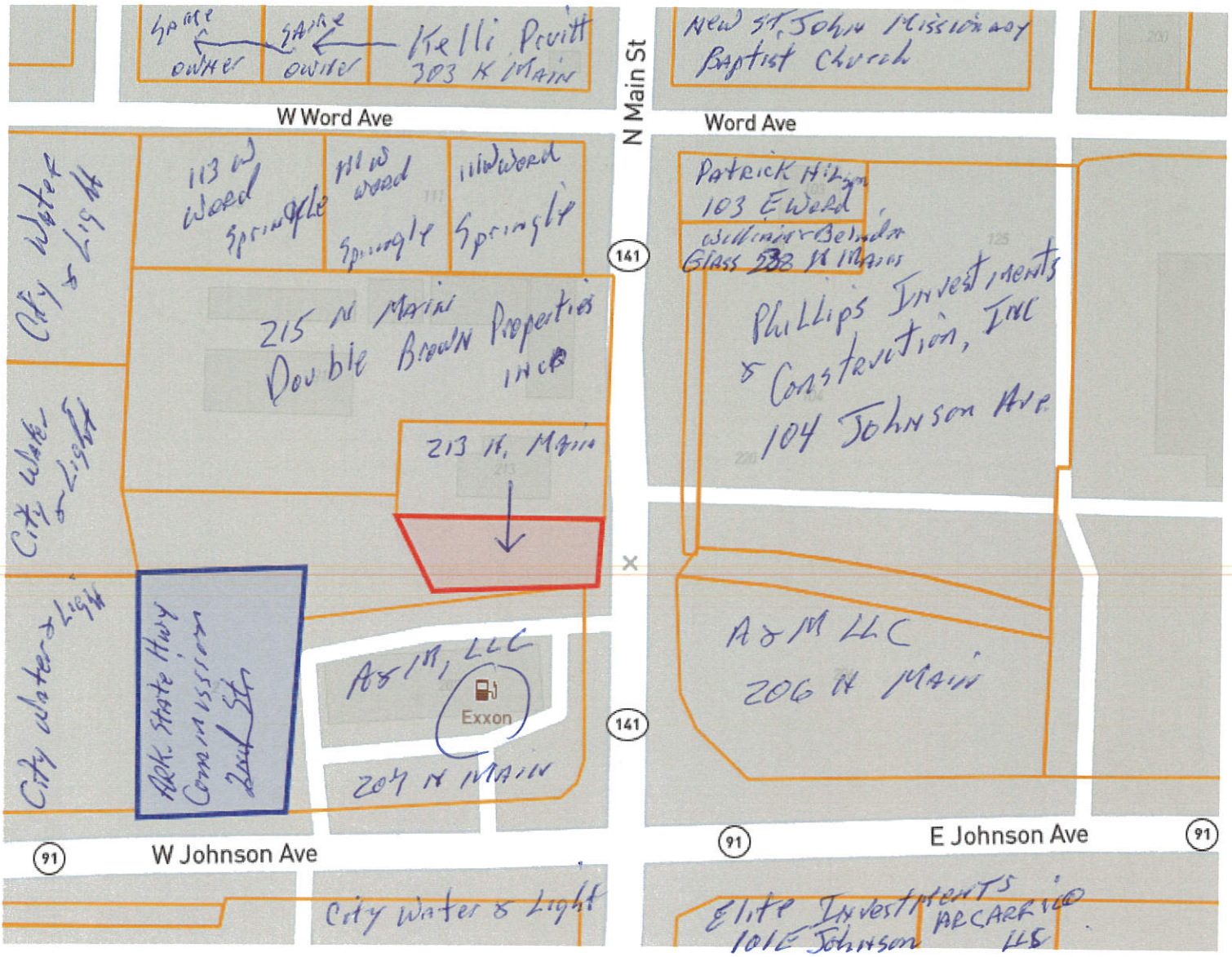
DRAFT

OWNERS CERTIFICATION:

We, the owners of the lands platted and described hereon, do hereby accept the plan of replat as shown further dedicating all easements and rights of way to public use.

S & A Villa, LLC
2025 REPLAT

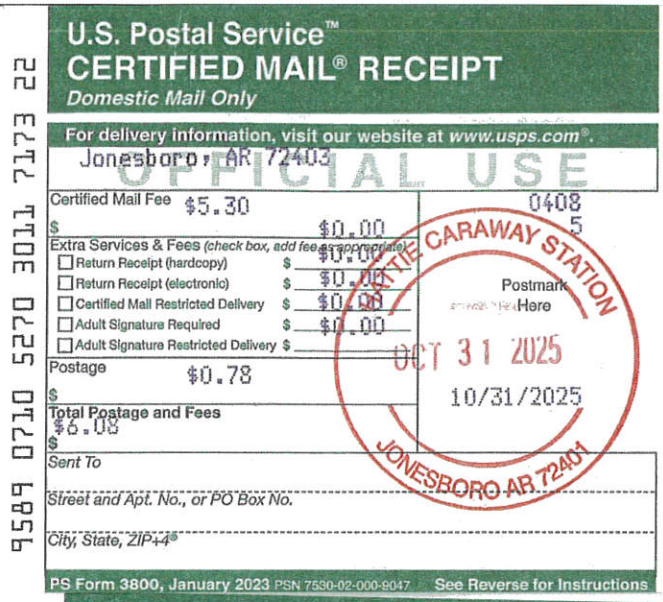
Bradley P. Hancock
Surveying & Mapping
PO Box 1522
Paragould, Arkansas



ARCountyData.com Map

Like this feature? Let us know!

© Mapbox © OpenStreetMap



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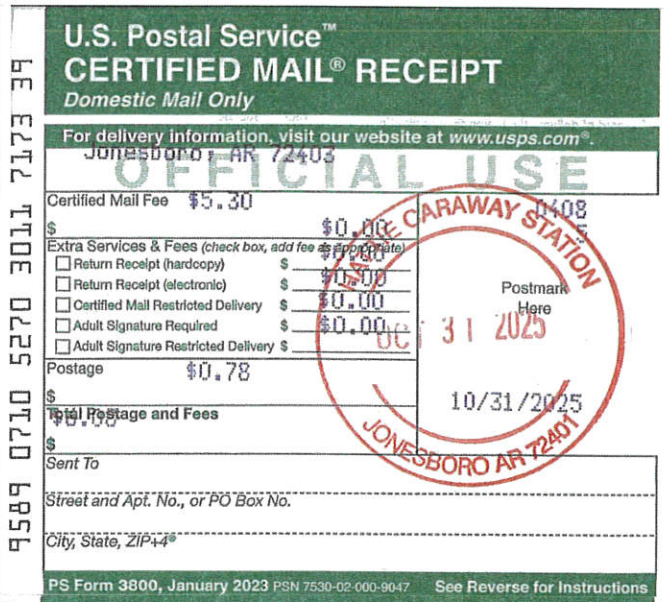
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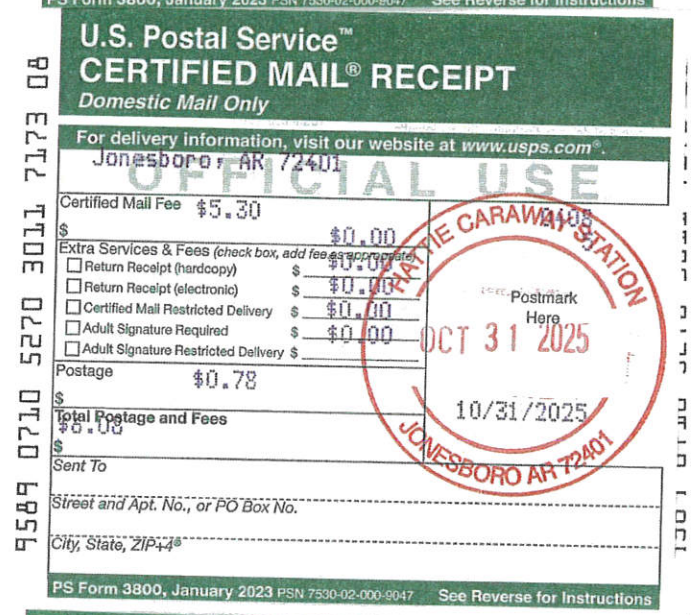
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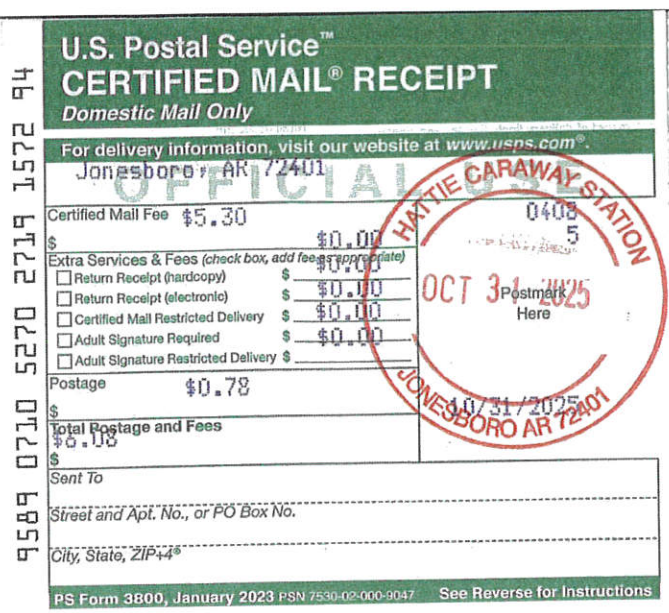

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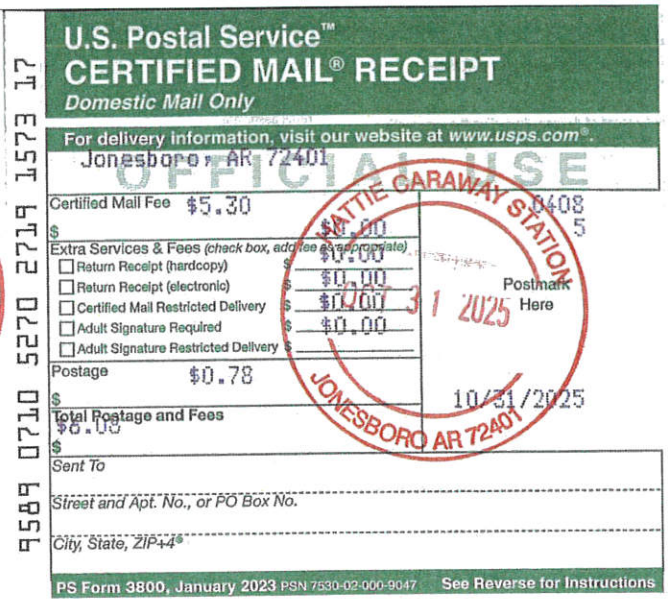
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City of Jonesboro Metropolitan Area Planning Commission

Staff Report –RZ-25-15

For Consideration by the Commission on November 13, 2025

REQUEST: 1. To Consider a rezoning of a parcel of property containing approximately 0.15 acres more or less from I-1 Industrial District to C-2 Downtown Core Commercial and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **C-2 Downtown Core Commercial District**

APPLICANT/ OWNER: Shamim Wilkins, 2720 Keystone Dr., Jonesboro AR 72401

LOCATION: 213 N Main St, Jonesboro, AR 72401

SITE DESCRIPTION:

Tract Size:	Approx. 0.15 +/- acres, 6383.8' Sq. ft. +/-
Frontage:	Approx. 54.1 ft.
Topography:	Flat
Existing Development :	Vacant

SURROUNDING CONDITIONS:

	ZONE	LAND USE
North:	I-1	Industrial
South:	I-1	Industrial
East:	C-3	
West:	I-1	CWL yard

HISTORY: None.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

(a) Consistency of the proposal with the Comprehensive Plan
(b) Consistency of the proposal with the purpose of the zoning ordinance.
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential.



Master Street Plan

The property is located along N Main ST. which is recommended as a Minor Arterial on the adopted Master Street Plan. From its current status minimum 100' right-of-way is required on Minor Arterial

Findings:
The proposal will result in the existing I-1 Industrially zoned property to be rezoned to C-2 Downtown Commercial District. This area is zoned and utilized as a mixture of several Industrial zones, and several commercial uses in that segment of the city.

Zoning Analysis
Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the C-2 Commercial Zoning Classification.

C-2 General Commercial Zoning District
Requires 6,500 s.f. per unit

Street Setback: 25 ft.
Rear Setback: 20 ft.
Min. Lot Width: 50 ft.

Conclusion:
The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Shamim Wilkins, Case RZ-25-15, C-2 in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.

2. That the density shall not exceed lots maximum.

3. The applicant agrees to comply with the recommendations for right-of-way'

Respectfully Submitted for Commission Consideration,

Anik Gouala
Senior Planner
Planning, Zoning and Land Bank

MAPC Meeting November 12th, 2025

1. Call to order

2. Roll Call

Present (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

3. Approval of minutes

MIN-25:086 MINUTES October 14th, 2025 MAPC

A motion was made by Paul Ford, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

4. Final Subdivisions

PP-25-12 **Frog Pond Final Subdivision 24.81 acres**

The Applicant Travis McAlister is requesting approval of a Final Subdivision Plat for the Frog Pond subdivision on 24.81 Acres.

Kevin Bailey (Chair): Do we have a proponent for the item?

Megan McAlister (Proponent): Good evening, Megan McAlister with McAlister Engineering, seeking approval for a final plat for Frog Pond Subdivision.

Kevin Bailey: Thank you, city planner?

Derrel Smith (City Planner): Yes sir, we have reviewed it. It's zoned R-1, it's 24.81 acres. There are 39 lots. They have met all the requirements of the subdivision code. All improvements are done. Both lifts of asphalt are down and we do have a maintenance bond. So, we would recommend approval.

Kevin Bailey: Okay, commissioner comments? Anybody here ready with a motion?

Jeff Steiling (Commission): Steiling, make a motion to approve.

Paul Ford (Commission): Ford, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezonings

RZ-25-15 **213 N. Main St**

The Applicant Shamim Wilkins is requesting a rezoning from I-1 to C-2 at 213 N. Main St

Kevin Bailey (Chair): Do we have the proponent for the item?

Wade Gay (Proponent): My name is Wade Gay, what we're wanting to do is we have a piece of property, it's a red brick building. We've got it surveyed off, it's not moved the lines or anything like that. Everything out there is industrial and we're wanting to make it C-2 because what we're trying to do, the building already has six parking places, has six doors, and we're wanting to remodel the inside as far as paint and flooring, and add two showers to the two bathrooms inside. We would like to bring it in as a short-term rental property, because of what he does as he does, he brings in contractors and a lot of times they'll bring in crews and they rent from him, basically. They lease the building while they're here in Jonesboro working. The building itself has not had a tenant in five years. It's previously I-1 and we're hoping by making this, it would also give us some different avenues if the rental part of it doesn't pan out on C-2. But we're wanting to help the area, the area down there is kind of depressed in there. It's got a lot of rental, a lot of duplexes, residential, rental properties in that same area, and we have sent out the

designated amount of registered letter. We do have the registered letters. We do have the sign up down there stating that we want to rezone. And basically, I think it would be an improvement on the property itself and the area. I don't think we would have to go into a traffic situation or anything like that to do this.

Kevin Bailey: Okay, thank you, city planner do you have any comments on that one?

Derrel Smith (City Planner): Yes sir, we do. We've reviewed it and it meets all 6 of the criteria for rezoning, so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. That density shall not exceed lot maximums, that the applicant agrees to comply with recommendations for right of way, and that'll be it.

Kevin Bailey: Okay, before we get to commissioner comments, this is a rezoning is there anybody from the public to give comments about this request? I see none, commissioners, questions, comments?

Jim Little (Commission): I have a question, Derrel what does C-2 say about residential?

Derrel Smith: I don't think he's talking about residential, he's not talking about living there but having contractor offices there.

Jim Little: Oh, so nobody would be spending the night at this place?

Wade Gay: There is a possibility that there would be.

Jim Little: Okay.

Wade Gay: I mean, they pull them in from different areas to come to work here.

Jim Little: Kind of like an apartment?

Wade Gay: It could be.

Jim Little: Could be used as an apartment. Okay.

Derrel Smith: More like an extended stay hotel?

Wade Gay: Well, it's not big enough for a hotel.

Derrel Smith: Residential is not going to be allowed in the C-2 zoning. It's not going to be allowed.

Wade Gay: So, it would have to be basically it would just be rental to the contractors?

Derrel Smith: They can have a contractor office there. They can keep equipment there. But they cannot live there.

Carol Duncan (City Attorney): They can't spend the night is what he's saying.

Wade Gay: I got you.

Jeff Steiling (Commission): If they did, they would have to have a sprinkler system as well wouldn't they? And it would be a different occupancy.

Paul Ford (Commission): Is that inconsistent with the intent of this request?

Wade Gay: Well, the intent is to bring contractors to the area. When they build around the areas here, they do have offices and some of them do have places to stay. So, if it has to just be for office purposes, I guess that's the way we would do it.

Kevin Bailey: So, to be clear, what Derrel is saying is that the rezoning request for C-2 does not allow for any overnight stays in the building. Just to be clear that's what we're telling you.

Wade Gay: Okay in the article of what I read, that's why I was looking down, for C-2 it does state that short term rental is allowed.

Kevin Bailey: Give us one second, we're going to.

Jim Little: I think there is something you can ask for that would allow for that, but it's probably not C-2.

Wade Gay: And the reason we did ask for C-2 was because it was recommended. That it would be more versatile. C-2 does show that it can be residential short-term rental, that was what I was looking at.

Kevin Bailey: What is the article from?

Wade Gay: From the city zoning.

Kevin Bailey: From the Jonesboro zoning. Okay.

Wade Gay: Because when I went in talking whether I needed C-3 or C-2 and I was recommended C-2 because of that.

Derrel Smith: So it is, short-term rental is allowed in C-2. It is on the chart.

Wade Gay: Okay, thank you.

Jeff Steiling: There may be some additional building codes with that when it comes to spending the night. I think you will have to have a fire sprinkler.

Derrel Smith: And they'll have to go through that as they go through the remodel process.

Kevin Bailey: So, just be aware that what we're voting on tonight is the rezoning and there's criteria that will come if you try to do what you're thinking about.

Wade Gay: Yes, we understand that.

Kevin Bailey: Okay, any other comments? Is anyone ready with a motion?

Jim Little: Little, I make a motion to approve the rezoning.

Monroe Pointer: Monroe, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-16 **W Matthews/Washington**

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Do we have the proponent?

Jim Gramling (Proponent): Yes, this is Jim Gramling representing Andy Craft and Ron Craft. This is some property in between Matthews and Washington as our staff report says this is sort of a commercial area out there. We're asking for C-3, the staff report shows that it meets all the criteria. We did have, even though it's not multi-family, we did have a neighborhood meeting. We notified all the neighbors in the area. Nobody showed up so, there wasn't any concern there. I'm happy to answer any questions anybody has.

Paul Ford (Commission): Is this one identical to the next one on the agenda?

Jim Gramling: That's right

Paul Ford: There are two different tracks, of land but it's the exact same request and in the same neighborhood?

Jim Gramiling: That's right.

Derrel Smith (City Planner): They join each other.

Paul Ford: Continuous properties, Okay.

Keivn Bailey: City planner?

Derrel Smith: Yes, we reviewed this and it does meet the land use plan. It meets all the criteria. So, we would recommend approval.

Kevin Bailey: Okay, again this is a rezoning request, is there anybody here to give public comments? I see none.

Monroe Pointer: What all goes into C-3 again, I want to look it up again real quick.

Carol Duncan (City Attorney): A lot of things, offices, animal care general, animal limited, auditorium or stadium is a conditional use. Teller machines, are permitted, bank or financial institution, bed and breakfast, car wash, cemetery, church, college. Communication towers are conditional, convenience store, daycare limited, daycare general, adult entertainment is a conditional use, funeral home, golf course, there's almost nothing that's not allowed. You can't have a firing range, you can't have a medical marijuana cultivation center, and you can't have vehicular storage. But almost the whole list is allowed. No industrial other than a couple conditional uses. You can have a farmer's market, that's an agricultural use.

Kevin Bailey: Yes, sir. Come up to the microphone if you would please and state your name and address.

Carol Duncan: No residential uses, if that was the question.

Brad Partee (Public): My name is Brad Partee, I'm one of the elders at Washington Ave, Church of Christ formerly downtown. Don't get nervous I'm not, but I do have a question though and this might not be the right meeting, but are there plans yet as to what will go there?

Kevin Bailey: Sir, we cannot ask that.

Carol Duncan: Legally, we're not allowed to ask. They can volunteer if they want to but we can't ask.

Brad Partee: Okay, I'll just say, just going to commercial we have no issues with that.

Kevin Bailey: Okay, thank you for your comments.

Monroe Pointer (Commission): But changing that from R-1 would basically remove any multi-family from?

Carol Duncan: It would remove all residential from what I can see.

Unable to transcribe

Kevin Bailey: Jim, is this the wooded lots that's just past the church on?

Jim Gramling: That's right.

Paul Ford (Commission): Are these the wooded lots that are west of the Elks or east of the Elks?

Jim Gramling: I believe it's west.

Unable to transcribe

Kevin Bailey: East of the Elk Lodge, west of it is the farmer enterprises, I think.

Monroe Pointer: Just on the backside of those apartments correct? It backs up to those apartments that are right next to the church.

Unable to transcribe

Kevin Bailey: Any other questions or comments commissioners? Anyone ready with a motion?

Paul Ford: Ford, motion to approve.

Jeff Steiling: Steiling, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-17 **W Matthews/Washington**

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Okay, next request is 25-17, same applicant and rezone change. This is next door to the previous.

Jim Gramling (Proponent): That's correct.

Kevin Bailey: Go ahead.

Jim Gramling: I don't have anything to add. This is right next door, so same considerations. Happy to answer any questions.

Kevin Bailey: Okay, city planner?

Derrel Smith: Same as before, it meets all the land use plan, it meets all the rezoning criteria, and we would recommend approval.

Kevin Bailey: Okay, and again rezoning, any comments from the public? Okay. Commissioners? Okay.

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

Jim Little (Commission): Little, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.

OFFICIAL RECEIPT

Receipt Date 11/19/2025 01:32 PM
Receipt Print Date 11/19/2025

Receipt # 00267600
Batch # 00019.11.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR 217.75

Detail:
01-000-0150-00
Proof of Publication Rezone r
equest for 213 N Main 217.75

Total 217.75

Payment Information:
Check 2842 217.75
Change 0.00

B & W Investments
Customer #: 000000
870-974-2590
4408 Trailwater
Jonesboro, AR 72404-

Cashier: ALCooksey
Station: ALCOOKSEY

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: City Council **File Type:** Ordinance

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

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.
BE IT ORDAINED by the City Council in the City of Jonesboro, Arkansas:
SECTION 1:
Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission ("MAPC") by the changes in zoning classification as follows:

FROM: R-1 Single Family Medium Density District
TO: C-3 General Commercial District

For the following described property:
LEGAL DESCRIPTION:

Part of the South half of the Southeast Quarter of Section 14, Township 14 North, Range 03 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows:
Beginning at the South Quarter corner of the Southeast Quarter of Section 14, Township 14 North, Range 03 East, Jonesboro, Craighead County, Arkansas; thence North 00°18'31" East, 41.00 feet to the Northerly right-of-way line of Matthews Avenue, said point being the point of beginning proper; thence South 88°49'39" West, along said Northerly right-of-way line, 374.83 feet; thence North 00°16'03" East, leaving said Northerly right-of-way line, 538.87 feet; thence North 88°38'02" East, 375.00 feet; thence North 00°58'02" East, 25.00 feet; thence South 88°43'19" West, 214.12 feet; thence North 00°31'10" East, 273.78 feet to the Southerly right-of-way line of Washington Avenue; thence North 89°26'41" East, along said Southerly right-of way line, 321.99 feet; thence South 00°19'24" West, leaving said Southerly right-of way line, 835.03 feet to the Northerly right-of-way line of Matthews

Avenue; thence South 88°49'39" West, along said Northerly right-of-way line, 108.78 feet to the point of beginning proper, containing 8.07 Acres (351,379 SQ. FT.), more or less, subject to all rights-of-way and easements of record.

SECTION 2:
All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3:
The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations regarding any new construction.
2. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. This development shall comply with all Planned Development District Standards.

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 11/5/25

Case Number: _____

==========

LOCATION:

Site Address: 2000 block (approx., no address assigned) of W. Matthews/Washington

Side of Street: South of W. Washington, North of W. Matthews

Quarter: S ½ SE ¼ Section 14, Township 14 North, Range 3 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: **R-1** **Proposed Zoning:** **C-3**

Size of site (square feet and acres): 351,379 ft/sq; 8.07 Acres

Street Frontage (feet): 374 ft. on Matthews; 321 feet on Washington

Existing Use of the Site: vacant land

Character and adequacy of adjoining streets: West Washinton at this location is predominantly commercial; West Matthews is churches and predominantly rental property.

Does public water serve the site? Yes.

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

Does public sanitary sewer serve the site? Yes.

If not, how would sewer service be provided?

Use of adjoining properties: **North:** C-3 Commercial
South: R-2, R-1, however it appears that 1921 and 1817 W. Matthews are currently used for non-residential purposes.
East: R-2, with a Church and apartments to the immediate east
West: R-1, vacant; however, the parcel to the immediate West is the subject of a current application to rezone to C-3

Physical Characteristics of the site: wooded vacant land.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

(1). How was the property zoned when the current owner purchased it?

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

(3). If rezoned, how would the property be developed and used?

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*

(6). How would the proposed rezoning be the public interest and benefit the community?

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

(10). How long has the property remained vacant?

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

(12). If the rezoning is approved, when would development or redevelopment begin?

