



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Thursday, November 7, 2024

5:30 PM

Municipal Center, 300 S. Church

NOTICE: MOVED TO THURSDAY DUE TO ELECTION

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

MIN-24:096 MINUTES FOR THE CITY COUNCIL MEETING ON OCTOBER 15, 2024

Attachments: [CC Minutes 10152024](#)

RES-24:144 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 612 W. ALLEN, PARCEL #01-144182-01610, OWNED BY OSCAR MENDOZA IN THE AMOUNT OF \$365

Sponsors: Code Enforcement and Finance

Attachments: [1. 612 W Allen Notice of Violation](#)

[2. 612 W Allen Billing Request](#)

[3. 612 W Allen Mowing Invoice](#)

[4. 612 W Allen Council Notice](#)

Legislative History

10/29/24	Finance & Administration	Recommended to Council
	Council Committee	

RES-24:145 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 735 W. OAK, PARCEL #01-143241-07800, OWNED BY MICHELLE ELLINGTON IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

- Attachments:**
- [1. 735 W Oak Notice of Violation](#)
 - [2. 735 W Oak Billing Request](#)
 - [3. 735 W Oak Mowing Invoice](#)
 - [4. 735 W Oak Council Notice](#)

Legislative History

10/29/24 Finance & Administration Recommended to Council
Council Committee

RES-24:146 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1620 CINDY CIRCLE, PARCEL #01-143242-27600, OWNED BY JAMES LEMAR DIXON IN THE AMOUNT OF \$315

Sponsors: Code Enforcement and Finance

- Attachments:**
- [1. 1620 Cindy Cir Notice of Violation](#)
 - [2. 1620 Cindy Cir Billing Request](#)
 - [3. 1620 Cindy Cir Mowing Invoice](#)
 - [4. 1620 Cindy Cir Council Notice](#)

Legislative History

10/29/24 Finance & Administration Recommended to Council
Council Committee

RES-24:147 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3806 SCHOOL STREET, PARCEL #01-144272-16500, OWNED BY OLGA HERNANDEZ IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

- Attachments:**
- [1. 3806 School St Notice of Violation](#)
 - [2. 3806 School St Billing Request](#)
 - [3. 3806 School St Mowing Invoice](#)
 - [4. 3806 School St Council Notice](#)

Legislative History

10/29/24 Finance & Administration Recommended to Council
Council Committee

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

RES-24:139 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 2106 COTTON STREET, JONESBORO, AR 72401 PARCEL # 01-144271-20700

Sponsors: Code Enforcement

- Attachments:** [2106 Cotton Inspection Report](#)
[2106 Cotton Map](#)
[2106 Cotton Pre Condemnation Notice](#)
[2106 Cotton Pre Condemnation Notice Returned Sig Card](#)
[22268940-IMG_2255](#)
[22268952-IMG_2267](#)
[22268955-IMG_2270](#)
[22268959-IMG_2273](#)
[22268960-IMG_2274](#)
[22268963-IMG_2276](#)
[22268974-IMG_2285](#)

Legislative History

10/15/24	Public Safety Council Committee	Recommended to Council
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6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-24:032 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RS-1 AND I-1 TO RS-8 AND C-3 FOR PROPERTY LOCATED AT 6106 SOUTHWEST DRIVE AS REQUESTED BY BLAZER LAND HOLDING, LLC

- Attachments:** [Application](#)
[Certified Mail Receipts](#)
[Existing Zoning Map](#)
[Proposed Zoning Map](#)
[Publication Receipt](#)
[REZONING Plat](#)
[Staff Summary - CC](#)

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

ORD-24:028 AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Sponsors: Engineering

Legislative History

9/17/24	Public Safety Council Committee	Recommended to Council
10/3/24	City Council	Held at one reading
10/15/24	City Council	Held at second reading

ITEMS THAT HAVE BEEN HELD IN COUNCIL

RES-24:013 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 501 Puryear St. Jonesboro, AR 72401; Parcel # 01-143133-20100

Sponsors: Code Enforcement

- Attachments:** [501 Puryear Boarding and Securing Affidavit](#)
[501 Puryear Boarding and Securing Returned Cert Letter](#)
[501 Puryear Boarding and Securing Returned Reg Letter](#)
[501 Puryear Inspection Report](#)
[501 Puryear Map](#)
[501 Puryear Pre-condemantion Notice Affidavit](#)
[501 Puryear Pre-condemnation Returned Cert Letter](#)
[WIN_20231117_11_02_48_Pro](#)
[WIN_20231117_11_03_39_Pro](#)
[WIN_20231117_11_03_45_Pro](#)
[WIN_20231117_11_04_30_Pro](#)
[WIN_20231117_11_06_12_Pro](#)
[WIN_20231117_11_06_15_Pro](#)

Legislative History

2/20/24	Public Safety Council Committee	Recommended to Council
5/7/24	City Council	Postponed Temporarily

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:096

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON OCTOBER 15, 2024



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, October 15, 2024

5:30 PM

Municipal Center, 300 S. Church

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

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

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

4. SPECIAL PRESENTATIONS

[COM-24:039](#) PROCLAMATION RECOGNIZING MANUFACTURING DAY 2024

Read

[COM-24:051](#) PROCLAMATION IN MEMORY OF AMBER KNOWLTON, HONORING HER DEDICATION TO INCREASING ELECTION ACCESS FOR ALL

Read

5. CONSENT AGENDA

Councilmember Chris Moore asked that RES-24:129 be removed from the 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;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[MIN-24:093](#) MINUTES FOR THE CITY COUNCIL MEETING ON OCTOBER 3, 2024

Attachments: [CC Minutes 10032024](#)

This item was passed on the Consent Agenda.

[RES-24:116](#)

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 AMIT CHAWLA IN THE AMOUNT OF \$275

Attachments: [1. 215 Pecan Notice of Violation](#)
 [2. 215 Pecan Billing Request](#)
 [3. 215 Pecan Mowing Invoice](#)
 [4. 215 Pecan Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-113-2024

[RES-24:117](#)

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 AMIT CHAWLA IN THE AMOUNT OF \$275

Attachments: [1. 212 Pecan Notice of Violation](#)
 [2. 212 Pecan Billing Request](#)
 [3. 212 Pecan Mowing Invoice](#)
 [4. 212 Pecan Council Notice](#)
 [212 Pecan New Council Date Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-114-2024

[RES-24:118](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 204 & 206 OLIVE, PARCEL 01-143134-20700, OWNED BY WPE, LLC IN THE AMOUNT OF \$335

Attachments: [1. 204 & 206 Olive Notice of Violation](#)
 [2. 204 & 206 Olive Biling Request](#)
 [3. 204 & 206 Olive Mowing Invoice](#)
 [4. 204 & 206 Olive Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-115-2024

[RES-24:120](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 218 SOUTH CULBERHOUSE, PARCEL 01-144183-18600, OWNED BY WPE, LLC IN THE AMOUNT OF \$275

- Attachments:**
- [1. 218 S Culberhouse Notice of Violation](#)
 - [2. 218 S Culberhouse Billing Request](#)
 - [3. 218 S Culberhouse Mowing Invoice](#)
 - [4. 218 S Culberhouse Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-116-2024

[RES-24:121](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 221 SOUTH CULBERHOUSE, PARCEL 01-143134-20200, OWNED BY WPE, LLC IN THE AMOUNT OF \$275

- Attachments:**
- [1. 221 S Culberhouse Notice of Violation](#)
 - [2. 221 S Culberhouse Billing Request](#)
 - [3. 221 S Culberhouse Mowing Invoice](#)
 - [4. 221 S Culberhouse Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-117-2024

[RES-24:122](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 227 SOUTH CULBERHOUSE, PARCEL 01-143134-19600, OWNED BY WPE, LLC IN THE AMOUNT OF \$275

- Attachments:**
- [1. 227 S Culberhouse Notice of Violation](#)
 - [2. 227 S Culberhouse Billing Request](#)
 - [3. 227 S Culberhouse Mowing Invoice](#)
 - [4. 227 S Culberhouse Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-118-2024

[RES-24:123](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 308 EAST ALLEN AVENUE, PARCEL 01-144181-22600, OWNED BY SPENCER WILLIAM MONROE OR BETTY SPENCER IN THE AMOUNT OF \$275

- Attachments:**
- [1. 308 E Allen Ave Notice of Violation](#)
 - [2. 308 E Allen Billing Request](#)
 - [3. 308 E Allen Mowing Invoice](#)
 - [4. 308 E Allen Council Notice](#)
 - [308 E Allen Ave New Council Date Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-119-2024

[RES-24:124](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 405 NORTH ROGERS

STREET, PARCEL 01-144172-09200, OWNED BY AMIT CHAWLA IN THE AMOUNT OF \$275

Attachments: [1. 405 N Rogers St Notice of Violation](#)
[2. 405 N Rogers St Billing Request](#)
[3. 405 N Rogers Mowing Invoice](#)
[4. 405 N Rogers Council Notice](#)
[405 N Rogers New Council Date Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-120-2024

[RES-24:125](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 642 WEST MATTHEWS AVENUE, PARCEL 01-144183-14600, OWNED BY MICHAEL J SUTHERLAND SMITH IN THE AMOUNT OF \$275

Attachments: [1. 642 W Matthews Notice of Violation](#)
[2. 642 W Matthews Billing Request](#)
[3. 642 W Matthews Mowing Invoice](#)
[4. 642 W Matthews Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-121-2024

[RES-24:126](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 725 BURKE, PARCEL 01-143134-20600, OWNED BY WPE, LLC IN THE AMOUNT OF \$275

Attachments: [1. 725 Burke Notice of Violation](#)
[2. 725 Burke Billing Request](#)
[3. 725 Burke Mowing Invoice](#)
[4. 725 Burke Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-122-2024

[RES-24:127](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 735 WEST OAK, PARCEL 01-143241-07800, OWNED BY MICHELLE ELLINGTON IN THE AMOUNT OF \$315

Attachments: [1. 735 W Oak Notice of Violation](#)
[2. 735 W Oak Billing Request](#)
[3. 735 W Oak Mowing Invoice](#)
[4. 735 W Oak Council Notice](#)
[735 W Oak New Council Date Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-123-2024

[RES-24:128](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 900 HOOVER, PARCEL 01-144181-15700, OWNED BY CLEOPHUS BRYANT IN THE AMOUNT OF \$4,460.46

Attachments: 1. [900 Hoover Notice of Violation](#)
 2. [900 Hoover Billing Request](#)
 3. [900 Hoover Demolition invoice](#)
 4. [900 Hoover Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-124-2024

[RES-24:130](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1617 RICH ROAD, PARCEL 01-143252-25000, OWNED BY RANDOLPH & JUDITH REYNOLDS IN THE AMOUNT OF \$275

Attachments: 1. [1617 Rich Road Notice of Violation](#)
 2. [1617 Rich Rd Billing Request](#)
 3. [1617 Rich Rd Mowing Invoice](#)
 4. [1617 Rich Rd Council Notice](#)
 [1617 Rich Rd New Council Date Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-125-2024

[RES-24:131](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1620 CINDY CIRCLE, PARCEL 01-143242-27600, OWNED BY JAMES LEMAR DIXON IN THE AMOUNT OF \$365

Attachments: 1. [1620 Cindy Cir Notice of Violation](#)
 2. [1620 Cindy Cir Billing Request](#)
 3. [1620 Cindy Cir Mowing Invoice](#)
 4. [1620 Cindy Cir Council Notice](#)
 [1620 Cindy Cir New Council Date Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-126-2024

[RES-24:132](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1712 NATIONAL DRIVE, PARCEL 01-144223-18200, OWNED BY RODNEY CRANFORD IN THE AMOUNT OF \$275

- Attachments:** [1. 1712 National Notice of Violation](#)
[2. 1712 National Billing Request](#)
[3. 1712 National Mowing Invoice](#)
[4. 1712 National Council Notice](#)
[1712 National Dr New Council Notice Date](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-127-2024

[RES-24:133](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1905 BELT, PARCEL 01-144171-12000, OWNED BY BEST FLIPPING FRIENDS, LLC IN THE AMOUNT OF \$315

- Attachments:** [1. 1905 Belt Notice of Violation](#)
[2. 1905 Belt Billing Request](#)
[3. 1905 Belt Mowing Invoice](#)
[4. 1905 Belt Council Notice](#)
[1905 Belt New Council Date](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-128-2024

[RES-24:134](#)

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

- Attachments:** [1. 2612 Crawford Notice of Violation](#)
[2. 2612 Crawford Billing Request](#)
[3. Crawford Mowing Invoice](#)
[4. 2612 Crawford Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-129-2024

[RES-24:135](#)

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

- Attachments:** [1. 3806 School St Notice of Violation](#)
[2. 3806 School St Billing Request](#)
[3. 3806 School St Mowing Invoice](#)
[4. 3806 School St Council Notice](#)
[3806 School New Council Date Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-130-2024

[RES-24:136](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO LEVY A 1 MILL TAX ON ALL REAL AND PERSONAL PROPERTY FOR THE PUBLIC LIBRARY

This item was passed on the Consent Agenda.

Enactment No: R-EN-131-2024

[RES-24:137](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO LEVY A ONE-HALF (.5) MILL TAX ON ALL REAL AND PERSONAL PROPERTY FOR THE LOCAL FIRE PENSION AND RELIEF FUND

This item was passed on the Consent Agenda.

Enactment No: R-EN-132-2024

[RES-24:138](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO LEVY A ONE-HALF (.5) MILL TAX ON ALL REAL AND PERSONAL PROPERTY FOR THE LOCAL POLICE PENSION AND RELIEF FUND

This item was passed on the Consent Agenda.

Enactment No: R-EN-133-2024

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

[RES-24:129](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1500 SALLY LANE, PARCEL 01-144214-15700, OWNED BY ARTHUR RAY OSBORNE IN THE AMOUNT OF \$275

Attachments: [1. 1500 Sally Ln Notice of Violation](#)
[2. 1500 Sally Ln Mowing Billing Request](#)
[3. 1500 Sally Ln Mowing Invoice](#)
[4. 1500 Sally Lane Council Notice](#)
[1500 Sally Ln New Council Date Notice](#)

Councilmember Chris Moore motioned, seconded by Councilmember Chris Gibson, that RES-24:129 be postponed indefinitely due to change in ownership. All voted aye.

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

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

[RES-24:091](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1104 Pratt Circle, Jonesboro, AR 72401: Parcel # 01-144082-12300

Attachments: [1104 Pratt B&S Returned Reg and Cert Letters](#)
[1104 Pratt Boarding and Securing Affidavit](#)
[1104 Pratt Inspection Report](#)
[1104 Pratt Map](#)
[1104 Pratt Pre-Condemnation Notice Affidavit](#)
[1104 Pratt Pre-Condemnation Notice Returned Cert Letter](#)

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

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

Enactment No: R-EN-134-2024

[RES-24:108](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1101 French St. Jonesboro, AR 7240; Parcel # 01-144073-12300; OWNER: Christopher B. Posey

Attachments: [1101 French Inspection Report](#)
[1101 French Map](#)
[1101 French Pre-Condemnation Notice Affidavit](#)
[1101 French Pre-Condemnation Returned Certified Letter](#)
[WIN_20220524_12_10_35_Pro](#)
[WIN_20220524_12_11_33_Pro](#)
[WIN_20220524_12_12_08_Pro](#)
[WIN_20220524_12_12_34_Pro](#)
[WIN_20220524_12_13_09_Pro](#)

Councilmber Chris Moore motioned, seconded by Councilmember Dr. Charles Coleman to postpone temporarily RES-24:108 for 60 days. Councilmember Moore stated Code Enforcement said there has been some progress on that at the last moment.

A motion was made by Councilperson Chris Moore, seconded by Councilperson Charles Coleman, that this matter be Postponed Temporarily. The motion PASSED with the following vote.

