



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, May 5, 2026

5:30 PM

Municipal Center, 300 S. Church

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

4. SPECIAL PRESENTATIONS

COM-26:026 Proclamation Recognizing Building Safety Month

Sponsors: Mayor's Office

5. CONSENT AGENDA

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

MIN-26:038 MINUTES FOR THE CITY COUNCIL MEETING ON APRIL 21, 2026

Attachments: [CC Minutes 04212026.pdf](#)

RES-26:047 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1603 S. MATTHEWS, PARCEL 01-144214-06900, OWNED BY TREVOR ANDERSON IN THE AMOUNT OF \$465

Sponsors: Code Enforcement and Finance

Attachments: [INVOICE REQUEST.pdf](#)

[OFFICIAL INVOICE.pdf](#)

[VIOLATION NOTICE.pdf](#)

[1603 S MATTHEWS COUNCIL ANDERSON.pdf](#)

Legislative History

4/28/26	Finance & Administration Council Committee	Recommended to Council
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RESOLUTIONS NOT ON THE CONSENT AGENDA

RES-26:048 A RESOLUTION AUTHORIZING THE ENTRY INTO AN AGREEMENT TO ISSUE BONDS FOR THE PURPOSE OF ASSISTING IN THE FINANCING OF INDUSTRIAL FACILITIES WITHIN THE CITY OF JONESBORO, ARKANSAS, TO BE LEASED TO NICHIREI GLOBAL FOODS, LLC, A WHOLLY-OWNED SUBSIDIARY OF INNOVASIAN CUISINE ENTERPRISES, INC., OR THEIR AFFILIATE, PURSUANT TO THE AUTHORITY OF THE LAWS OF THE STATE OF ARKANSAS, INCLUDING PARTICULARLY AMENDMENT 65 TO THE ARKANSAS CONSTITUTION AND THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW

Attachments: [Resolution Authorizing Agreement to Issue Bonds and PILOT Agreements \(Innc Notice of Public Hearing - InnovAsian \(2026\).pdf](#)

Legislative History

4/28/26	Finance & Administration Council Committee	Recommended to Council
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RES-26:049 A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH VECTOR DISEASE CONTROL INTERNATIONAL, LLC (VDCI)

Sponsors: Engineering

Attachments: [Disease Control Agreement - 2026 Proposed.pdf](#)

6. NEW BUSINESS

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-26:013 AN ORDINANCE TO ESTABLISH A SPORTS ADVISORY COMMITTEE; PROVIDING FOR MEMBERSHIP, PURPOSE, AND DUTIES; AND FOR OTHER PURPOSES

Sponsors: Parks & Recreation

Legislative History

4/21/26	Public Services Council Committee	Recommended to Council
4/21/26	City Council	Held at one reading

ORD-26:014 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 TO C-3, LUO FOR PROPERTY LOCATED AT 5925 EAST JOHNSON AVENUE

Attachments: [H26-014 - Rezoning Plat-5925 E. Johnson.pdf](#)

[Staff Report - 5925 E. Johnson.pdf](#)

[horizon.pdf](#)

[MAPC Minutes 03.24.26.docx](#)

Legislative History

4/21/26 City Council Held at one reading

ORD-26:015 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RM-8 TO RS-5 FOR PROPERTY LOCATED AT 1601 GRANGER DRIVE AS REQUESTED BY CRAFTON TULL

Attachments: [Application](#)
[Plat](#)
[Notification](#)
[Staff Summary RZ 26-07](#)
[MAPC Minutes 04.14.26](#)
[Receipt](#)

Legislative History

4/21/26 City Council Held at one reading

ORDINANCES ON THIRD READING

ORD-26:008 AN ORDINANCE TO AMEND ORDINANCE 93:741 TO REINSTATE THE MULTI-WAY (FOUR-WAY STOP SIGNS) AT RAINS AND WILKINS INTERSECTIONS

Sponsors: Engineering

Legislative History

3/17/26	Public Safety Council Committee	Recommended to Council
4/7/26	City Council	Held at one reading
4/21/26	City Council	Held at second reading

ORD-26:009 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

3/17/26	Public Safety Council Committee	Recommended to Council
4/7/26	City Council	Held at one reading
4/21/26	City Council	Held at second reading

ORD-26:010 AN ORDINANCE BY THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Sponsors: Engineering

Legislative History

3/17/26	Public Safety Council Committee	Recommended to Council
4/7/26	City Council	Held at one reading
4/21/26	City Council	Held at second reading

ORD-26:012 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 6904 E. HIGHLAND DRIVE

Attachments: [Application](#)
[Plat](#)
[Deed](#)
[Certified Mail Receipts](#)
[Staff Summary RZ_26-06](#)
[MAPC Minutes 03.24.26](#)
[Publication Receipt](#)