(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Andy Craft
Address: c/o Gramling Law Firm
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

Deed: *Please attach a copy of the deed for the subject property.*

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

Name: James F Gramling Jr
Address: 2500 Alexander Dr Ste B
City, State: Jonesboro ZIP 72401
Telephone: 870 938 0288
Facsimile: 870 938 0289
Signature: _____
Authorized Agent

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Characteristics of the neighborhood:
The site is surrounded by commercial development to the North, and the property to the immediate West is seeking rezoning to C-3. Immediately West of that is C-3 LUO and vacant R-1 property. To the East is a Church and apartments, and the South is R-2 and R-1, although there are two structures that appear to be commercial in nature.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

ROHN CRAFT – REZONING APPLICATION
11/03/2025

REZONING INFORMATION:
The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions* ***in detail:***

(1) How was the property zoned when the current owner purchased it?
The property was zoned R-1 at the time of acquisition.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The rezoning is necessary to achieve the highest and best use of the land consistent with the City's future land-use plan.

(3) If rezoned, how would the property be developed and used?
For purposes consistent with C-3, such as office space.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Any development would be limited in size by the relevant codes and regulations for the lot size. No particular development is planned at this time.

(5) Is the proposed rezoning consistent with the *Jonesboro Land Use Plan?*
The *Jonesboro Land Use Plan* indicates this area as a moderate intensity growth sector.

(6) How would the proposed rezoning be the public interest and benefit the community?
It would fulfill the highest and best use of the land. In addition, any future development would provide jobs to the area for both construction and any final development.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
This request is completely compatible with the development in, and the character of the surrounding area. The predominant character of the neighborhood is commercial, with several businesses nearby, and a church and rental properties surrounding the property.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?
The uses allowed by R-1 are limited and not consistent with the highest and best use of this property.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

This proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values
B) Traffic
C) Drainage
D) Visual Appearance
E) Odor
F) Noise
G) Light
H) Vibration
J) Hours
K) Restrictions

(10) How long has the property remained vacant?

There are no indications this property has ever been developed.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A change in the zoning should have no detrimental impact on any of the following aspects.

A) Utilities
B) Streets
C) Drainage
D) Parks
E) Open Space
F) Fire
G) Police
H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

There are no current plans for development.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. ***If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***

A neighborhood meeting was scheduled for October 2, 2025 and no one attended. Minutes of the meeting are attached to this application.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This request is not for a Limited Use Overlay.

ROHN CRAFT – REZONING APPLICATION
11/03/2025

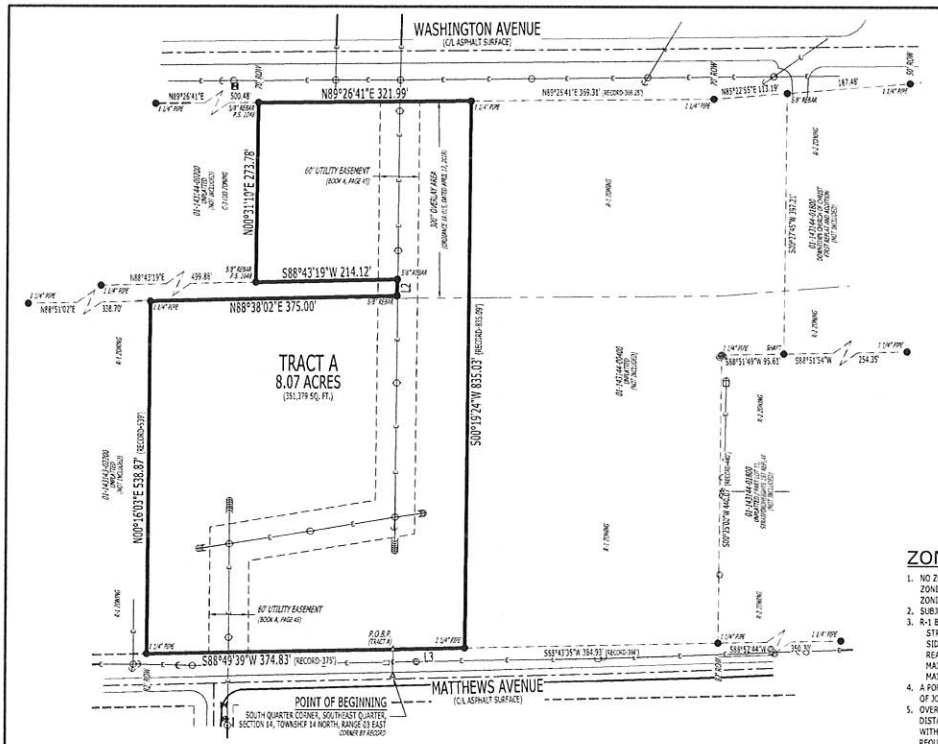
OWNERSHIP INFORMATION:
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

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

Name: James F. Gramling Jr.
Attorney for Applicant
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Deed: *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*





VICINITY MAP
(N.T.S)

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°18'31"E	41.00'
L2	N00°58'02"E	25.00'
L3	S88°49'39"W	108.78'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- PAD MOUNTED TRANSFORMER
- WATER VALVE
- FIRE HYDRANT
- TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE

ZONING / OVERLAY DISTRICT NOTES:

1. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE ZONING INFORMATION LISTED BELOW WAS OBTAINED FROM THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
2. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
3. R-1 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
   STREET SETBACK - 25'
   SIDE SETBACK - 7.5'
   REAR SETBACK - 25'
   MAXIMUM LOT COVERAGE - 35%
   MAXIMUM BUILDING HEIGHT - 35'
4. A PORTION OF THE SUBJECT PROPERTY LIES WITH IN THE WEST WASHINGTON OVERLAY AREA PER CITY OF JONESBORO ORDIANCE 18:015, DATED APRIL 17, 2018.
5. OVERLAY AREAS WILL RUN ALONG THE LISTED STREET AND SHALL BE ADJACENT TO THE STREET FOR A DISTANCE OF 300 FEET FROM THE STREET RIGHT-OF-WAY. IF A PORTION OF THE PROPERTY FALLS WITHIN THE BOUNDARY OF THE OVERLAY AREA, THE WHOLE PROPERTY WILL BE HELD TO THE REQUIREMENTS OF THE OVERLAY AREA.
6. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
   - RECORD PLAT, STRATFORD HEIGHTS, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK 179, PAGE 87, DATED JANUARY 18, 1973.
   - RECORD REPLAT, STRATFORD HEIGHTS 1ST REPLAT, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK 198, PAGE 15, DATED JULY 26, 1974.
   - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK D, PAGE 106, DATED JANUARY 13, 1972.
   - BOUNDARY SURVEY, BY CLAY KENRAWRD, P.S. 256, UNRECORDED, DATED MARCH 17, 1982.
   - RECORD REPLAT, DOWNTOWN CHURCH OF CHRIST FIRST REPLAT AND ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK A, PAGE 184, DATED APRIL 22, 1985.
   - BOUNDARY SURVEY, BY DAN B. MULHOLLEN, P.S. 646, RECORDED IN BOOK A, PAGE 45, DATED AUGUST 05, 1986.
   - BOUNDARY SURVEY, BY SHAWN L. HIME, P.S. 1783, ADLS DOCUMENT NO. 202105186843, DATED MARCH 01, 2021.
   - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, ADLS DOCUMENT NO. 202208018021, DATED JUNE 13, 2022.
   - QUITCLAIM DEED, RECORDED IN BOOK 559, PAGE 816, DATED JUNE 05, 1998.
   - WARRANTY DEED, ECORDED IN BOOK 632, PAGE 678, DATED SEPTEMBER 05, 2002.
   - TRUSTEE'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2017R-008074, DATED MAY 10, 2017.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP; PANEL NO. 05031C0253D, EFFECTIVE DATE SEPTEMBER 26, 2024.
5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
7. FIELD WORK WAS COMPLETED ON APRIL 04, 2025.

100 0 100 200
GRAPHIC SCALE 1" = 100'

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°18'31" EAST, 41.00 FEET TO THE NORTHERY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE, SAID POINT BEING THE POINT OF BEGINNING PROPER: THENCE SOUTH 88°49'39" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 374.83 FEET; THENCE NORTH 00°16'03" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 538.87 FEET; THENCE NORTH 88°38'02" EAST, 375.00 FEET; THENCE NORTH 00°58'02" EAST, 25.00 FEET; THENCE SOUTH 88°43'19" WEST, 214.12 FEET; THENCE NORTH 00°31'10" EAST, 273.78 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE NORTH 89°26'41" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE. 321.99 FEET; THENCE SOUTH 00°19'24" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 835.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE SOUTH 88°49'39" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 108.78 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 8.07 ACRES (351,379 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

BOUNDARY SURVEY

CLIENT: MARY M. CRAFT LIVING TRUST

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC
404 Crosth Ave., Suite B
Jonesboro, AR 72401
870-203-9960
www.ridgesurveying.net

DRAWING INFO
DRAWN BY: JJN
DATE: 04/10/2025
SCALE: 1" = 100'
JOB NO: 25104a1

REVISIONS

DATE	BY	DESCRIPTION

CERTIFICATE OF AUTHORIZATION
RIDGE SURVEYING & CONSULTING PLLC
No. 2946
ARKANSAS

RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

CENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
P.S. 1841
SIGNATURE
JOSHUA J. NEELY
04/10/2025

JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841

500-14N-03E-0-14-200-16-1841

MINUTES OF THE NEIGHBORHOOD MEETING REGARDING THE REZONING APPLICATION FOR 2000 BLOCK OF W. MATTHEWS/WASHINGTON

Location of the Meeting:	Gramling Law Firm, PLC 2500 Alexander Drive, Suite B Jonesboro, AR 72401
Time of the Meeting:	6:00 p.m. until 6:20, October 2, 2025
Present at the Meeting:	James F. Gramling, Jr and representative of applicant

Letters regarding a neighborhood meeting were mailed to all residents within 200 feet of the property. The meeting was scheduled for 6:00 p.m. and there were no attendees. At 6:20 p.m. the meeting was adjourned.

CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

THURSDAY NOVEMBER 13 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a Re-Zoning Request **on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: ANDY CRAFT AND ROHN CRAFT

DESCRIPTION OF REQUESTED USE: Rezoning from R-1 to C-3

LOCATION OF REQUESTED USE: See enclosed rezoning plat.

In affixing my signature below, I am acknowledging my understanding of this request for a rezoning. I further understand that my signature only indicates my receipt of notification of the request for a rezoning and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

Ronald Cline
Printed Name of Property Owner within 200'

Ronald Cline
(Signature) Date

3621 CO-OP Drive, Bono, AR
Address

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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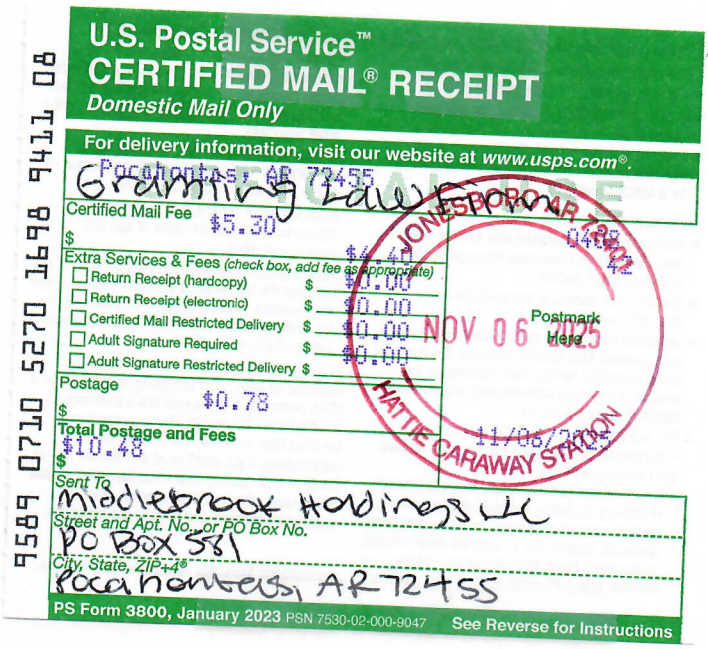
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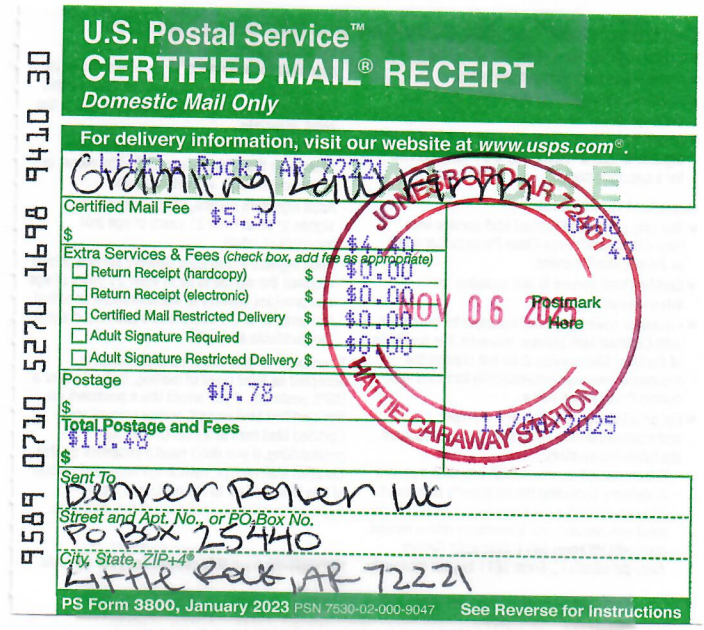
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City of Jonesboro Metropolitan Area Planning Commission

Staff Report –RZ-25-16

For Consideration by the Commission on November 13, 2025

REQUEST: 1. To consider a rezoning of a parcel of property containing approximately 8.07 acres more or less from R-1 Single Family to C-3 General Commercial and make recommendation to City Council. 2. To Consider a rezoning of a parcel of property containing approximately 8.23 acres more or less from R-1 Single family to C-3 General Commercial and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **C-3 General Commercial District**

APPLICANT/ OWNER: James F Gramling, 2500 Alexnder Dr. STE B., Jonesboro AR 72401

LOCATION: 2000 Block (approx.., No address assigned) of W. Matthews/Washington

SITE DESCRIPTION:

Tract Size:	Approx. 8.07 +/- acres, 351,379 Sq. ft. +/-
Frontage:	Approx. 374 ft. on Matthews; 321 ft on Washington
Topography:	Flat
Existing Development :	Vacant

SURROUNDING CONDITIONS:

	ZONE	LAND USE
North:	C-3	Commercial
South:	R-1 and R-2	Residential however it appears that 1921 and 1817 W. Matthews are currently used for Non Residential Purpose
East:	R-2	Church and Apartments
West:	R-1	Vacant

HISTORY: None.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

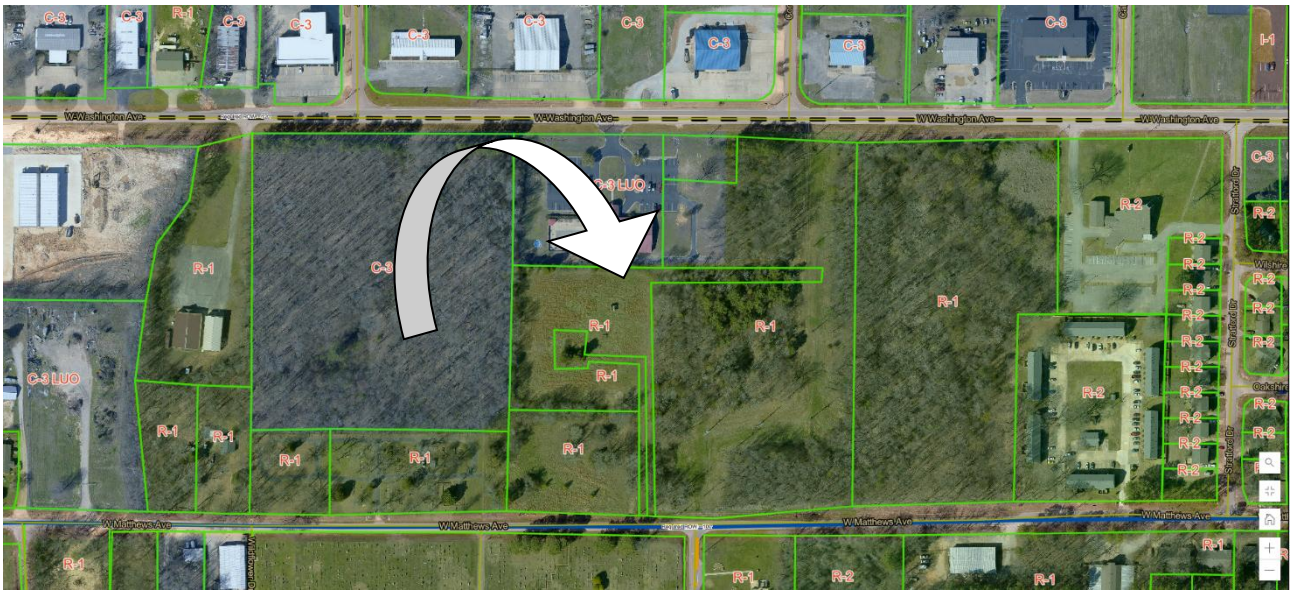
Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

(a) Consistency of the proposal with the Comprehensive Plan
(b) Consistency of the proposal with the purpose of the zoning ordinance.
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential.



Master Street Plan
The property is located along W Washington Ave. which is recommended as a Principal Arterial and W Matthews Ave which is recommended as a minor Arterial on the adopted Master Street Plan from its current status. A 82 ft. road easement on Matthews Ave and 70 ft road easement on Washington Ave is denoted on the submitted rezoning plat, which the minimum 110' right-of-way is required on Principal Arterial and 100' on Minor Arterial is required.

Findings:
The proposal will result in the existing R-1 Residentially zoned property to be rezoned to C-3 Commercial District. This area is zoned and utilized as a mixture of several single family homes, and several commercial/industrial uses in that segment of the city but Predominant character of the area is Commercial.

Zoning Analysis
Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the C-3 Commercial Zoning Classification.

C-3 General Commercial Zoning District
Requires 6,500 s.f. per unit

Street Setback: 25 ft.
Rear Setback: 20 ft.
Min. Lot Width: 50 ft.

Conclusion:
The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Jim Gramling, Case RZ-25-16, C-3 in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.

2. That the density shall not exceed lots maximum.

3. The applicant agrees to comply with the recommendations for right-of-way

Respectfully Submitted for Commission Consideration,

Anik Gouala
Senior Planner
Planning, Zoning and Land Bank

MAPC Meeting November 12th, 2025

1. Call to order

2. Roll Call

Present (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

3. Approval of minutes

MIN-25:086 MINUTES October 14th, 2025 MAPC

A motion was made by Paul Ford, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

4. Final Subdivisions

PP-25-12 **Frog Pond Final Subdivision 24.81 acres**

The Applicant Travis McAlister is requesting approval of a Final Subdivision Plat for the Frog Pond subdivision on 24.81 Acres.

Kevin Bailey (Chair): Do we have a proponent for the item?

Megan McAlister (Proponent): Good evening, Megan McAlister with McAlister Engineering, seeking approval for a final plat for Frog Pond Subdivision.

Kevin Bailey: Thank you, city planner?

Derrel Smith (City Planner): Yes sir, we have reviewed it. It's zoned R-1, it's 24.81 acres. There are 39 lots. They have met all the requirements of the subdivision code. All improvements are done. Both lifts of asphalt are down and we do have a maintenance bond. So, we would recommend approval.

Kevin Bailey: Okay, commissioner comments? Anybody here ready with a motion?

Jeff Steiling (Commission): Steiling, make a motion to approve.

Paul Ford (Commission): Ford, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezonings

RZ-25-15 **213 N. Main St**

The Applicant Shamim Wilkins is requesting a rezoning from I-1 to C-2 at 213 N. Main St

Kevin Bailey (Chair): Do we have the proponent for the item?

Wade Gay (Proponent): My name is Wade Gay, what we're wanting to do is we have a piece of property, it's a red brick building. We've got it surveyed off, it's not moved the lines or anything like that. Everything out there is industrial and we're wanting to make it C-2 because what we're trying to do, the building already has six parking places, has six doors, and we're wanting to remodel the inside as far as paint and flooring, and add two showers to the two bathrooms inside. We would like to bring it in as a short-term rental property, because of what he does as he does, he brings in contractors and a lot of times they'll bring in crews and they rent from him, basically. They lease the building while they're here in Jonesboro working. The building itself has not had a tenant in five years. It's previously I-1 and we're hoping by making this, it would also give us some different avenues if the rental part of it doesn't pan out on C-2. But we're wanting to help the area, the area down there is kind of depressed in there. It's got a lot of rental, a lot of duplexes, residential, rental properties in that same area, and we have sent out the

designated amount of registered letter. We do have the registered letters. We do have the sign up down there stating that we want to rezone. And basically, I think it would be an improvement on the property itself and the area. I don't think we would have to go into a traffic situation or anything like that to do this.

Kevin Bailey: Okay, thank you, city planner do you have any comments on that one?

Derrel Smith (City Planner): Yes sir, we do. We've reviewed it and it meets all 6 of the criteria for rezoning, so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. That density shall not exceed lot maximums, that the applicant agrees to comply with recommendations for right of way, and that'll be it.

Kevin Bailey: Okay, before we get to commissioner comments, this is a rezoning is there anybody from the public to give comments about this request? I see none, commissioners, questions, comments?

Jim Little (Commission): I have a question, Derrel what does C-2 say about residential?

Derrel Smith: I don't think he's talking about residential, he's not talking about living there but having contractor offices there.

Jim Little: Oh, so nobody would be spending the night at this place?

Wade Gay: There is a possibility that there would be.

Jim Little: Okay.

Wade Gay: I mean, they pull them in from different areas to come to work here.

Jim Little: Kind of like an apartment?

Wade Gay: It could be.

Jim Little: Could be used as an apartment. Okay.

Derrel Smith: More like an extended stay hotel?

Wade Gay: Well, it's not big enough for a hotel.

Derrel Smith: Residential is not going to be allowed in the C-2 zoning. It's not going to be allowed.

Wade Gay: So, it would have to be basically it would just be rental to the contractors?

Derrel Smith: They can have a contractor office there. They can keep equipment there. But they cannot live there.

Carol Duncan (City Attorney): They can't spend the night is what he's saying.

Wade Gay: I got you.

Jeff Steiling (Commission): If they did, they would have to have a sprinkler system as well wouldn't they? And it would be a different occupancy.

Paul Ford (Commission): Is that inconsistent with the intent of this request?

Wade Gay: Well, the intent is to bring contractors to the area. When they build around the areas here, they do have offices and some of them do have places to stay. So, if it has to just be for office purposes, I guess that's the way we would do it.

Kevin Bailey: So, to be clear, what Derrel is saying is that the rezoning request for C-2 does not allow for any overnight stays in the building. Just to be clear that's what we're telling you.

Wade Gay: Okay in the article of what I read, that's why I was looking down, for C-2 it does state that short term rental is allowed.

Kevin Bailey: Give us one second, we're going to.

Jim Little: I think there is something you can ask for that would allow for that, but it's probably not C-2.

Wade Gay: And the reason we did ask for C-2 was because it was recommended. That it would be more versatile. C-2 does show that it can be residential short-term rental, that was what I was looking at.

Kevin Bailey: What is the article from?

Wade Gay: From the city zoning.

Kevin Bailey: From the Jonesboro zoning. Okay.

Wade Gay: Because when I went in talking whether I needed C-3 or C-2 and I was recommended C-2 because of that.

Derrel Smith: So it is, short-term rental is allowed in C-2. It is on the chart.

Wade Gay: Okay, thank you.

Jeff Steiling: There may be some additional building codes with that when it comes to spending the night. I think you will have to have a fire sprinkler.

Derrel Smith: And they'll have to go through that as they go through the remodel process.

Kevin Bailey: So, just be aware that what we're voting on tonight is the rezoning and there's criteria that will come if you try to do what you're thinking about.

Wade Gay: Yes, we understand that.

Kevin Bailey: Okay, any other comments? Is anyone ready with a motion?

Jim Little: Little, I make a motion to approve the rezoning.

Monroe Pointer: Monroe, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-16 **W Matthews/Washington**

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Do we have the proponent?

Jim Gramling (Proponent): Yes, this is Jim Gramling representing Andy Craft and Ron Craft. This is some property in between Matthews and Washington as our staff report says this is sort of a commercial area out there. We're asking for C-3, the staff report shows that it meets all the criteria. We did have, even though it's not multi-family, we did have a neighborhood meeting. We notified all the neighbors in the area. Nobody showed up so, there wasn't any concern there. I'm happy to answer any questions anybody has.

Paul Ford (Commission): Is this one identical to the next one on the agenda?

Jim Gramling: That's right

Paul Ford: There are two different tracks, of land but it's the exact same request and in the same neighborhood?

Jim Gramiling: That's right.

Derrel Smith (City Planner): They join each other.

Paul Ford: Continuous properties, Okay.

Keivn Bailey: City planner?

Derrel Smith: Yes, we reviewed this and it does meet the land use plan. It meets all the criteria. So, we would recommend approval.

Kevin Bailey: Okay, again this is a rezoning request, is there anybody here to give public comments? I see none.

Monroe Pointer: What all goes into C-3 again, I want to look it up again real quick.

Carol Duncan (City Attorney): A lot of things, offices, animal care general, animal limited, auditorium or stadium is a conditional use. Teller machines, are permitted, bank or financial institution, bed and breakfast, car wash, cemetery, church, college. Communication towers are conditional, convenience store, daycare limited, daycare general, adult entertainment is a conditional use, funeral home, golf course, there's almost nothing that's not allowed. You can't have a firing range, you can't have a medical marijuana cultivation center, and you can't have vehicular storage. But almost the whole list is allowed. No industrial other than a couple conditional uses. You can have a farmer's market, that's an agricultural use.

Kevin Bailey: Yes, sir. Come up to the microphone if you would please and state your name and address.

Carol Duncan: No residential uses, if that was the question.

Brad Partee (Public): My name is Brad Partee, I'm one of the elders at Washington Ave, Church of Christ formerly downtown. Don't get nervous I'm not, but I do have a question though and this might not be the right meeting, but are there plans yet as to what will go there?

Kevin Bailey: Sir, we cannot ask that.

Carol Duncan: Legally, we're not allowed to ask. They can volunteer if they want to but we can't ask.