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

[RES-24:115](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1500 Danny Dr. Jonesboro, AR 72401; Parcel # 01-144214-10600; OWNER: Kevin Lyles

Attachments: [1500 Danny Board & Secure Affidavit](#)
[1500 Danny Board & Secure Returned Certified Letter](#)
[1500 Danny Inspection Report](#)
[1500 Danny Pre-Condemnation Notice Affidavit](#)
[1500 Danny Pre-Condemnation Notice Returned Sig Card](#)
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[WIN 20230418 15 56 37 Pro](#)
[WIN 20230418 15 56 53 Pro](#)
[WIN 20230418 15 57 07 Pro](#)
[WIN 20230418 15 57 18 Pro](#)
[WIN 20230418 15 57 20 Pro](#)

Councilmember Chris Moore motioned, seconded by Councilmember Dr. Charles Coleman to postpone temporarily RES-24:115 for 30 days. Councilmember Moore stated the owner came in and bought a permit this morning to proceed with renovation of that property.

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

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

[RES-24:119](#)

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO APPROPRIATE AMERICAN RESCUE PLAN ACT FUNDS AND PARTNER WITH THE ADVERTISING AND PROMOTION COMMISSION FOR OUTDOOR AQUATICS ENHANCEMENTS AT THE JONESBORO SPORTS COMPLEX

Attachments: [Aquatic Pic 1](#)

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;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-135-2024

[RES-24:140](#)

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO APPROPRIATE AMERICAN RESCUE PLAN ACT FUNDS FOR HUMANITARIAN OUTREACH
City Attorney Carol Duncan asked that RES-24:140 be amended to place "of \$500,000" in Section 1 in between appropriation and of. Councilmember Dr. Anthony Coleman motioned, seconded by Councilmember L.J. Bryant to make the amendment suggested by City Attorney Carol Duncan. All voted aye.

Councilmember David McClain said, Mayor, I have a couple of questions. I don't know who wants to answer. I don't know if you want to answer. One of the first questions I had and was just trying to figure out was do we know how many are any in our homeless population or unhoused population, do we know what that number is? Mayor

Copenhaver asked, what is your other question? Councilmember McClain asked, how will we measure, I don't think Jeremy is here. Oh, there he is, okay, I saw him. And, then the other thing is how will we measure success of this grant for giving out the funds. How will we measure the success? I understand they have to submit their receipts and they have to show what they spend money on, but how do we measure that what we are doing is successful and impactful. Grants/CDBG Director Jeremy Biggs said, those are two great questions. I do not have an answer on what the homeless population is. I know that the continuum of care conducts, they are required by HUD nationwide to conduct a point and time county. And, for some reason, HUD always likes to do that in the middle of winter. So, they do that in January, but I don't have the numbers on that. As far as how will we measure success, we will look at the by their programmatic reports, how they are spending the money, how many clients they have served. And, it will be by instance. It will not be a blanket. This is how we are going to measure success. So, if CityYouth comes and asks for funds, we are going to measure how they progressed building on their literacy scores. If HopeFound comes and asks for funding for victims of human trafficking, we are going to monitor how many victims they rescued and helped to turn their lives around and go a different path. So, it will be case by case basis on what they put in their application. They will have to state their goals of what they want to accomplish with that funding and we will follow through just like we do with our CDBG program with quarterly programmatic reports, financial reports, and semi-annual site visits. Councilmember McClain said, the only reason why I asked the population size was I was curious how we came up with \$500,000, if that was enough or is not enough. Mr. Biggs said, well, it is not just for homelessness. Homelessness would be one of it, but it would be over any 501c3 that is certified by the IRS, has a UAI number, is registered with the State of Arkansas and is in good standing with the Secretary of State, has a board of directors, meets regularly, completes that application, and supplies us with a financial review or an audited statement just to show that they are capable of managing that money. But, it would be open to any non-profit organization. Councilmember McClain said, okay, thank you.

Councilmember Dr. Anthony Coleman said, so I supported this in the subcommittee and they had some great explanations with the need and then making sure that we follow up. And, this, from my understanding is the first time we have done this as far as monies are concerned. My question is, I know this is coming from ARPA funds, and if we find that there is more need than supply, how do we, I mean what is our next, what is the contingency, I guess in that regard. Chief Administrative Officer Brian Richardson said, an interesting part of this and I guess the part that kind of works and we are excited about is that this actually creates a protected account in the city ledger. So, let's say that next year, the City Council chooses to allocate a small portion of a non-tax dollar generated revenue stream to help go into this to build up some additional funding for non-profits or let's say that the city has an external fundraising effort to help put money into this. Now, we can realistically tell somebody that wants to contribute to this program, kind of like we did something similar with other items in the past like the dog park comes to mind where sponsorship dollars went to a protected account so if you have somebody that wanted to support this. This money would now have a home toward it can be guaranteed that any contributions received for the humanitarian fund stays in a dedicated account just for that. So, this kind of creates a perpetual funding account that that really does gives the city some flexibility on supporting some non-profits that really do a good job in this town. They just previously were limited to CDBG funding and maybe special allocations here and there. But, this would really allow the city to better engage with non-profits and to support a lot of the work that they do that previously really hasn't been there before. And, to answer your question, what if they need more? It's not if, it's when. I mean I think that we can always find a home to

support good programs out there and I think it would just be on, you know, Administration, the City Council government to all kind of work together to help bring some extra funds to the table whether that be through some sort of annual efforts, working with other non-profits on maybe some sort of joint fundraising efforts, just a way for the City Council to help participate and provide some structure on some of these allocations of funding for people that want to contribute. You certainly don't want to step on the foot of any other non-profits that do similar things, but I think there are ways if we can all work together for a common shared ground and that's just helping out people who need help.

Councilmember Dr. Anthony Coleman said, that's good. A follow-up to that, the reason why I asked is I was thinking that if some of these non-profits and especially with this being the first time are kind of appreciative of this gift and may be needing more in the following years, then kind of, what is our plan in the years to come. Are we going to continue to, you know, appropriate funds in the general funds or whatever, I was just kind of wanting or curious to that because I know a lot of your 501c3's and non-profits they are appreciative of that one time, but they need continued funding and so this is a significant amount for this just one time. So, that's what I was wondering. That's why I asked. Mr. Richardson said, sure, and a lot of non-profits have trouble with being able to retain administrators to help write good grants to get more money. So, being able to contribute to the improvement of the better, a better chance for a non-profit to secure that much needed funding from other sources is certainly, very much a goal.

City Attorney Carol Duncan said, can I suggest an amendment while we are discussing. On Section 1, can we just change that to say the City Council authorizes the appropriation of \$500,000 of American Rescue Plans Act Funding. I think it was probably intended to be there. I just realized it wasn't there. It's in the whereas, but it's not in the, now therefore's which is what the law is. So, if someone would make the motion. Councilmember Dr. Anthony Coleman said, I move that we accept that amended. Ms. Duncan said, it would just be to place the words, "of \$500,000" in between appropriation and of in Section 1. Councilmember L.J. Bryant seconded the motion. All voted aye. Ms. Duncan said, it would be on the amendment, so it would have to be by voice vote.

Councilmember L.J. Bryant said, Mayor, just a comment. I am certainly in favor of this. But, I think in the long term, we just have to be careful not to compete against the United Way. You know, as we think about, we are talking about outside fundraising efforts in the future and I certainly know that non-profits need help, but I think that is something that we need to be mindful of that in the future. Mayor Copenhagen said, just to follow up with that, that is in the major discussion of how we can handle that through the application process as well.

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

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

Enactment No: R-EN-136-2024

6. NEW BUSINESS

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-24:028](#) AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Held at second reading

[ORD-24:029](#) AN ORDINANCE INCREASING THE DEATH BENEFIT AMOUNT PAYABLE TO AN ELIGIBLE SURVIVOR OF A DECEASED MEMBER OF THE JONESBORO LOCAL POLICE PENSION FUND

Attachments: [Local Police and Fire Retirement System](#)

Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and waive the third reading. All voted aye.

Councilmember Chris Moore motioned, seconded by Councilmember Joe Hafner, to adopt ORD-24:029. All voted aye.

Councilmember John Street motioned, seconded by Councilmember Brian Emison, to adopt the emergency clause. All voted aye by voice vote.

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

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

Enactment No: O-EN-031-2024

ORDINANCES ON THIRD READING

[ORD-24:030](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 5425 SOUTHWEST DRIVE AS REQUESTED BY BRUNO AZEMI

Attachments: [Application and Questions](#)
[Certified Mail Receipts](#)
[Plat](#)
[Property Owner Notification](#)
[Publication Receipt](#)
[Sign on Site](#)
[Staff Summary](#)
[MAPC Minutes](#)
[Against Rezoning Signature 09172024](#)
[Brunos Restaurant Handout 09172024](#)

Councilmember Janice Porter said, I feel the need to explain to the public my reasoning on this vote. I know and respect many of the homeowners, but integrity requires that my decisions not be affected by my personal feelings concerning the people involved. The following points are of key importance to me: 1) For Jonesboro to be attractive to businessowners, the rezoning process needs to be predictable and consistent. These businesses generate sales taxes which are our primary revenue source; 2) The proposed rezoning will bring this property into alignment with our Future Use Plan; 3) Our Planning Department determined that all criteria for rezoning have been met; 4) At the Metropolitan Area Planning Commission meeting on August 13th, the rezoning request was approved by an 8-0 vote; 5) Arbitrarily choking off development is a poor strategy for dealing with traffic concerns; 6) I see no basis for overturning the unanimous decision of the Metropolitan Area Planning Commission. To do so would indicate an unwarranted lack of confidence in our citizens who voluntarily serve on this important committee. Thank you. Mayor Copenhaver said, thank you councilmember.

Councilmember John Street said, Mayor, I would echo what Ms. Porter said. I know it seems unfortunate to those in the immediate vicinity, but based on the MAPC's decision, that would have been the place to do it. I would, however, ask that in the site plan approach that great consideration be given to the buffer between them and the adjoining residential property of Mr. Floyd.

Delton Dunn, 4609 Rockport, said, so I use Darr Hill and exit out a lot. And, guys, everyone of you know if you've been down there, it's like a race track. When you come up from Kum 'n Go down, you've got cars stacked ten deep, two wide, sometimes three wide, going through that curve. It is dangerous. If you look at how many wrecks happen at that intersection including the Dollar General just right down the road. This is backed further. People coming into that curve, you're not going to be able to stop in time when people are trying to make a quit stop. This is a disaster. That's just on the safety side. I came in late. Chris, I don't know you, but I heard you mention earlier about engineering out hazards for building or something. You cannot engineer out this hazard once you install it. The only way you are going to engineer it out is by not implementing it. You've got to keep kids safe. I understand business wanting to come to Valley View. I know you want to bring it in. That's great. Valley View is growing. I live there. But, Mayor, I have seen you at LaCasada. You know as well as I do when you jump off Darr Hill and try to go down through there, you've got to be in the left hand lane and jump in that center turning lane or you are going to get run over. When you go down 49 there, that's the large trucks getting out of town. And, just like I said earlier, when you have got all of this traffic, when you've got those large trucks, large trucks are not going to be able to stop. When people do that quick stop after that light, guys, you've got to Talladega wreck disaster on your hands all of the time. It don't matter how much tax money you bring in here, you've got lives that you are going to be hurting.

We've got kids from Valley View that are going to be running over there. We know that. That's what they are going to do. We are going to ask the most unexperienced drivers in this town to leave that piece of pizzeria or whatever it's going to be, cross four lanes of traffic to get back to school. We are going to have impacts. Side impacts. Your kids, my kids, your grandkids. I don't care how much tax money you bring in, you will not replace these kids lives. That's not going to be one, it's going to be multiple. We are going to have our Fire Department, our JPD, JPD has been a big discussion these last few days. We cannot do this. Just on the safety side. And, then I see that we got residential like land zoning or spot zoning. I know that Tommy and Steve, they didn't pour their live savings into all of this property down here to lose it to Pizzerias and everything else. This is residential. I'm asking you please, leave it as a residential. Just on the safety end, the spot zoning. And, I disagree with a lot of the comments of I understand why you read them, but that's no reason. Y'all would not vote for it and put it in front of your house, next to your house, or your family members house. And, don't do it to these people. Thank you. Mayor Copenhaver said, thank you for your comments.

Steve Floyd, 5421 Southwest Drive, said, my sister and her husband are both here also. They live at 5427 Southwest Drive. Like I said at the last couple of meetings. We own property on all three sides of this property. There is 13 acres north of us, but it is all residential. If that's not spot zoning, then I don't guess I know what spot zoning is. I've talked to several developers here in town. They tell me it is spot zoning, but I guess that will be decided tonight. Like Delton said, traffic is terrible down there now and it is going to be worse with this. And, you are going to have a liquor license with this restaurant. Mr. Azemi has already told me that. We all know that somebody that drinks alcohol and then gets behind the steering wheel is not good. We've got all of the Valley View kids there. Put that into the equation, it is a disaster. I understand what Ms. Porter said. I am all for businesses coming to town. I'm all for tax money and everything being great in Jonesboro. You know, my family has owned that property since the 1940's. I wonder how much taxes we have paid to Jonesboro and Craighead County, a lot. I just paid them the other day. It hurt the checking account, let me tell you. But, even besides that, I hear city government all of the time preach quality of life in Jonesboro. Well, if this isn't a quality of life issue, I don't know what is. Would any of y'all want this close to your house? I mean honestly. I don't think you would. And, if you don't want it next to your house, why is it okay to be next to mine? There is commercial property up and down Southwest Drive that is available right now. It is already zoned for this. So, why cause this problem and hurt property owners that have been there for years when all he has to do is go a few blocks down the road and make an offer. They are wanting to sell it. It wouldn't even have to go through the rezoning issue. It's already rezoned. And, something that I thought about the other day and I actually asked L.J. this question the other night at the Tea Party meeting. He was there. Do you think when you vote on a rezoning, do you consider what if Mr. Azemi's finances don't come through and this is void and that's an issue that could happen. But, this is already rezoned. That opens it up to mini storages. It opens it up to food trucks. It opens it up to anything. This could be a disaster. But, your vote tonight is going to decide that. And, I will end this like I have every other time I have talked, just put yourself in our place. Would you want this next to your house? I don't think you would. Thank you. Mayor Copenhaver said, thank you for your comments.

Mary Tucker, 5321 Darr Hill, said, we feel like the land is to be used in a completely different fashion than the surrounding land. For the benefit of the landowner and the disadvantage of the nearby and adjacent landowners, we oppose the rezoning and appreciate your consideration of long time Jonesboro residents that live here, work here, pay taxes here. We've heard the phrase over and over again about quality of life, a lot.

And, I ask you to respect our opposition to this rezoning request. I am all about industry coming to Jonesboro or people moving to Jonesboro, but we really don't want to be the next hilltop either. That's another day. But, I have voiced my opinion to the MAPC. I was unfortunately out of town with a sick family member. So, they heard from me on that, but I feel like if I had been there, it would have been different. Please reconsider.

Richard Tucker, 5321 Darr Hill, said, Mary's is my wife and Steve and Delton brought up good points. I haven't talked a whole lot about this rezoning, but we do talk a lot about quality of life as they said. And, if this rezoning is allowed to proceed tonight, there is going to be a major quality of life changes. And, unfortunately, it is going to be an unquality of life. No one wants an eating establishment that sells liquor. And, based on the exact location of the property, that building could be a 100 feet from my property line. No one wants that. We don't want the noise. We don't want the stench. We don't want everything that brings into play. Quality of life, Quality of life. If that is allowed to proceed tonight, there is going to be some folks that are not going to have a very good quality of life. And, I ask that you oppose the rezoning. And, I thank you very much. Mayor Copenhagen said, thank you Mr. Tucker.

Mike Cone, Counsel for Mr. Azemi, said, I would just like to address a couple of issues here with respect to the rezoning. As Ms. Porter and Mr. Street identified that MAPC looked at this issue, your staff looked at this issue, and unanimously 8-0 approved this rezoning. I certainly understand the adjacent owners. Mr. Azemi has actually obtained signatures from 98 area residents who were supportive of this restaurant. So, certainly, we can look at the gentleman and the ladies that have spoken tonight regarding the property, but it is also important to you that you understand there is a Dollar General right next door. There is a mini storage right next door. There are C-3 and C-4 designations that are already there as we are here tonight. In addition, the C-3 General Commercial District is specifically designed for high volume arterial roads which is what Southwest Drive is. So, this rezoning is consistent with Land Use Plan. It is consistent with the planning. And, unfortunately, time does change things and certain areas that may have been primarily one way, now are designed for uniformed development to be in this category. And, so, that is in essence where we are asking you to approve this as recommended unanimously by the MAPC. I want to clarify one other point. There have been several references to alcohol use. That's not before you. That is simply individuals trying to say things that may never come to be. So, I know you know that, but I just want to remind you of that.