Legislative History

4/7/26	City Council	Held at one reading
4/21/26	City Council	Held at second reading

8. MAYOR'S REPORTS

COM-26:025 MARCH 2026 FINANCIAL STATEMENTS

Sponsors: Finance
Attachments: [March 2026 Financials.pdf](#)

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

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

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-26:026

Agenda Date: 5/5/2026

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Other
Communications

Proclamation Recognizing Building Safety Month



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:038

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON APRIL 21, 2026



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, April 21, 2026

5:30 PM

Municipal Center, 300 S. Church

SPECIAL CALLED PUBLIC SERVICES COUNCIL COMMITTEE MEETING AT 4:30 P.M.

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

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

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

4. SPECIAL PRESENTATIONS

Mayor Harold Copenhaver said, we do have members present, all members present so I would like to make this, she doesn't know I'm going to do it, but April Leggett. She's dedicated a decade of service to the City of Jonesboro. Please come on down. You play a vital role in ensuring transparency, accuracy and accessibility to local government. She began her tenure at the City Clerk's office in April 2016 advancing to Deputy Clerk and ultimately being elected as City Clerk in 2020. Throughout her service, Leggett has been responsible for maintaining city records, supporting City Council operations, and serving as a key link between the citizens and their local government. Duties that are in high standard with integrity and I appreciate that April. April also has contributed to the professional beyond Jonesboro. She is in leadership involvement with the Arkansas City Clerks, Recorders and Treasurer's Association, AML, and our own Citizens Fire Academy. So her 10 years of service reflect a continued commitment of excellence, accountability and public service for the residents of Jonesboro. So I want to thank you for your service. Ms. Leggett said, thank you.

5. CONSENT AGENDA

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

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

Approval of the Consent Agenda

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

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

[MIN-26:031](#)

MINUTES FOR THE CITY COUNCIL MEETING ON APRIL 7, 2026

Attachments: [CC Minutes 04072026.pdf](#)

THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.

[RES-26:038](#)

A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH ATLAS ASPHALT INC. FOR THE 2026 ASPHALT MILLING AND OVERLAYS SELECTED CITY STREETS PROJECT - JOB NO. 2026:03

Attachments: [Bid Tab Asphalt.pdf](#)
[Contract 2026 03.pdf](#)

THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.

Enactment No: R-EN-057-2026

[RES-26:039](#)

A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH CRABTREE & SON CONSTRUCTION, INC. FOR THE HWY. 91 SIDEWALK AND LANE RECONFIGURATION PROJECT - JOB NO. 2026:10

Attachments: [Bid Tab Sidewalk.pdf](#)
[Contract Documents 2026 10.pdf](#)

THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.

Enactment No: R-EN-058-2026

[RES-26:040](#)

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUNDS; AND, AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY26 TRANSPORTATION ALTERNATIVES PROGRAM (TAP) THROUGH THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT)

THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.

Enactment No: R-EN-059-2026

[RES-26:041](#) A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 505 W. WOODROW, PARCEL 01-144073-17500, OWNED BY THOMAS & LINDA BOBBITT IN THE AMOUNT OF \$5,826.87

Attachments: [INVOICE REQUEST.pdf](#)
[OFFICIAL INVOICE.pdf](#)
[VIOLATION NOTICE.pdf](#)

THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.

Enactment No: R-EN-060-2026

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

[RES-26:037](#) A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR A LIGHTING PEDESTAL ALONG HUNTINGTON AVENUE

Councilmember John Street asked to be recused from discussion and voting on RES-26:037 due to his membership on the CWL Board.

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

Recused: 1 - John Street

Enactment No: R-EN-061-2026

[RES-26:042](#) A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR CITY-OWNED PROPERTY

Councilmember John Street asked to be recused from discussion and voting on RES-26:042 due to his membership on the CWL Board.

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

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

Recused: 1 - John Street

Enactment No: R-EN-062-2026

6. NEW BUSINESS

ORDINANCES ON FIRST READING

[ORD-26:014](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 TO C-3, LUO FOR

PROPERTY LOCATED AT 5925 EAST JOHNSON AVENUE

Attachments: [H26-014 - Rezoning Plat-5925 E. Johnson.pdf](#)
[Staff Report - 5925 E. Johnson.pdf](#)
[horizon.pdf](#)
[MAPC Minutes 03.24.26.docx](#)

Councilmember John Street motioned, seconded by Councilmember Brian Emison to suspend the rules and offer ORD-26:014 by title only. All voted aye.