Brad Partee: Okay, I'll just say, just going to commercial we have no issues with that.

Kevin Bailey: Okay, thank you for your comments.

Monroe Pointer (Commission): But changing that from R-1 would basically remove any multi-family from?

Carol Duncan: It would remove all residential from what I can see.

Unable to transcribe

Kevin Bailey: Jim, is this the wooded lots that's just past the church on?

Jim Gramling: That's right.

Paul Ford (Commission): Are these the wooded lots that are west of the Elks or east of the Elks?

Jim Gramling: I believe it's west.

Unable to transcribe

Kevin Bailey: East of the Elk Lodge, west of it is the farmer enterprises, I think.

Monroe Pointer: Just on the backside of those apartments correct? It backs up to those apartments that are right next to the church.

Unable to transcribe

Kevin Bailey: Any other questions or comments commissioners? Anyone ready with a motion?

Paul Ford: Ford, motion to approve.

Jeff Steiling: Steiling, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-17 **W Matthews/Washington**

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Okay, next request is 25-17, same applicant and rezone change. This is next door to the previous.

Jim Gramling (Proponent): That's correct.

Kevin Bailey: Go ahead.

Jim Gramling: I don't have anything to add. This is right next door, so same considerations. Happy to answer any questions.

Kevin Bailey: Okay, city planner?

Derrel Smith: Same as before, it meets all the land use plan, it meets all the rezoning criteria, and we would recommend approval.

Kevin Bailey: Okay, and again rezoning, any comments from the public? Okay. Commissioners? Okay.

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

Jim Little (Commission): Little, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: City Council **File Type:** Ordinance

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

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.
BE IT ORDAINED by the City Council in the City of Jonesboro, Arkansas:
SECTION 1:
Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission ("MAPC") by the changes in zoning classification as follows:

FROM: R-1 Single Family Medium Density District
TO: C-3 General Commercial District

For the following described property:
LEGAL DESCRIPTION:

Part of the South half of the Southeast Quarter of Section 14, Township 14 North, Range 03 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows:
Beginning at the South Quarter corner of the Southeast Quarter of Section 14, Township 14 North, Range 03 East, Jonesboro, Craighead County, Arkansas; thence North 00°18'31" East, 41.00 feet to the Northerly right-of-way line of Matthews Avenue; thence North 88°49'39" East, along said Northerly right-of-way line, 108.78 feet to the point of beginning proper; thence North 00°19'24" East, leaving said Northerly right-of-way line, 835.03 feet to the Southerly right-of-way line of Washington Avenue, thence along said Southerly right-of-way-line the following courses and distances: North 89°26'41" East, 369.31 feet; North 85°22'55" East, 113.19 feet; thence South 00°27'45" West, leaving said Southerly right-of-way line, 397.21 feet; thence South 88°51'49" West, 95.61 feet, thence South 00°25'00" West, 440.07 feet to the Northerly right-of-way line of Matthews Avenue thence

South 88°43’35” West, along said Northerly right-of way line, 384.93 feet to the point of beginning proper, containing 8.23 Acres (358,690 SQ. FT.), more or less, subject to all rights-of-way and easements of record.

SECTION 2:
All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3:
The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations regarding any new construction.
2. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. This development shall comply with all Planned Development District Standards.

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 11/05/25

Case Number: _____

==========

LOCATION:

Site Address: 2000 block (approx., no address assigned) of W. Matthews/Washington

Side of Street: South of W. Washington, North of W. Matthews

Quarter: S ½ SE ¼ Section 14, Township 14 North, Range 3 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: **R-1** **Proposed Zoning:** **C-3**

Size of site (square feet and acres): 358,690 ft/sq; 8.23 Acres

Street Frontage (feet): 384 ft. on Matthews; 369 feet on Washington

Existing Use of the Site: vacant land

Character and adequacy of adjoining streets: West Washinton at this location is predominantly commercial; West Matthews is churches and predominantly rental property.

Does public water serve the site? Yes.

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

Does public sanitary sewer serve the site? Yes.

If not, how would sewer service be provided?

Use of adjoining properties: **North:** C-3 Commercial
South: R-2, R-1, however it appears that 1921 and 1817 W. Matthews are currently used for non-residential purposes.
East: R-2, with a Church and apartments to the immediate east
West: R-1, vacant; however, the parcel to the immediate West is the subject of a current application to rezone to C-3

Physical Characteristics of the site: wooded vacant land.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

(1). How was the property zoned when the current owner purchased it?

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

(3). If rezoned, how would the property be developed and used?

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*

(6). How would the proposed rezoning be the public interest and benefit the community?

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

(10). How long has the property remained vacant?

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

(12). If the rezoning is approved, when would development or redevelopment begin?

(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Robin Croft

Address: c/o Gramling Law Firm

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

Deed: *Please attach a copy of the deed for the subject property.*

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

Name: James F. Gramling JR

Address: 2500 Alexander Ste B

City, State: Jonesboro AR ZIP 72401

Telephone: 870 9380288

Facsimile: 870 9380289

Signature: _____ Authorized Agent

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Characteristics of the neighborhood:
The site is surrounded by commercial development to the North, and the property to the immediate West is seeking rezoning to C-3. Immediately West of that is C-3 LUO and vacant R-1 property. To the East is a Church and apartments, and the South is R-2 and R-1, although there are two structures that appear to be commercial in nature.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

ANDY CRAFT – REZONING APPLICATION
11/03/2025

REZONING INFORMATION:
The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions* ***in detail:***

(1) How was the property zoned when the current owner purchased it?
The property was zoned R-1 at the time of acquisition.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The rezoning is necessary to achieve the highest and best use of the land consistent with the City's future land-use plan.

(3) If rezoned, how would the property be developed and used?
For purposes consistent with C-3, such as office space.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Any development would be limited in size by the relevant codes and regulations for the lot size. No particular development is planned at this time.

(5) Is the proposed rezoning consistent with the *Jonesboro Land Use Plan?*
The *Jonesboro Land Use Plan* indicates this area as a moderate intensity growth sector.

(6) How would the proposed rezoning be the public interest and benefit the community?
It would fulfill the highest and best use of the land. In addition, any future development would provide jobs to the area for both construction and any final development.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
This request is completely compatible with the development in, and the character of the surrounding area. The predominant character of the neighborhood is commercial, with several businesses nearby, and a church and rental properties surrounding the property.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?
The uses allowed by R-1 are limited and not consistent with the highest and best use of this property.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

This proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values
B) Traffic
C) Drainage
D) Visual Appearance
E) Odor
F) Noise
G) Light
H) Vibration
J) Hours
K) Restrictions

(10) How long has the property remained vacant?

There are no indications this property has ever been developed.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A change in the zoning should have no detrimental impact on any of the following aspects.

A) Utilities
B) Streets
C) Drainage
D) Parks
E) Open Space
F) Fire
G) Police
H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

There are no current plans for development.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. ***If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***

A neighborhood meeting was scheduled for October 2, 2025 and no one attended. Minutes of the meeting are attached to this application.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This request is not for a Limited Use Overlay.

ANDY CRAFT – REZONING APPLICATION
11/03/2025

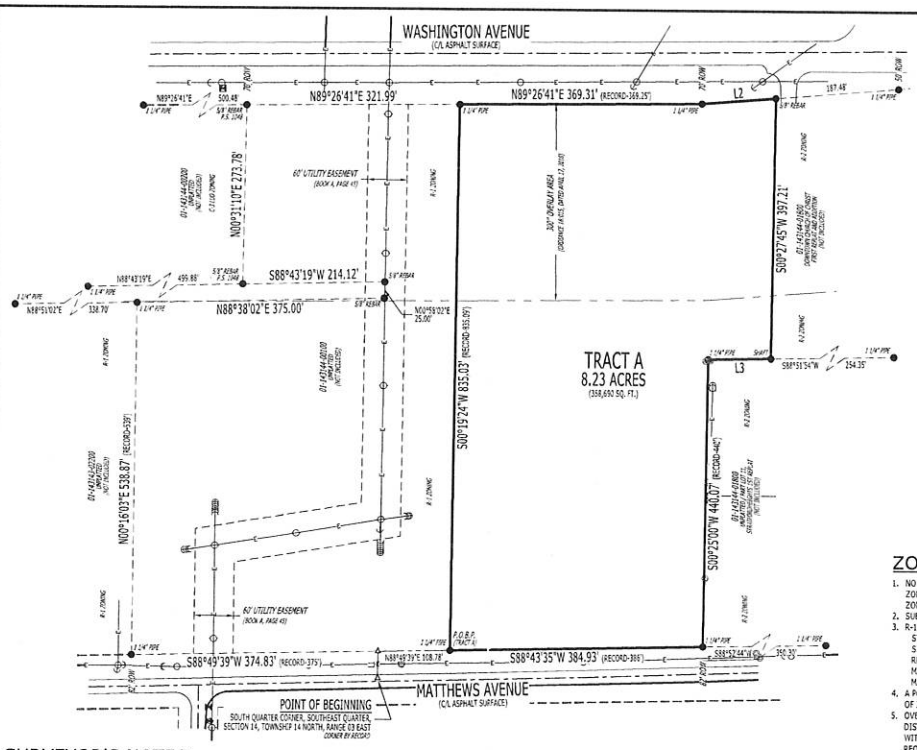
OWNERSHIP INFORMATION:
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

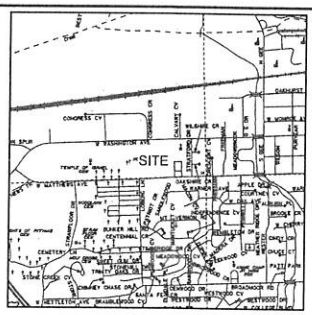
Owner of Record:
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

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

Name: James F. Gramling Jr.
Attorney for Applicant
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Deed: *Please attach a copy of the deed for the subject property.*
Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.





VICINITY MAP
(N.T.S)

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°18'31"E	41.00'
L2	N85°22'55"E	113.19'
L3	S88°51'49"W	95.61'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- PAD MOUNTED TRANSFORMER
- WATER VALVE
- FIRE HYDRANT
- TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE

ZONING / OVERLAY DISTRICT NOTES:

1. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE ZONING INFORMATION LISTED BELOW WAS OBTAINED FROM THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
2. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
3. R-1 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
   - STREET SETBACK - 25'
   - SIDE SETBACK - 7.5'
   - REAR SETBACK - 25'
   - MAXIMUM LOT COVERAGE - 35%
   - MAXIMUM BUILDING HEIGHT - 35'
4. A PORTION OF THE SUBJECT PROPERTY LIES WITH IN THE WEST WASHINGTON OVERLAY AREA PER CITY OF JONESBORO ORDIANCE 18:015, DATED APRIL 17, 2018.
5. OVERLAY AREAS WILL RUN ALONG THE LISTED STREET AND SHALL BE ADJACENT TO THE STREET FOR A DISTANCE OF 300 FEET FROM THE STREET RIGHT-OF-WAY. IF A PORTION OF THE PROPERTY FALLS WITHIN THE BOUNDARY OF THE OVERLAY AREA, THE WHOLE PROPERTY WILL BE HELD TO THE REQUIREMENTS OF THE OVERLAY AREA.
6. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
   - RECORD PLAT, STRATFORD HEIGHTS, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK 179, PAGE 87, DATED JANUARY 18, 1973.
   - RECORD REPLAT, STRATFORD HEIGHTS 1ST REPLAT, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK 198, PAGE 15, DATED JULY 26, 1974.
   - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK D, PAGE 106, DATED JANUARY 13, 1972.
   - BOUNDARY SURVEY, BY CLAY KENRAWRD, P.S. 256, UNRECORDED, DATED MARCH 17, 1982.
   - RECORD REPLAT, DOWNTOWN CHURCH OF CHRIST FIRST REPLAT AND ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK A, PAGE 184, DATED APRIL 22, 1985.
   - BOUNDARY SURVEY, BY DAN B. MULHOLLEN, P.S. 646, RECORDED IN BOOK A, PAGE 45, DATED AUGUST 05, 1986.
   - BOUNDARY SURVEY, BY SHAWN L. HIME, P.S. 1783, ADLS DOCUMENT NO. 2021051186843, DATED MARCH 01, 2021.
   - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, ADLS DOCUMENT NO. 2022080181021, DATED JUNE 13, 2022.
   - QUITCLAIM DEED, RECORDED IN BOOK 559, PAGE 816, DATED JUNE 05, 1998.
   - WARRANTY DEED, ECORDED IN BOOK 632, PAGE 678, DATED SEPTEMBER 05, 2002.
   - TRUSTEE'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2017R-008074, DATED MAY 10, 2017.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0253D, EFFECTIVE DATE SEPTEMBER 26, 2024.
5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
7. FIELD WORK WAS COMPLETED ON APRIL 04, 2025.

100 0 100 200
GRAPHIC SCALE 1" = 100'

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°18'31" EAST, 41.00 FEET TO THE NORTHERY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE NORTH 88°49'39" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 108.78 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 00°19'24" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 835.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 85°26'41" EAST, 369.31 FEET; NORTH 85°22'55" EAST, 113.19 FEET; THENCE SOUTH 00°27'45" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 397.21 FEET; THENCE SOUTH 88°51'49" WEST, 95.61 FEET; THENCE SOUTH 00°25'00" WEST, 440.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE SOUTH 88°43'35" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 384.93 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 8.23 ACRES (358,650 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

BOUNDARY SURVEY

CLIENT: CRAFT

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC
404 Crouch Ave., Suite B
Jonesboro, AR 72401
870-203-3940
www.ridgesurveying.net

REVISIONS

DESCRIPTION	BY	DATE

DRAWING INFO

DRAWN BY:	JJN
DATE:	04/10/2025
SCALE:	1" = 100'
JOB NO:	25100466

CERTIFICATE OF AUTHORIZATION
RIDGE SURVEYING & CONSULTING PLLC
No. 2946
ARKANSAS

RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
1841
SIGNATURE
JOSHUA J. NEELY
04/10/2025

JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841

500-14N-03E-0-14-200-16-1841

MINUTES OF THE NEIGHBORHOOD MEETING REGARDING THE REZONING APPLICATION FOR 2000 BLOCK OF W. MATTHEWS/WASHINGTON

Location of the Meeting:	Gramling Law Firm, PLC 2500 Alexander Drive, Suite B Jonesboro, AR 72401
Time of the Meeting:	6:00 p.m. until 6:20, October 2, 2025
Present at the Meeting:	James F. Gramling, Jr and representative of applicant

Letters regarding a neighborhood meeting were mailed to all residents within 200 feet of the property. The meeting was scheduled for 6:00 p.m. and there were no attendees. At 6:20 p.m. the meeting was adjourned.

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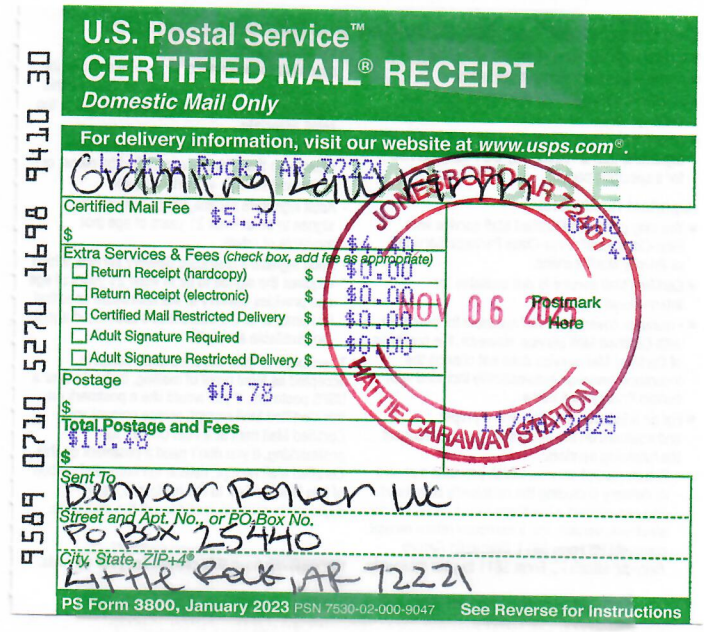
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City of Jonesboro Metropolitan Area Planning Commission

Staff Report –RZ-25-17

For Consideration by the Commission on November 13, 2025

REQUEST: 1. To Consider a rezoning of a parcel of property containing approximately 8.23 acres more or less from R-1 Single family to C-3 General Commercial and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **C-3 General Commercial District**

APPLICANT/ OWNER: James F Gramling, 2500 Alexnder Dr. STE B., Jonesboro AR 72401

LOCATION: 2000 Block (approx.., No address assigned) of W. Matthews/Washington

SITE DESCRIPTION:

Tract Size:	Approx. 8.23 +/- acres, 358,690 Sq. ft. +/-
Frontage:	Approx. 384 ft. on Matthews; 369 ft on Washington
Topography:	Flat
Existing Development :	Vacant

SURROUNDING CONDITIONS:

	ZONE	LAND USE
North:	C-3	Commercial
South:	R-1 and R-2	Residential however it appears that 1921 and 1817 W. Matthews are currently used for Non Residential Purpose
East:	R-2	Church and Apartments
West:	R-1	Vacant

HISTORY: None.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

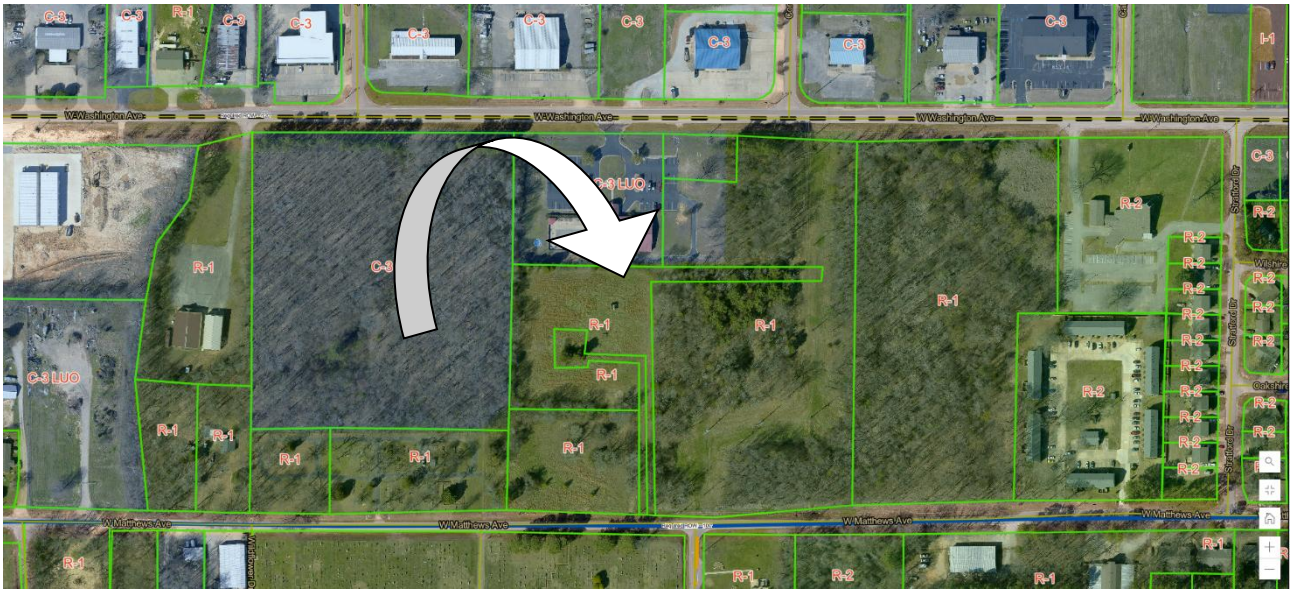
Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

(a) Consistency of the proposal with the Comprehensive Plan
(b) Consistency of the proposal with the purpose of the zoning ordinance.
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential.



Master Street Plan
The property is located along W Washington Ave. which is recommended as a Principal Arterial and W Matthews Ave which is recommended as a minor Arterial on the adopted Master Street Plan from its current status. A 82 ft R.O.W. road easement on Matthews Ave and 70 ft R.O.W on Washington Ave is denoted on the submitted rezoning plat, which the minimum 110' right-of-way is required on Principal Arterial and 100' on Minor Arterial is required.

Findings:
The proposal will result in the existing R-1 Residentially zoned property to be rezoned to C-3 Commercial District. This area is zoned and utilized as a mixture of several single-family homes, and several commercial/industrial uses in that segment of the city but Predominant character of the area is Commercial.

Zoning Analysis
Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the C-3 Commercial Zoning Classification.

C-3 General Commercial Zoning District
Requires 6,500 s.f. per unit

Street Setback: 25 ft.
Rear Setback: 20 ft.
Min. Lot Width: 50 ft.

Conclusion:
The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Jim Gramling, Case RZ-25-17, C-3 in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.

2. That the density shall not exceed lots maximum.

3. The applicant agrees to comply with the recommendations for right-of-way

Respectfully Submitted for Commission Consideration,

Anik Gouala
Senior Planner
Planning, Zoning and Land Bank

MAPC Meeting November 12th, 2025

1. Call to order

2. Roll Call

Present (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

3. Approval of minutes

MIN-25:086 MINUTES October 14th, 2025 MAPC

A motion was made by Paul Ford, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

4. Final Subdivisions

PP-25-12 **Frog Pond Final Subdivision 24.81 acres**

The Applicant Travis McAlister is requesting approval of a Final Subdivision Plat for the Frog Pond subdivision on 24.81 Acres.

Kevin Bailey (Chair): Do we have a proponent for the item?

Megan McAlister (Proponent): Good evening, Megan McAlister with McAlister Engineering, seeking approval for a final plat for Frog Pond Subdivision.

Kevin Bailey: Thank you, city planner?

Derrel Smith (City Planner): Yes sir, we have reviewed it. It's zoned R-1, it's 24.81 acres. There are 39 lots. They have met all the requirements of the subdivision code. All improvements are done. Both lifts of asphalt are down and we do have a maintenance bond. So, we would recommend approval.

Kevin Bailey: Okay, commissioner comments? Anybody here ready with a motion?

Jeff Steiling (Commission): Steiling, make a motion to approve.

Paul Ford (Commission): Ford, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezonings

RZ-25-15 **213 N. Main St**

The Applicant Shamim Wilkins is requesting a rezoning from I-1 to C-2 at 213 N. Main St

Kevin Bailey (Chair): Do we have the proponent for the item?

Wade Gay (Proponent): My name is Wade Gay, what we're wanting to do is we have a piece of property, it's a red brick building. We've got it surveyed off, it's not moved the lines or anything like that. Everything out there is industrial and we're wanting to make it C-2 because what we're trying to do, the building already has six parking places, has six doors, and we're wanting to remodel the inside as far as paint and flooring, and add two showers to the two bathrooms inside. We would like to bring it in as a short-term rental property, because of what he does as he does, he brings in contractors and a lot of times they'll bring in crews and they rent from him, basically. They lease the building while they're here in Jonesboro working. The building itself has not had a tenant in five years. It's previously I-1 and we're hoping by making this, it would also give us some different avenues if the rental part of it doesn't pan out on C-2. But we're wanting to help the area, the area down there is kind of depressed in there. It's got a lot of rental, a lot of duplexes, residential, rental properties in that same area, and we have sent out the

designated amount of registered letter. We do have the registered letters. We do have the sign up down there stating that we want to rezone. And basically, I think it would be an improvement on the property itself and the area. I don't think we would have to go into a traffic situation or anything like that to do this.

Kevin Bailey: Okay, thank you, city planner do you have any comments on that one?

Derrel Smith (City Planner): Yes sir, we do. We've reviewed it and it meets all 6 of the criteria for rezoning, so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. That density shall not exceed lot maximums, that the applicant agrees to comply with recommendations for right of way, and that'll be it.

Kevin Bailey: Okay, before we get to commissioner comments, this is a rezoning is there anybody from the public to give comments about this request? I see none, commissioners, questions, comments?

Jim Little (Commission): I have a question, Derrel what does C-2 say about residential?

Derrel Smith: I don't think he's talking about residential, he's not talking about living there but having contractor offices there.

Jim Little: Oh, so nobody would be spending the night at this place?

Wade Gay: There is a possibility that there would be.

Jim Little: Okay.

Wade Gay: I mean, they pull them in from different areas to come to work here.

Jim Little: Kind of like an apartment?

Wade Gay: It could be.

Jim Little: Could be used as an apartment. Okay.

Derrel Smith: More like an extended stay hotel?

Wade Gay: Well, it's not big enough for a hotel.

Derrel Smith: Residential is not going to be allowed in the C-2 zoning. It's not going to be allowed.

Wade Gay: So, it would have to be basically it would just be rental to the contractors?

Derrel Smith: They can have a contractor office there. They can keep equipment there. But they cannot live there.

Carol Duncan (City Attorney): They can't spend the night is what he's saying.

Wade Gay: I got you.

Jeff Steiling (Commission): If they did, they would have to have a sprinkler system as well wouldn't they? And it would be a different occupancy.

Paul Ford (Commission): Is that inconsistent with the intent of this request?

Wade Gay: Well, the intent is to bring contractors to the area. When they build around the areas here, they do have offices and some of them do have places to stay. So, if it has to just be for office purposes, I guess that's the way we would do it.

Kevin Bailey: So, to be clear, what Derrel is saying is that the rezoning request for C-2 does not allow for any overnight stays in the building. Just to be clear that's what we're telling you.

Wade Gay: Okay in the article of what I read, that's why I was looking down, for C-2 it does state that short term rental is allowed.

Kevin Bailey: Give us one second, we're going to.

Jim Little: I think there is something you can ask for that would allow for that, but it's probably not C-2.

Wade Gay: And the reason we did ask for C-2 was because it was recommended. That it would be more versatile. C-2 does show that it can be residential short-term rental, that was what I was looking at.

Kevin Bailey: What is the article from?

Wade Gay: From the city zoning.

Kevin Bailey: From the Jonesboro zoning. Okay.

Wade Gay: Because when I went in talking whether I needed C-3 or C-2 and I was recommended C-2 because of that.

Derrel Smith: So it is, short-term rental is allowed in C-2. It is on the chart.