Steve Floyd, 5421 Southwest Drive, said, on the alcohol use Mr. Azemi himself has told me that he was getting a liquor license. And, the 90 something signatures, has that been turned in to Ms. Leggett? City Clerk April Leggett said, no signatures regarding approval have been turned into the City Clerk's office. Mr. Floyd repeated, no it has not. I just thought I would let you know that. Thanks.

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

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

Enactment No: O-EN-032-2024

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

I would like to start the Mayor's Comments with some good news, great news as a matter of fact. We found out today that the latest Legislative Audit is finally a clean audit. Big thanks to all of the hardwork and our staff goes into that kind of excellence. I believe you were emailed a copy, but there is also one available on Legistar.

There have been a lot of fun and heartwarming and even unusual events in our community recently. But, if you have never observed or taken part in the Renaissance Fair, I can tell you it is something that is interesting to see. Costumes, armored Knights, Jousting, and all around fun. Ruled at the land of Craighead Forest Park last week. The Red Wolf Renaissance Fair was a celebration bringing attention to the American Red Wolf with pomp and pleasantries in about 50 booths.

Also, this past weekend, was the United Way Day of Caring. It was this past Friday actually. I'm proud to report that many of our employees helped out the Beck Center for Veterans at Arkansas State University. I think we had, there were a little about 550 volunteers on that Friday. So, it was quite a joyous occasion and I appreciate the work the United Way does in the community and more importantly all of the volunteers that got together that day to help many in the community.

Last week, the Junior Auxiliary presented the city with a big check of \$100,000 to help with the new Disciple Park and we are so pleased and honored by this group's commitment to our community.

Coming up Saturday, is the low cost pet vaccination clinic. It is just \$10 per shot from 9:00 a.m. to 1:00 p.m. at Jonesboro Animal Control. Today was the last day to register. But, in addition, the Empty the Shelter has been underway at Animal Control and ends today. It's a sponsored program by Bissell that helps to pay for the adoption fees of animals and to get them spade and neutered, vaccinated, and chipped. Speaking to the need to vaccinate your dog, on October 8th, a case of distemper was discovered in a racoon in Jonesboro which is of course a threat to many animals. Animal Control Director Larry Rogers got the word out quickly to our residents to be aware of the signs and symptoms as well as the only prevention which is distemper vaccination.

The October Neighborhood Cleanup was a huge success at Parker Park Saturday. Nearly 5 tons of trash was taken away and 82 tires. And, what they did, they went around the community with their pickups and picked up many tires, but also the one arm bandit as I call it went around and did that as well. We had a lot of individuals that cannot transport their trash. So, coming around to their homes is so vital and it was a very successful event. We are almost to the point where we were this time last year. So, I think next month we will surpass what we did last year.

JET has started off to launch it's fourth route of their service. We're excited about providing more public transit for Jonesboro.

Coming up is Crowley's Ridge Cruisers Annual Car Show this Saturday at the Miracle League Parking lot.

As we look further into the calendar, there are some spooky fun coming folks. Be ready for the Jonesboro Police Department's Trunk or Treat on October 30, 2024 and the Mayor's Youth Council Boo in the Boro at Union Park on October 31, 2024.

Council, I would also ask, sometimes I don't go into this, but we do have two employees and if I am missing any, I apologize. Kenny Goza is needing our prayers. He is in the Maintenance Department and he truly needs our heartfelt prayers this time. And, then one I would like to mention, many of you have known him for many years, Mike McQuay. I went to see him today at the hospital and I awarded him the Key to the City. Mike needs a miracle. It's up to us to pray for him. Hopefully, God will provide him with that. We would certainly like to have him back to work, wouldn't we? So, let's keep Mike and his family in our prayers.

[COM-24:050](#) AUGUST 2024 FINANCIAL STATEMENTS

Attachments: [August 2024 Financials](#)

Filed

[COM-24:052](#) Legislative Audit Update - Comments by Mayor Harold Copenhaver

Attachments: [Legislative Audit 2023](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember Dr. Charles Coleman said, I did go by and see Kenny and Mike at the hospital.

Councilmember Chris Moore said, Mr. Mayor, I did hear you say that the Crowley's Ridge Cruisers Car Show, but don't forget the Wake the Dead Car Show Taco and Taquila Festival at the ASU Parking lot on Saturday also. Mayor Copenhaver said, thank you Councilman.

Councilmember Chris Gibson said, Public Services had a special called meeting last Thursday and I would like to make a motion to suspend the rules and walk on RES-24:142 and RES-24:143. Councilmember Joe Hafner seconded the motion. All voted aye.

[RES-24:142](#) A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO AN AGREEMENT WITH THE STATE OF ARKANSAS DEPARTMENT OF PARKS, HERITAGE, AND TOURISM AND THE UNITED STATES DEPARTMENT OF INTERIOR TO ACCEPT GRANT FUNDS

Attachments: [LWCF Contract Page 1](#)
[LWCF Contract Page 2](#)
[Northeast Park CONCEPT-PLAN](#)
[PLN-2167 Cornerstone United Methodist Church Addition Replat of Lot 3A](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Joe Hafner, to suspend the rules and walk-on RES-24:142 and RES-24:143. All voted aye.

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

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

Enactment No: R-EN-137-2024

[RES-24:143](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO A CONTRACT TO ACQUIRE PROPERTY LOCATED AT 1700 DISCIPLE DRIVE FROM THE PROPERTY OWNER, CORNERSTONE UNITED METHODIST CHURCH

- Attachments:**
- [LWCF Contract Page 1](#)
 - [LWCF Contract Page 2](#)
 - [Northeast Park CONCEPT-PLAN](#)
 - [PLN-2167 Cornerstone United Methodist Church Addition Replat of Lot 3A](#)
 - [Cornerstone Real Estate Contract](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Joe Hafner, to suspend the rules and walk-on RES-24:142 and RES-24:143. All voted aye.

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;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-138-2024

Councilmember Joe Hafner said, just as a point of clarification, I think the Mayor in his report said we finally had a clean audit. I think he should have said that we continued our streak of clean audits. We finally got the report.

10. PUBLIC COMMENTS

11. ADJOURNMENT

A motion was made by Councilperson Joe Hafner, 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;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

_____ Date: _____

Harold Copenhaver, Mayor

Attest:

_____ Date: _____

April Leggett, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:144

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 612 W. ALLEN,
PARCEL #01-144182-01610, OWNED BY OSCAR MENDOZA IN THE AMOUNT OF \$365

LEGAL DESCRIPTION: PT NW NW

WHEREAS, OSCAR MENDOZA, the owner of record, was properly notified of a code violation at 612 W. Allen, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 1st of August 2024 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 612 W. Allen.



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

870-933-4658

AFFIDAVIT

OSCAR Mendoza
19219 W Melbin
Buckeye, AZ 85324

RE: Parcel # 01-144182-01610 on Allen Jonesboro AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 31 day of April, 2024.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 30th day of April, 2024.

Jennifer Tyner
Notary Public



My commission expires: 01-13-2031



Notice of Violation

04/30/2024

MENDOZA OSCAR
19219 W MELBIN
BUCKEYE AZ 85326

Case #: 242146

In regards to property located at: 01-144182-01610 ON ALLEN, 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 05/12/2024. 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 0975 5301 72

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To Oscar Mendoza

Street and Apt. No., or PO Box No. 19219 W MELBIN

City, State ZIP+4® Buckeye, AZ 85326

28





CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 8-2-2024

To: Tosha Moss

Case #: 244270

Property Address: 612 W Allen
Jonesboro, AR 72401

APN# 01-144182-01610

Mowing Letter Sent on: 4-30-2024

Comply by Date: 5-12-2024

Date of Mowing Service: 8-1-2024

Need to send the following charges to this person.

Property Owner:
MENDOZA OSCAR
4662 HIGHWAY 351
JONESBORO, AR 72405-6935

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 200.00
Mowing and trimming	\$ 150.00
<hr/>	
Total	\$ 365.00

Thank you,

Mike McQuay
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



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

870-933-4658

AFFIDAVIT

Oscar Mendoza
19219 W Melbin
Buckeye AZ 85326

RE: 612 W Allen

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 5th day of August, 2024.

[Signature]
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 5th day of August, 2024.

[Signature]
Notary Public



My commission expires: 10 March 2034



DATE	INVOICE NO
8/5/2024	0067917

BILL TO
Oscar Mendoza 19219 W Melbin Buckeye, AZ 85326

DUE DATE
9/9/2024

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						365.00
Code Enforcement Charges:						
Filing Fee- 612 W Allen	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee- 612 W Allen	1.00	200.00	200.00	0.00	0.00	200.00
Mowing and Trimming - 612 W Allen	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

Customer Name: Oscar Mendoza
Customer No: 024387
Account No: 0035879 - Code Enforcement Charges

DUE DATE	INVOICE NO
9/9/2024	0067917

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:	730.00
INVOICE BALANCE:	\$365.00
AMOUNT PAID:	_____

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Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$

Sent to

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

Mendoza Oscar
4662 Highway 351

City, State, ZIP+4®

Jonesboro AR 72405-6935



32

9589 0710 5225 0120 6856
23 066T 122T 0225 0120 6856



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

870-933-4658

AFFIDAVIT

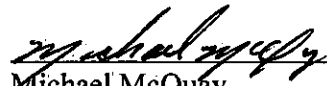
OSCAR MENDOZA

19219 W MELBIN

BUCKEYE, AZ 85326

RE: 612 W ALLEN

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 1st day of September, 2024.


Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 1st day of September, 2024.


Notary Public



My commission expires: 10 March 2034



Invoice# : 0067917
Case# : 244249

Notice Mailed Prior to 9/12/2024

Oscar Mendoza
19219 W Melbin
Buckeye, AZ 85326


Subject: 612 W Allen Parcel# 01-144182-01610

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 11/7/2024.

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 1221 1977 98

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

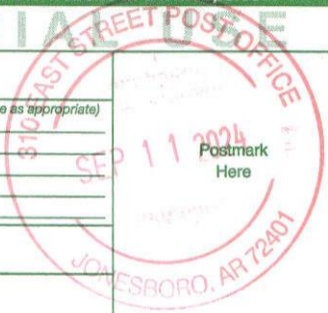
Total Postage and Fees

\$

Sent To

Oscar Mendoza
 19219 W Melbin
 Buckeye AZ 85326

35





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:145

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 735 W. OAK, PARCEL
#01-143241-07800, OWNED BY MICHELLE ELLINGTON IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: CULBERHOUSE 2ND ADD

WHEREAS, MICHELLE ELLINGTON, the owner of record, was properly notified of a code violation at 735 W. 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 30th of July 2024 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 735 W. Oak.



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

870-933-4658

AFFIDAVIT

Ellington Michelle
735 W Oak Ave
Jonesboro AR 72401

RE: 735 W Oak

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 18th day of June, 2024.

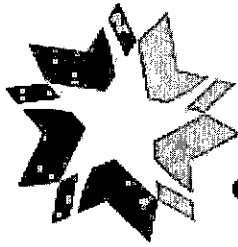
Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 18th day of June, 2024.

Maria Resendez
Notary Public



My commission expires: 10 March 2034



JONESBORO

ARKANSAS

Notice of Violation

06/18/2024

ELLINGTON MICHELLE
735 W OAK AVE
JONESBORO AR 72401

Case #: 243095

In regards to property located at: 735 W OAK, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property is overgrown with grass and weeds. The property must be mowed and maintained to all property lines and to the road. 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 06/25/2024. 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 0975 5794 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 \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Ellington Michelle
135 W Oak Ave
Jonesboro AR 72401

39



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 8-2-2024

To: Tosha Moss

Case #: 244152

Property Address: 735 W Oak APN# 01-143241-07800
Jonesboro, AR 72401

Mowing Letter Sent on: 6-18-2024
Comply by Date: 6-25-2024
Date of Mowing Service: 7-30-2024

Need to send the following charges to this person.

Property Owner:
ELLINGTON MICHELLE
735 W OAK AVE
JONESBORO, AR 72401

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

Thank you,

Mike McQuay
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403

AFFIDAVIT

Michelle Ellington
735 W Oak Ave
Jonesboro AR 72401

RE: 735 W Oak

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 5th day of August, 2024.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 5th day of August, 2024.

Maria Resendez
Notary Public



My commission expires: 10 March 2034



DATE	INVOICE NO
8/5/2024	0067911

BILL TO
Michelle Ellington 735 W Oak Ave Jonesboro, AR 72401

DUE DATE
9/9/2024

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						315.00
Code Enforcement Charges:						
Filing Fee- 735 W Oak	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee- 735 W Oak	1.00	200.00	200.00	0.00	0.00	200.00
Mowing and Trimming - 735 W 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

Customer Name: Michelle Ellington
Customer No: 024448
Account No: 0035888 - Code Enforcement Charges

DUE DATE	INVOICE NO
9/9/2024	0067911

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:	590.00
INVOICE BALANCE:	\$275.00
AMOUNT PAID:	_____

9589 0710 5225 0120 6856 02 0661 1221 0225 0120 6856

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

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

Postage

\$

Total Postage and Fees

\$

Sent To: **Ellington Michelle**
 Street and Apt. No. or PO Box No. **135 W Oak Ave**
 City, State, ZIP+4® **Jonesboro AR 72401** **43**



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your _____.

44



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

870-933-4658

AFFIDAVIT


MICHELLE ELLINGTON

735 W OAK

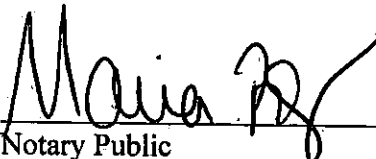
JONESBORO, AR 72401

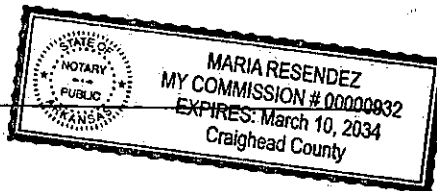
RE: 735 W OAK

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 11th day of September, 2024.


Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 11th day of September, 2024.


Notary Public



My commission expires: 10 March 2034



Invoice# : 0067911
Case# : 244152

Notice Mailed Prior to 9/12/2024

Michelle Ellington
735 W Oak
Jonesboro, AR 72401

Subject: 735 W Oak Parcel# 01-143241-07800

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 11/7/2024.

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 1221 1986 03

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\$ _____

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

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

Postage

\$ _____

Total Postage and Fees

\$ _____

Sent to:

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

City, State, ZIP+4®

Michelle Ellington
135 W Oak
Jonesboro AR 72401



Postmark
Here

47



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:146

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 1620 CINDY CIRCLE,
PARCEL #01-143242-27600, OWNED BY JAMES LEMAR DIXON IN THE AMOUNT OF
\$315

LEGAL DESCRIPTION: WEST PARK ESTATES SE NW 24-14-3

WHEREAS, JAMES LEMAR DIXON, the owner of record, was properly notified of a code violation at 1620 Cindy Circle, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 1st of August 2024 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 1620 Cindy Circle.



AFFIDAVIT

Dixon James Lemar
1620 Cindy Cir
Jonesboro AR 72401

RE: 1620 Cindy Cir

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 13th day of June, 2024.

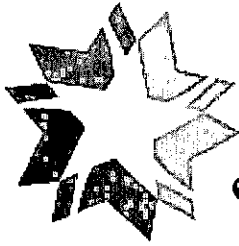

Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 13th day of June, 2024.