Held at one reading

[ORD-26:015](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RM-8 TO RS-5 FOR PROPERTY LOCATED AT 1601 GRANGER DRIVE AS REQUESTED BY CRAFTON TULL

Attachments: [Application](#)
[Plat](#)
[Notification](#)
[Staff Summary RZ_26-07](#)
[MAPC Minutes 04.14.26](#)
[Receipt](#)

Councilmember John Street motioned, seconded by Councilmember L.J. Bryant to suspend the rules and offer ORD-26:015 by title only. All voted aye.

Councilmember Chris Moore said, I just wanted to mention I did go by and look at that property and Mr. Conrad's here tonight. He simply wants to split that property in half and build two single family homes. Mayor Copenhaver said, thank you for your input, Councilman.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-26:008](#)

AN ORDINANCE TO AMEND ORDINANCE 93:741 TO REINSTATE THE MULTI-WAY (FOUR-WAY STOP SIGNS) AT RAINS AND WILKINS INTERSECTIONS

Mayor Copenhaver stated, I think we all know where this is.

Held at second reading

[ORD-26:009](#)

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-26:010](#)

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

Held at second reading[ORD-26:012](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 6904 E. HIGHLAND DRIVE

Attachments: [Application](#)
 [Plat](#)
 [Deed](#)
 [Certified Mail Receipts](#)
 [Staff Summary RZ_26-06](#)
 [MAPC Minutes 03.24.26](#)
 [Publication Receipt](#)

Held at second reading**ORDINANCES ON THIRD READING**[ORD-26:011](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-2 TO C-3 FOR PROPERTY LOCATED AT 2005 EAST HIGHLAND DRIVE

Attachments: [Application](#)
 [plat](#)
 [Deed](#)
 [EAAAA - Certified Mail Receipts](#)
 [Staff Summary](#)
 [MAPC Minutes 03.10.26](#)
 [AE.pdf](#)

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

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

Enactment No: O-EN-015-2026

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

We do have the financial report statements are online and available to council. If you would, please go ahead and look at that. If you have any questions for Steve, I know he'll be happy to take those, whether here tonight or in his chambers.

I would like to say spring weather has allowed for an enjoyable time outdoors. Activities in our parks are busy as well as construction work and road overlays are going on. So if you've been downtown at all, you've probably seen Main Street One Lane Pilot

Project. This will be roughly a six-month project for Main Street from Washington to Creath, as brought forth by the Connectivity Committee. We've had a lot of input. Most of it is very positive, and I think there's some ideas that could come from it. I'll be meeting with a resident or actually a business owner downtown tomorrow with some concerns that we might be able to address. The stripe markings on the right side of the road are designed for delivery, emergency lane, allowing the local downtown deliveries and emergency vehicles to park as needed without causing a full stop on the roadway. In the next month, you'll utilize some of the Youth Council to collect feedback through surveys on utilizing downtown for suggestions for improvements. Upon the completion of the six-month pilot, we will return the full feedback to Council. I appreciate the input of residents that allow us to continue making these improvements in our city.

Please remember, though, the design week for Plan Jonesboro is complete, and as the 30-year plan is being designed by DPZ, co-designed by Crafton-Tull, the public input survey is still open for residents to make their ideas known. Please visit planjonesboro.com to ensure your voice is heard.

I was pleased to join the Chamber of Commerce for the fly-in to D.C. last week with city staff members Brian Richardson and Chris Ritchey. We met with Senators Bozeman and Cotton and Rick Crawford. Now, we had individual meetings for the city, and then later in the week we met with those members of the Chamber of Commerce that flew in. We discussed items and projects like public safety, industrial development, and the importance of a vibrant medical community and safety shelters. I can personally attest that each and every member is very supportive of what this community is doing. They like seeing projects that we as a community have engagement in financially, and they like seeing projects completed. So, again, I want to say thank you to them personally for providing us millions of dollars in appropriations beyond typical grant cycles that have helped us make significant improvements in Jonesboro.

I fully enjoyed also the Chamber of Commerce Business Expo at First National Bank on April 10th. The energy, I think they had over 215, which is the largest since COVID they've had participation. It's wonderful to see new development, economic development opportunity, talent recruitment, and retention. Jonesboro is thriving, folks. The Foundation of Arts Porchlight Film Festival was April 10th through the 12th. It brought its creativity and local filming, providing hands-on workshops and filmmakers. And don't forget the FOA Oasis Arts and Eats Festival downtown on April 25th. That's this weekend. I hear we even had a special guest appearance by Big John, the rodeo bull. Don't miss your opportunity to get a picture with him.

And thank you to many of our departments for preparing the annual Touch a Truck event sponsored by Nettleton East and NEA Baptist Hospital on April 25th, this weekend as well, from 9 a.m. to 1 p.m. This is a beloved event. It gives a real hands-on of kids showing what we do in the community and their engagement. It's really exciting to see their eyes pop open when they can get on vehicles they normally just see driving down the road.