Wade Gay: Okay, thank you.

Jeff Steiling: There may be some additional building codes with that when it comes to spending the night. I think you will have to have a fire sprinkler.

Derrel Smith: And they'll have to go through that as they go through the remodel process.

Kevin Bailey: So, just be aware that what we're voting on tonight is the rezoning and there's criteria that will come if you try to do what you're thinking about.

Wade Gay: Yes, we understand that.

Kevin Bailey: Okay, any other comments? Is anyone ready with a motion?

Jim Little: Little, I make a motion to approve the rezoning.

Monroe Pointer: Monroe, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-16 **W Matthews/Washington**

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Do we have the proponent?

Jim Gramling (Proponent): Yes, this is Jim Gramling representing Andy Craft and Ron Craft. This is some property in between Matthews and Washington as our staff report says this is sort of a commercial area out there. We're asking for C-3, the staff report shows that it meets all the criteria. We did have, even though it's not multi-family, we did have a neighborhood meeting. We notified all the neighbors in the area. Nobody showed up so, there wasn't any concern there. I'm happy to answer any questions anybody has.

Paul Ford (Commission): Is this one identical to the next one on the agenda?

Jim Gramling: That's right

Paul Ford: There are two different tracks, of land but it's the exact same request and in the same neighborhood?

Jim Gramiling: That's right.

Derrel Smith (City Planner): They join each other.

Paul Ford: Continuous properties, Okay.

Keivn Bailey: City planner?

Derrel Smith: Yes, we reviewed this and it does meet the land use plan. It meets all the criteria. So, we would recommend approval.

Kevin Bailey: Okay, again this is a rezoning request, is there anybody here to give public comments? I see none.

Monroe Pointer: What all goes into C-3 again, I want to look it up again real quick.

Carol Duncan (City Attorney): A lot of things, offices, animal care general, animal limited, auditorium or stadium is a conditional use. Teller machines, are permitted, bank or financial institution, bed and breakfast, car wash, cemetery, church, college. Communication towers are conditional, convenience store, daycare limited, daycare general, adult entertainment is a conditional use, funeral home, golf course, there's almost nothing that's not allowed. You can't have a firing range, you can't have a medical marijuana cultivation center, and you can't have vehicular storage. But almost the whole list is allowed. No industrial other than a couple conditional uses. You can have a farmer's market, that's an agricultural use.

Kevin Bailey: Yes, sir. Come up to the microphone if you would please and state your name and address.

Carol Duncan: No residential uses, if that was the question.

Brad Partee (Public): My name is Brad Partee, I'm one of the elders at Washington Ave, Church of Christ formerly downtown. Don't get nervous I'm not, but I do have a question though and this might not be the right meeting, but are there plans yet as to what will go there?

Kevin Bailey: Sir, we cannot ask that.

Carol Duncan: Legally, we're not allowed to ask. They can volunteer if they want to but we can't ask.

Brad Partee: Okay, I'll just say, just going to commercial we have no issues with that.

Kevin Bailey: Okay, thank you for your comments.

Monroe Pointer (Commission): But changing that from R-1 would basically remove any multi-family from?

Carol Duncan: It would remove all residential from what I can see.

Unable to transcribe

Kevin Bailey: Jim, is this the wooded lots that's just past the church on?

Jim Gramling: That's right.

Paul Ford (Commission): Are these the wooded lots that are west of the Elks or east of the Elks?

Jim Gramling: I believe it's west.

Unable to transcribe

Kevin Bailey: East of the Elk Lodge, west of it is the farmer enterprises, I think.

Monroe Pointer: Just on the backside of those apartments correct? It backs up to those apartments that are right next to the church.

Unable to transcribe

Kevin Bailey: Any other questions or comments commissioners? Anyone ready with a motion?

Paul Ford: Ford, motion to approve.

Jeff Steiling: Steiling, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-17 **W Matthews/Washington**

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Okay, next request is 25-17, same applicant and rezone change. This is next door to the previous.

Jim Gramling (Proponent): That's correct.

Kevin Bailey: Go ahead.

Jim Gramling: I don't have anything to add. This is right next door, so same considerations. Happy to answer any questions.

Kevin Bailey: Okay, city planner?

Derrel Smith: Same as before, it meets all the land use plan, it meets all the rezoning criteria, and we would recommend approval.

Kevin Bailey: Okay, and again rezoning, any comments from the public? Okay. Commissioners? Okay.

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

Jim Little (Commission): Little, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.

City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-25:057

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Other Communications

OCTOBER 2025 FINANCIAL STATEMENTS

City of Jonesboro
Financial Statements Overview
October 2025

Overview of State Mandated Funds

Benchmark 16.67%

General Fund

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

General Fund	YTD Actual	Total Budget	$ Remaining	% Need/Avail
Revenue	$ 51,690,101	$ 64,779,156	$ 13,089,055	20.2%
Expense	51,051,178	64,198,132	13,146,954	20.5%
Surplus (Deficit)	**$ 638,923**	**$ 581,024**	**$ (57,899)**	
Fund Balance Actual/Projected:	*$ 21,803,066*	*$ 21,745,167*		

Street Fund

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

Street Fund	YTD Actual	Total Budget	$ Remaining	% Need/Avail
Revenue	$ 7,300,194	$ 9,295,892	$ 1,995,698	21.5%
Expense	5,088,992	9,860,136	4,771,144	48.4%
Surplus (Deficit)	**$ 2,211,202**	**$ (564,244)**	**$ (2,775,446)**	
Fund Balance Actual/Projected:	*$ 3,739,709*	*$ 964,263*		

Overview of Select Budget Variances

Select Data - Year to Date	Actual	Budget	$ Variance	% Variance
Revenue				
Sales Tax (Combined)	$ 39,841,197	$ 40,712,656	$ (871,459)	-2.1%
State Turnback (Combined)	6,576,920	6,625,787	(48,867)	-0.7%
Expense				
Overlays	572,936	1,324,486	(751,550)	-57%
Fuel Purchases	1,093,067	1,289,083	(196,017)	-15%

Overview of Select Prior Year Variances

Select Data - Year to Date	Current Year	Prior Year	$ Change	% Change
Revenue				
Franchise Fee	$ 1,465,730	$ 1,279,553	$ 186,177	15%
A&P Prepared Foods	5,477,847	5,436,159	41,688	1%
A&P Original 3%	771,285	784,951	(13,666)	-2%
A&P Additional 1%	257,094	261,589	(4,495)	-2%
Alcohol Beverage Tax	584,139	606,610	(22,471)	-4%

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City of Jonesboro, Arkansas
Schedule of Changes in FB and Required Reserve
October 2025

Changes in Fund Balance- Cash Basis

State Mandated Funds

Description	Beginning Fund Balances	Activity Reflecting Changes in Fund Balance: Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	Ending Fund Balances
General	$ 21,164,143	$ 51,690,101	$ 51,051,178	$ 638,923	$ 21,803,066
Street	1,528,507	7,300,194	5,088,992	2,211,202	3,739,709
Total	**$ 22,692,650**	**$ 58,990,296**	**$ 56,140,171**	**$ 2,850,125**	**$ 25,542,775**

Other Funds

Description	Beginning Fund Balances	Activity Reflecting Changes in Fund Balance: Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	Ending Fund Balances
Restricted	$ 9,936,351	$ 1,849,751	$ 5,231,761	$ (3,382,011)	$ 6,554,340
E-911	448,195	1,240,585	1,734,088	(493,504)	(45,308)
Federal Grants	761,211	382,840	291,585	91,255	852,466
Non-Federal Grants	294,559	64,369	49,705	14,663	309,223
Community Development Block Grant (CDBG)	16,012	568,215	604,368	(36,152)	(20,140)
Metropolitan Planning Organization (MPO)	106,897	94,526	128,609	(34,082)	72,815
Jonesboro Economical Transit System (JETS)	(1,497,164)	1,882,039	2,193,646	(311,607)	(1,808,771)
Depreciation Fund	4,370,191	305,117	3,422,087	(3,116,970)	1,253,221
Capital Improvement Fund	5,984,291	623,459	5,527,329	(4,903,870)	1,080,420
Advertising & Promotion 3%	243,346	785,137	658,964	126,173	369,519
Advertising & Promotion 1%	45,289	262,441	-	262,441	307,730
Advertising & Promotion Prepared Foods	9,761,919	5,681,876	8,076,531	(2,394,655)	7,367,264
Total	**$ 30,471,097**	**$ 13,740,353**	**$ 27,918,672**	**$ (14,178,319)**	**$ 16,292,778**

All Funds Totals	**$ 53,163,747**	**$ 72,730,649**	**$ 84,058,843**	**$ (11,328,194)**	**$ 41,835,553**

Reserve Analysis

Description	Fund Balance	Less: Required Reserve	Available Reserves
General Fund	$ 21,803,066		21,803,066
Street Fund	3,739,709		3,739,709
Depreciation Fund	1,253,221		1,253,221
Capital Improvement Fund	1,080,420		1,080,420
Combined Fund Balances	$ 27,876,416	$ (9,629,720)	$ 18,246,696

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

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

Changes in Fund Balance- Cash Basis

Restricted Funds		*Activity Reflecting Changes in Fund Balance*			
Description	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	Ending Fund Balances
ARPA Revenue Replacement-Building Demo	$ 3,250,000	$ -	$ 3,297,344	$ (3,297,344)	$ (47,344)
ARPA Revenue Replcmnt-Mosquito Abatement	139,604	-	-	-	139,604
ARPA Revenue Replacement-RAC Aquatic	3,200,000	-	-	-	3,200,000
ARPA Revenue Replacement-Humanitarian	500,000	-	244,656	(244,656)	255,344
ARPA Revenue Replacement-Comp Growth Plan	855,000	-	-	-	855,000
ARPA Revenue Replcmnt-Building Code Study	99,840	-	-	-	99,840
ARPA Revenue Replcmnt-Remaining Approp	582,721	-	-	-	582,721
Insurance Proceeds	198,219	-	5,804	(5,804)	192,416
Perpetual Cemetery	627,892	25,715	74,523	(48,808)	579,084
Fire Act 833	74,054	232,568	188,561	44,007	118,062
Employee Benefit	49,542	63,634	29,709	33,925	83,467
DARE	54,572	39,208	24,102	15,106	69,677
In Lieu of Sidewalk	78,073	132,334	-	132,334	210,407
Dog Park Donations	27,608	-	-	-	27,608
K-9 Acquisition	24,980	-	16,000	(16,000)	8,980
Police Suspense	14,635	-	-	-	14,635
Animal Control Donations	24,890	13,253	12,805	449	25,339
Exchange for Services A&P	-	30,000	6,000	24,000	24,000
Abatement	5,626	-	-	-	5,626
Museum - E Boone Watson	300	-	-	-	300
Winter Wonderland	4,464	-	-	-	4,464
Public Safety Surveillance Equip	3,000	5,000	-	5,000	8,000
Police Hiring/Training	2,874	-	-	-	2,874
Skate Board Park	992	-	-	-	992
Jonesboro Shooting Complex	47	-	-	-	47
Fairview Park- Brazos	2,000	-	-	-	2,000
Library Millage	-	1,243,745	1,243,745	-	-
MYAC	538	1,753	2,029	(275)	263
State Asset Forfeiture	59,247	25,669	19,367	6,302	65,549
Federal Asset Forfeiture	53,130	10,999	15,416	(4,417)	48,713
Homelessness Committee	-	-	-	-	-
Keep Jonesboro Beautiful	2,504	-	25,829	(25,829)	(23,325)
Downtown Jonesboro Imp. District	0	25,873	25,873	(0)	(0)
Total	**$ 9,936,351**	**$ 1,849,751**	**$ 5,231,761**	**$ (3,382,011)**	**$ 6,554,340**

City of Jonesboro
Schedule of Revenue vs. Expense
October 2025

State Mandated Funds

Operation and Maintenance (O&M)		YTD Actual	Total Budget	$ Remaining
General	*Revenue*	$ 51,540,966	$ 64,600,194	$ 13,059,228
	Expense	51,051,178	63,444,652	12,393,474
Street	*Revenue*	7,277,325	9,295,892	2,018,567
	Expense	5,088,992	6,788,886	1,699,894
Total	***Revenue***	**$ 58,818,292**	**$ 73,896,086**	**$ 15,077,794**
	Expense	**56,140,171**	**70,233,538**	**14,093,368**
	Surplus/(Deficit)	**$ 2,678,121**	**$ 3,662,548**	**$ 984,427**

Capital Improvement (C.I.)		YTD Actual	Total Budget	$ Remaining
General	*Revenue*	$ 149,135	$ 178,962	$ 29,827
	Expense	-	753,480	753,480
Street	*Revenue*	22,869	-	(22,869)
(Includes STIP)	*Expense*	-	3,071,250	3,071,250
Total	***Revenue***	**$ 172,004**	**$ 178,962**	**$ 6,958**
	Expense	**-**	**3,824,730**	**3,824,730**
	Surplus/(Deficit)	**$ 172,004**	**$ (3,645,768)**	**$ (3,817,772)**

Total O&M and C.I.				
	Revenue	**$ 58,990,296**	**$ 74,075,048**	**$ 15,084,752**
	Expense	**56,140,171**	**74,058,268**	**17,918,097**
	Surplus/(Deficit)	**$ 2,850,125**	**$ 16,780**	**$ (2,833,345)**

Other Funds

Other Funds		YTD Actual	Total Bud/Avail	$ Remaining
Restricted	*Revenue*	$ 1,849,751	$ 2,120,735	270,984
	Expense	5,231,761	2,131,735	(3,100,026)
E-911	*Revenue*	1,240,585	1,705,694	465,109
	Expense	1,734,088	2,237,001	502,913
Federal Grants	*Revenue*	382,840	3,387,911	3,005,071
	Expense	291,585	2,768,941	2,477,356
Non-Federal Grants	*Revenue*	64,369	59,056	(5,313)
	Expense	49,705	59,056	9,351
CDBG	*Revenue*	568,215	1,000,195	431,980
	Expense	604,368	1,000,195	395,827
MPO	*Revenue*	94,526	295,650	201,124
	Expense	128,609	295,650	167,041
JETS	*Revenue*	1,882,039	2,710,121	828,083
	Expense	2,193,646	2,710,121	516,475
Depreciation Fund	*Revenue*	305,117	-	(305,117)
	Expense	3,422,087	4,370,191	948,104
Capital Improvement Fund	*Revenue*	623,459	-	(623,459)
	Expense	5,527,329	28,483,012	22,955,682
A&P 3%	*Revenue*	785,137	971,700	186,563
	Expense	658,964	1,149,295	490,331
A&P 1%	*Revenue*	262,441	324,388	61,947
	Expense	-	298,750	298,750
A&P PF%	*Revenue*	5,681,876	6,375,500	693,624
	Expense	8,076,531	752,235	(7,324,296)
Total	***Revenue***	**$ 13,740,353**	**$ 18,950,950**	**$ 5,210,597**
	Expense	**27,918,672**	**46,256,182**	**18,337,509**
	Surplus/(Deficit)	**$ (14,178,319)**	**$ (27,305,232)**	**$ (13,126,912)**

All Funds (Combined)		YTD Actual	Total Bud/Avail	$ Remaining
Grand Total	*Revenue*	$ 72,730,649	$ 93,025,998	$ 20,295,349
	Expense	84,058,843	120,314,450	36,255,607
	Surplus/(Deficit)	$ (11,328,194)	$ (27,288,452)	$ (15,960,257)

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

O&M Departmental Overview

General Fund

Department		YTD Actual	Total Budget	$ Remaining
Overview of Public Safety				
Law & Enforcement	*Revenue*	$ 2,358,555	$ 2,869,201	$ 510,646
	Expense	18,244,450	22,436,240	4,191,790
Fire Protection	*Revenue*	711,142	1,498,686	787,544
	Expense	12,164,571	14,808,178	2,643,607
Total Public Safety	***Revenue***	**$ 3,069,697**	**$ 4,367,887**	**$ 1,298,190**
	Expense	**30,409,021**	**37,244,418**	**6,835,397**
	Surplus/(Deficit)	**$ (27,339,324)**	**$ (32,876,531)**	**$ (5,537,207)**

Overview of Non-Public Safety Departments				
Parks	*Revenue*	$ 1,019,744	$ 1,658,464	$ 638,720
	Expense	$ 4,788,830	$ 6,079,697	1,290,867
Sanitation	*Revenue*	115,890	132,437	16,547
	Expense	5,322,605	6,494,724	1,172,119
Elected Officials	*Revenue*	209	-	(209)
	Expense	1,342,869	1,682,642	339,773
General Admin.	*Revenue*	44,565,985	55,206,225	10,640,240
	Expense	899,347	1,208,258	308,911
Other-Admin.	*Revenue*	2,769,442	3,235,181	465,739
	Expense	8,288,507	10,734,913	2,446,406
Capital Improvement	*Revenue*	149,135	178,962	29,827
	Expense	-	753,480	753,480
Total Non-Public Safety	***Revenue***	**$ 48,620,404**	**$ 60,411,269**	**$ 11,790,865**
	Expense	**20,642,157**	**26,953,714**	**6,311,557**
	Surplus/(Deficit)	**$ 27,978,247**	**$ 33,457,555**	**$ 5,479,308**

Total General Fund	***Revenue***	**$ 51,690,101**	**$ 64,779,156**	**$ 13,089,055**
	Expense	**51,051,178**	**64,198,132**	**13,146,954**
	Surplus/(Deficit)	**$ 638,923**	**$ 581,024**	**$ (57,899)**

Street Fund

Department		YTD Actual	Total Budget	$ Remaining
Street	*Revenue*	$ 21,520	$ 21,854	$ 334
	Expense	3,716,186	5,103,113	1,386,927
Engineering	*Revenue*	80,556	172,203	91,647
	Expense	1,316,324	1,685,773	369,449
Street Admin.	*Revenue*	7,175,249	9,101,835	1,926,586
	Expense	56,482	-	(56,482)
Capital Improvement	*Revenue*	22,869	-	(22,869)
	Expense	-	3,071,250	3,071,250
Total Street Fund	***Revenue***	**$ 7,300,194**	**$ 9,295,892**	**$ 1,995,698**
	Expense	**5,088,992**	**9,860,136**	**4,771,144**
	Surplus/(Deficit)	**$ 2,211,202**	**$ (564,244)**	**$ (2,775,446)**

O&M Grand Total	***Revenue***	**$ 58,990,296**	**$ 74,075,048**	**$ 15,084,752**
	Expense	**56,140,171**	**74,058,268**	**17,918,097**
	Surplus/(Deficit)	**$ 2,850,125**	**$ 16,780**	**$ (2,833,345)**

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

Interest Earnings

Bank Account	Balance	Interest Earned	Rate of Interest
General Fund	$ 18,746,502.29	$ 40,449.42	2.80%
Jonesboro Softball	3,600.73	19.17	2.80%
Federal Grants Fund	854,471.66	2,011.65	2.80%
Restricted Funds	6,569,888.76	15,548.88	2.80%
Non-Federal Grants	309,960.99	738.40	2.80%
Depreciation Fund	906,993.19	3,017.63	2.80%
Capital Improvement Fund	1,256,238.48	2,366.28	2.80%
Payroll Clearing	168,002.54	871.18	2.80%
Credit Card	31,264.38	116.03	2.80%
Operating	207,385.02	1,864.43	2.80%
Total	**$ 29,054,308.04**	**$ 67,003.07**	
Street Fund	$ 3,999,377.20	$ 9,186.26	2.80%
E-911	59,062.81	126.50	2.80%
C.D.B.G.	9,805.57	-	0.00%
M.P.O.	72,855.22	185.79	2.80%
J.E.T.S.	553,518.09	533.73	2.80%
Non Uniform Pension Payee	1,512.52	3.59	2.80%
A&P 3% Hotel & Motel	373,924.68	888.93	2.80%
A&P 1% Hotel & Motel	307,729.86	692.18	2.80%
A&P Prepared Foods	7,367,264.41	16,876.67	2.80%
Total Other	**$ 12,745,050.36**	**$ 28,493.65**	
Grand Total	**$ 41,799,358.40**	**$ 95,496.72**	

Total year to date interest

	Actual
$	1,159,867.33

	Budget
$	984,358.33

Deposit Collateralization

Pledge Report - Centennial Bank

Irrevocable Letters of Credit	$	32,000,000.00	Expires 12/31/2025
Other Pledged Securites (Mkt Val)		16,195,063.74	
FDIC Insurance		250,000.00	
Total Collateralized Balances	**$**	**48,445,063.74**	

City of Jonesboro, Arkansas
Combined Sales and Use Tax Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	$ 3,861,933.26	$ 4,208,902.39	$ 3,856,515.15	$ 3,697,194.79
February	4,598,606.00	4,518,839.80	4,718,018.56	4,360,357.41
March	3,560,828.42	3,504,892.28	3,656,482.75	3,183,111.17
April	3,575,077.60	3,698,017.89	3,735,516.86	3,315,274.45
May	4,187,207.17	4,121,511.60	3,923,692.55	3,973,786.69
June	3,905,014.51	3,805,323.22	4,042,928.05	3,741,152.53
July	4,033,540.82	3,815,705.17	3,895,788.19	3,688,689.15
August	3,986,103.86	3,868,202.11	3,855,671.39	3,991,764.99
September	3,957,404.80	3,906,921.12	3,857,410.13	3,803,716.42
October	4,175,480.49	4,073,345.55	4,025,134.40	3,891,040.16
November	-	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	**$ 39,841,196.93**	**$ 47,274,242.00**	**$ 47,392,727.87**	**$ 45,036,742.56**

Comparison to Previous Periods

Month	Current	Prior	$ Variance	% Variance
January	$ 3,861,933.26	$ 4,208,902.39	$ (346,969.13)	-8.2%
February	4,598,606.00	4,518,839.80	79,766.20	1.8%
March	3,560,828.42	3,504,892.28	55,936.14	1.6%
April	3,575,077.60	3,698,017.89	(122,940.29)	-3.3%
May	4,187,207.17	4,121,511.60	65,695.57	1.6%
June	3,905,014.51	3,805,323.22	99,691.29	2.6%
July	4,033,540.82	3,815,705.17	217,835.65	5.7%
August	3,986,103.86	3,868,202.11	117,901.75	3.0%
September	3,957,404.80	3,906,921.12	50,483.68	1.3%
October	4,175,480.49	4,073,345.55	102,134.94	2.5%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 39,841,196.93**	**$ 39,521,661.13**	**$ 319,535.80**	**0.8%**

Comparison to Budget

Month	Actual	Budget	$ Variance	% Variance
January	$ 3,861,933.26	$ 4,049,928.18	$ (187,994.92)	-4.6%
February	4,598,606.00	4,704,812.88	(106,206.88)	-2.3%
March	3,560,828.42	3,645,284.92	(84,456.50)	-2.3%
April	3,575,077.60	3,669,240.35	(94,162.75)	-2.6%
May	4,187,207.17	4,228,154.04	(40,946.87)	-1.0%
June	3,905,014.51	3,976,838.66	(71,824.15)	-1.8%
July	4,033,540.82	4,070,895.82	(37,355.00)	-0.9%
August	3,986,103.86	4,102,371.42	(116,267.56)	-2.8%
September	3,957,404.80	4,047,579.02	(90,174.22)	-2.2%
October	4,175,480.49	4,217,550.77	(42,070.28)	-1.0%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 39,841,196.93**	**$ 40,712,656.07**	**$ (871,459.14)**	**-2.1%**

*The 2025 Combined budget for Sales Tax is $49,167,000

City of Jonesboro, Arkansas
City Sales and Use Tax Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	$ 2,138,513.99	$ 2,317,133.96	$ 2,133,729.01	$ 2,040,928.57
February	2,579,890.66	2,517,307.78	2,635,793.76	2,423,246.98
March	1,975,212.10	1,939,232.49	2,026,463.78	1,769,568.23
April	1,970,146.09	2,041,119.32	2,076,004.55	1,888,135.01
May	2,309,651.24	2,288,399.58	2,170,092.57	2,201,074.32
June	2,140,685.87	2,111,214.22	2,254,614.98	2,131,956.39
July	2,230,857.77	2,118,369.81	2,160,108.13	2,047,774.63
August	2,187,096.09	2,135,107.75	2,131,256.75	2,207,564.87
September	2,159,211.65	2,160,292.56	2,130,151.48	2,101,899.21
October	2,299,221.76	2,247,031.59	2,228,139.32	2,166,360.53
November		2,121,273.99	2,184,989.01	2,122,886.06
December		2,166,282.11	2,130,203.21	1,960,854.97
Totals	**$ 21,990,487.22**	**$ 26,162,765.16**	**$ 26,261,546.55**	**$ 25,062,249.77**

Comparison to Previous Periods

Month	Current	Prior	$ Variance	% Variance
January	$ 2,138,513.99	$ 2,317,133.96	$ (178,619.97)	-7.7%
February	2,579,890.66	2,517,307.78	62,582.88	2.5%
March	1,975,212.10	1,939,232.49	35,979.61	1.9%
April	1,970,146.09	2,041,119.32	(70,973.23)	-3.5%
May	2,309,651.24	2,288,399.58	21,251.66	0.9%
June	2,140,685.87	2,111,214.22	29,471.65	1.4%
July	2,230,857.77	2,118,369.81	112,487.96	5.3%
August	2,187,096.09	2,135,107.75	51,988.34	2.4%
September	2,159,211.65	2,160,292.56	(1,080.91)	-0.1%
October	2,299,221.76	2,247,031.59	52,190.17	2.3%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 21,990,487.22**	**$ 21,875,209.06**	**$ 115,278.16**	**0.5%**

Comparison to Budget

Month	Actual	Budget	$ Variance	% Variance
January	$ 2,138,513.99	$ 2,243,987.58	$ (105,473.59)	-4.7%
February	2,579,890.66	2,627,017.83	(47,127.17)	-1.8%
March	1,975,212.10	2,024,596.59	(49,384.49)	-2.4%
April	1,970,146.09	2,046,106.90	(75,960.81)	-3.7%
May	2,309,651.24	2,346,377.39	(36,726.15)	-1.6%
June	2,140,685.87	2,188,275.93	(47,590.06)	-2.2%
July	2,230,857.77	2,263,734.45	(32,876.68)	-1.5%
August	2,187,096.09	2,233,258.60	(46,162.51)	-2.1%
September	2,159,211.65	2,191,631.16	(32,419.51)	-1.5%
October	2,299,221.76	2,328,983.94	(29,762.18)	-1.3%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 21,990,487.22**	**$ 22,493,970.36**	**$ (503,483.14)**	**-2.2%**