Notary Public



My commission expires: 10 March 2034



JONESBORO

ARKANSAS

Notice of Violation

06/13/2024

DIXON JAMES LEMAR
1620 CINDY CIR
JONESBORO AR 72401

Case #: 243031

In regards to property located at: 1620 CINDY CIR, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property is overgrown with grass and weeds. The property must be mowed and maintained in front and back yard, and all debris and trash removed. 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 06/20/2024. If the issue is not corrected by the date listed, the City will hire a contractor to mow and clean 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 Unlawful storage

870-351-2572

Sincerely,

Clint Borden
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

9589 0710 5270 0975 5792 87

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

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



Postmark
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Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To

Dixon James Lemar

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

1160 Cindy Cir

City, State, ZIP+4®

Jonesboro AR 72401

51



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 8-2-2024

To: Tosha Moss

Case #: 244270

Property Address: 1620 Cindy Cir
Jonesboro, AR 72401

APN# 01-143242-27600

Mowing Letter Sent on: 6-12-2024
Comply by Date: 6-20-2024
Date of Mowing Service: 8-1-2024

Need to send the following charges to this person.

Property Owner:
DIXON JAMES LEMAR
1620 CINDY CIR
JONESBORO, AR 72401

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

Thank you,


Mike McQuay
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403

AFFIDAVIT

James Lemar Dixon
1620 Cindy Cir
Jonesboro AR 72401

RE: 1620 Cindy Cir

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 5th day of August, 2024.

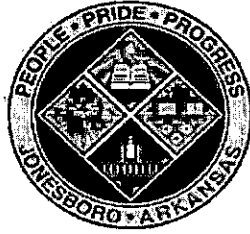

Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 5th day of August, 2024.


Notary Public



My commission expires: 10 March 2034



DATE	INVOICE NO
8/5/2024	0067913

BILL TO
James Lemar Dixon 1620 Cindy Cir Jonesboro, AR 72401

DUE DATE
9/9/2024

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						365.00
Code Enforcement Charges:						
Filing Fee- 1620 Cindy Cir	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee- 1620 Cindy Cir	1.00	200.00	200.00	0.00	0.00	200.00
Mowing and Trimming - 1620 Cindy Cir	1.00	100.00	100.00	0.00	0.00	100.00
INVOICE TOTAL:			315.00	0.00	0.00	315.00

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

DUE DATE	INVOICE NO
9/9/2024	0067913

Customer Name: James Lemar Dixon
 Customer No: 024452
 Account No: 0035893 - 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:	680.00
INVOICE BALANCE:	\$315.00
AMOUNT PAID:	_____

66 686T T22T 0225 0T20 6856

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

Postage

\$

Total Postage and Fees

\$

Sent To

Dixon James Lemar
1600 Cindy Cir
Jonesboro AR 72401

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

City, State, ZIP+4®



55



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

870-933-4658

AFFIDAVIT

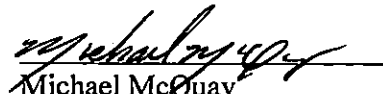
JAMES LEMAR DIXON

1620 CINDY CIRCLE

JONESBORO, AR 72404

RE: 1620 CINDY CIRCLE

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 11th day of September, 2024.


Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 11th day of September, 2024.


Notary Public



My commission expires: 10 March 2034



Invoice# : 0067913
Case# : 244308

Notice Mailed Prior to 9/12/2024

James Lemar Dixon
1620 Cindy Circle
Jonesboro, AR 72404.

Subject: 1620 Cindy Circle Parcel# 01-143242-27600

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 11/7/2024.

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

You have the right to appear and contest this action.

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

Thank you,

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

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

9589 0710 5270 1221 1985 73

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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 11 2024
JONESBORO, AR 72401

Sent To: **James Lemar Dixon**
 Street and Apt. No., or PO Box No.: **1620 Cindy Cir**
 City, State, ZIP+4: **Jonesboro AR 72404**

58



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:147

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

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

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

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

WHEREAS, the code enforcement officer corrected the code violation on the 1st of August 2024 using city funds in the amount of \$275; and,

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

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

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



AFFIDAVIT

Hernandez Olga
3806 School St
Jonesboro AR 72401

RE: 3806 School St Jonesboro AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 10th day of April, 2024.

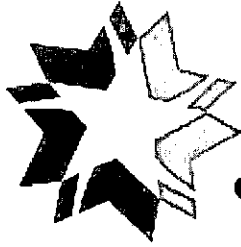
Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 10th day of April, 2024.

Maria Resendez
Notary Public



My commission expires: 10 March 2034



JONESBORO

ARKANSAS

Notice of Violation

04/09/2024

HERNANDEZ OLGA
3806 SCHOOL ST
JONESBORO AR 72401

Case #: 241596

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

Our records show that you own the property listed above. We have observed that the grass is very overgrown. 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 04/22/2024. If the issue is not corrected by the date listed, the City will 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 last line of this letter very carefully.

Sincerely,

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

9589 0710 5270 0975 5304 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 \$ _____

Postmark
Here

Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To Hernandez, Olga
 Street and Apt. No., or PO Box No. 3006 School St
 City, State, ZIP+4® Jonesboro AR 72401

62



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 8-2-2024

To: Tosha Moss

Case #: 244270

Property Address: 3806 School St
Jonesboro, AR 72401

APN# 01-144272-16500

Mowing Letter Sent on: 4-24-2024

Comply by Date: 5-5-2024

Date of Mowing Service: 8-1-2024

Need to send the following charges to this person.

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

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

Thank you,

Mike McQuay
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



AFFIDAVIT

Olga Hernandez
3806 School St
Jonesboro AR 72401

RE: 3806 School St

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 5th day of August, 2024.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 5th day of August, 2024.

Maria Resendez
Notary Public



My commission expires: 10 March 2034



DATE	INVOICE NO
8/5/2024	0067914

BILL TO
Olga Hernandez 3806 School Street Jonesboro, AR 72401

DUE DATE
9/9/2024
BALANCE

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						825.00
Code Enforcement Charges:						
Filing Fee- 3806 School St	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee- 3806 School St	1.00	200.00	200.00	0.00	0.00	200.00
Mowing and Trimming - 3806 School St	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			275.00	0.00	0.00	275.00

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

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

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

DUE DATE	INVOICE NO
9/9/2024	0067914

Please remit payment by the due date to:

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

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

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4

Hernandez Olga
3806 School St
Jonesboro AR 72401

66



92 686T T22T 0225 0T10 6856



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

870-933-4658

AFFIDAVIT

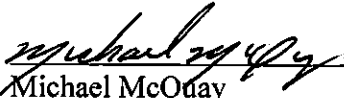
OLGA HERNANDEZ

3806 SCHOOL ST


JONESBORO, AR 72401

RE: 3806 SCHOOL ST

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 11th day of September, 2024.


Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 11th day of September, 2024.


Notary Public



My commission expires: 10 March 2034



Invoice# : 0067914
Case# : 244270

Notice Mailed Prior to 9/12/2024

Olga Hernandez
3806 School St
Jonesboro, AR 72401

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

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 11/7/2024.

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 1221 1985 80

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

Postmark
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Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To: Olga Hernandez

Street and Apt. No. or PO Box No.: 3806 Schaal St

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

69





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:139

Agenda Date: 11/7/2024

Version: 1

Status: Recommended to
Council

In Control: Public Safety Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS
TO CONDEMN PROPERTY LOCATED AT: 2106 COTTON STREET, JONESBORO, AR
72401 PARCEL # 01-144271-20700

OWNER: Mickaul Rolland

LEGAL DESCRIPTION: Lot 4 in Block "A" of Earl Kiech Fourth Addition to the City of
Jonesboro, formerly Town of Nettleton, Arkansas, as shown by Plat in Deed Record 48 page
286 at Jonesboro, Arkansas.

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

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the
property located at: 2106 Cotton Street, Jonesboro, AR 72401.



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	September 4, 2024	CASE NUMBER: 245123
PROPERTY ADDRESS:	2106 Cotton St.	
PROPERTY OWNER:	MICKAUL ROLLAND	


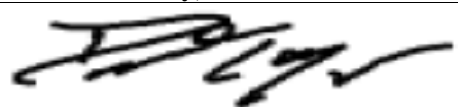
The residence was severely damaged by fire on September 3, 2024. The entire rear of the home was completely destroyed by the fire. The entire roof has some level of damage due to the fire spreading into the attic. All windows and doors are damaged or broken out. There is damage to the septic line of the home causing sewage to leak into the yard. The home is a complete loss.

CURRENTLY THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION. PROPERTY IS NOT ABLE TO BE SECURED.

EMERGENCY ACTION IS WARRANTED!

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

EMERGENCY ACTION IS WARRANTED: YES XX NO

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

Municipal Building, 300 South Church Jonesboro, AR





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 ST

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 5th day of September, 2024.


Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn before me the 5th day of September, 2024.


Notary Public



My commission expires: 10 March 2034



Notice of Violation

09/04/2024

MICKAUL ROLLAND
2106 COTTON ST
JONESBORO AR 72401

Case #: 245123
Subject: 2106 COTTON, JONESBORO, AR 72401

Dear Property Owner:

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

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

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

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

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

Cell: 870-926-1404

Sincerely,

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



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT


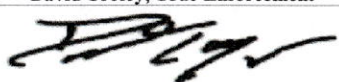
RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	September 4, 2024	CASE NUMBER: 245123
PROPERTY ADDRESS:	2106 Cotton St.	
PROPERTY OWNER:	MICKAUL ROLLAND	

The residence was severely damaged by fire on September 3, 2024. The entire rear of the home was completely destroyed by the fire. The entire roof has some level of damage due to the fire spreading into the attic. All windows and doors are damaged or broken out. There is damage to the septic line of the home causing sewage to leak into the yard. The home is a complete loss.

CURRENTLY THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION. PROPERTY IS NOT ABLE TO BE SECURED.

EMERGENCY ACTION IS WARRANTED!

In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Suitable for human habitation.
In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Physically feasible for rehabilitation.
In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	<input checked="" type="checkbox"/>	Is	<input type="checkbox"/>	Is not	A public safety hazard and should be condemned immediately.
EMERGENCY ACTION IS WARRANTED: YES <input checked="" type="checkbox"/> NO					
Tim Renshaw, Chief Building Inspector			David Cooley, Code Enforcement		
					

Municipal Building, 300 South Church Jonesboro, AR

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

Postmark
Here

Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4

Mickaul Bolland
2106 Cotton St
Jonesboro AR 72401

76

9589 0710 5270 1221 1976 99

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MICKAUL ROLLAND
 2106 COTTON ST
 JONESBORO AR 72401



9590 9402 8970 4064 2764 05

2. Article Number (Transfer from service label)

9589 0710 5270 1221 1976

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 Michael Rolland

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

 Michael Rolland

C. Date of Delivery

 9-12-24

D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

 Adult Signature Restricted Delivery

 Certified Mail®

 Certified Mail Restricted Delivery

 Collect on Delivery

 Collect on Delivery Restricted Delivery

 Registered Mail Restricted Delivery

(over \$500)

 Priority Mail Express®

 Registered Mail™

 Registered Mail Restricted Delivery

 Signature Confirmation™

 Signature Confirmation Restricted Delivery

77

245123

Domestic Return Receipt

















Text File

File Number: ORD-24:032

Agenda Date: 11/7/2024

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 RS-1 AND I-1 TO RS-8 AND C-3 FOR PROPERTY LOCATED AT 6106 SOUTHWEST DRIVE AS REQUESTED BY BLAZER LAND HOLDING, LLC

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

SECTION I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **RS-1 SINGLE FAMILY RESIDENTIAL DISTRICT AND I-1 LIMITED INDUSTRIAL DISTRICT**
TO: **RS-8 SINGLE FAMILY RESIDENTIAL DISTRICT AND C-3 GENERAL COMMERCIAL DISTRICT**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

TRACT 1:

A part of the Northwest Quarter and all the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East, Craighead County, Arkansas being more particularly described as follows:

BEGINNING at the Southwest corner of said Northwest Quarter; Thence North 00° 12' 22" West, a distance of 1324.18 feet; Thence North 00° 13' 29" West, a distance of 667.00 feet; Thence South 87° 59' 01" East, a distance of 1083.19 feet; Thence North 89° 50' 10" East, a distance of 153.82 feet; Thence North 89° 50' 41" East, a distance of 308.51 feet; Thence North 00° 04' 28" West, a distance of 374.16 feet; Thence South 89° 15' 56" East, a distance of 347.85 feet; Thence South 47° 25' 44" East, a distance of 43.55 feet; Thence South 55° 07' 11" East, a distance of 106.65 feet; Thence South 31° 29' 15" East, a distance of 58.85 feet; Thence South 15° 18' 13" East, a distance of 180.90 feet; Thence South 18° 28' 26" East, a distance of 182.38 feet; Thence South 16° 53' 22" East, a distance of 179.03 feet; Thence South 32° 49' 54" East, a distance of 128.02 feet; Thence South 25° 57' 43" East, a distance of 251.57 feet; Thence South 32° 50' 43" East, a distance of 197.48 feet; Thence South 25° 27' 23" East, a distance of 424.87

feet; Thence South 00° 47' 42" West, a distance of 788.96 feet; Thence North 89° 49' 22" West, a distance of 1325.42 feet; Thence South 00° 20' 19" West, a distance of 1323.40 feet; Thence North 89° 51' 45" West, a distance of 1316.02 feet; Thence North 00° 04' 28" West, a distance of 1323.67 feet to the POINT OF BEGINNING, containing 156.49 acres, more or less, and being subject to all rights of way and easements of record.

TRACT 2:

A part of the Northwest Quarter and all the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East, Craighead County, Arkansas being more particularly described as follows:

COMMENCING at the Southwest corner of said Northwest Quarter; Thence North 00° 12' 22" West, a distance of 1324.18 feet; Thence North 00° 13' 29" West, a distance of 667.00 feet; Thence South 87° 59' 01" East, a distance of 1083.19 feet; Thence North 89° 50' 10" East, a distance of 153.82 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING; Thence North 00° 15' 37" East, a distance of 599.77 feet; Thence South 87° 36' 19" East, a distance of 105.52 feet; Thence South 87° 32' 51" East, a distance of 149.73 feet; Thence South 00° 04' 28" East, a distance of 213.47 feet; Thence South 89° 27' 23" East, a distance of 50.00 feet; Thence South 00° 04' 28" East, a distance of 374.16 feet; Thence South 89° 50' 41" West, a distance of 308.51 feet to the POINT OF BEGINNING, containing 3.93 acres, more or less, and being subject to all rights of way and easements of record.

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

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all Overlay District Standards.

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INSOFAR AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 10/22/24 Date Received: 9/26/24
Meeting Deadline: 9/26/24 Case Number: RZ-24-16

LOCATION:

Site Address: 6106 Southwest Drive

Side of Street: South between Wimpy Lane and County Road 439

Quarter: NW SW Section: 10 Township: 13N Range: 3E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: RS-1 & I-1 Proposed Zoning: RS-8 & C-3

Size of site (square feet and acres): 165 Acres +/- Street frontage (feet): 740'

Existing Use of the Site: Agriculture & Crop Dusting Operation with Airstrip.

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

Does public water serve the site? Yes 12" Water main is on property.

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

Does public sanitary sewer serve the site? Existing 12" Sewer across Southwest Drive

If not, how would sewer service be provided? Sewer Extension required to serve entire acreage.

Use of adjoining properties:

North Residential & Commercial

South Agricultural

East Commercial & Agricultural

West Commercial, Residential, & Vacant

Physical characteristics of the site: Generally level with the land sloping south.

Characteristics of the neighborhood: Commercial, Agriculture, Industrial, & Residential.

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?
RS-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Highest & best use of the property.
- (3). If rezoned, how would the property be developed and used?
Commercial & Residential Subdivision
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
RS-8 zoning allows 8 single family homes per acre.
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
Yes, Southwest Drive is High Intensity.
- (6). How would the proposed rezoning be the public interest and benefit the community?
Creation of additional housing.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property is adjacent to commercial, residential, and agricultural.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Current housing demands.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
The rezoning and future development should have a positive impact on adjacent properties.
- (10). How long has the property remained vacant?
The subject property has been used as agriculture & crop dusting operation.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
Impacts, if any, can be mitigated through the design phase.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Within 6 months.
- (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.*
Residential neighbors are in the County.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

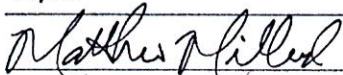
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.


Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Applicant:

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

Name: Blazer Land Holdings, LLC
 Address: 2505 Southwest Square
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-935-7800
 Facsimile: N/A
 Signature: 

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

Deed: Please attach a copy of the deed for the subject property.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

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Street and Apt. No., or PO Box No. 6211 Southurst Dr
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City, State, ZIP+4® Fort Smith, Ar, 72903-1714

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Street and Apt. No., or PO Box No. 2802 Pebble Creek Cir
City, State, ZIP+4® Jonesboro, Ar, 72404-8076

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Postage \$0.73

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Street and Apt. No., or PO Box No. 3009 Sparrow Cir
City, State, ZIP+4® Jonesboro, Ar, 72404-6425

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310 EAST ST STE C
JONESBORO, AR 72401-9995
(800)275-8777

02:52 PM

Product Qty Unit Price

First-Class Mail® 1 \$0.73

Letter
Little Rock, AR 72223
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0386 37 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0386 20 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72403
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0380 19 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0380 02 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0386 44 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Fairhope, AL 36532
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 10/10/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9531 78 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9531 92 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 08 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Mammoth Spring, AR 72554
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 15 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Pocahontas, AR 72455
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 22 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72403
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 39 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Fort Smith, AR 72903
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 10/10/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 53 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 60 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 14 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 21 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 45 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 52 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9501 60 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 76 \$4.85

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9534 20 \$4.85

Total \$5.58

Grand Total: \$111.60

Credit Card Remit \$111.60

Card Name: VISA
Account #: XXXXXXXXXXXX3374
Approval #: 083539
Transaction #: 746
ATD: A000000031010 Chip
AL: VISA CREDIT
PIN: Not Required

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

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Sign up for FREE @
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All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

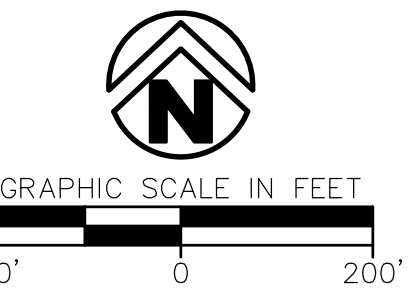
Tell us about your experience.
Go to: <https://postalexperience.com/PoS>
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 044513-0405
Receipt #: 840-57200335-2-4956424-2
Clerk: 31

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE



STATE PLAT CODE: 500-13N-03E-0-10-304-16-1563

SEAL: THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

EXISTING ZONING: THE NW 1/4 OF THE SW 1/4 & PART OF THE NW 1/4, SECTION 10 TOWNSHIP 13 NORTH, RANGE 3 EAST CRAIGHEAD COUNTY, ARKANSAS. PREPARED FOR: BLAZER LAND HOLDINGS, LLC

ISSUE DATE: 9/26/2024 PROJECT NO: 2405350 CONTACT: M.DANIELS

2520 Alexander Drive Suite C Jonesboro, AR 72401-7194



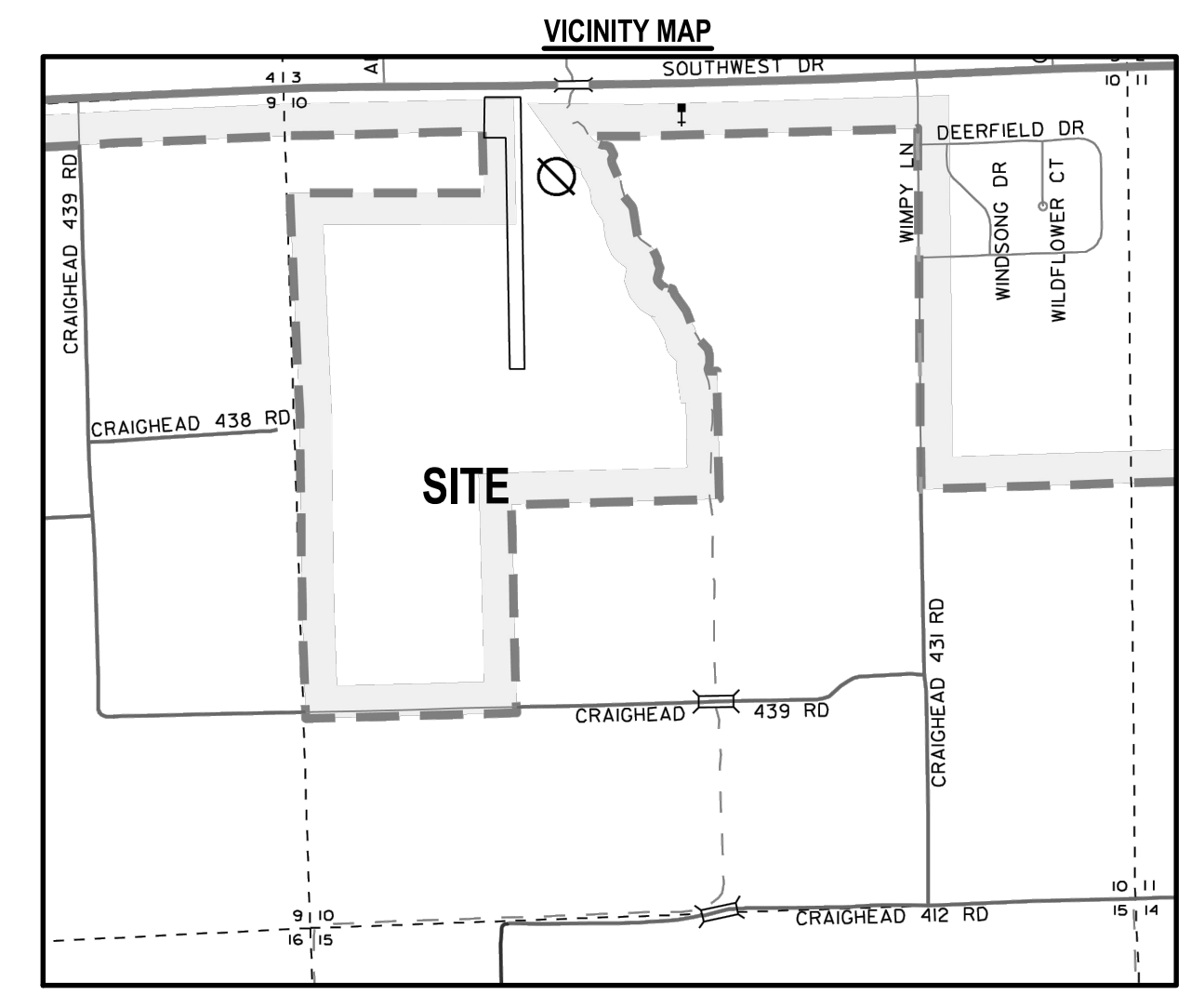
870.203.7871 www.craftontull.com

CERTIFICATE OF AUTHORIZATION

Table with 2 columns: DELTA, DESCRIPTION, DATE

Table with 2 columns: DELTA, DESCRIPTION, DATE

SHEET NO.:



SURVEY DESCRIPTION:

A part of the Northwest Quarter and all the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East, Craighead County, Arkansas being more particularly described as follows:

BEGINNING at the Southwest corner of said Northwest Quarter; Thence North 00° 12' 22" West, a distance of 1324.18 feet; Thence North 00° 13' 29" West, a distance of 667.00 feet; Thence South 87° 59' 01" East, a distance of 1083.19 feet; Thence North 03° 10' 48" East, a distance of 127.99 feet; Thence North 86° 53' 34" West, a distance of 68.02 feet; Thence North 03° 10' 01" East, a distance of 477.58 feet to the South Right-of-Way line of A.H.T.D. job #100611; Thence along the South right of way the following courses and distances: South 87° 33' 47" East, a distance of 191.15 feet; South 87° 36' 19" East, a distance of 105.52 feet; South 87° 32' 57" East, a distance of 142.68 feet; South 87° 30' 33" East, a distance of 26.34 feet; North 89° 21' 16" East, a distance of 312.33 feet; South 02° 55' 14" West leaving said right of way, a distance of 171.09 feet to the center of Shelton Creek. Thence along the meandering of said Shelton Creek the following courses and distances: South 56° 16' 33" East, a distance of 90.45 feet; South 47° 23' 44" East, a distance of 43.55 feet; South 55° 07' 11" East, a distance of 106.65 feet; South 31° 29' 15" East, a distance of 58.85 feet; South 15° 18' 13" East, a distance of 180.90 feet; South 18° 28' 26" East, a distance of 182.38 feet; South 16° 53' 22" East, a distance of 179.03 feet; South 32° 49' 54" East a distance of 128.02 feet; South 25° 57' 43" East, a distance of 251.57 feet; South 32° 50' 43" East, a distance of 197.48 feet; South 25° 27' 23" East, a distance of 424.87 feet; South 00° 47' 42" West leaving Shelton Creek, a distance of 788.96 feet; Thence North 89° 49' 22" West, a distance of 1325.42 feet; Thence South 00° 20' 19" West, a distance of 1323.40 feet; Thence North 89° 51' 45" West, a distance of 1316.02 feet; Thence North 00° 04' 28" West, a distance of 1323.67 feet to the POINT OF BEGINNING, containing 164.74 acres, more or less, and being subject to all rights of way and easements of record.

PARCEL LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L1 through L13.

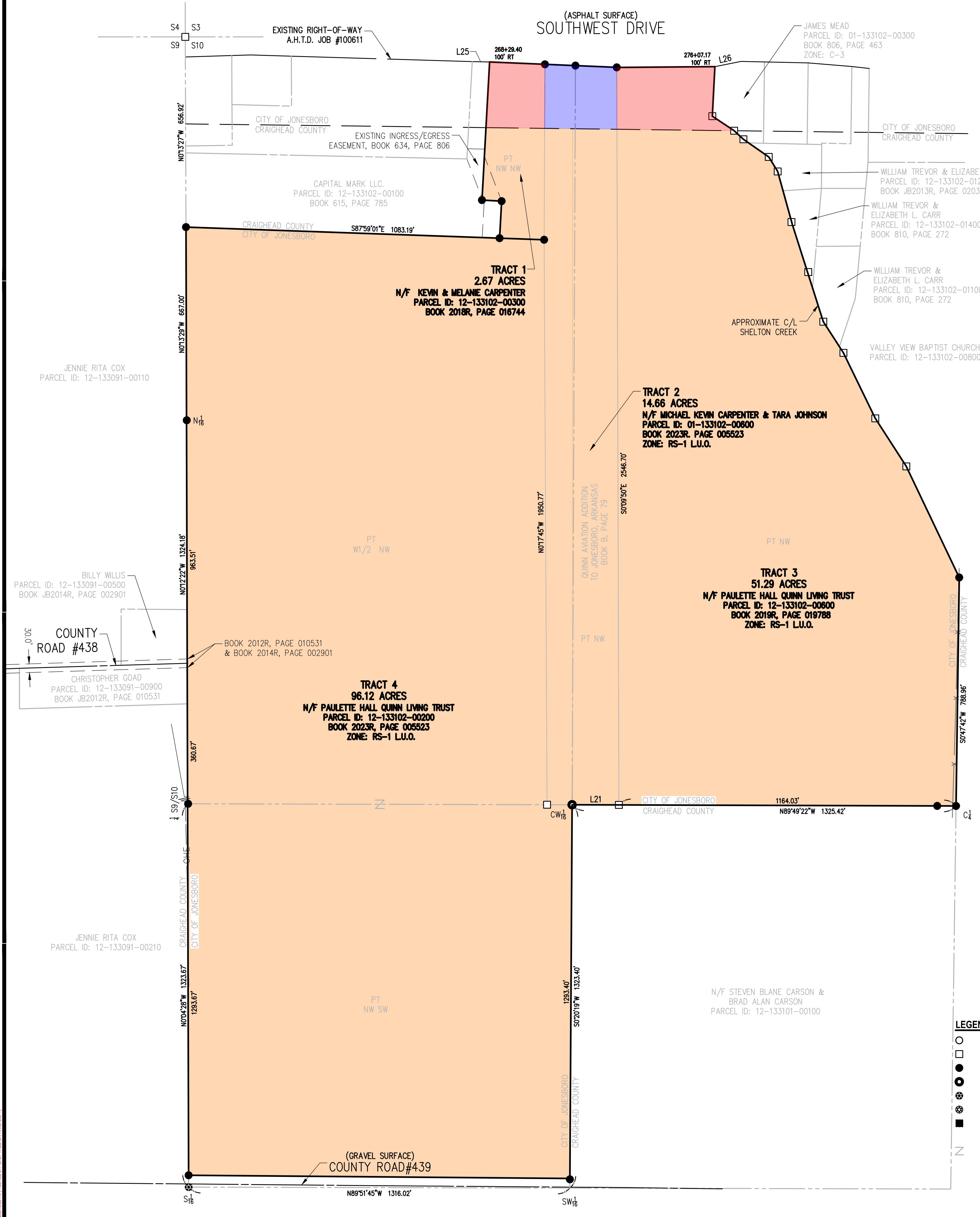
PARCEL LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L14 through L26.

EXISTING ZONING LEGEND

- 1. C-3 ZONING (Red box)
2. RS-1 ZONING (Orange box)
3. I-1 ZONING (Blue box)

LEGEND

- PROPERTY LINE (Solid line)
ADJACENT PROPERTY LINE (Dashed line)
CENTERLINE ROAD (Dashed line with center dots)
EXISTING EASEMENT (Dashed line with arrows)
OVERHEAD ELECTRIC (Line with cross-ticks)
ALIQUOT PART LINE (Dashed line)
EXISTING RIGHT-OF-WAY (Dashed line)
EXISTING FENCE LINE (Barbed wire symbol)
SET 5/8" REBAR P.S. 1563 (Circle with cross)
CALCULATED (NOT SET) (Square with cross)
FOUND REBAR (AS NOTED) (Circle with dot)
FOUND PIPE (AS NOTED) (Circle with horizontal line)
FOUND COTTON PICKER SPINDLE (Circle with vertical line)
SET COTTON PICKER SPINDLE (Circle with vertical line)
FOUND RIGHT-OF-WAY MARKER (P.S. 766) (Square with cross)
OWNERSHIP HOOK (Z symbol)



DRAWING COURTESY: CRAFTON TULL ASSOCIATES, INC. ENGINEERING LICENSE NO. 2405350. PREPARED BY: M. DANIELS, LICENSED SURVEYOR.