*The 2025 Budget for City Sales Tax is $27,278,218

City of Jonesboro, Arkansas
County Sales and Use Tax Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	$ 1,723,419.27	$ 1,891,768.43	$ 1,722,786.14	$ 1,656,266.22
February	2,018,715.34	2,001,532.02	2,082,224.80	1,937,110.43
March	1,585,616.32	1,565,659.79	1,630,018.97	1,413,542.94
April	1,604,931.51	1,656,898.57	1,659,512.31	1,427,139.44
May	1,877,555.93	1,833,112.02	1,753,599.98	1,772,712.37
June	1,764,328.64	1,694,109.00	1,788,313.07	1,609,196.14
July	1,802,683.05	1,697,335.36	1,735,680.06	1,640,914.52
August	1,799,007.77	1,733,094.36	1,724,414.64	1,784,200.12
September	1,798,193.15	1,746,628.56	1,727,258.65	1,701,817.21
October	1,876,258.73	1,826,313.96	1,796,995.08	1,724,679.63
November		1,702,927.11	1,782,666.20	1,730,935.59
December		1,762,097.66	1,727,711.42	1,575,978.18
Totals	**$ 17,850,709.71**	**$ 21,111,476.84**	**$ 21,131,181.32**	**$ 19,974,492.79**

Comparison to Previous Periods

Month	Current	Prior	$ Variance	% Variance
January	$ 1,723,419.27	$ 1,891,768.43	$ (168,349.16)	-8.9%
February	2,018,715.34	2,001,532.02	17,183.32	0.9%
March	1,585,616.32	1,565,659.79	19,956.53	1.3%
April	1,604,931.51	1,656,898.57	(51,967.06)	-3.1%
May	1,877,555.93	1,833,112.02	44,443.91	2.4%
June	1,764,328.64	1,694,109.00	70,219.64	4.1%
July	1,802,683.05	1,697,335.36	105,347.69	6.2%
August	1,799,007.77	1,733,094.36	65,913.41	3.8%
September	1,798,193.15	1,746,628.56	51,564.59	3.0%
October	1,876,258.73	1,826,313.96	49,944.77	2.7%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 17,850,709.71**	**$ 17,646,452.07**	**$ 204,257.64**	**1.2%**

Comparison to Budget

Month	Actual	Budget	$ Variance	% Variance
January	$ 1,723,419.27	$ 1,805,940.60	$ (82,521.33)	-4.6%
February	2,018,715.34	2,077,795.05	(59,079.71)	-2.8%
March	1,585,616.32	1,620,688.33	(35,072.01)	-2.2%
April	1,604,931.51	1,623,133.46	(18,201.95)	-1.1%
May	1,877,555.93	1,881,776.66	(4,220.73)	-0.2%
June	1,764,328.64	1,788,562.73	(24,234.09)	-1.4%
July	1,802,683.05	1,807,161.37	(4,478.32)	-0.2%
August	1,799,007.77	1,869,112.82	(70,105.05)	-3.8%
September	1,798,193.15	1,855,947.87	(57,754.72)	-3.1%
October	1,876,258.73	1,888,566.83	(12,308.10)	-0.7%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 17,850,709.71**	**$ 18,218,685.71**	**$ (367,976.00)**	**-2.0%**

*The 2025 Budget for County Sales Tax is $21,888,782

City of Jonesboro, Arkansas
Combined State Turnback Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	$ 733,915.54	$ 703,774.94	$ 722,130.46	$ 725,110.11
February	$ 641,522.03	664,698.70	659,466.69	639,323.60
March	$ 553,014.23	575,268.79	546,400.33	546,128.55
April	$ 630,471.98	614,740.56	644,691.01	628,690.16
May	$ 641,728.18	656,433.52	607,380.40	633,804.95
June	$ 665,367.15	644,692.04	646,793.33	618,379.61
July	$ 789,494.17	775,499.47	851,313.69	880,833.40
August	$ 623,971.66	616,409.61	609,925.44	663,025.33
September	$ 669,444.21	644,063.82	660,774.12	647,169.88
October	$ 627,990.83	539,555.24	645,402.15	658,112.49
November	$ -	604,855.02	605,648.19	651,637.64
December	$ -	589,908.19	623,165.05	663,991.34
Totals	**$ 6,576,919.98**	**$ 7,629,899.90**	**$ 7,823,090.86**	**$ 7,956,207.06**

Comparison to Previous Periods

Month	Current	Prior	$ Variance	% Variance
January	$ 733,915.54	$ 703,774.94	$ 30,140.60	4.3%
February	641,522.03	664,698.70	$ (23,176.67)	-3.5%
March	553,014.23	575,268.79	$ (22,254.56)	-3.9%
April	630,471.98	614,740.56	$ 15,731.42	2.6%
May	641,728.18	656,433.52	$ (14,705.34)	-2.2%
June	665,367.15	644,692.04	$ 20,675.11	3.2%
July	789,494.17	775,499.47	$ 13,994.70	1.8%
August	623,971.66	616,409.61	$ 7,562.05	1.2%
September	669,444.21	644,063.82	$ 25,380.39	3.9%
October	627,990.83	539,555.24	$ 88,435.59	16.4%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 6,576,919.98**	**$ 6,435,136.69**	**$ 141,783.29**	**2.2%**

Comparison to Budget

Month	Actual	Budget	$ Variance	% Variance
January	$ 733,915.54	$ 727,730.91	$ 6,184.63	0.8%
February	641,522.03	653,016.97	$ (11,494.94)	-1.8%
March	553,014.23	565,171.52	$ (12,157.29)	-2.2%
April	630,471.98	623,608.64	$ 6,863.34	1.1%
May	641,728.18	644,901.00	$ (3,172.82)	-0.5%
June	665,367.15	640,162.29	$ 25,204.86	3.9%
July	789,494.17	805,332.01	$ (15,837.84)	-2.0%
August	623,971.66	655,844.88	$ (31,873.22)	-4.9%
September	669,444.21	657,513.21	$ 11,931.00	1.8%
October	627,990.83	652,505.71	$ (24,514.88)	-3.8%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 6,576,919.98**	**$ 6,625,787.16**	**$ (48,867.18)**	**-0.7%**

*The 2025 Combined Turnback Budget is $7,925,652

City of Jonesboro, Arkansas
General Turnback Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	$ 158,841.75	$ 158,866.78	$ 154,090.08	$ 154,195.42
February	$ 80,488.75	80,517.41	75,733.77	75,785.70
March	$ 80,488.75	80,517.41	75,733.77	75,785.70
April	$ 80,473.83	80,517.41	75,733.77	75,785.70
May	$ 80,436.11	80,517.41	75,733.77	75,785.70
June	$ 80,321.73	80,515.22	71,867.19	75,785.70
July	$ 220,055.14	220,046.27	272,670.16	272,507.08
August	$ 64,637.82	64,992.77	71,016.33	63,515.60
September	$ 80,436.15	80,511.59	80,527.52	75,785.70
October	$ 80,436.15	80,511.59	80,527.44	75,785.70
November		80,511.59	80,527.44	75,750.67
December		80,511.59	80,527.44	75,750.67
Totals	**$ 1,006,616.18**	**$ 1,168,537.04**	**$ 1,194,688.68**	**$ 1,172,219.34**

Comparison to Previous Periods

Month	Current	Prior	$ Variance	% Variance
January	$ 158,841.75	$ 158,866.78	$ (25.03)	0.0%
February	80,488.75	80,517.41	$ (28.66)	0.0%
March	80,488.75	80,517.41	$ (28.66)	0.0%
April	80,473.83	80,517.41	$ (43.58)	-0.1%
May	80,436.11	80,517.41	$ (81.30)	-0.1%
June	80,321.73	80,515.22	$ (193.49)	-0.2%
July	220,055.14	220,046.27	$ 8.87	0.0%
August	64,637.82	64,992.77	$ (354.95)	-0.5%
September	80,436.15	80,511.59	$ (75.44)	-0.1%
October	80,436.15	80,511.59	$ (75.44)	-0.1%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 1,006,616.18**	**$ 1,007,513.86**	**$ (897.68)**	**-0.1%**

Comparison to Budget

Month	Actual	Budget	$ Variance	% Variance
January	$ 158,841.75	$ 156,833.52	$ 2,008.23	1.3%
February	80,488.75	77,146.55	$ 3,342.20	4.3%
March	80,488.75	77,147.46	$ 3,341.29	4.3%
April	80,473.83	74,812.40	$ 5,661.43	7.6%
May	80,436.11	74,816.28	$ 5,619.83	7.5%
June	80,321.73	85,008.94	$ (4,687.21)	-5.5%
July	220,055.14	222,608.02	$ (2,552.88)	-1.1%
August	64,637.82	84,230.10	$ (19,592.28)	-23.3%
September	80,436.15	82,875.16	$ (2,439.01)	-2.9%
October	80,436.15	86,729.39	$ (6,293.24)	-7.3%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 1,006,616.18**	**$ 1,022,207.82**	**$ (15,591.64)**	**-1.5%**

*The 2025 General Turnback Budget is $1,195,652

*January includes Property Tax Relief Distributions. July includes lending from the Budget Stabilization Trust Fund

City of Jonesboro, Arkansas
Street Turnback Report (Cash Basis)
2025

Historical Data

Month	2025	2024	2023	2022
January	$ 575,073.79	$ 544,908.16	$ 568,040.38	$ 570,914.69
February	$ 561,033.28	584,181.29	583,732.92	563,537.90
March	$ 472,525.48	494,751.38	470,666.56	470,342.85
April	$ 549,998.15	534,223.15	568,957.24	552,904.46
May	$ 561,292.07	575,916.11	531,646.63	558,019.25
June	$ 585,045.42	564,176.82	574,926.14	542,593.91
July	$ 569,439.03	555,453.20	578,643.53	608,326.32
August	$ 559,333.84	551,416.84	538,909.11	599,509.73
September	$ 589,008.06	563,552.23	580,246.60	571,384.18
October	$ 547,554.68	459,043.65	564,874.71	582,326.79
November		524,343.43	525,120.75	575,886.97
December		509,396.60	542,637.61	588,240.67
Totals	**$ 5,570,303.80**	**$ 6,461,362.86**	**$ 6,628,402.18**	**$ 6,783,987.72**

Comparison to Previous Periods

Month	Current	Prior	$ Variance	% Variance
January	$ 575,073.79	$ 544,908.16	$ 30,165.63	5.5%
February	561,033.28	584,181.29	$ (23,148.01)	-4.0%
March	472,525.48	494,751.38	$ (22,225.90)	-4.5%
April	549,998.15	534,223.15	$ 15,775.00	3.0%
May	561,292.07	575,916.11	$ (14,624.04)	-2.5%
June	585,045.42	564,176.82	$ 20,868.60	3.7%
July	569,439.03	555,453.20	$ 13,985.83	2.5%
August	559,333.84	551,416.84	$ 7,917.00	1.4%
September	589,008.06	563,552.23	$ 25,455.83	4.5%
October	547,554.68	459,043.65	$ 88,511.03	19.3%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 5,570,303.80**	**$ 5,427,622.83**	**$ 142,680.97**	**2.6%**

Comparison to Budget

Month	Actual	Budget	$ Variance	% Variance
January	$ 575,073.79	$ 570,897.39	$ 4,176.40	0.7%
February	561,033.28	575,870.42	(14,837.14)	-2.6%
March	472,525.48	488,024.06	(15,498.58)	-3.2%
April	549,998.15	548,796.25	1,201.90	0.2%
May	561,292.07	570,084.72	(8,792.65)	-1.5%
June	585,045.42	555,153.35	29,892.07	5.4%
July	569,439.03	582,724.00	(13,284.97)	-2.3%
August	559,333.84	571,614.78	(12,280.94)	-2.1%
September	589,008.06	574,638.05	14,370.01	2.5%
October	547,554.68	565,776.32	(18,221.64)	-3.2%
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	**$ 5,570,303.80**	**$ 5,603,579.34**	**$ (33,275.54)**	**-0.6%**

*The 2025 Budget for Street Turnback is $6,730,000

City of Jonesboro, Arkansas
Fuel Purchases Report (Cash Basis)
2025

Comparison of Fuel Purchases vs. Prior Year

MONTH	Current Year Fuel	Previous Year Fuel	$ Variance	% Variance
January	$ 75,785.89	$ 73,436.85	$ 2,349.04	3.2%
February	84,985.42	105,302.55	(20,317.13)	-19.3%
March	138,188.00	127,484.17	10,703.83	8.4%
April	105,094.37	115,466.28	(10,371.91)	-9.0%
May	81,699.44	107,670.50	(25,971.06)	-24.1%
June	113,784.14	129,220.53	(15,436.39)	-11.9%
July	117,159.22	101,881.76	15,277.46	15.0%
August	131,022.84	115,582.11	15,440.73	13.4%
September	121,577.12	138,001.35	(16,424.23)	-11.9%
October	123,770.10	99,186.44	24,583.66	24.8%
November	N/A	130,238.26	N/A	N/A
December	N/A	89,186.82	N/A	N/A
YTD Total	**$ 1,093,066.54**	**$ 1,332,657.62**	**$ (20,166.00)**	**-1.8%**

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	53,896	41,676	12,221	29.3%
September	48,374	51,427	(3,052)	-5.9%
October	48,415	41,006	7,410	18.1%
November	N/A	52,010	N/A	N/A
December	N/A	38,282	N/A	N/A
YTD Total	**441,117**	**499,987**	**31,422**	**7.7%**

Comparison of Average Price per Gallon of Fuel Purchased

	Gasoline		Diesel	
MONTH	Current Year	Prior Year	Current Year	Prior Year
January	$ 2.36	$ 2.46	$ 2.43	$ 2.82
February	2.52	2.45	2.52	2.75
March	2.64	2.70	2.50	2.81
April	2.50	3.04	2.51	2.94
May	2.38	3.04	2.49	2.81
June	2.47	2.89	2.28	2.61
July	2.49	2.65	2.36	2.73
August	2.74	2.85	2.02	2.63
September	2.53	2.75	2.48	2.53
October	2.57	2.47	2.53	2.33
November	N/A	2.52	N/A	2.46
December	N/A	2.36	N/A	2.28
YTD Average	**$ 2.52**	**$ 2.68**	**$ 2.41**	**$ 2.64**

Comparison of Fuel Purchases vs. Budget

MONTH	Actual	Budget	$ Variance	% Variance
January	$ 75,785.89	$ 128,908.33	$ (53,122.44)	-41.2%
February	84,985.42	128,908.33	(43,922.91)	-34.1%
March	138,188.00	128,908.33	9,279.67	7.2%
April	105,094.37	128,908.33	(23,813.96)	-18.5%
May	81,699.44	128,908.33	(47,208.89)	-36.6%
June	113,784.14	128,908.33	(15,124.19)	-11.7%
July	117,159.22	128,908.33	(11,749.11)	-9.1%
August	131,022.84	128,908.33	2,114.51	1.6%
September	121,577.12	128,908.33	(7,331.21)	-5.7%
October	123,770.10	128,908.33	(5,138.23)	-4.0%
November	N/A	128,908.33	N/A	N/A
December	N/A	128,908.33	N/A	N/A
YTD Total	**$ 1,093,066.54**	**$ 1,546,900.00**	**$ (196,016.79)**	**-15.2%**

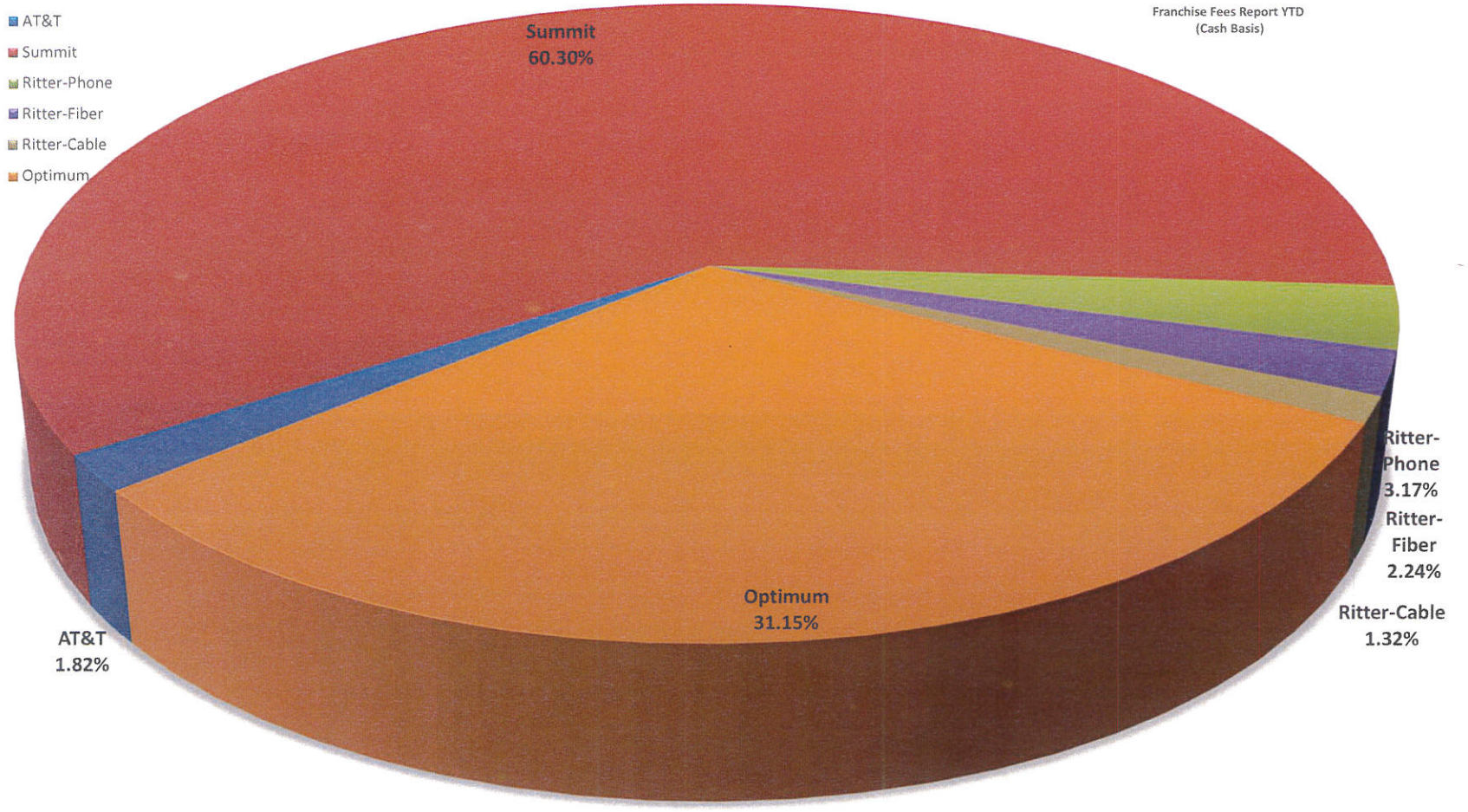
*Timing of bulk fuel purchases may cause large comparison variances

City of Jonesboro, Arkansas

Franchise Fee Tax Report

YTD 2025

Months	AT&T	Summit	Ritter-Phone	Ritter-Fiber	Ritter-Cable	Optimum	All Others	Current Year Total	Prior Year Total
January	$ 2,611.08	$ 112,711.49	$ 4,684.82	$ 3,630.97	$ 2,017.72	$ 123,867.71	$ 666.69	$ 250,190.48	$ 243,296.41
February	2,588.81	145,402.72	4,559.58	3,424.84	2,019.16	-	453.60	158,448.71	163,303.14
March	2,917.49	118,356.67	4,569.82	3,377.69	1,933.16	-	463.66	131,618.49	147,160.47
April	2,775.43	226,277.10	4,578.58	3,382.69	1,938.16	114,466.60	618.59	354,037.15	223,454.48
May	2,871.44	71,601.84	4,709.87	3,385.32	1,916.10	-	430.96	84,915.53	60,521.26
June	2,595.38	48,984.44	4,495.46	3,332.77	1,848.63	-	970.07	62,226.75	43,802.76
July	2,754.64	44,106.60	4,624.07	3,386.92	1,924.33	111,133.75	728.91	168,659.22	164,040.04
August	2,257.25	41,529.94	4,701.23	3,349.88	1,905.06	-	422.79	54,166.15	37,674.01
September	2,333.93	40,150.92	4,639.00	3,410.02	1,894.95	-	834.88	53,263.70	36,631.42
October	2,902.53	30,656.81	4,668.78	2,009.04	1,910.18	104,999.97	1,056.18	148,203.49	159,668.63
November	-	-	-	-	-	-	-	-	43,834.01
December	-	-	-	-	-	-	-	-	53,497.13
Totals	**$ 26,607.98**	**$ 879,778.53**	**$ 46,231.21**	**$ 32,690.14**	**$ 19,307.45**	**$ 454,468.03**	**$ 6,646.33**	**$ 1,465,729.67**	**$ 1,376,883.76**



Advertising and Promotion Funds
City of Jonesboro, Arkansas
October 2025

	Prepared Foods Fund		3% Hotel/Motel Fund		1% Hotel/Motel Fund	
	Monthly	Annual	Monthly	Annual	Monthly	Annual
Beginning Fund Balance	$ 7,309,467	$ 9,761,919	$ 372,611	$ 243,346	$ 280,602	$ 45,289
NET Prepared Foods	40,920	(2,598,684)				
NET 3%			(4,328)	163,329		
NET 1%					26,436	257,094
Event Net Activity -2025 Jonesboro Gravel			(52)	(51,008)		
Website Ad Sales			400	7,700		
Interest Earnings	16,877	204,029	889	6,153	692	5,347
Current Fund Balance	$ 7,367,264	$ 7,367,264	$ 369,520	$ 369,520	$ 307,730	$ 307,730

Prepared Foods Fund

	Monthly	YTD
Revenues	$ 532,980	$ 5,477,847
Expenses	492,059	8,076,531
NET	**$ 40,920**	**$ (2,598,684)**

Monthly Tax Collections

January	$ 588,535	July	$ 595,427
February	529,880	August	537,062
March	503,652	September	529,883
April	605,061	October	532,980
May	553,689	November	N/A
June	501,679	December	N/A
Total	**$ 3,282,496**		**$ 5,477,847**

3% Hotel/Motel Fund

	Monthly	YTD
Revenues	$ 79,311	$ 771,285
Expenses	83,639	607,956
NET	**$ (4,328)**	**$ 163,329**

Monthly Tax Collections

January	$ 78,240	July	$ 73,968
February	60,792	August	87,377
March	66,377	September	77,483
April	84,188	October	79,311
May	83,992	November	N/A
June	79,556	December	N/A
Total	**$ 453,146**		**$ 771,285**

1% Hotel/Motel Fund

	Monthly	YTD
Revenues	$ 26,436	$ 257,094
Exp - JMC Soccer Turf Project	-	-
NET	**$ 26,436**	**$ 257,094**

Monthly Tax Collections

January	$ 26,080	July	$ 24,656
February	20,264	August	29,125
March	22,126	September	25,828
April	28,063	October	26,436
May	27,997	November	N/A
June	26,518	December	N/A
Total	**$ 151,049**		**$ 257,094**

Monthly & YTD Comparisons

	Monthly				YTD			
	Current Yr	Prior Yr	$ Change	% Change	Current Yr	Prior Yr	$ Change	% Change
Prepared Foods	$ 532,980	$ 560,574	$ (27,594)	-5%	$ 5,477,847	$ 5,436,159	$ 41,688	1%
3% Hotel/Motel	79,311	79,828	(517)	-1%	771,285	$ 784,951	(13,666)	-2%
1% Hotel/Motel	26,436	26,609	(173)	-1%	257,094	$ 261,589	(4,496)	-2%

Embassy Suites 3%

	January	February	March	April	May	June	Mid-Yr Totals
TOTALS	$ 16,168.87	$ 15,365.13	$ 17,777.31	$ 21,000.92	$ 20,400.98	$ 20,545.54	$ 111,258.75

	July	August	September	October	November	December	YTD Totals
TOTALS	$ 20,287.54	$ 21,792.49	$ 21,965.85	$ 21,234.51	N/A	N/A	$ 196,539.14

Advertising and Promotion Funds
City of Jonesboro, Arkansas
October 2025

Fund 80 - Hotel/Motel 3% Fund Expenditure

Grant Award

Payee	Description	Date	Check No.	Amount
2024 Grant Awards				
Martin Luther King Commission	MLK Day Parade	1/8/2025	159299	$ 2,500
Red Wolf Foundation	Athletic Events held in Jonesboro (2024)	2/10/2025	159660	50,000
Crowley's Ridge Cruisers	Annual Car Show	2/10/2025	159580	4,000
NEA Baptist Charitable Foundation	Annual Duck Classic	2/10/2025	159644	10,000
2025 Grant Awards				
Miss Greater Jbr Scholarship Org	Scholarship Pageant	1/8/2025	159300	$ 2,500
ASU Club Softball	Softball Tournaments and Camps	2/10/2025	159543	10,000
Jets Aquatic Club	Spring Swim Clinic	2/10/2025	159620	25,000
Jonesboro Firefighters Local 3718	Firefighters L3718 Pickle Ball Tournament	2/10/2025	159624	1,000
Delta Symphony Orchestra	Annual Program Support-Quarterly	$3,750 @ 3	Various	11,250
The Foundation of Arts	Annual Program Support-Quarterly	$15,000 @ 3	Various	45,000
Downtown Jonesboro Alliance	Annual Program Support-Quarterly	$6,250 @ 3	Various	18,750
Hispanic Community Services	Annual Program Support-Quarterly	$3,000 @ 3	Various	9,000
Phi Beta Sigma (Alumni Chapter)	PBS/Zeta Phi Beta State Meeting	3/10/2025	160029	2,500
Disc Side of Heaven	The Jonesboro Open - Disc Golf Pro Tour	3/10/2025	159980	10,000
Jonesboro Business Association	Jonesboro Crawfish Festival	3/24/2025	160211	2,500
Jonesboro University Heights Lions Club	Pickle Ball Tournament	3/24/2025	160301	1,000
Northside Jonesboro Reunion	2025 Reunion	3/24/2025	160243	2,500
Missouri Arkansas Kiwanis International	2025 Conference	3/24/2025	160231	500
Arkansas Intersholastic Cycling League	NICA Arkansas Regional Race	3/24/2025	160110	15,000
KLEK The Voice of Ark. Minority Adv. Council	Juneteenth Celebration	6/9/2025	161441	7,500
Mayor's Youth Advancement Council	Donation	6/11/2025	Transfer	500
Friends of the Library	NEA Game Fest	9/8/2025	162742	1,000
United Way	Battling for a Better Tomorrow	9/22/2025	163087	5,000
Natl Golf Foundation Consulting Inc	Golf Course Feasibility Study	9/22/2025	163014	8,000
AR Association of CVBs	Void O/S Ck issued 7/22/2015	10/3/2025	Void 84305	(250)
Red Wolf Renaissance Fair	Red Wolf Renaissance Fair	10/8/2025	163302	2,500
			Total Grant Award Expense	**$ 247,250**

Administrative Expense

Payee	Description	Date	Check No.	Amount
Christy Appleton	Administrative	YTD	Check	$ 10,000
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	49,423
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	3,921
Young Investments	Office Space	YTD	Check	3,900
Travel & Exp Reimb	Detail Available Upon Request	YTD	Check	5,906
Insurance & Licenses	Detail Available Upon Request	YTD	Check	600
Professional Services	Detail Available Upon Request	YTD	Check	30,908
Advertising & Promotion	Detail Available Upon Request	YTD	Check	3,072
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	14,462
A&P Misc Event Sponsorship	Detail Available Upon Request	YTD	Check	2,027
			Total Administrative Expense	**$ 124,293**

Other

Payee	Description	Date	Check No.	Amount
JHP/Embassy Suites	2024 Reimbursements (Q4)	1/22/2025	159417	$ 61,108
JHP/Embassy Suites	2025 Reimbursements (Q1, Q2 Q3)	YTD	Check	175,305
			Total Other Expense	**$ 236,413**
			Total 3% H/M Expense	**$ 607,956**

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	269,565
Eastern Sports Management LLC	Cann, Brian Travel	YTD	Check	937
Artents	Sports Complex Groundbreaking Event	3/24/2025	160112	1,553
City of Jonesboro	Quarterly Services Fee	YTD	Transfer	30,000
			Total Professional Services	**$ 430,731**

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	2,850,000
			Total Lease Activities	**$ 7,583,643**
			Total Ridge Athletics Center Expense	**$ 8,014,374**

Administrative Expense

Payee	Description	Date	Check No.	Amount
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	$ 49,423
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	3,781
Travel & Exp Reimb	Detail Available Upon Request	YTD	Check	4,820
Advertising & Promotion	Detail Available Upon Request	YTD	Check	226
Supplies/Meeting	Detail Available Upon Request	YTD	Check	694
Dues & Subscriptions	Detail Available Upon Request	YTD	Check	3,214
			Total Administrative Expense	**$ 62,157**
			Total Prepared Foods Expense	**$ 8,076,531**

Fund 80 - Hotel/Motel 3% Fund Event Current Year Activities

2025 Jonesboro Gravel

Expense

Payee	Description	Date	Check No.	Amount
Art Advertising, Inc	Printed Material- 500 Flyers	5/8/2025	Mesh Card	130
All Sports Productions Inc	Year 1 Support	5/8/2025	160836	50,000
Arrow Screen Printing	Promotional t-shirts for Skirmish	6/9/2025	Mesh Card	101
ASU FNB Arena	Rental FNB Arena-Award Ceremony	7/8/2025	Mesh Card	69
Peregrine Corporation	Promotional give-aways for Skirmish	8/22/2025	162618	656
Target	Storage bins-Ridge and Skirmish giveaways	10/8/2025	Mesh Card	52
			Total Event Expense	**$ 51,008**
			2025 Jonesboro Gravel Net Activities	**$ (51,008)**

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

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Totals
TOTALS	$ 63,917.48	$ 52,519.46	$ 57,409.05	$ 63,261.68	$ 57,934.86	$ 49,794.36	$ 65,565.86	$ 54,839.05	$ 58,014.76	$ 60,882.82	N/A	N/A	$ 584,139.38

	Current Yr Month	Prior Yr Month	$ Variance	% Variance
TOTALS	$ 60,882.82	$ 65,221.65	$ (4,338.83)	-6.7%

	YTD Current Year	YTD Previous Year	$ Variance	% Variance
TOTALS	$ 584,139.38	$ 606,610.22	$ (22,470.84)	-3.7%

Fixed Assets
Monthly Asset Report - October 2025

Asset	Purchased	Dept	Description	Orig Cost
01-105-0095	10-08-2025	05Animal	2025 Ford Transit Van	49,309.00
			Animal Control	49,309.00
02-100-1512	10-08-2025	50Street	Saw Concrete 20" Husqvarna FS3500G 2	23,911.07
			Street	23,911.07
05-100-2941	10-08-2025	80Park	20' Used container for storage at Nettleton pool	3,161.69
05-100-2942	10-08-2025	80Park	20' Used weathertight 8'6" high x 8' width Contain	2,998.94
05-100-2943	10-08-2025	80Park	Allen Park Inclusive playground - Omnia #201700113-	59,185.47
05-100-2944	10-08-2025	80Park	2026 Delta Trailer 84" x 20' tilt trailer	8,945.83
05-100-2945	10-08-2025	80Park	Polaris IQ Pool vacuum - Nettleton pool	1,842.85
			Parks - Administration	76,134.78
Totals				149,354.85

Non-Uniform 401(a) Defined Contribution & 457(b) Retirement Savings Plans - Fund 21
Changes in Position
2025 Year to Date

Activity	January	February	March	April	May	June	Mid-Year
Beginning Balance	**$7,528,207.34**	**$7,620,154.95**	**$7,621,118.25**	**$7,475,320.91**	**$7,518,657.53**	**$7,828,559.96**	**$7,528,207.34**
Additions:							
Employer Contributions	32,841.94	47,332.71	31,255.48	31,074.39	30,764.11	30,277.50	203,546.13
Employee Contributions	39,160.94	56,999.01	37,844.14	37,947.01	37,638.59	37,129.86	246,719.55
Other Additions	(6,283.76)	8,291.91	9,004.45	9,692.33	8,742.70	15,386.93	44,834.56
Total Additions	***65,719.12***	***112,623.63***	***78,104.07***	***78,713.73***	***77,145.40***	***82,794.29***	***495,100.24***
Deductions:							
Plan Distributions	178,509.29	86,544.87	8,057.06	57,832.59	56,821.85	20,907.11	408,672.77
Administrative Expenses	10,767.59	2,858.60	3,224.30	10,420.26	2,349.57	3,030.40	32,650.72
Other Deductions	-	-	-	-	-	-	-
Total Deductions	***189,276.88***	***89,403.47***	***11,281.36***	***68,252.85***	***59,171.42***	***23,937.51***	***441,323.49***
Adjustments:							
Unrealized Investment Gain(Loss)	215,505.37	(22,256.86)	(212,620.05)	32,875.74	291,928.45	262,572.91	568,005.56
Other Adjustments	-	-	-	-	-	-	-
Total Adjustments	***215,505.37***	***(22,256.86)***	***(212,620.05)***	***32,875.74***	***291,928.45***	***262,572.91***	***568,005.56***
Ending Balance	***7,620,154.95***	***$7,621,118.25***	***$7,475,320.91***	***$7,518,657.53***	***$7,828,559.96***	***$8,149,989.65***	***8,149,989.65***

Activity	July	August	September	October	November	December	Y-T-D
Beginning Balance	**$8,149,989.65**	**$8,168,248.18**	**$8,457,348.44**	**$8,662,865.80**	**$8,775,097.52**	**$8,775,097.52**	**$7,528,207.34**
Additions:							
Employer Contributions	29,973.68	44,774.36	29,835.62	29,898.15			338,027.94
Employee Contributions	37,081.82	55,639.07	37,086.40	37,098.76			413,625.60
Other Additions	15,537.62	12,432.23	31,224.65	22,721.65			126,750.71
Total Additions	***82,593.12***	***112,845.66***	***98,146.67***	***89,718.56***	-	-	***878,404.25***
Deductions:							
Plan Distributions	75,125.99	5,279.21	86,115.22	70,190.39			645,383.58
Administrative Expenses	12,011.52	2,539.22	2,279.35	9,195.91			58,676.72
Other Deductions	3,537.44	3,542.00	-				7,079.44
Total Deductions	***90,674.95***	***11,360.43***	***88,394.57***	***79,386.30***	-	-	***711,139.74***
Adjustments:							
Unrealized Investment Gain(Loss)	26,340.36	187,615.03	195,765.26	101,899.46			1,079,625.67
Other Adjustments	-	-					-
Total Adjustments	***26,340.36***	***187,615.03***	***195,765.26***	***101,899.46***	-	-	***1,079,625.67***
Ending Balance	***8,168,248.18***	***$8,457,348.44***	***$8,662,865.80***	***$8,775,097.52***	***$8,775,097.52***	***$8,775,097.52***	***$8,775,097.52***

*Effective September 2024, the 457(b) plan is now accounted for in Fund 21 reflecting the total defined contribution & retirement savings plans for Non-Uniform emp.
*The assigned Trustee is First Security Bank. The recordkeeper is Milliman, Inc.

Non-Uniform Pension Account
Changes in Position
2025 Year to Date

Activity	January	February	March	April	May	June	Mid-Year
Beginning Balance	**$10,627,421.56**	**$10,825,480.72**	**$10,843,492.15**	**$10,565,201.74**	**$10,539,479.26**	**$10,769,606.30**	**$10,627,421.56**
Additions:							
Employer Contributions	-	-	-	-	-	-	-
Other Additions	2,838.33	2,458.15	2,134.37	1,676.01	1,466.60	2,221.09	12,794.55
Total Additions	***2,838.33***	***2,458.15***	***2,134.37***	***1,676.01***	***1,466.60***	***2,221.09***	***12,794.55***
Deductions:							
Pension Benefits	42,928.50	46,885.44	44,963.94	44,963.94	45,573.29	45,348.56	270,663.67
Administrative Expenses	4,189.96	993.54	994.47	2,082.37	3,079.08	1,593.44	12,932.86
Other Deductions	-	-	-	-	-	-	-
Total Deductions	***47,118.46***	***47,878.98***	***45,958.41***	***47,046.31***	***48,652.37***	***46,942.00***	***283,596.53***
Adjustments:							
Unrealized Investment Gain(Loss)	242,339.29	63,432.26	(234,466.37)	19,647.82	277,312.81	306,384.10	674,649.91
Other Adjustments	-	-	-	-	-	-	-
Total Adjustments	***242,339.29***	***63,432.26***	***(234,466.37)***	***19,647.82***	***277,312.81***	***306,384.10***	***674,649.91***
Ending Balance	**$10,825,480.72**	**$10,843,492.15**	**$10,565,201.74**	**$10,539,479.26**	**$10,769,606.30**	**$11,031,269.49**	**$11,031,269.49**

Activity	July	August	September	October	November	December	Y-T-D
Beginning Balance	**$11,031,269.49**	**$11,038,140.78**	**$11,193,319.50**	**$11,339,844.31**	**$11,361,032.81**	**$11,361,032.81**	**$10,627,421.56**
Additions:							
Employer Contributions	-	-	-				-
Other Additions	2,696.95	2,949.67	2,249.36	1,670.86			22,361.39
Total Additions	***2,696.95***	***2,949.67***	***2,249.36***	***1,670.86***	***-***	***-***	***22,361.39***
Deductions:							-
Pension Benefits	45,348.56	45,348.56	45,587.37	44,964.00			451,912.16
Administrative Expenses	4,251.51	993.36	993.26	4,351.33			23,522.32
Other Deductions	-						-
Total Deductions	***49,600.07***	***46,341.92***	***46,580.63***	***49,315.33***	***-***	***-***	***475,434.48***
Adjustments:							
Unrealized Investment Gain(Loss)	53,774.41	198,570.97	190,856.08	68,832.97			1,186,684.34
Other Adjustments	-						-
Total Adjustments	***53,774.41***	***198,570.97***	***190,856.08***	***68,832.97***	***-***	***-***	***1,186,684.34***
Ending Balance	**$11,038,140.78**	**$11,193,319.50**	**$11,339,844.31**	**$11,361,032.81**	**$11,361,032.81**	**$11,361,032.81**	**$11,361,032.81**

*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
October 2025

Schedule of Appropriation		Activity
Funding	Amount	
2024 Carryover Funding	8,627,165	

Project	Appropriation	2025	Total Activity	Open PO Remaining	Remaining Amount
Demolition of 100 W. Washington	3,250,000	3,297,344	3,297,344	-	(47,344)
Mosquito Abatement	139,604		-	-	139,604
Aquatic Feature - Ridge Athletics Center	3,200,000		-	-	3,200,000
Humanitarian	500,000	244,656	244,656	255,344	-
Comprehensive Growth Plan	855,000		-		855,000
Bldg Code Review & Permitting Assessment Study	99,840		-	99,840	-
Total	**8,044,444**	**3,542,000**	**3,542,000**	**355,184**	**4,147,260**

Unappropriated Funding	**582,721**

Schedule of ARPA Replacement Restricted Fund Availability

ARPA Revenue Replacement Carryforward Funding	8,627,165
ARPA Revenue Replacement Appropriations	8,044,444
Unappropriated ARPA Revenue Replacement Funds	**582,721**
ARPA Revenue Replacement Appropriations	8,044,444
ARPA Revenue Replacement Expenditures	3,542,000
ARPA Revenue Replacement Open PO Remaining	355,184
Unexpended ARPA Revenue Replacement Appropriations	**4,147,260**
Unappropriated ARPA Revenue Replacement Funds	582,721
Unexpended ARPA Revenue Replacement Appropriations	4,147,260
Fund Balance	**4,729,981**

City of Jonesboro
Schedule of Capital Improvement Funds
October 2025

Capital Improvement Detail by Project

Department	Description	2024 Carryover	Remaining Grant/ Other	2025 Budget	Bud Amend, Contr Appr, Sch Adj	Project Funding Reapprop	Revenue/ Donation	Total Funding	2025 Activity	Open PO Remaining	$ Remaining
General Fund Supported Projects											
Grants	University Heights Trail	**1,709,908**	316,000					**2,025,908**	30,103	31,862	**1,963,943**
	Downtown to A-State	**976,438**			38,201			**1,014,639**	505,694	546,625	**(37,680)**
	Johnson Lighting/N. Main Pedestrian	-	3,380,133		1,272,811			**4,652,944**	11,036	135,064	**4,506,844**
Parks Admin	Parks Master Plan	**1,357,453**		300,000		(146,520)		**1,510,933**	922	11,393	**1,498,618**
	Plan Implementation-Vehicles					146,520					
	Parks Security Camera Upgrade	**31,745**						**31,745**	3,388		**28,357**
Softball	Field 10 Flip	**2,172**						**2,172**	10,082		**(7,910)**
Urban Parks	Various Park Improvements	**14,590**	301,030	300,000		(122,000)		**493,620**	170,991	20,688	**301,941**
	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**	511,158	164,975	**1,553,542**
CFP	Walking Trail Lights	**144,000**			28,000	23,748		**195,748**	252,699		**(56,951)**
	50 Spot Parking Lot	**381,574**						**381,574**			**381,574**
	Overlay Back Half of Loop Road	**167,385**						**167,385**			**167,385**
	Trail Spur from Entrance	**23,748**				(23,748)		-			-
JMC	Soccer Field Imp/Artificial Turf	**116,105**						**116,105**	107,701	8,404	**(0)**
	Concession Siding	**29,100**						**29,100**		33,812	**(4,712)**
Admin	Welcome Signs	**12,309**						**12,309**			**12,309**
Comm Ctr	Winter Wonderland	**22,253**				122,000		**144,253**	60,750	81,750	**1,753**
	Allen Park Playground	**514,823**	190,000					**704,823**	620,830		**83,993**
	Parker Park Pool	**24,970**						**24,970**	21,998		**2,972**
SSC	Shooting Range (All)	**167,661**						**167,661**	33,634	160,026	**(25,999)**
	Total General Fund Projects	**$5,728,925**	**$5,187,163**	**$900,000**	**$2,468,687**	**$0**	**$100,000**	**$14,238,255**	**$2,352,648**	**$1,501,211**	**$10,384,396**
Street Fund Supported Projects											
Engineering	Misc. Drainage Projects	-		500,000				**500,000**	438,863	5,738	**55,400**
	NEA Development (NEAIDC)	-		171,250				**171,250**			**171,250**
	Misc Street Projects	**36,775**		500,000				**536,775**	509,500	34,851	**(7,576)**
	Sidewalks/Misc Concrete	-		500,000				**500,000**	465,539		**34,461**
	Cway/Prkr/Fox Mead-ROW/Util	**28,324**						**28,324**	30,774	3,940	**(6,390)**
	Railroad Maintenance	-		400,000				**400,000**	314,095	60,331	**25,574**
	Railroad Crossing Study & Match	-	136,568		136,568			**273,137**		136,568	**136,568**
	AHTD100657 MLK Ext- 100% Reimb	**38,000**	-					**38,000**	12,687	37,313	**(12,000)**
	AHTD100881 Hwy 1-B Widening	**51,545**						**51,545**	13,368	38,176	**1**
	AHTD100879 49/I555-49/Parker	**47,741**						**47,741**	3,617	31,009	**13,115**
	AHTD101247 49/Christ Valley Int Imp				575,000			**575,000**	5,000		**570,000**
	Street Overlays	**324,486**		1,000,000				**1,324,486**	572,936	685,744	**65,805**
	Total Street Fund Projects	**$526,871**	**$136,568**	**$3,071,250**	**$711,568**	**$0**	**$0**	**$4,446,258**	**$2,366,379**	**$1,033,670**	**$1,046,208**
Total Capital Improvement		**$6,255,796**	**$5,323,731**	**$3,971,250**	**$3,180,255**	**$0**	**$100,000**	**$18,684,512**	**$4,719,027**	**$2,534,881**	**$11,430,605**

City of Jonesboro
Schedule of Capital Improvement Revenue Bond Series 2025
October 2025

Schedule of Bond Issuance	
Funding	**Amount**
Par Amount	17,595,000.00
Plus: Reoffering Premium	169,648.70
Less: Underwriter's Discount	(112,608.00)
Less: Bond Insurance Premium to Assured Guaranty	(85,870.86)
Less: Rating Fee to Assured Guaranty	(19,985.00)
Less: Surety to Assured Guaranty	(13,481.76)
Net Bond Proceeds	**17,532,703.08**
Issuance Costs	**Amount**
Bond Counsel: Friday, Eldredge & Clark	64,000.00
Financial Advisor: Crews & Associates	47,095.00
Publication Costs: Jonesboro Sun	3,050.00
Trustee Origination & 2025 Annual Fee: FSB	1,200.00
Total Issuance Costs	**115,345.00**
Net Project Fund Proceeds from Issuance	**17,417,358.08**

Schedule of Revenue & Expenses	Activity				
Revenue					
		2025	**Total**		
Interest Earned		141,092.49	141,092.49		
Total Revenue Contributing to Project Funding		**141,092.49**	**141,092.49**		
Expenses					
Project	**Appropriation**	**2025**	**Total**	**Open PO**	**Remaining**
E-911/Public Safety Center	5,500,000.00	26,250.00	26,250.00	344,451.00	5,129,299.00
Caraway Rd Expansion	5,500,000.00		-	104,860.00	5,395,140.00
Pedestrian & Trail Connections	5,000,000.00		-	-	5,000,000.00
Jefferson Sidepath		399,736.80	399,736.80	-	(399,736.80)
Johnson Sidepath		34,650.00	34,650.00	85,211.00	(119,861.00)
Prospect/Elizabeth Sidepath			-	-	-
Total Pedestrian & Trail Connections	5,000,000.00	434,386.80	434,386.80	85,211.00	4,480,402.20
Total Project	16,000,000.00	460,636.80	460,636.80	534,522.00	15,004,841.20
Bond Issuance Professional Services		347,665.62	347,665.62		
Total Project Appropriation & Expenses	**16,000,000.00**	**808,302.42**	**808,302.42**	**534,522.00**	**15,004,841.20**
Available Funding (Addnl projects/Inc cost support)	**1,558,450.57**				

Schedule of Bond Debt Service Activities	Commitment	2025	Total
Franchise Fee Transfer from General Fund		382,366.52	382,366.52
Total Funding		**382,366.52**	**382,366.52**
Interest Expense - Due annually (August)	900,599.60	-	-
Principal Reduction - Due annually (August)	245,000.00	-	-
Trustee Fee $1,500 Annual (Paid Monthly)	1,500.00	375.00	375.00
Total Expenditure	**1,147,099.60**	**375.00**	**375.00**
Bond Debt Service Net Activity		**381,991.52**	**381,991.52**

Remaining Annual Commitment Completion @ $95,591.63 Monthly	765,108.08

City of Jonesboro
Schedule of Depreciation Fund
October 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	(2,618,823)	(498,147)	(3,116,970)
Encumbered	-	(311,330)	(311,330)
2025 Depr Fund Balance	**$ 760,695**	**$ 181,197**	**$ 941,892**

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**	64,656	**625,837**	-	**625,837**
Inspections	-	-	**-**		**-**	-	**-**
Animal Services	-	48,034	**48,034**	49,309	**(1,275)**	-	**(1,275)**
Planning	-	-	**-**		**-**	-	**-**
Building Maintenance	-	-	**-**		**-**	-	**-**
Code Enforcement	-	79,014	**79,014**	40,514	**38,500**	-	**38,500**
Sanitation - Administration	-	-	**-**		**-**	-	**-**
Sanitation - Incinerator	-	-	**-**		**-**	-	**-**
Sanitation - Residential	-	538,821	**538,821**	606,200	**(67,379)**	-	**(67,379)**
Sanitation - Recycling	-	-	**-**		**-**	-	**-**
Parks - Administration	-	-	**-**		**-**	-	**-**
Parks - Southside	-	80,218	**80,218**	73,405	**6,813**	-	**6,813**
Parks - Urban Parks	-	125,133	**125,133**	113,914	**11,219**		**11,219**
Parks - Craighead Forest Park	-	64,675	**64,675**	61,582	**3,093**	-	**3,093**
Parks - Joe Mack Campbell Park	-	77,530	**77,530**	73,803	**3,727**	-	**3,727**
Mayor's Office	-	-	**-**		**-**	-	**-**
Parks - Miracle League	-	-	**-**	-	**-**	-	**-**
Parks - Community Centers	-	-	**-**	-	**-**	-	**-**
Parks - Shooting Complex	-	4,000	**4,000**	2,042	**1,958**	-	**1,958**
Parks - Sports Programs	-	35,648	**35,648**	30,691	**4,957**	-	**4,957**
Admin - Assignment	-	39,606	**39,606**	37,969	**1,637**	-	**1,637**
Insurance Claim-Total Loss Replacement	-	-	**-**	154,723	**(154,723)**	-	**(154,723)**
Insurance Claim Recovery-Total Loss	-	-	**-**	(305,117)	**305,117**	-	**305,117**
Total General Fund	**$ 63,646**	**$ 3,315,872**	**$ 3,379,518**	**$ 2,618,823**	**$ 760,695**	**$ -**	**$ 760,695**
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**	**$ 3,116,970**	**$ 1,253,221**	**$ 311,330**	**$ 941,892**