OFFICIAL RECEIPT

Receipt Date 10/31/2024 08:05 AM
Receipt Print Date 10/31/2024

Receipt # 00252767
Batch # 00031.10.2024

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

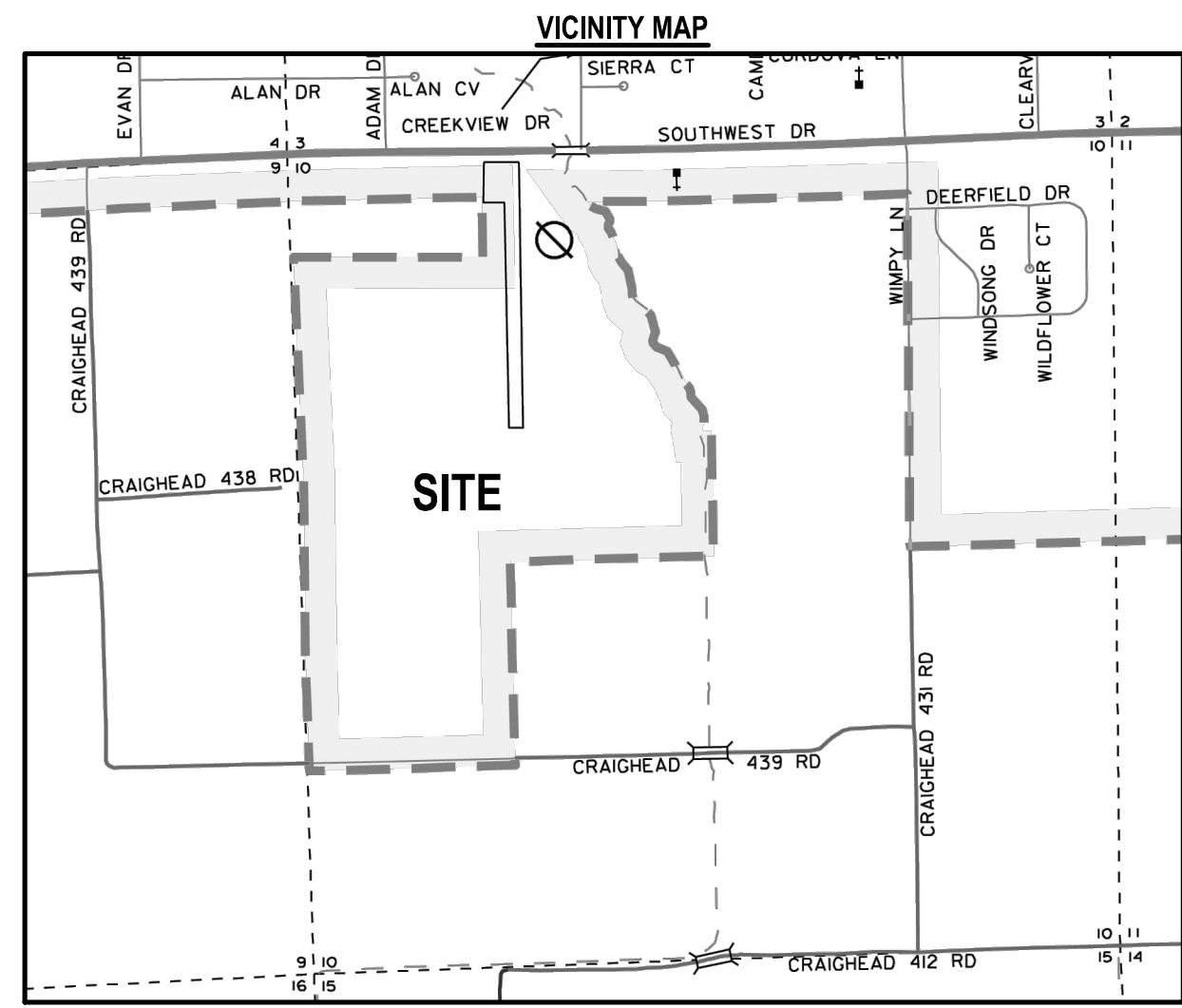
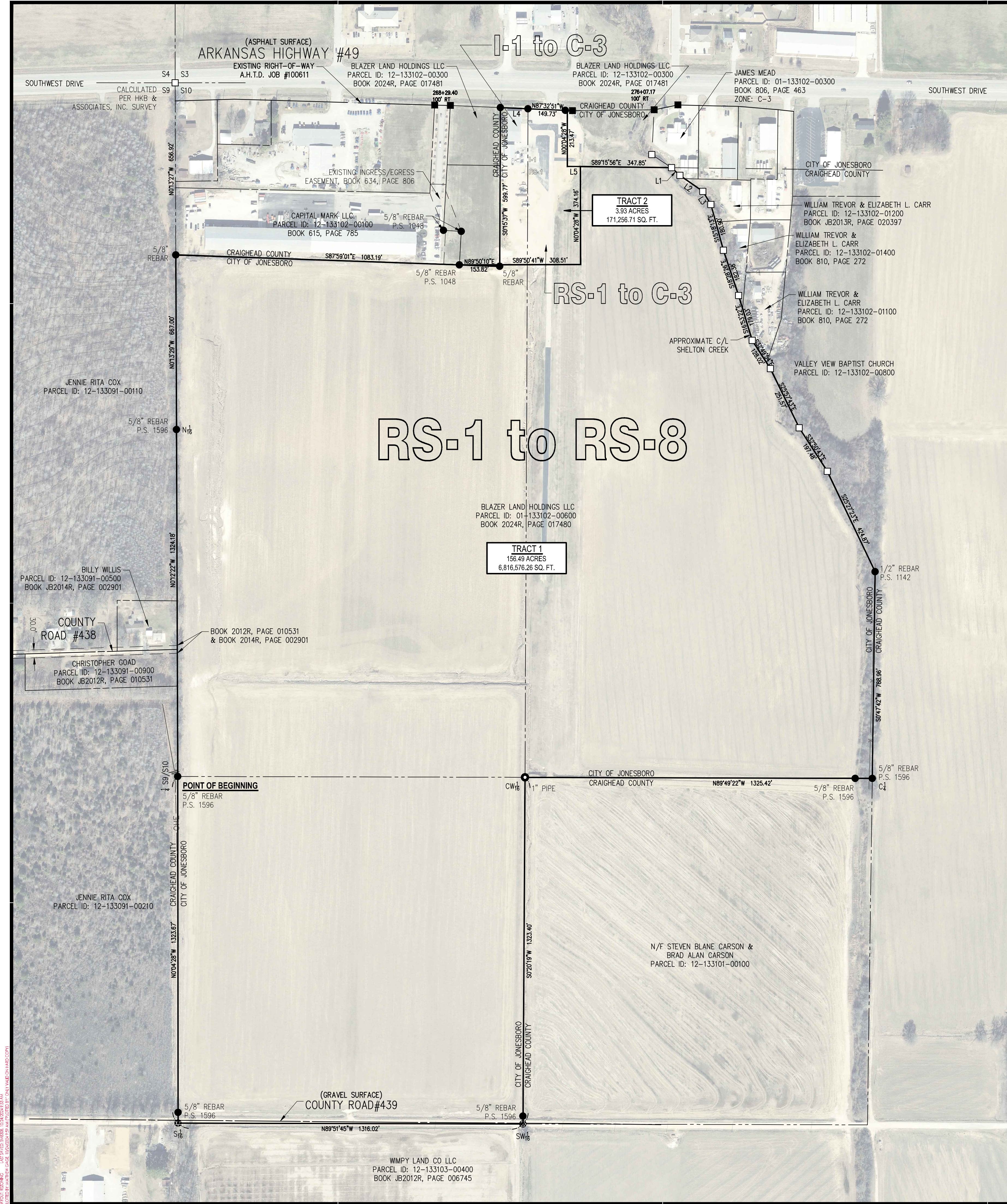
Account/License/Permit/Category:	
CR	509.60
Detail:	
01-000-0150-00	
Proof of Publication	509.60

Total	509.60

Payment Information:	
Check 1002	509.60
Change	0.00

Blazer Land Holdings LLC
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY



LINE #	DIRECTION	LENGTH
L1	S47° 25' 44"E	43.55'
L2	S55° 07' 11"E	106.65'
L3	S31° 29' 15"E	58.85'
L4	N87° 36' 19"W	105.52'
L5	S89° 27' 23"E	50.00'

RECORD INFORMATION

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

STATE PLAT CODE: 500-13N-03E-0-10-304-16-1563

SURVEY DESCRIPTION:

TRACT 1:
A part of the Northwest Quarter and all the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East, Craighead County, Arkansas being more particularly described as follows:
BEGINNING at the Southwest corner of said Northwest Quarter; Thence North 00° 12' 22" West, a distance of 1324.18 feet; Thence North 00° 13' 29" West, a distance of 667.00 feet; Thence South 87° 59' 01" East, a distance of 1083.19 feet; Thence North 89° 50' 10" East, a distance of 153.82 feet; Thence North 89° 50' 41" East, a distance of 308.51 feet; Thence North 00° 04' 28" West, a distance of 374.16 feet; Thence South 89° 15' 56" East, a distance of 347.85 feet; Thence South 47° 25' 44" East, a distance of 43.55 feet; Thence South 55° 07' 11" East, a distance of 106.65 feet; Thence South 31° 29' 15" East, a distance of 58.85 feet; Thence South 15° 18' 13" East, a distance of 180.90 feet; Thence South 18° 28' 26" East, a distance of 182.38 feet; Thence South 16° 53' 22" East, a distance of 179.03 feet; Thence South 32° 49' 54" East, a distance of 126.02 feet; Thence South 25° 57' 43" East, a distance of 251.57 feet; Thence South 32° 50' 43" East, a distance of 197.48 feet; Thence South 25° 27' 23" East, a distance of 424.87 feet; Thence South 00° 47' 42" West, a distance of 788.96 feet; Thence North 89° 49' 22" West, a distance of 1325.42 feet; Thence South 00° 20' 19" West, a distance of 1323.40 feet; Thence North 89° 51' 45" West, a distance of 1316.02 feet; Thence North 00° 04' 28" West, a distance of 1323.67 feet to the POINT OF BEGINNING, containing 156.49 acres, more or less, and being subject to all rights of way and easements of record.

TRACT 2:
A part of the Northwest Quarter and all the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East, Craighead County, Arkansas being more particularly described as follows:
COMMENCING at the Southwest corner of said Northwest Quarter; Thence North 00° 12' 22" West, a distance of 1324.18 feet; Thence North 00° 13' 29" West, a distance of 667.00 feet; Thence South 87° 59' 01" East, a distance of 1083.19 feet; Thence North 89° 50' 10" East, a distance of 153.82 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING; Thence North 00° 15' 37" East, a distance of 599.77 feet; Thence South 87° 36' 19" East, a distance of 105.52 feet; Thence South 87° 32' 51" East, a distance of 149.73 feet; Thence South 00° 04' 28" East, a distance of 213.47 feet; Thence South 89° 27' 23" East, a distance of 50.00 feet; Thence South 00° 04' 28" East, a distance of 374.16 feet; Thence South 89° 50' 41" West, a distance of 308.51 feet to the POINT OF BEGINNING, containing 3.93 acres, more or less, and being subject to all rights of way and easements of record.

SURVEYOR'S NOTES

THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY

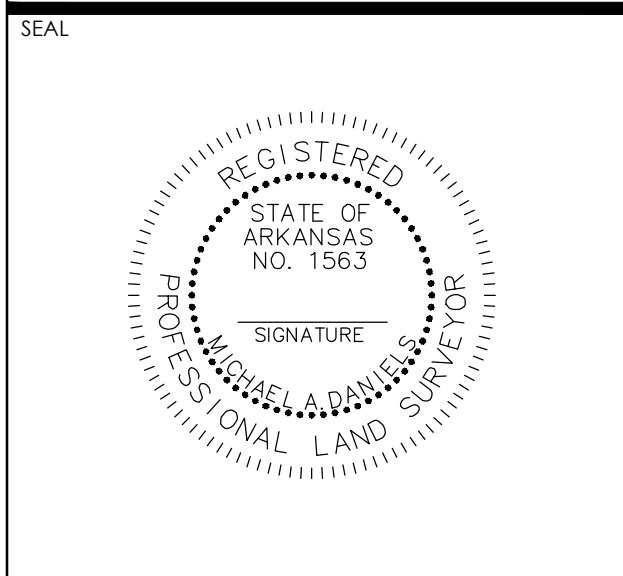
- A. SURVEYS**
- Quinn Aviation Addition dated 9/9/1985. Filed for record in Book B, Page 79 in the Circuit Clerks office of Craighead County, Arkansas.
 - Plat of Survey by Dale Adamson Land Surveying dated 2/4/1993. Filed for record on the Division of Land Surveys website as Document #201702033117.
 - Ellison Acres Revised dated 1/7/1997. Filed for record in Book B, Page 188 in the Circuit Clerks office of Craighead County, Arkansas.
 - State of Arkansas Right of Way Map dated 1/2006, Job #100611, Valley View-Gibson. Obtained from the Arkansas Department of Transportation.
 - Plat of Survey by Haywood, Kenward, Bare & Associates, INC, dated 4/16/2008. Filed for record on the Division of Land Surveys website as Document #200807090024.
 - Bryan Godwin Replat Plat of Lot 3 of Ellison Acres dated 4/25/2014. Filed for record in Book B, Page 188 in the Circuit Clerks office of Craighead County, Arkansas.
 - Plat of Survey by H&S Hime Professional Surveying Services dated 11/1/2021. Filed for record on the Division of Land Surveys website as Document #202309212232.
- B. DEEDS**
- Warranty Deed dated 9/28/1985. Filed for record in Book 324, Page 690 in the Circuit Clerks office of Craighead County, Arkansas.
 - Quitclaim Deed dated 5/25/1991. Filed for record in Book 405, Page 124 in the Circuit Clerks office of Craighead County, Arkansas.
 - Warranty Deed dated 10/31/1992. Filed for record in Book 432, Page 175 in the Circuit Clerks office of Craighead County, Arkansas.
 - Warranty Deed dated 9/20/1992. Filed for record in Book 434, Page 562 in the Circuit Clerks office of Craighead County, Arkansas.
 - Warranty Deed dated 12/18/1992. Filed for record in Book 434, Page 149 in the Circuit Clerks office of Craighead County, Arkansas.
 - Warranty Deed dated 1/20/1993. Filed for record in Book 435, Page 498 in the Circuit Clerks office of Craighead County, Arkansas.
 - Warranty Deed dated 10/31/2001. Filed for record in Book 615, Page 785 in the Circuit Clerks office of Craighead County, Arkansas.
 - Warranty Deed dated 10/10/2002. Filed for record in Book 634, Page 808 in the Circuit Clerks office of Craighead County, Arkansas.
 - Warranty Deed dated 10/10/2002. Filed for record in Book 634, Page 810 in the Circuit Clerks office of Craighead County, Arkansas.
 - Easement Agreement dated 10/15/2002. Filed for record in Book 634, Page 806 in the Circuit Clerks office of Craighead County, Arkansas.
 - Easement Agreement dated 10/16/2002. Filed for record in Book 634, Page 804 in the Circuit Clerks office of Craighead County, Arkansas.
 - Warranty Deed dated 11/22/2004. Filed for record in Book 685, Page 637 in the Circuit Clerks office of Craighead County, Arkansas.
 - Warranty Deed dated 8/15/2006. Filed for record in Book 733, Page 449 in the Circuit Clerks office of Craighead County, Arkansas.

- Warranty Deed dated 12/4/2009. Filed for record in Book 810, Page 272 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 6/20/2012. Filed for record as Document #JB2012R-010531 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 11/4/2013. Filed for record as Document #JB2013R-020397 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 2/21/2014. Filed for record as Document #JB2013R-020397 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 8/22/2018. Filed for record as Document #2018R-016744 in the Circuit Clerks office of Craighead County, Arkansas.
- Deed dated 9/20/2019. Filed for record as Document #2019R-019788 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 5/4/2020. Filed for record as Document #2020R-009770 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 10/28/2021. Filed for record as Document #2021R-026617 in the Circuit Clerks office of Craighead County, Arkansas.
- Executor's Deed dated 3/31/2023. Filed for record as Document #2023R-005523 in the Circuit Clerks office of Craighead County, Arkansas.
- Executor's Deed dated 3/31/2023. Filed for record as Document #2023R-005523 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 10/1/2024. Filed for record as Document #2024R-017480 in the Circuit Clerks office of Craighead County, Arkansas.

LEGEND

- SET 5/8" REBAR P.S. 1596
- CALCULATED (NOT SET)
- FOUND REBAR (AS NOTED)
- FOUND PIPE (AS NOTED)
- ⊗ FOUND COTTON PICKER SPINDLE
- ⊗ SET COTTON PICKER SPINDLE
- FOUND RIGHT-OF-WAY MARKER (P.S. 766)

PROPERTY LINE	_____
ADJACENT PROPERTY LINE	-----
CENTERLINE ROAD	_____
EXISTING EASEMENT	_____
OVERHEAD ELECTRIC	— OHE —
ALIQUOT PART LINE	-----
EXISTING RIGHT-OF-WAY	_____
EXISTING FENCE LINE (BARBED WIRE)	— x — x —



REZONING PLAT
THE NW1/4 OF THE SW1/4 &
PART OF THE NW1/4, SECTION 10
TOWNSHIP 13 NORTH, RANGE 3 EAST
CRAIGHEAD COUNTY, ARKANSAS
PREPARED FOR:
BLAZER LAND HOLDINGS, LLC

ISSUE DATE: 10/24/2024
PROJECT NO: 24653500
CONTACT: M.DANIELS

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194



870.203.7871
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

DELTA	DESCRIPTION	DATE

© 2024 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-16, 6106 Southwest Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on October 22, 2024

REQUEST: To consider a rezoning of four tracts of land containing 165 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district & “I-1”, limited industrial district, to “C-3” general commercial district & “RS-8”, single-family residential district.