New Business Report
City of Jonesboro, AR
October 2025

Name	Application Date	Status	Customer #	License Type	Location	Contact Address	City. State	Zip Code	Phone	Email
3907 Market	10/6/2025	Partial	25029	Flea Market	3907 E Nettleton Ave	3907 E. Nettleton Ave.	Jonesboro AR	72401	(870) 930-7616	roger/46moore@yahoo.com
Avant Forge Creative	10/24/2025	Active	25058	Computer Business	716 W Jefferson	716 W Jefferson Avenue	Jonesboro AR	72401	(501) 415-7987	avantforgecreative@gmail.com
B & D Auto Detailing	10/6/2025	Active	25033	Auto Car Wash	2705 Freedom Dr	2705 Freedom Drive	Jonesboro AR	72401	(870) 217-8966	daltonhkelley123@gmail.com
BCCM Construction Group Inc	10/22/2025	Active	25054	General Contractor	Outside Jonesboro	100 E 7th St #300	Kansas City MO	64106	(816) 659-9115	licenses@bccmconstruction.com
BOR Customs Construction & Landscaping	10/27/2025	Active	25060	Sub-Contractor	Outside Jonesboro	10070 McQuiston Rd	Brighton TN	38011	(901) 270-0590	tk@borcustoms.com
C & F Mechanical Corp.	10/21/2025	Active	25049	Sub-Contractor	Outside Jonesboro	450 Horshoe Bend	Anderson SC	29625	(864) 224-8424	freddiemech@gmail.com
Coastal Sign Services Inc.	10/7/2025	Active	25034	Sub-Contractor	Outside Jonesboro	5374 Greggs Landing	North Charlestor	29420	(843) 604-4114	tina@coastalsignservices.com
Concord Tank Corporation	10/31/2025	Active	25062	General Contractor	Outside Jonesboro	PO Box 5207	Concord NC	28027	(704) 230-4145	lkinley@concordtank.com
Dana Watkins Realtor	10/1/2025	Active	25023	Real Estate-Salesman	2704 S Culberhouse St #A	Coldwell Banker Village Communities 712 Buttry Dr	Jonesboro AR	72401	(870) 935-7800	realtordanaw@yahoo.com
Divine Impression	10/7/2025	Partial	25035	Inventory Based Businesses	206 Melrose 206 Melrose	206 Melrose Street	Jonesboro AR	72401	(870) 205-1259	purelitecouncil@yahoo.com
Fireproof Ministry Publishing LLC.	10/30/2025	Active	25061	Computer Business	2507 Bonnie Jean Place	2507 Bonnie Jean Place	Jonesboro AR	72407	(870) 707-1124	fireproofpublishing@yahoo.com
High Design	10/14/2025	Active	25041	Nail Salons	311 S Main St	1615 Smoot Dr.	Jonesboro AR	72401	(870) 206-3290	mw220417@gmail.com
Holiday Inn Express	10/15/2025	Active	25042	Hotels/Motels-75 to 99 rooms	4020 Access Rd	Medina Holdings LLC dba Al-Baari LLC dba 2909 Ka	Jonesboro AR	72404	(870) 219-3323	
I'll Clean 4 You	10/1/2025	Active	25024	Janitorial Service	2413 Glenn Place	2413 Glenn Place	Jonesboro AR	72404	(870) 897-4795	nila.nj24@gmail.com
JM Construction	10/20/2025	Active	25047	Sub-Contractor	739 Locust Dr	739 Locust Drive	Jonesboro AR	72401	(870) 761-0826	maricellaquierez@gmail.com
JMM Logistics LLC	10/14/2025	Active	25040	Service Business	1604 Brooke Circle 1604 E	1604 Brooke Circle	Jonesboro AR	72401	(870) 897-6351	dessicaguyton@gmail.com
Jonesboro Floor Leveling Systems	10/1/2025	Active	25026	Sub-Contractor	Outside Jonesboro	4504 Phillips Drive	Paragould AR	72450	(870) 938-1296	JFLS25@outlook.com
Lisa Baldwin LPC	10/17/2025	Active	25044	Counseling Service	1809 Executive Square	1809 Executive Square	Jonesboro AR	72401	(501) 420-3969	lisagalebaldwin@gmail.com
Little Dreamers Academy	10/21/2025	Partial	25048	Kindergarten/Nursery	5510 Southwest Dr #15-1	1484 Sullivan Circle	Jonesboro AR	72404	(870) 882-3999	alexisbennett226@yahoo.com
Mi Mesa	10/17/2025	Active	25046	Delicatessen-Take out	402 S Church St	The Sweet Season LLC 2101 Turtle Creek Road	Jonesboro AR	72404	(870) 432-9272	chefmemo01@gmail.com
Smithers Merchant Builders LP	10/31/2025	Active	25063	General Contractor	Outside Jonesboro	21726 Hardy Oak Blvd	San Antonio TX	78258	(210) 479-2500	m.anderson@smithconstruction.com
Sport Clips	10/3/2025	Active	25028	Beauty & Barber Shops-Salons	723 E Parker Rd	3609 Lake Pointe Cove	Jonesboro AR	72404	(870) 938-0514	lutzb92@yahoo.com
Studio 3	10/7/2025	Active	25036	Therapist	533 W Washington Ave	1245 Flint Street	Jonesboro AR	72401	(870) 882-6925	massagewithamanda@gmail.com
Summit Adventure Outfitters LLC	10/2/2025	Active	25027	Auto Repair Shops & Garages	2305 Parker Road #E	203 CR 375	Bono AR	72416	(870) 568-6333	info@summitadventureoutfitters.com
The Cotton Club LLC	10/3/2025	Renewal	25011	Alcoholic Beverage Permit	201 S Main St	Hot Rock Culture Club 201 S Main St	Jonesboro AR	72401	(870) 926-2595	bakertave@gmail.com
Thomas Tree Service	10/17/2025	Active	25045	Sub-Contractor	9604 E Highland	9604 E Highland Dr	Jonesboro AR	72401	(501) 355-7010	treemantrevor18@gmail.com
Trace Services LLC	10/16/2025	Active	25043	Sub-Contractor	Outside Jonesboro	1775 Moriah Woods Blvd #1	Memphis TN	38117	(731) 225-1584	jwysor@traceservicesco.com
Turtle Grill House	10/24/2025	Active	25057	Restaurant-041 to 075 seats	303 S Main St	3817 Keeneland Drive	Jonesboro AR	72404	(870) 336-8841	sandeep083096@gmail.com
28	Total									

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Docusign Envelope ID: CBF07CDA-5914-4455-B82B-E49F44EE27B0

Real Estate Contract (Commercial)

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Form Serial Number: *008781-800176-4886414*

1. PARTIES: *City of Jonesboro*

(individually, or collectively, the "Buyer") offers to purchase, subject to the terms and conditions set forth herein, from *Laurel Park LLC* (individually or collectively, the "Seller"), the real property described in Paragraph 2 of this Real Estate Contract (the "Property").

2. ADDRESS AND LEGAL DESCRIPTION:

100 W WASHINGTON-MAIN PARK, 108 W WASHINGTON-MAIN PARK, 100 W WASHINGTON, JONESBORO, AR 72401.
8/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42600
7/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42500
4 PT 5/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42100
See Exhibit A1, A2, A3, and B for depiction.

3. PURCHASE PRICE: Buyer shall pay the following to Seller for the Property (the "Purchase Price")
$*750,000.00* payable as follows:
certified funds at closing. To be allocated as follows: Lot 4 - $1.00; Lot 7 - $375,000.00; Lot 8 - $374,999.00.

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Form Serial Number: *008781-800176-4886414*

4. **CONVEYANCE:** Unless otherwise specified, conveyance of the Property shall be made to Buyer by [X] general warranty deed [ ] special warranty deed, in fee simple absolute, except it shall be subject to recorded instruments and easements if any, which do not materially affect the value of the Property. Unless expressly reserved herein, **SUCH CONVEYANCE SHALL INCLUDE ALL MINERAL RIGHTS OWNED BY SELLER CONCERNING AND LOCATED ON THE PROPERTY, IF ANY, UNLESS OTHERWISE SPECIFIED IN PARAGRAPH 17. IT IS THE RESPONSIBILITY OF THE BUYER TO INDEPENDENTLY VERIFY AND INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF MINERAL RIGHTS AND ANY LEGAL RAMIFICATIONS THEREOF.** Seller warrants and represents only signatures set forth below are required to transfer legal title to the Property. Seller also warrants and represents that Seller has peaceable possession of the Property, including all improvements and fixtures thereon, and the legal authority and capacity to convey the Property by a good and sufficient general warranty deed, free from any liens, leaseholds or other interests.

5. **TITLE INSURANCE:** Buyer and Seller understand that Listing Firm and Selling Firm are not licensed title insurance agents as defined by Arkansas law and do not and cannot receive direct or indirect compensation from any Closing Agent regarding the closing process or the possible purchase of title insurance by one or more of Buyer and Seller. Regardless of the policy chosen, Buyer and Seller shall have the right to choose their Closing Agent(s). Within ___7___ days of acceptance, Seller shall furnish to Buyer a commitment for an American Land Title Association (ALTA) owner's title insurance policy in the amount of the Purchase Price issued by a company of Seller's choice authorized to insure title to real property in the State of Arkansas and which company is reasonably acceptable to Buyer.

Where the title commitment shows special exceptions to title other than those standard exceptions contained in the ALTA commitment form, and where such special exceptions relate to restrictions, conditions, defects or other matters that would interfere with Buyer's use or adversely affect the value of the Property, then within ___7___ days of delivery of the title commitment, Buyer shall deliver written notice thereof to Seller. Such notice shall state specifically those exceptions to which Buyer objects. All objections not specifically enumerated within such a timely delivered notice shall be deemed to be waived by Buyer.

Within ___7___ days of Buyer's delivery of notice of objections to Seller, Seller may cure such objections or have the exceptions waived or removed by the title company issuing the commitment.
If, within such ___7___ day period, Seller fails to cure and/or waive such objections and exceptions, or within that period, Seller delivers written notice to Buyer that it will not so cure, then within ___7___ days from delivery of such notice from Seller or the end of the period within which Seller may cure (whichever is applicable), Buyer shall have the option to:

A. Terminate this Real Estate Contract by delivering written notice thereof to Seller, in which event all sums paid or deposited by Buyer shall be returned to Buyer; or

B. Agree to purchase the Property as scheduled subject to such objections and exceptions with no reduction in the Purchase Price; or

C. Agree to extend the Closing date for ___7___ days to give Seller additional time to cure such objections. If Buyer fails to deliver notice of termination or grant an extension of the Closing date within that period, the objections shall be deemed to be waived and the transaction shall close as scheduled.

Seller shall furnish the committed owner's title insurance policy as soon as practicable after Closing, and shall pay all expenses related to the owner's title insurance policy.

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6. NON-REFUNDABLE DEPOSIT: The Non-Refundable Deposit (hereinafter referred to as "Deposit") is funds tendered by Buyer to Seller to compensate Seller for liquidated damages that may be incurred by Seller resulting from Buyer failing to close on this transaction. The liquidated damages shall include, but not be limited to, Seller's time, efforts, expenses and potential loss of marketing due to Seller's removal of property from the market.

The Deposit is not refundable to Buyer unless failure to close is exclusively the fault of Seller or if Seller cannot deliver marketable title to the Property. The Deposit will be credited to Buyer at Closing. Buyer shall hold Listing Firm and Selling Firm harmless of any dispute regarding the Deposit. Buyer expressly acknowledges the Deposit is not to be held by either Listing Firm or Selling Firm. The Deposit may be commingled with other monies of Seller, such sum not being held in an escrow, trust or similar account.

☒ **A.** The Deposit is not applicable.

☐ **B.** Buyer will pay to Seller the Deposit in the amount of $_____

- ☐ i. Within _____ days following the date this Real Estate Contract has been signed by Buyer and Seller; or
- ☐ ii. Within three (3) business days following agreement to repairs on Inspection Repair & Survey Addendum; or
- ☐ iii. Other: _____

7. EARNEST MONEY: Earnest money is in the amount of $*0.00* ("Earnest Money"), which shall apply toward Buyer's Purchase Price or Closing Costs. If at least one or more of the conditions of Paragraphs 5, 13B, 17, 18 and 20 (if any) have not been fulfilled, performed or removed, Earnest Money shall be promptly refunded to Buyer. If Buyer fails to fulfill his obligations under this Real Estate Contract, or if after all conditions have been met Buyer fails to close this transaction, Earnest Money may, at the sole and exclusive option of Seller, be retained by Seller as liquidated damages. Alternatively, Seller may return Earnest Money and assert all legal or equitable rights that may exist as a result of Buyer breaching this Real Estate Contract. Buyer warrants, represents and acknowledges that the check tendered will be honored upon presentation to Buyer's bank, and that Buyer shall be in default of this Real Estate Contract if the check is not honored upon first presentation to Buyer's bank. Buyer understands that failure to tender Earnest Money as required by this Paragraph 7 shall constitute a breach of this Real Estate Contract. Buyer and Seller agree that in the event of any dispute concerning entitlement to Earnest Money, Listing Firm may interplead Earnest Money into a court of competent jurisdiction, and upon such interpleading of Earnest Money, both Listing Firm and Selling Firm shall be released from liability to Buyer and Seller. Listing Firm shall be reimbursed for all costs and attorney's fees from the funds entered for interpleading.

☐ **A.** Earnest Money is tendered by Buyer in the form of ☐ cash ☐ check. If Earnest Money is tendered by check, it will be made payable to ☐ Listing Firm, ☐ Closing Agent _____ ☐ Other _____. Earnest Money will be deposited by Listing Firm no later than three (3) business days following the date this Real Estate Contract has been signed by Buyer and Seller.

☐ **B.** Earnest Money will be tendered by Buyer in the form of ☐ cash ☐ check. If Earnest Money is tendered by check, it will be made payable to ☐ Listing Firm, ☐ Closing Agent _____ ☐ Other _____. Earnest Money will be deposited within three (3) business days following the date this Real Estate Contract has been signed by Buyer and Seller. (If Earnest Money is not to be tendered within three (3) business days after this Real Estate Contract has been signed by Buyer and Seller, see Paragraph 17.)

☒ **C.** No Earnest Money will be tendered. References to Earnest Money in this Real Estate Contract shall not be applicable and are deemed deleted.

The principal broker shall also be responsible and accountable for any funds delivered to an escrow agent selected by the principal broker, but shall not be responsible for funds delivered to an escrow agent selected by the parties.

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8. **SURVEY:** Buyer has been given the opportunity to obtain a new certified survey. Should Buyer decline to obtain a survey as offered in Paragraph 8A of this Real Estate Contract, Buyer agrees to hold Seller, Listing Firm and Selling Firm involved in this Real Estate Contract harmless of any problems relative to any survey discrepancies that may exist or be discovered (or occur) after Closing.

☐ **A.** A new survey satisfactory to Buyer, certified to Buyer within thirty (30) days prior to Closing by a registered land surveyor,

☐ showing property lines only ☐ ALTA Certified Survey

☐ showing all improvements, easements and any encroachments will be provided and paid for by:

☐ Buyer ☐ Seller ☐ Equally split between Buyer and Seller.

☒ **B.** Buyer declines survey.

☐ **C.** Other _____

Specific Survey Requirements:_____

_____

_____

Should Buyer agree to accept the most recent survey provided by Seller, this survey is for information purposes only and Buyer will not be entitled to the legal benefits of a survey certified in Buyer's name.

9. **PRORATIONS:** Taxes and special assessments due on or before Closing shall be paid by Seller. Any deposits on rental Property are to be transferred to Buyer at Closing. Insurance, general taxes and special assessments, rental payments and interest on any assumed loans shall be prorated as of Closing, unless otherwise specified herein.

10. **FIXTURES AND ATTACHED EQUIPMENT:** Unless specifically excluded herein, all fixtures and attached equipment, if any, are included in the Purchase Price. If any personal property is included in the Purchase Price it will be described in a separate exhibit attached hereto and incorporated by reference herein (hereinafter referred to as the "Personal Property"). The Personal Property does not include any software or related materials that Seller does not have the legal right to transfer or license to Buyer, and does not include any items leased to Seller under any operating contract. Seller agrees to execute a Bill of Sale at Closing transferring ownership of the Personal Property to Buyer.

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11. CLOSING: Closing is the date and time at which Seller delivers the executed and acknowledged deed. Buyer and Seller agree the Closing date will be (month) ***December*** (day) ***29***, (year) ***2025***. The Closing date may be changed by written agreement of Buyer and Seller. If the sale is not consummated by Closing date (or any written extension thereof) the parties shall have the remedies available to them in equity or at law, including the remedies available to them in Paragraph 7.

Buyer and Seller shall have the right to choose their Closing Agent(s) and are not relying on Listing Firm or Selling Firm to choose a Closing Agent. Should Buyer or Seller choose the services of a Closing Agent(s) other than Selling Firm or Listing Firm, then Buyer and Seller each jointly and severally agree to indemnify and hold Listing Firm and Selling Firm harmless for all intentional misconduct and negligent acts (including acts of omission) of the Closing Agent(s).

This Real Estate Contract shall serve as written closing instructions to the Closing Agent on behalf of the Buyer and Seller. The Closing Agent(s) is/are authorized to provide Seller's settlement statement to Listing Firm (in addition to Seller) and Buyer's settlement statement to Selling Firm (in addition to Buyer) prior to settlement so that Buyer, Seller, Listing Firm and Selling Firm shall have a reasonable opportunity to review prior to Closing.

Buyer and Seller shall each have the right to request title insurer(s), if any, issue closing protection, to indemnify against loss of closing funds because of acts of a Closing Agent, title insurer's named employee, or title insurance agent. Any cost for closing protection will be paid by the requesting party(ies). Listing Firm and Selling Firm strongly advise Buyer and Seller to inquire of the Closing Agent(s) about the availability and benefits of closing protection.

Unless otherwise agreed by Buyer and Seller, transaction costs will be paid by the party indicated below.

Seller	Buyer
Title Examination or search fees	Recording fees
Premium for owner's title insurance policy	Premium for mortgagee's title insurance policy
Preparation of conveyance documents	Preparation of loan documents
One-half of escrow fees	One-half of escrow fees
One-half of documentary stamps	One-half of documentary stamps
Other charges as customarily paid by Seller	Other charges customarily paid by Buyer
IRS Notification form	

This Real Estate Contract shall, unless otherwise specified in Paragraph 17 of this Real Estate Contract, constitute express written permission and authorization to Listing Firm and Selling Firm to disclose the terms of this Real Estate Contract (and all Addenda), including without limitation concessions provided by Buyer or Seller or other non-public personal information of Buyer and Seller regarding the purchase and sale of the Property, to any of the following: (i) an Arkansas licensed appraiser; (ii) multiple listing services for use by the members thereof; and (iii) any other person or entity which Listing Firm or Selling Firm determines, using sole discretion, may have a legitimate basis to request and obtain such information. The authorization and permissions granted in this Paragraph 11 shall not create any obligation or duty upon Listing Firm or Selling Firm to make any disclosure to any person or entity.

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12. POSSESSION: Possession of the Property shall be delivered to Buyer: (Check one)

☒ **A.** Upon the Closing (Seller's delivery of executed and acknowledged Deed).

☐ **B.** Other, as follows: _____

_____

_____

_____

_____

13. SELLER PROPERTY DISCLOSURE: (Check one)

☐ **A.** Buyer and Seller acknowledge that upon the authorization of Seller either Selling Firm or Listing Firm have delivered to Buyer, prior to the execution of this Real Estate Contract, a written disclosure prepared by Seller concerning the condition of the Property, but this fact neither limits nor restricts Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract. The written disclosure prepared by Seller is dated (month) _____ (day)_____, (year)_____, and is warranted by Seller to be the latest disclosure and the answers contained in the disclosure are warranted to be true, correct, and complete to Seller's knowledge.

☐ **B.** Buyer hereby requests Seller to provide a written disclosure about the condition of the Property that is true and correct to Seller's knowledge within three (3) business days after this Real Estate Contract has been signed by Buyer and Seller. If Seller does not provide the disclosure within the three (3) business days, Buyer may declare this Real Estate Contract terminated with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money. If Buyer finds the disclosure unacceptable within three (3) business days after receipt of disclosure, this Real Estate Contract may be declared terminated by Buyer, with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money. Receipt of this disclosure neither limits nor restricts in any way Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract.

☐ **C.** Although a disclosure form may have been completed (or can be completed) by Seller, Buyer has neither received nor requested and does not desire from Seller a written disclosure concerning the condition of the Property prior to the execution of this Real Estate Contract, but this fact neither limits nor restricts in any way Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract. BUYER IS STRONGLY URGED BY SELLING FIRM AND LISTING FIRM TO MAKE ALL INDEPENDENT INSPECTIONS DEEMED NECESSARY PRIOR TO SIGNING THIS REAL ESTATE CONTRACT.

☒ **D.** Buyer understands no disclosure form is available and will not be provided by Seller. BUYER IS STRONGLY URGED BY SELLING FIRM AND LISTING FIRM TO MAKE ALL INDEPENDENT INSPECTIONS DEEMED NECESSARY PRIOR TO SIGNING THIS REAL ESTATE CONTRACT.

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14. ENVIRONMENTAL REPRESENTATION: Seller hereby represents to Buyer that to Seller's knowledge (unless otherwise disclosed herein):

A. The Property is not the subject of any judicial or administrative notice or action relating to hazardous waste or environmental contamination;

B. Seller has received no notice of any claim or violation of any law or regulation having to do with environmental protection;

C. No hazardous or toxic substances have been stored, processed, or disposed of on the Property during the period that Seller has owned the Property; and

D. No underground storage tanks are located on the Property.

15. TERMITE CONTROL REQUIREMENTS: (Check one)

☒ **A.** None

☐ **B.** Seller shall provide prior to Closing, at Seller's expense, a current termite control policy issued by a licensed operator, satisfactory to Buyer.

16. BUYER'S DISCLAIMER OF RELIANCE:

A. BUYER CERTIFIES BUYER WILL PERSONALLY INSPECT OR HAVE A REPRESENTATIVE INSPECT THE PROPERTY AS FULLY AS DESIRED PRIOR TO CLOSING. BUYER CERTIFIES BUYER HAS NOT AND WILL NOT RELY ON ANY WARRANTIES, REPRESENTATIONS, OR STATEMENTS OF SELLER, LISTING FIRM, SELLING FIRM, OR ANY AGENT, INDEPENDENT CONTRACTOR, OR EMPLOYEE ASSOCIATED WITH THOSE ENTITIES, OR INFORMATION FROM MULTIPLE LISTING SERVICES OR OTHER WEBSITES REGARDING MINERAL RIGHTS, YEAR BUILT, SIZE (INCLUDING WITHOUT LIMITATION THE SQUARE FEET IN IMPROVEMENTS LOCATED ON THE PROPERTY), QUALITY, VALUE OR CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ALL IMPROVEMENTS, APPLIANCES, PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS. HOWEVER, BUYER MAY RELY UPON ANY WRITTEN DISCLOSURES PROVIDED BY SELLER.

LISTING FIRM AND SELLING FIRM CANNOT GIVE LEGAL ADVICE TO BUYER OR SELLER. LISTING FIRM AND SELLING FIRM STRONGLY URGE STATUS OF TITLE TO THE PROPERTY, CONDITION OF PROPERTY, SQUARE FOOTAGE OF IMPROVEMENTS, QUESTIONS OF SURVEY AND ALL OTHER REQUIREMENTS OF BUYER SHOULD EACH BE INDEPENDENTLY VERIFIED AND INVESTIGATED BY BUYER OR A REPRESENTATIVE CHOSEN BY BUYER.

B. IN THE EVENT THAT THE INSPECTION, REPAIR AND SURVEY ADDENDUM IS USED, BUYER AGREES TO SIGN PAGE 4 OF THE INSPECTION, REPAIR AND SURVEY ADDENDUM PRIOR TO CLOSING IF BUYER ACCEPTS THE CONDITION OF THE PROPERTY AND INTENDS TO CLOSE.

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17. OTHER:

Buyer to pay all closing costs to include the real estate fee at 5%.

18. CONTINGENCIES: Buyer's offer to purchase the Property is expressly contingent upon Buyer's satisfaction of the contingencies checked below within the deadline indicated for each contingency. Buyer shall notify Seller in writing when the contingencies are satisfied. If Buyer fails to provide such written notice before the indicated deadline that a contingency checked below has been satisfied, then this Real Estate Contract shall be terminated with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money and Buyer and Seller shall have no further obligation to each other unless otherwise provided in this Real Estate Contract.

Seller shall respond to Buyer requests regarding above listed contingencies within _____ days of receipt. If Seller does not respond within the days stated above, Buyer may elect to: (1) accept Property in its condition at Closing, or (2) terminate this Real Estate Contract and recover Earnest Money and both Buyer and Seller agree to sign a Termination of Contract Addendum.

Contingencies (check all that apply):

☐ **A.** Obtain satisfactory financing, in Buyer's sole discretion, within _____ days after acceptance.

☐ **B.** Obtain satisfactory results of a feasibility study, in Buyer's sole discretion, within _____ days after acceptance.

☐ **C.** Obtain satisfactory results of a Property inspection, in Buyer's sole discretion, within _____ days after acceptance.

☐ **D.** Obtain satisfactory results of an environmental report, in Buyer's sole discretion, within _____ days after acceptance.

☐ **E.** Obtain satisfactory rezoning, platting, re-platting, or zoning verification, in Buyer's sole discretion, within _____ days after acceptance.

(continued on next page)

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18. CONTINGENCIES: (continued from page 8)

☐ **F.** _____ within _____ days after acceptance.

☐ **G.** _____ within _____ days after acceptance.

☐ **H.** _____ within _____ days after acceptance.

Additional requirements related to any of above contingencies:

Purchase is subject to approval of the resolution as seen in Exhibit C.

Seller agrees to have all utilities connected and turned on to Property.

Sellers hereby grant to Buyer, its agents and contractors, the right to enter upon the Property to make tests and/or inspections. If the Property is damaged by Buyer or Buyer's agents or contractors during Buyer's inspections or test of the Property, Buyer shall repair and restore the Property to substantially the same condition as existed prior to conducting the inspection and test. Buyer shall indemnify Seller and its agents and hold them harmless from any and all liability, damages, claims, expenses, including reasonable attorney's fees, judgments, proceedings and causes of action of any kind to the extent caused by Buyer's inspection and testing activities with such indemnity obligation expressly surviving Closing or termination of the Real Estate Contract for any reason.

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19. AGENCY: (Check all that apply)

☐ **A. LISTING FIRM AND SELLING FIRM REPRESENT SELLER:** Buyer acknowledges that Listing Firm and Selling Firm and all licensees associated with those entities are the agents of Seller and that it is Seller who employed them, whom they represent, and to whom they are responsible. Buyer acknowledges that before eliciting or receiving confidential information from Buyer, Selling Firm, which may be the same as Listing Firm, verbally disclosed that Selling Firm represents Seller.

☐ **B. LISTING FIRM REPRESENTS SELLER AND SELLING FIRM REPRESENTS BUYER:** Buyer and Seller acknowledge that Listing Firm is employed by Seller and Selling Firm is employed by Buyer. All licensees associated with Listing Firm are employed by, represent, and are responsible to Seller. All licensees associated with Selling Firm are employed by, represent, and are responsible to Buyer. Buyer acknowledges Selling Firm verbally disclosed that Listing Firm represents Seller. Seller acknowledges Listing Firm verbally disclosed that Selling Firm represents Buyer.

☐ **C. LISTING FIRM AND SELLING FIRM ARE THE SAME AND REPRESENT BOTH BUYER AND SELLER:** Seller and Buyer hereby acknowledge and agree that Listing and Selling Firm are the same and all licensees associated with Listing and Selling Firm are representing both Buyer and Seller in the purchase and sale of the above referenced Property and that Listing/Selling Firm has been and is now the agent of both Seller and Buyer with respect to this transaction. Seller and Buyer have both consented to and hereby confirm their consent to agency representation of both parties. Further, Seller and Buyer agree:

(i) Listing/Selling Firm shall not be required to and shall not disclose to either Buyer or Seller any personal, financial or other confidential information concerning the other party without the express written consent of that party; however, Buyer and Seller agree Listing/Selling Firm shall disclose to Buyer information known to Listing/Selling Firm related to defects in the Property and such information shall not be deemed "confidential information." Confidential information shall include but not be limited to any price Seller is willing to accept that is less than the offering price or any price Buyer is willing to pay that is higher than that offered in writing.