APPLICANT: Crafton Tull, 2520 Alexander Dr. Ste. C, Jonesboro, AR 72401

OWNER: Blazer Land Holding, LLC, 2505 Southwest Square, Jonesboro, AR 72401

LOCATION: 6106 Southwest Drive

SITE DESCRIPTION: **Tract Size:** Approx. 165 Acres
Street Frontage: Approx. 740 ft. on Southwest Drive

Existing Development: Agriculture & crop-dusting operation with airstrip.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 – Commercial and vacant land
South	Outside of city limits
East	C-3 – Commercial and outside of city limits
West	C-3 – Commercial and outside of city limits

HISTORY: Agriculture & crop-dusting operation with airstrip.

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **High Intensity** and **Rural** Growth Sector.

High Intensity:

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available, and transportation facilities are equipped to handle the traffic.

Typical Land Uses:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.

Rural:

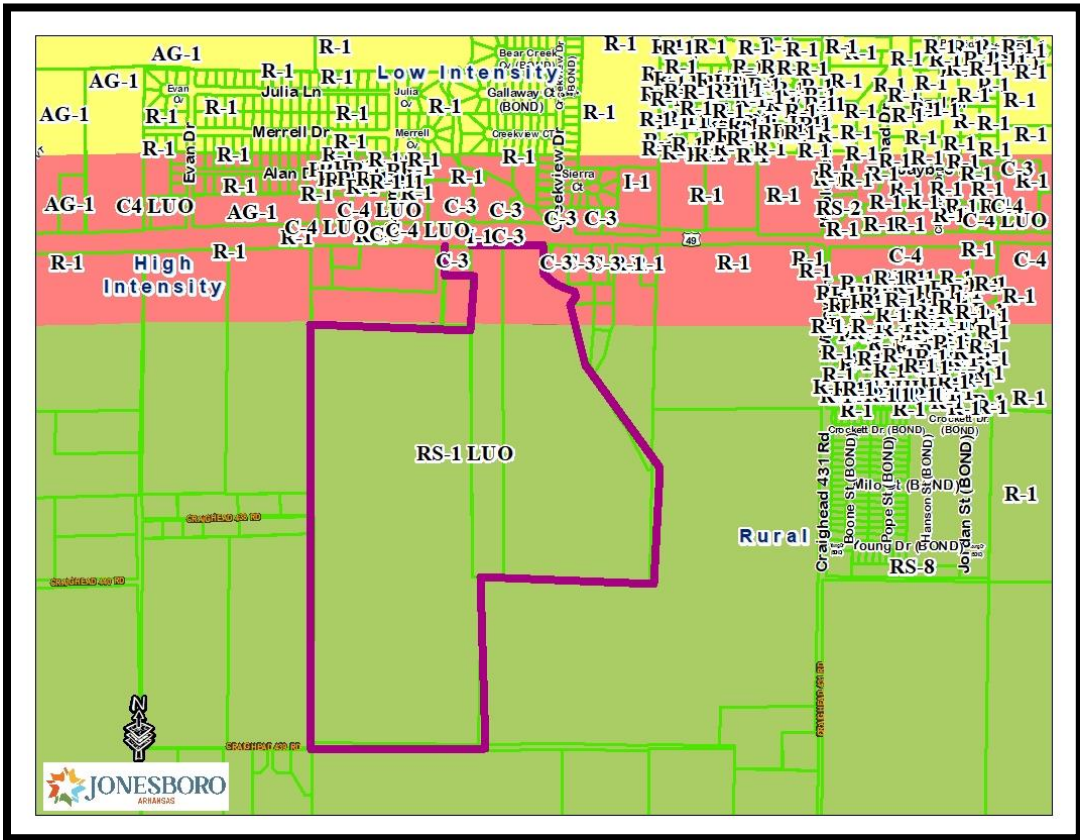
Rural land uses are extremely low intensity uses that happen in areas that have traditionally been devoted to agriculture. These areas typically do not have sewer. In much of the area designated rural, flooding is a distinct possibility. Even though individual properties can be brought into conformation with flood-prevention standards to allow construction, limited development is still advisable.

At some of the rural crossroads, very small-scale businesses such as convenience stores may be allowed to serve the needs of the surrounding residents. Additionally, commercial businesses serving agricultural needs may be allowed at the crossroads. The intent is to prevent highway-oriented strip development even in these rural areas.

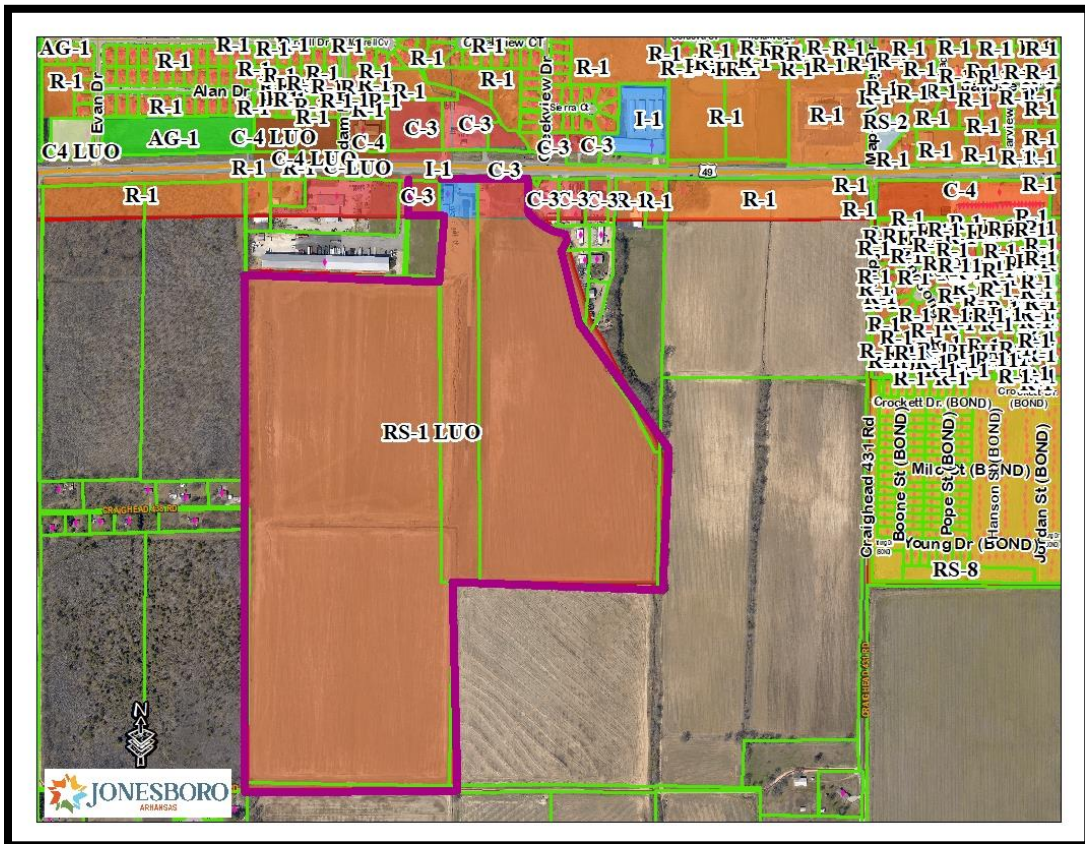
Typical Land Uses:

- Large lot single family residential
- Commercial businesses serving agricultural needs
- Small retail to meet needs of local residents
- Convenience store/gas station (at intersections of Collector and above)
- Neighborhood Markets
- Open Space
- Agricultural (Crop/animal)
- Stable or kennel
- Churches
- Institutional (wastewater treatment plants, sludge ponds, water towers, landing strips, cell towers, drainage ways)

Density: Single Family Residential on > 5 acre lots



Land Use Map



Zoning Map

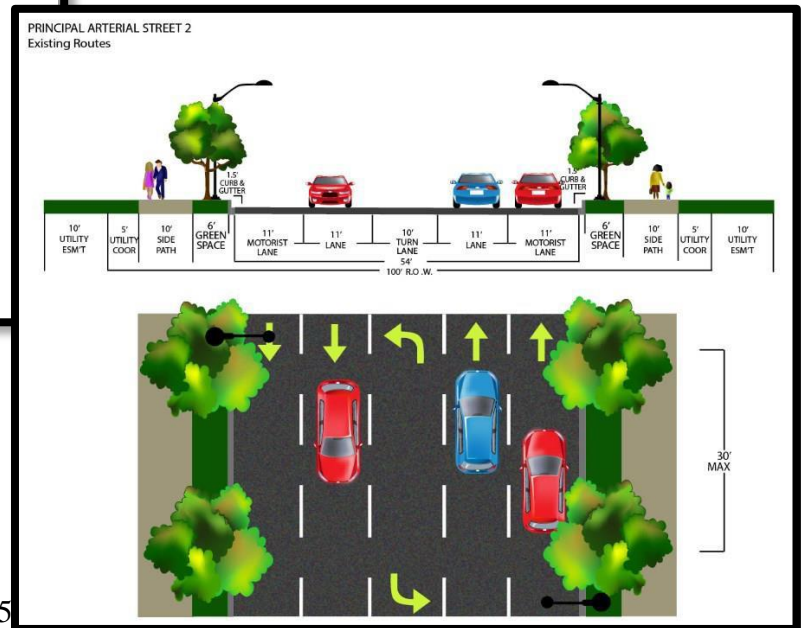
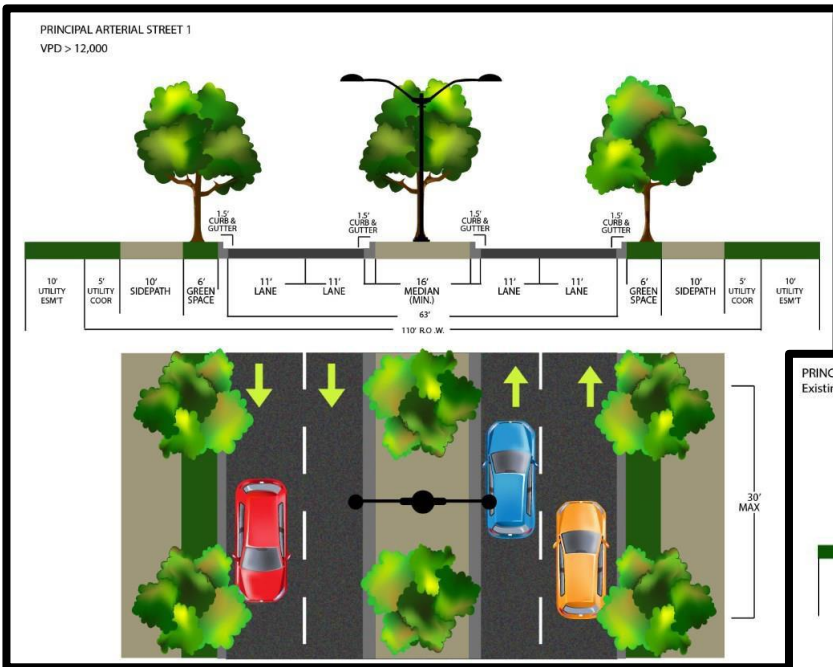
Master Street Plan/Transportation

The subject property will be served by Southwest Drive. The Master Street Plan classifies Southwest Drive as a Principal Arterial.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.







FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is somewhat consistent with the Adopted Land Use Plan. The property is in the high intensity & rural growth sectors. <i>(C-3 matches the high intensity sector. RS-8 does not match the rural sector)</i>	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes commercial & residential zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as a commercial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle commercial and residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as “R-1”, single family medium density district & “I-1”, limited industrial district. The applicant is applying for a rezoning to allow commercial uses at this location.

Rezoning this property is somewhat consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 & RS-8 as follows:

C-3, general commercial district. The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

RS-8—Single-family residential district; minimum 5,445 sq. ft. lot required.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-16; a request to rezone property “R-1”, single family medium density district & “I-1”, limited industrial district, to “C-3” general commercial district & “RS-8”, single-family residential district. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 24-16 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district & “I-1”, limited industrial district, to “C-3” general commercial district & “RS-8”, single-family residential district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON OCTOBER 22, 2024

RZ-24-16 Rezoning: 6106 Southwest Drive

Crafton Tull on behalf of Blazer Land Holdings, LLC is requesting a rezoning from RS-1, single-family residential district, and I-1, limited industrial district, to RS-8, single-family residential district, and C-3, general commercial. This rezoning request is for 165 acres and is located at 6106 Southwest Drive.

Kevin Bailey (Chair): Proponent?

Carrol Caldwell (Proponent): I should probably let Jeremy come back up here that other one's so fast, he did pretty good. Carol Caldwell, it's surrounded on three sides by farmland. It's in the county on both sides and the rear. It's zoned RS-1 industrial and commercial. So, we're wanting to do RS-8 so, we don't have to come back as we do it in phases so we can make our density whatever the market kind of dictates. So, we'll be back as soon as the rezoning through City Council on phase one. It's 4.9 houses per acre. There is no multi-family, no apartments, no tricking you, no nothing, no multi-family, just RS-8. Then along the front we've offered the City of Jonesboro, two acres and the building that's there, for free if they'll put a fire station or a police station there. So, we met with fire chief, police chief, the mayor, Brian was there. So, as we go through the process and we're willing to give it to the city this year. Probably about a million dollars' worth of a piece of property. But it is very important and the city has to have a fire station down in that area. It's very important for a 155 acre residential development to have a police station or a fire station at the front door. So, we're doing it because it's good for that whole area. There's not one there and the city's gotta have one. So, we're willing to give that. That's not a stipulation or anything, that's not a if you don't do this, we won't do that but we're willing to do that. If you want to know, I guess what, the city is saying. You can Brian.

Kevin Bailey: Alright, City Planner?

Derrel Smith (City Planner): Yes sir we reviewed it and we would recommend approval with the following stipulations:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to the planning department in the future.
4. The site shall comply with all overlay district standards.

Kevin Bailey: Alright, I'll now open up for comments from commissioners but let's not have a motion one way or another till we have public input.

Jimmy Cooper (Commission): Carol, have you agreed to donate this land to the city?

Carol Caldwell: Yeah.

Jimmy Cooper: Have they agreed to take it?

Carol Caldwell: I'd rather let Brian comment, the police chief said he would love to have it. The fire said he'd love to have it, and we're wanting to give it but-

Carol Duncan (City Attorney): Ultimately council would have to approve the donation.

Jimmy Cooper: I know, I understand that. But I just want to make sure everybody's on board that

this is where this is going.

Carol Duncan: I'd look to Brian for that.

Kevin Bailey: Brian, would you come up?

Brian Richardson (Chief Administrative Officer): Hello, everybody we talked with Mr. Caldwell and Mr. Guerra, out there last week, and with Chief Elliot and Chief Hamrick. And you know of course this conversation sort of started, well over a year ago as far as when we talk about how we were going to deal with the fire response times out in the Valley View area. I don't think that it's a secret to anybody here that, that is growing really fast and you know, part of the initial concerns was that, we would have to locate a fire station first over on Culberhouse and now that we have kind of a thru street there, that's helped alleviate some of that pressure. So, next when you start thinking about how many thousands of rooftops are either established or being built in the Valley View area in near time with a close proximity to a school, we're certainly excited about the offer for the potential free land to construct a fire station on out there and we do think it's a long-term benefit for the city. It's not something that's going to get built next year. We'll have an ISO review rating next year and I fully anticipate that they're going to say that we need more response, apparatuses out in this area and probably also in other parts of town. So, we're going to wait for final guidance on that. Obviously, but we fully anticipate that this is going to be needed and I think logically, you can look out at that area and see how many rooftops are out there in a close proximity to the school and the fact that it's a really busy 4-lane highway and that we would certainly appreciate the opportunity to construct a fire station out there and this would save us on the land purchase and the cost of that so, somebody also pointed out that they would have to come forth to City Council for their approval and Mr. Caldwell is aware that this is not something that we would build next year this is something that would have to go into the long-range fire plan and instituting that and also some additional staffing but we've been kind of working towards that model to go ahead and get some additional fire fighters on staff. We added 12 last year with anticipation that we're going to have at least one new station in the coming years and we know we're probably going to need 2 if not 3.