(ii) by selecting this option 19C, Buyer and Seller acknowledge that when Listing/Selling Firm represents both parties, a possible conflict of interest exists, and Seller and Buyer further agree to forfeit their individual right to receive the undivided loyalty of Listing/Selling Firm.

(iii) to waive any claim now or hereafter arising out of any conflicts of interest from Listing/Selling Firm representing both parties. Buyer and Seller acknowledge Listing/Selling Firm verbally disclosed that Listing/Selling Firm represents both parties in this transaction, and Buyer and Seller have given their written consent to this representation before entering into this Real Estate Contract.

☐ **D. SELLING FIRM REPRESENTS BUYER (NO LISTING FIRM):** Seller acknowledges that Selling Firm and all licensees associated with Selling Firm are the agents of Buyer and that it is Buyer who employed them, whom they represent, and to whom they are responsible. Seller acknowledges that at first contact, Selling Firm verbally disclosed that Selling Firm represents Buyer. Any reference to "Listing Firm" in this Real Estate Contract will be considered to mean Selling Firm, both Buyer and Seller acknowledging that all real estate agents (unless Seller is a licensed Real Estate Agent) involved in this Real Estate Contract only represent Buyer.

☒ **E. LISTING FIRM REPRESENTS SELLER (NO SELLING FIRM):** Buyer acknowledges Listing Firm and all licensees associated with Listing Firm are the agents of Seller and it is Seller who employed them, whom they represent, and to whom they are responsible. Buyer acknowledges that at first contact, Listing Firm verbally disclosed that Listing Firm represents Seller. Any reference to "Selling Firm" in this Real Estate Contract will be considered to mean Listing Firm, both Buyer and Seller acknowledging that all real estate agents (unless Buyer is a licensed Real Estate Agent) involved in this Real Estate Contract only represent Seller.

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20. RISK OF LOSS: Risk of loss or damage to the Property by fire or other casualty occurring prior to the time Seller delivers an executed and acknowledged deed to Buyer is expressly assumed by Seller. Should the Property be damaged or destroyed prior to Closing, Buyer shall have the option to: (i) enter into a separate written agreement with Seller whereby Seller will agree to restore the Property to its condition at the time this Real Estate Contract was accepted, (ii) accept all insurance proceeds (in an amount not more than the Purchase Price with any proceeds in excess of the Purchase Price to remain the property of Seller) and the Property in its existing condition, or (iii) terminate this Real Estate Contract and recover the Earnest Money. Buyer and Seller agree any written agreement concerning option (i) or (ii) above shall be prepared only by licensed attorneys separately representing Buyer and Seller. Notwithstanding the choice selected in Paragraph 18, Buyer shall have the right prior to Closing to inspect the Property to ascertain any damage that may have occurred due to fire, flood, hail, windstorm or other acts of nature, vandalism or theft.

21. GOVERNING LAW: This Real Estate Contract shall be governed by the laws of the State of Arkansas.

22. SEVERABILITY: The invalidity or unenforceability of any provisions of this Real Estate Contract shall not affect the validity or enforceability of any other provision of this Real Estate Contract, which shall remain in full force and effect.

23. MERGER CLAUSE: This Real Estate Contract, when executed by both Buyer and Seller, shall contain the entire understanding and agreement between Buyer and Seller with respect to all matters referred to herein and shall supersede all prior or contemporaneous agreements, representations, discussions and understandings, oral or written, with respect to such matters. This Real Estate Contract shall not supersede any agency agreements entered into by Buyer or Seller and Listing Firm or Selling Firm without participating Broker's written consent. This Real Estate Contract may not be amended except in a writing signed by both Buyer and Seller. Neither Listing Firm nor Selling Firm may amend this Real Estate Contract by exchange of messages, verbally, or otherwise.

24. SUCCESSORS AND ASSIGNS: This Real Estate Contract shall be binding upon all heirs, successors, personal representatives, executors, administrators and, to the extent allowed in Paragraph 24, assigns.

25. DEFAULT: Upon failure of Buyer or Seller to timely fulfill all obligations under this Real Estate Contract, the non-defaulting party shall have all available rights and remedies provided by applicable law.

26. ASSIGNMENT: This Real Estate Contract may not be assigned by Buyer unless written consent of Seller is obtained, such consent not to be unreasonably withheld. It shall not be unreasonable for Seller to withhold consent if Seller is to provide financing for Buyer in any amount.

27. ACCEPTANCE: The term "acceptance" as used herein shall mean the later of the two dates on which this Real Estate Contract is signed by Seller or Buyer, as indicated by their signatures below, which later date shall be the date of final execution and agreement by the parties hereto. If any date or deadline provided for herein falls on Saturday, Sunday, or a holiday, the applicable date shall be the next business day.

28. TIME: Buyer and Seller agree time is of the essence with regard to all times and dates set forth in this Real Estate Contract. Unless otherwise specified, days as it appears in this Real Estate Contract shall mean calendar days. Further, all times and dates set forth in this Real Estate Contract refer to Arkansas Central time and date. If any Closing provided in this Real Estate Contract shall fall on a Saturday, Sunday or date upon which banks are not open in Arkansas, such performance shall be due on the first day thereafter.

29. ATTORNEY'S FEES: Should Buyer or Seller initiate any type of administrative proceeding, arbitration, mediation or litigation against the other (or against an agent for the initiating party or agent for the non-initiating party), it is agreed by Buyer and Seller (aforementioned agents being third-party beneficiaries of this Paragraph 27) that all prevailing parties shall be entitled to an award of all costs and attorney's fees incurred in defense of such initiated action against the non-prevailing party.

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30. COUNTERPARTS: This Real Estate Contract may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same. Electronic signatures shall be deemed original signatures and shall be binding upon the parties.

31. FIRPTA COMPLIANCE, TAX REPORTING: Buyer and Seller agree to disclose on or before Closing, to the person or company acting as Closing Agent for this transaction, their United States citizenship status, solely for the purpose of compliance with the Foreign Investment in Real Property Taxation Act (FIRPTA). In addition, Buyer and Seller shall execute all documents required by such Closing Agent to document compliance with the FIRPTA and all other applicable laws. Buyer and Seller agree that nothing in this Real Estate Contract is intended to limit the responsibility of the Closing Agent as defined pursuant to United States Treasury Regulation 1.6045-4) to (i) be the "reporting person" under state and federal tax laws (including without limitation 26 USC Section 6045(e)), and (ii) file all necessary forms regarding the Closing, including without limitation form 1099, 8288 or 8288A. By accepting the role as Closing Agent, this Real Estate Contract shall obligate the Closing Agent to fulfill their responsibilities as set forth above and as defined by the above statutes. Seller will execute an affidavit confirming compliance with FIRPTA, as prepared by the Closing Agent.

32. NOTICE: All notices, requests and other communications under this Agreement shall be in writing and shall be delivered in person, or sent by overnight courier or certified mail, return receipt requested, addressed as follows:

If to Seller: _____

_____

_____

With a copy to: _____

_____

_____

If to Buyer: _____

_____

_____

With a copy to: _____

_____

_____

Or at such other address, and to the attention of such person, of which the parties shall have given notice as herein provided. All such notices, requests and other communications shall be deemed to have been sufficiently given for all purposes hereof on the second day after the date of the mailing thereof or the first day after being sent by overnight courier.

33. TAX DEFERRED EXCHANGE: Each party agrees to cooperate with the other, if requested in writing, to effect a tax deferred exchange under the provisions of the Internal Revenue Code of 1986, as amended, provided such exchange is without cost or expense to cooperating party, and the requesting party shall indemnify and hold the other harmless from and against any cost or expense or other liability, tax or action which may be incurred in connection with such exchange.

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34. LICENSEE DISCLOSURE: (Check all that apply):

☒ **A**. Not Applicable.

☐ **B**. One or more parties to this Real Estate Contract acting as a ☐Buyer ☐Seller hold a valid Arkansas Real Estate License.

☐ **C.** One or more owners of any entity acting as ☐Buyer ☐Seller hold a valid Arkansas Real Estate License.

☐ **D**. Neither party to this transaction is represented by any other licensee or broker / firm for the duration of this sale. Each party is self-representing their own interests. See attached Non-Representation Disclosure Addendum.

35. EXPIRATION: This Real Estate Contract expires if not accepted on or before (month) ***December*** (day) ***18***, (year) ***2025***, at ***12:00*** (am) ☐ (pm) ☒

THIS IS A LEGALLY BINDING REAL ESTATE CONTRACT WHEN SIGNED BY THE PARTIES BELOW. READ IT CAREFULLY. YOU MAY EMPLOY AN ATTORNEY TO DRAFT THIS FORM FOR YOU. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY PART, CONSULT YOUR ATTORNEY BEFORE SIGNING. REAL ESTATE AGENTS CANNOT GIVE YOU LEGAL ADVICE. THE PARTIES SIGNED BELOW WAIVE THEIR RIGHT TO HAVE AN ATTORNEY DRAFT THIS FORM AND HAVE AUTHORIZED THE REAL ESTATE AGENT(S) TO FILL IN THE BLANKS ON THIS FORM.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2025.

FORM SERIAL NUMBER ***008781-800176-4886414***

REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV.

The above Real Estate Contract is executed on

(month) _____ **(day)** _____, **(year)** _____, **at** _____ **(a.m.)**☐ **(p.m.)**☐.

_____

Selling Firm

Signature: _____ Signature: _____

Printed Name: _____ Printed Name: _____

Principal or Executive Broker **Buyer**

AREC License # _____

Broker email: _____

Signature: _____ Signature: _____

Printed Name: _____ Printed Name: _____

Selling Agent **Buyer**

AREC License # _____

Agent email: _____

Agent cell number: _____

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Form Serial Number: *008781-800176-4886414*

The above offer was: ☐ **rejected** ☐ **counter-offered**

(Form Serial Number _____)

☐ Buyer informed of Notification of Existing Real Estate Contract Addendum
(Form Serial Number _____)
(month) _____ (day) _____, (year) _____, at _____ (a.m.) ☐ (p.m.) ☐

_____ **Seller's Initials**

_____ **Seller's Initials**

The above Real Estate Contract is executed on
(month) 12/5/2025 (day) _____, (year) _____, at _____ (a.m.) ☐ (p.m.) ☐.

Halsey Real Estate
Listing Firm

Signature: Signed by: Jerry L. Halsey Jr. 0496A5D0099441B...

Printed Name: ***Jerry Halsey Jr.***
Principal or Executive Broker

Signature: _____

Printed Name: ***Laurel Park LLC***
Seller

AREC License # ***EB00036593***

Broker email: ***jerry@halseyre.com***

Signature: Signed by: Jerry L. Halsey Jr. 0496A5D0099441B...

Printed Name: ***Jerry Halsey Jr.***
Listing Agent

Signature: Signed by: F65F5248581343D...

Printed Name: ***Andy Smith***
Seller

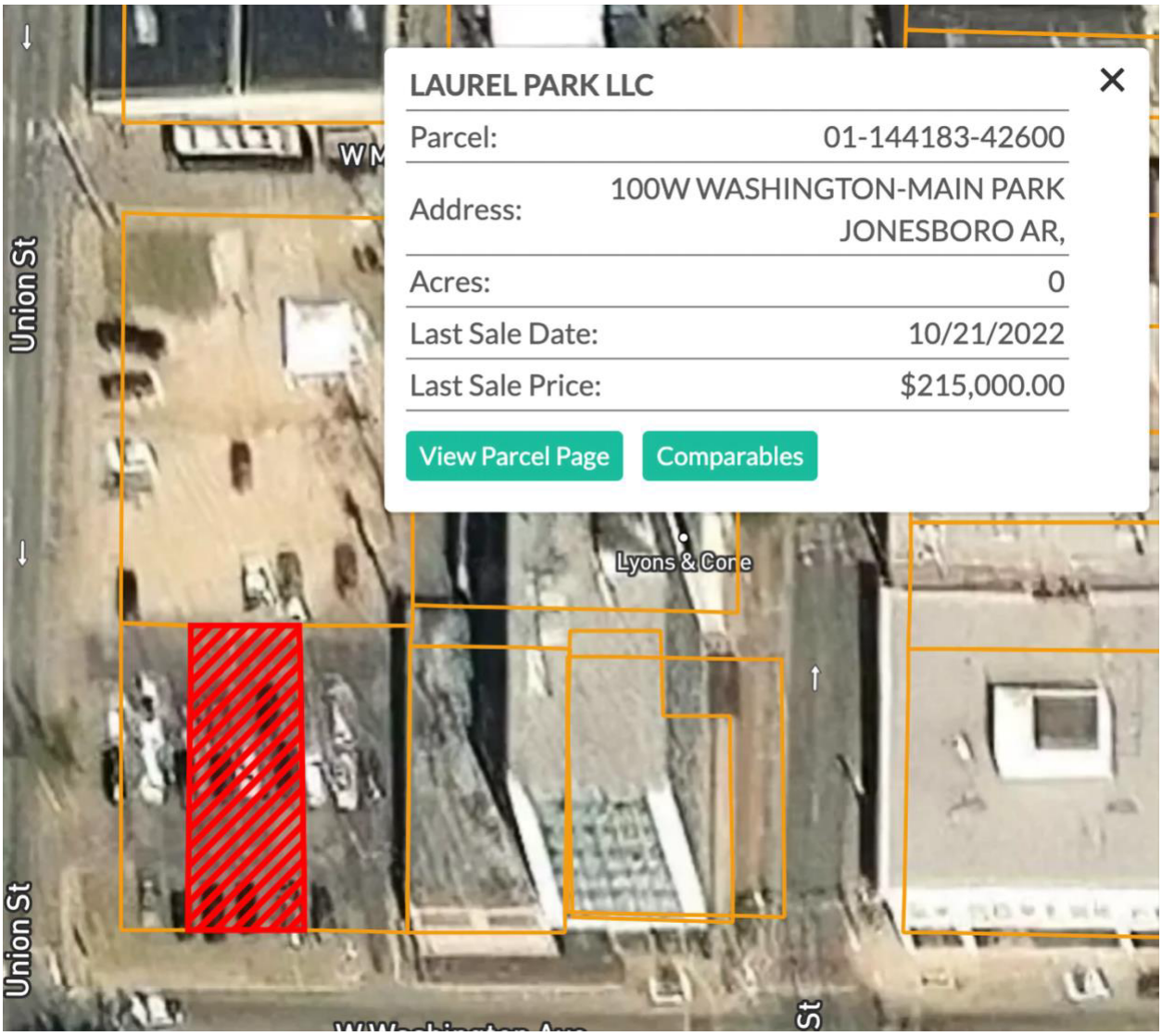
AREC License # ***EB00036593***

Agent email: ***jerry@halseyre.com***

Agent cell number: ***(870) 930-8008***

Docusign Envelope ID: CBF07CDA-5914-4455-B82B-E49F44EE27B0

Exhibit A1



Initial

Initial

Docusign Envelope ID: CBF07CDA-5914-4455-B82B-E49F44EE27B0

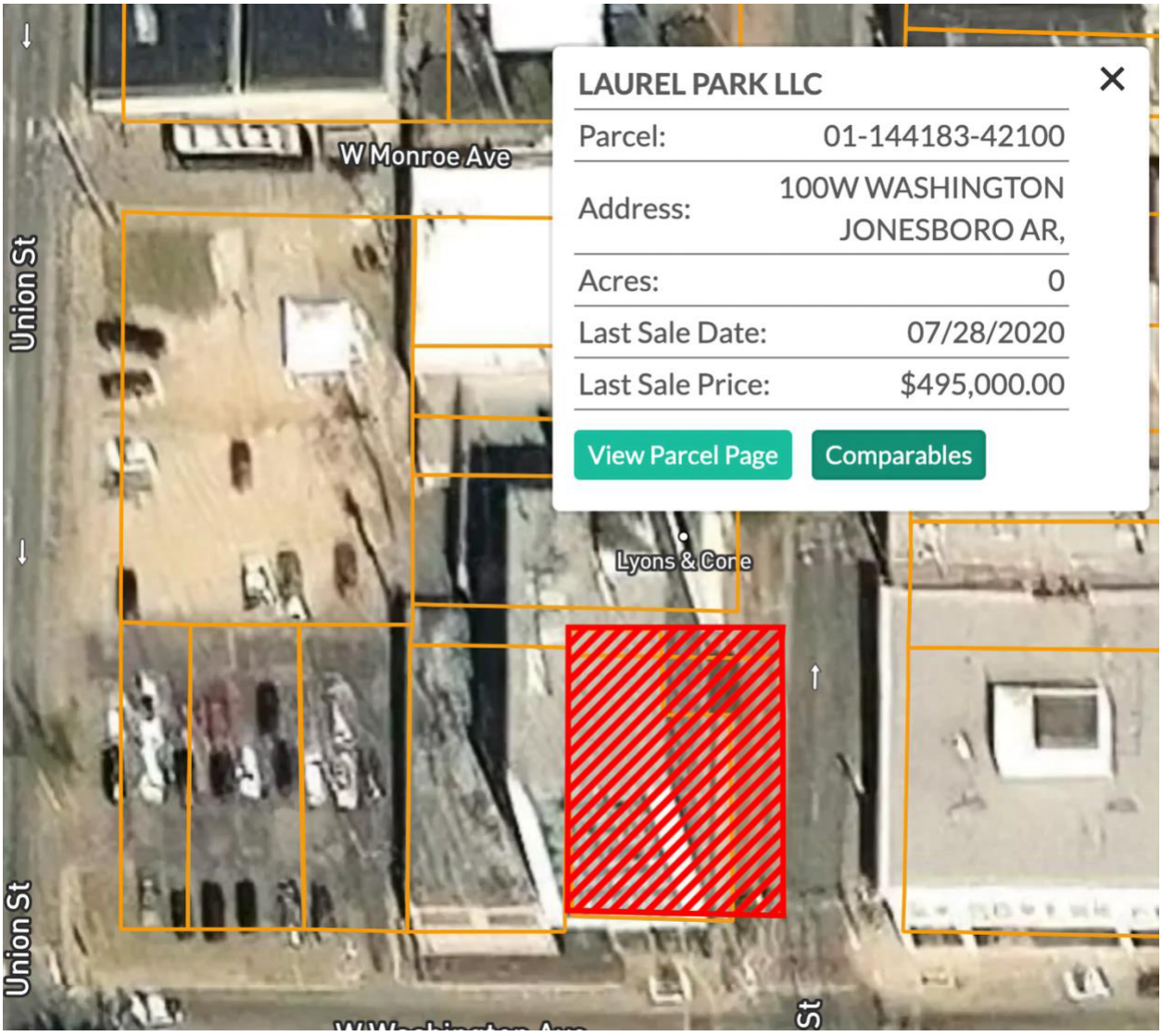
Exhibit A2



Initial MH

Initial A1 S

Exhibit A3

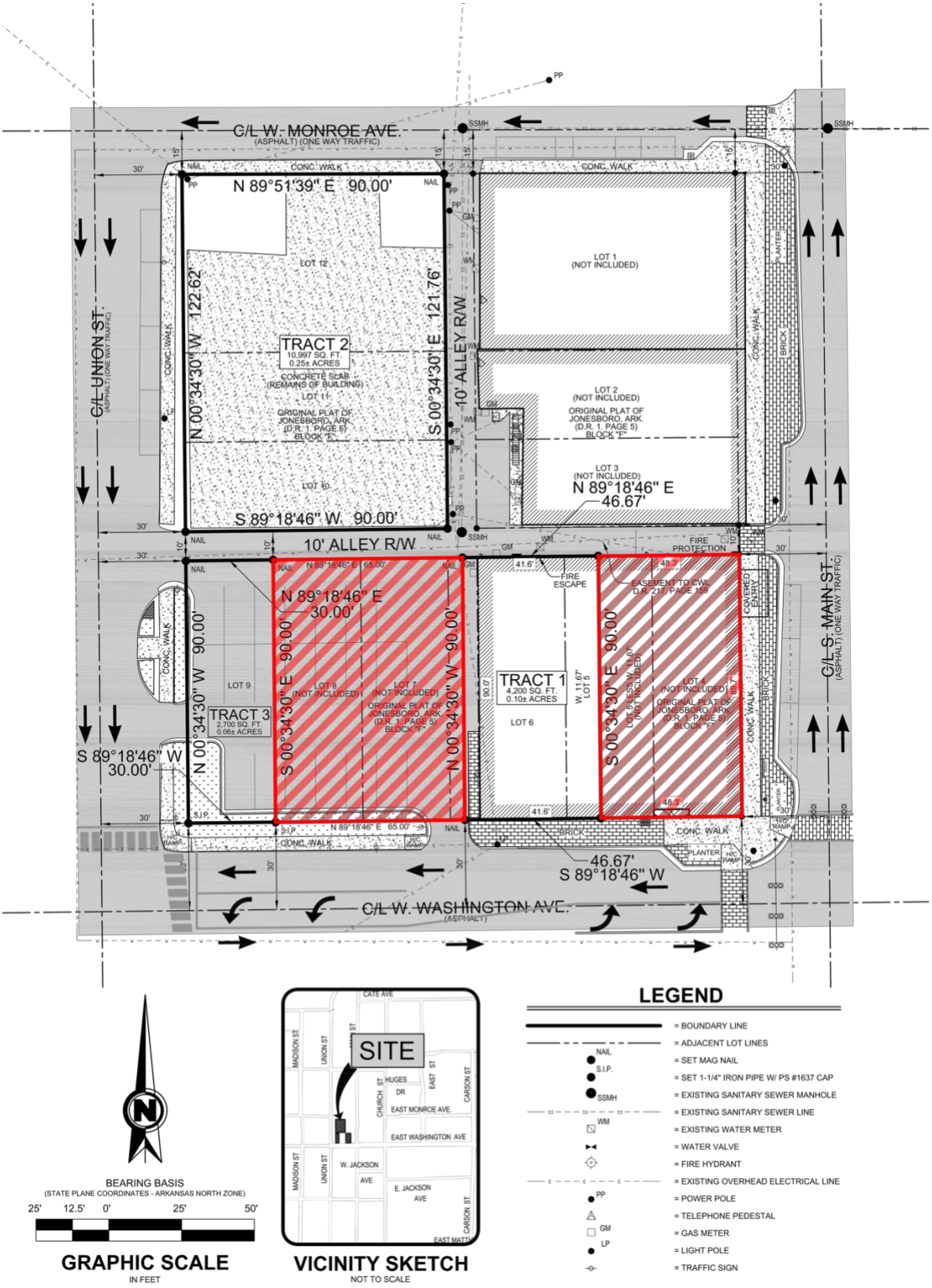


Initial

Initial

Docusign Envelope ID: CBF07CDA-5914-4455-B82B-E49F44EE27B0

Exhibit B



Initial

Initial

Docusign Envelope ID: CBF07CDA-5914-4455-B82B-E49F44EE27B0

Exhibit C

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

WHEREAS, Laurel Park LLC representatives have made an offer to settle ongoing litigation and convey sales of all properties owned by the corporation, and any subsidiary entities to the City of Jonesboro for a total of $750,000.

WHEREAS, a recent appraisal of the property immediately beneath the condemned and demolished building, Lot 4, commonly known as Citizens Bank Tower Property appraised at $307,000 or $71 per square foot at 4320sq ft.

WHEREAS, the offer includes multiple holdings by Laurel Park LLC at the general location of 100 West Washington outside of the litigating parcel including lots 7 & 8 located near the original tower property; and

WHEREAS, the total approximate sum of square feet for the 3 parcels of land holdings by Laurel Park LLC property is 10,100 sq feet + / - ; and

WHEREAS, an agreed and executed purchase contract of all Laurel Park LLC holdings will result in the termination of any current and future litigation claims by Laurel Park LLC and terminate any lien perfection efforts by the City of Jonesboro; and

WHEREAS, neither Laurel Park LLC or the City of Jonesboro will seek restitution for any legal, procedural or financial injury for past, current or future expenses associated between the two entities or their associates.

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

SECTION 1: The City of Jonesboro, Arkansas hereby authorizes the purchase of the property detailed above located at 100 W. Washington, Jonesboro, AR at a purchase price of $750,000.

SECTION 2: The City of Jonesboro and Laurel Park LLC agree to end all ongoing litigation.

SECTION 3: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all documents necessary to effectuate the purchase of this property.

Initial JLH

Initial AJ S

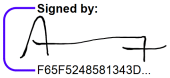
Certificate Of Completion

Envelope Id: CBF07CDA-5914-4455-B82B-E49F44EE27B0
Status: Completed
Subject: Complete with Docusign: 12.4.25 - NE REC - Citizens - Laurel Park LLC.pdf
Source Envelope:
Document Pages: 19
Signatures: 3
Certificate Pages: 2
Initials: 10
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Jerry L. Halsey Jr.
301 West Washington Avenue
Jonesboro, AR 72401
jerry@halseyre.com
IP Address: 216.163.16.42

Record Tracking

Status: Original
12/5/2025 8:04:31 AM
Holder: Jerry L. Halsey Jr.
jerry@halseyre.com
Location: DocuSign

Signer Events	Signature	Timestamp
Jerry L. Halsey Jr. jerry@halseyre.com President | CEO Halsey Real Estate Security Level: Email, Account Authentication (None)	Signed by: Jerry L. Halsey Jr. 0496A5D0099441B... Signature Adoption: Pre-selected Style Using IP Address: 216.163.16.42	Sent: 12/5/2025 8:08:36 AM Viewed: 12/5/2025 8:59:24 AM Signed: 12/5/2025 9:01:47 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Andrew Smith asmith501@icloud.com Security Level: Email, Account Authentication (None)	Signed by:  F65F5248581343D... Signature Adoption: Drawn on Device Using IP Address: 174.53.52.221 Signed using mobile	Sent: 12/5/2025 9:01:49 AM Viewed: 12/5/2025 9:02:46 AM Signed: 12/5/2025 9:10:53 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	12/5/2025 9:02:46 AM
Signing Complete	Security Checked	12/5/2025 9:10:53 AM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	12/5/2025 9:10:53 AM

Payment Events	Status	Timestamps