Kevin Bailey: Thank you, Brian.

Monroe Pointer (Commissioner): While you're up there, I have another question then. So, would this be like an additional fire station because it seemed like we just approved something from a few months ago from Craighead Forest Road, and I think Southwest Drive. There was a talk because we approved right there by the church. It was kind of a big deal. And we talked about a fire station being able to go somewhere in there. Is this, going to be that fire station or additional to that?

Brian Richardson: What that connection road, Southern Hills, made possible is easier access for the Neely Road fire station to respond to Culberhouse. So, that hopefully, it definitely didn't hurt the response time out there. We think that when ISO's study comes in that's going to alleviate a lot of that pressure that was, going to strongly insist that we put a fire station on Culberhouse. We think that issue is going to be resolved with that partnership on that road. So, that should save us the cost of having to build a fire station on Culberhouse which allows us to invest in a station down closer in the Valley View area, and to the school, and all those rooftops down there. So, that's how all that sort of shakes out into the equation here if that makes sense. So, there's not going to be one built most likely on Culberhouse due to that road that's coming through, that's saved us the ability to put one somewhere else.

Jimmy Cooper: My question wasn't and if, when, if you ever, I just wanted to make sure the land is going to be transferred to y'all.

Brian Richardson: Yeah, and like I said there is a process for that and you know, but we'll happily accept it, you know any time somebody comes forward with a possible donation to the city we're happy to vet it and sometimes it's great and sometimes, maybe not but this seems like an excellent time to improve public safety in the Valley View area.

Jimmy Cooper: Some things kind of get lost in the shuffle and paperwork over the years and I don't want to see that happen if this is a possibility.

Brian Richardson: And I think that would be important in any kind of resolution and transferring the property over, that there's some stipulations on there that ensure that the property is used for its intended need.

Jimmy Cooper: And I'm sure City Attorney you'll take care of that.

Brian Richardson: Anything else?

Kevin Bailey: Thank you, Brian. Any other questions?

Paul Ford (Commissioner): Can I ask Commissioner Cooper a question?

Kevin Bailey: Yeah.

Paul Ford: Are you suggesting that whatever motion that we vote on, contained the contingency that this property must, whether Ms. Duncan will even say that we can do that. I'm just trying to find out what we may eventually be, you may ask us to vote on something. Where's the horse and where's the cart? I'm just trying to figure out what your thought process is on.

Jimmy Cooper: My thought process is, if we approve this, do we have a guarantee this happen?

Unable to transcribe

Carol Caldwell: The building that's there, is in excellent condition, the police chief made the comment that he'd like to use it for a training facility. They don't have to spend any money on it, it is ready to go. We're willing to do that but it helps this subdivision and that's why we're doing it. Now, the city's gotta have something down there and we're being nice. Long story short, it helps us to have it there if it'll go there. If it won't go there, we're not going to give it to them. If the police chief or fire chief could use it, we'll do it. But that's City Council, I don't want it to be a stipulation on a rezoning for houses.

Carol Duncan: And I don't know if it can be.

Unable to transcribe

Kevin Bailey: Okay, any other questions?

Paul Ford: I have one, explain to me why you need all RS-8 when you seem to be suggesting that you're not going to build to that specification?

Carol Caldwell: This is a 10-year project, I don't know if I'll be back in here in 10 years, the market changes that's why you do phases one at a time. The houses they draw today are not the houses they drew 10 years ago. You don't know what the market is going to be. You can build up to any density you want to within that RS-8, we're starting with a 4.9 but they don't have to come back.

Paul Ford: You're saying 4.9?

Carol Caldwell: Houses per acre, it's not like we're trying to get the density up there right now, 5 years from now we may have to, so we're doing it so we can go down, we can't go up, and no apartments.

Commissioner: What do you mean you can't go up?

Carol Caldwell: Well, there's nothing higher, you got to have multi-family to go higher. Right Derrel?

Derrel Smith: Yes sir.

Carol Caldwell: To get density higher, you have to go to multi-family.

Paul Ford: My question is why is, it seems illogical to me. To ask for it to all be zoned where you have 5400 square foot lots, and be building them on much larger lots. So why aren't you asking for so many acres to be this zone, and then the next acreage, forgive my pessimism but last week we were in here talking about adding something to town center so we can build more apartments or more density when none of this ever stuff has ever been built in 10 years. They said it was a 10 year program.

Carol Caldwell: We watched that 70,30. I paid attention to that.

Paul Ford: But I'm just saying that it never got built. It just wasn't being developed. So, it just makes me wonder why we don't draw a line if you wanted all that density it makes me concerned that's that what would get built. And so, then my question would be to someone if it was all built on RS-8, how many rooftops can be built on this 165 acres?

Carol Caldwell: Okay, let me ask you a question, you've already approved two other areas right there by that RS-8, so this isn't the first one, it'll be the third one, okay. If we let the planning commission dictate to us what we can build, we'd go broke. We go by the market, I go by what sells, my company has sold 2 million in sales and I gotta know what sales. If I got a herd of house plans, I gotta know what plans sell. So, on lots if I got it, I can do anything I wanted, I could do one house per acre if it was zoned RS-8, right Derrel?

Derrel Smith: It's similar to Sage Meadows, in that it was all R-3.

Carol Duncan: Sage Meadows, was all R-3 but a lot of it was not built to R-3 standards.

Derrel Smith: Almost all of it was not built to R-3 standards.

Carol Caldwell: I'm planning for the future, today. Because the market will change over a 10 year period. So when you look at Phase 1 it will be 4.9 units per acre.

Paul Ford: I appreciate that but could someone tell me how many acres could be built on this at RS-8?

Derrel Smith: Without taking anything out for roads or retention, 1400 units.

Unable to transcribe

Paul Ford: So, I know you're a developer but this is called the planning commission and the plan would be, where would all these cars go if there's a 1,000 rooftops there? Coming across Southwest Drive?

Carol Caldwell: Well, it's a 5-lane road, it's a highway.

Kevin Bailey: Guys, to interject this is a rezoning request.

Carol Caldwell: You can argue over the subdivision plan later.

Kevin Bailey: There will be traffic studies for whatever passes or doesn't here tonight so, we're here tonight for the rezoning request. So, let's stay on the rezoning request please.

Jeff Steiling (Commission): Derrel I have a question and I think it's for the rezoning let me know if it's not.

Carol Duncan: I'll let you know.

Jeff Steiling: So, if it's RS-8, and it has setback requirements, but your building to RS 4.9 or whatever that you're bringing to us sometime soon, are you adjusting those setbacks to something more like an RS-6 or RS-4? What I'm really thinking about are the front setbacks. Cause that front setback on a RS-8 is what? 15 feet, if you go to RS-6 that setback is 25, so what I'm thinking about is when you start laying the streets out, how are you going to control consistency especially if you start selling lots to other builders and they say well, that's RS-8 I can build 15 feet to the road, the guy next door says, well this really looks more like RS-6 I'm going to put mine back at 25, and all of a sudden you have no street frontage there, how do you plan to control that? If we just say RS-8 for the whole thing?

Carol Caldwell: I gotta make another comment before I can answer that, so on the front we're taking approximately a 2 acre lot, and we're putting in a swimming pool, a clubhouse, we're going to put a POA that's going to have a private park, for the people that live there, because it's something that's coming, you have to have security, and things for people to do. So, we're doing all that and planning it now, I haven't planned far enough to show you site plans on houses so I can't give you a specific answer right now, on that you can bring that up in the subdivision plan.

Kevin Bailey: You satisfied with that answer Jeff?

Jeff Steiling: Yeah, it's more of a subdivision question than rezoning.

Kevin Bailey: For a different time, any other commissioner comments? Alright, since this is a

rezoning request, I'll open it up for public comments, anybody out there that would like to speak from the public?

Unable to transcribe

Kevin Bailey: None? Okay, anybody ready with a motion?

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 24-16, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all overlay district standards.

The motion was seconded by Mr. Jeff Steiling.

Roll Call Vote:

Aye: 5 – Jeff Steiling, Jim Little, Jimmy Cooper, Monroe Pointer, & Stephanie Nelson

Nay: 1 - Paul Ford

Absent: 2 – Dennis Zolper & Lonnie Roberts



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:028

Agenda Date:

Version: 1

Status: Third Reading

In Control: Public Safety Council Committee

File Type: Ordinance

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

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO ARKANSAS to make the following changes as recommended by the Traffic Control Committee:

ESTABLISH 25 MPH SPEED LIMIT AT THE FOLLOWING LOCATION:

The Orchard Phase 2 (Entire subdivision)

ESTABLISH 30 MPH SPEED LIMIT AT THE FOLLOWING LOCATION:

Wimpy Lane (South of Highway 49)

INSTALL STOP SIGNS AT THE FOLLOWING LOCATIONS:

Hidden Grove and Hidden Grove Ct at Scarlett Oak
Scarlett Oak at Orchard Pass
Woody Knoll at Orchard Pass

ESTABLISH ONE WAY DESIGNATION ON THE FOLLOWING ROAD:

Hillcrest from Wilkins to Highland Drive between the hours of 6:45 a.m.-8:15 a.m. and 2:30 p.m.-3:35 p.m.

INSTALL NO LEFT TURN SIGN

Westbound Wilkins to Southbound Hillcrest Drive between the hours of 6:45 a.m. and 8:15 a.m. and 2:30 p.m. and 3:45 p.m.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:013

Agenda Date: 11/7/2024

Version: 1

Status: Held in Council

In Control: Public Safety Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS
TO CONDEMN PROPERTY LOCATED AT: 501 Puryear St. Jonesboro, AR 72401; Parcel #
01-143133-20100

OWNER: The Heirs at Law of Clora B. Kilpela, deceased, subject to the interest of Leland Walker White

LEGAL DESCRIPTION: The South 64 feet of Lot 1 in Block 1 of Wilson Addition to the City of Jonesboro, Arkansas.

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

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 501 Puryear St. Jonesboro, AR 72401.



AFFIDAVIT

Leland W White
501 Puryear St
Jonesboro, AR 72401

RE: 501 Puryear St Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 21st day of August, 2023.

[Signature]
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 21st day of August, 2023.

[Signature]
Notary Public



My commission expires: May 20, 2032



Notice to Board and Secure

08/21/2023

LELAND W. WHITE
501 PURYEAR ST
JONESBORO AR 72401

Case #: 234457

In regards to property located at 501 PURYEAR ST, JONESBORO, AR 72401

Dear LELAND W. WHITE,

It has been observed that the building listed above is unsecured, damaged, and/or vacant. **You are hereby directed to board and secure the building within seven (7) days of the receipt of this notice.** The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. **All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.**

In the event you have not commenced work to secure the building within seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. **A fine of not less than \$100 shall be imposed and an additional fine of \$100 for each day thereafter. (Ord. 19:061)**

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

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

Cell 870-926-1404

Sincerely,

David Cooley
Code Enforcement Officer

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Leland W White

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

501 Puryear St

City, State, ZIP+4®

Jonesboro AR 72401

113

9589 0710 5270 0630 0173 14
HT E210 0E90 0225 0120 6956

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LELAND W. WHITE
501 PURYEAR ST
JONESBORO AR 72401



9590 9402 8278 3094 9110 64

2. Article Number (Transfer from service label)

9589 0710 5270 0630 0173 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

4. Registered Mail™ Restricted Delivery

234457



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

CERTIFIED MAIL



9589 0710 5270 0630 0173 14

LELAND W. WHITE

501 BIRNEY ST

-R-T-S-

72401-RFS-1N

08/25/23

RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER



RFS





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



LELAND W. WHITE

501 BURDEAN ST

-R-T-S- 72401-RFS-1N 08/25/23

RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER



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DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

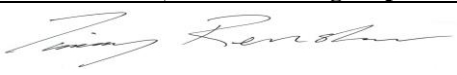

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	NOVEMBER 17, 2023	CASE NUMBER: 234457
PROPERTY ADDRESS:	501 PURYEAR ST.	
PROPERTY OWNER:	LELAND W. WHITE	

THE HOME IS ON A BLOCK PIER FOUNDATION. THERE ARE CRACKS IN THE SOME OF THE BLOCKS. THE FOUNDATIONS NEEDS TO CLOSELY INSPECTED AND REPAIRED. THE OLDER WOOD FRAME WINDOWS ARE ROTTING AND STARTING TO FALL APART. ANY DAMAGED WINDOWS MUST BE REPLACED OR REPAIRED. THE CARPORT DOOR IS NOT SECURE AND ALLOWS ACCESS TO THE INTERIOR OF THE HOME. THE FLOOR OF THE HOME IS COVERED IN TRASH. THE CEILING IS MISSING IN THE KITCHEN AREA. THE REST OF THE HOME IS NO ACCESSABLE DUE TO LEVEL OF TRASH IN THE FLOOR. THE SOFFIT IS ROTTING AND FALLING OFF THE HOME. THE ENTIRE SOFFIT NEEDS REPLACED. THE ROOF HAS DAMAGED SHINGLES WHICH MUST BE REPAIRED OR REPLACED. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

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

EMERGENCY ACTION IS WARRANTED: YES NO

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

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





AFFIDAVIT

Leland W White
501 Puryear St
Jonesboro, AR 72401

RE: 501 Puryear St Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 17th day of November, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 20th day of November, 2023.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



Notice of Violation

11/17/2023

LELAND W. WHITE
501 PURYEAR ST
JONESBORO AR 72401

Case #: 234457
Subject: 501 PURYEAR ST, JONESBORO, AR 72401

Dear Property Owner:

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

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

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

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

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

Cell 870-926-1404

Sincerely,

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





DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	NOVEMBER 17, 2023	CASE NUMBER: 234457
PROPERTY ADDRESS:	501 PURYEAR ST.	
PROPERTY OWNER:	LELAND W. WHITE	

THE HOME IS ON A BLOCK PIER FOUNDATION. THERE ARE CRACKS IN THE SOME OF THE BLOCKS. THE FOUNDATIONS NEEDS TO CLOSELY INSPECTED AND REPAIRED. THE OLDER WOOD FRAME WINDOWS ARE ROTTING AND STARTING TO FALL APART. ANY DAMAGED WINDOWS MUST BE REPLACED OR REPAIRED. THE CARPORT DOOR IS NOT SECURE AND ALLOWS ACCESS TO THE INTERIOR OF THE HOME. THE FLOOR OF THE HOME IS COVERED IN TRASH. THE CEILING IS MISSING IN THE KITCHEN AREA. THE REST OF THE HOME IS NO ACCESSABLE DUE TO LEVEL OF TRASH IN THE FLOOR. THE SOFFIT IS ROTTING AND FALLING OFF THE HOME. THE ENTIRE SOFFIT NEEDS REPLACED. THE ROOF HAS DAMAGED SHINGLES WHICH MUST BE REPAIRED OR REPLACED. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Suitable for human habitation.
In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Physically feasible for rehabilitation.
In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	<input checked="" type="checkbox"/>	Is	<input type="checkbox"/>	Is not	A public safety hazard and should be condemned immediately.
EMERGENCY ACTION IS WARRANTED: YES NO <input checked="" type="checkbox"/>					

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

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

9589 0710 5270 0132 3744 27

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

\$

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

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

NOV 17 2023

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Leland W White

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

501 Puryear St

City, State, ZIP+4®

Jonesboro, AR 72401

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LELAND W. WHITE
 501 PURYEAR ST
 JONESBORO AR 72401



9590 9402 7560 2098 0288 61

2. Article Number (Transfer from service label)

9589 | 0710 | 5270 | 0132 | 3744 | 27

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service type

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

Restricted Delivery

234457

DC Domestic Return Receipt

CERTIFIED MAIL®



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



9589 0710 5270 0132 3744 27

LELAND W. WHITE
501 PURYEAR ST
JONESBORO AR 72401



-R-T-S- 72 NIXIE 381 FE 1 0001/27/24

RE
ATTE
UN
RE

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 72403184545 *1247-02415-27-21