We celebrated an amazing E-911 Dispatchers National Public Safety Telecommunications Week on April 12th through the 18th, and they serve, obviously, a vital role in our community. From hearts behind the headsets, these dispatchers are not often seen, but they're heavily depended upon.

The April Neighborhood Cleanup on the West End had a great turnout. We had 9.38

tons of trash and 57 tires collected with, I'm sure, many mosquitoes were in those tires, as well as glass and cardboard with volunteers help picking up trash and continued beautification efforts. Keep Jonesboro Beautiful Commission combined this event with their clean sweep in honor of Earth Day and extra efforts.

Don't forget to mark your calendars on May 2nd. The Neighborhood Cleanup is at Annie Camp Junior High back parking lot for another opportunity for volunteers to drop off bulky items. As spring is here and more events are offered citywide, please stay informed by following city social media and websites.

As we continue to tour Jonesboro, there's a lot to do around town, and these opportunities allow us to build within the city.

[COM-26:020](#)

FEBRUARY 2026 FINANCIAL STATEMENTS

Attachments: [February 2026 Financials.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember Chris Gibson said, Public Services had a special call meeting earlier this evening, and I would like to suspend the rules and walk on ORD-26:013.

Councilmember Joe Hafner seconded the motion. All voted aye. City Attorney Carol Duncan asked, do you want me to read it in its entirety? I can do that. Then we need a motion. Councilmember David McClain asked, just to read it by title only? Ms. Duncan said, yes. Councilmember L.J. Bryant motioned, seconded by Councilmember David McClain, to suspend the rules and offer ORD-26:013 by title only. All voted aye. (There was some confusion with moving forward for adoption of ORD-26:013.) Ms. Duncan said, it's an ordinance, so this is just the first reading. If you want to approve it today, there needs to be a motion to waive second and third reading. If there's no emergency, then it would just go to its second reading. Councilmember Gibson said, it's not that urgent. Ms. Duncan replied, okay, so it will be on its second reading at the next City Council meeting. Mayor Copenhaver said, so its on its first reading, discussion, and it will move on to the second reading. Alright, thanks Council.

Councilmember Dr. Anthony Coleman said, yes, thank you. It feels as if I haven't been here in ages, but actually I was missing for a good reason. Two things. One, I've been here in since 1996, or I mean year 30 of my anniversary as a resident in Jonesboro. And I say that because I missed the last meeting and I want to honor my wife, that we have been married for 25 years, and that date fell on City Council. So I think family was a little bit more important than City Council. Ms. Duncan said, you made a wise choice. Councilmember Dr. Anthony Coleman continued, I want to stay with her another 25, right? Ms. Duncan replied, yes. Councilmember Dr. Anthony Coleman continued, but the thing that I want to say about that is that we're grateful to see over the past several years how Jonesboro has expanded and grown in quality of living here. I was just amazed that we did not have to travel an hour, two hours out of town to find fine dining and just have time to just relax and see green spaces. So I appreciate what Jonesboro is doing. We're able to eat and just have a good time here, and we're doing well. But I also know that there are challenges, and one thing that I don't want to do is, and I've heard one of my colleagues say this before, kicking the can down the road, because I heard a definition that says if you keep doing the same thing, expecting a different result, it's insanity. And so there are some things I know we've been speaking about and getting information, being transparent, communicating, and I want to ensure

that we are continuing to do that. I've asked a few times months ago, weeks ago, about the east side, the east park that's being planned, and I was promised to be a part of that. I haven't heard anything yet, so I'm waiting to hear that. We have residents that are really eager and want to know what's happening, how that's going. But also that there is a lot of traffic on Prospect. We know that part of the plan is to expand some of the road on Prospect, and I know we've already gone over that and done some of those, having those discussions. But I think we need to do, I would like to see done, maybe another study or something down Prospect, even beyond where the park is, because that community, that area is growing fast. There's a lot of houses and neighborhoods being built across the track in the fields off Kathleen Street, and there's a lot of speeding going on Kathleen Street. So I'm mentioning that because I don't know where else to mention it other than here. But it's a lot of traffic, there's a lot of speeding going on on Kathleen, on Prospect, which of course feeds those communities, and so I'd like for us to consider that. And on an ending note, I was able to host a Grammy Award winning artist here on this past Sunday. We got that out and it was well attended, it was on the ASU campus, and we're just grateful, I'm grateful to the Lord for the success of it, but also just the City of Jonesboro coming and just being a part, and to know that we can have groups and camaraderie and have a good time without having fights, and all the other things that people try to portray and say about certain groups or individuals. But I just want to say that I appreciate being here in Jonesboro, and I'm sorry I missed, but I think home is first. Thank you all. Mayor Copenhagen said, and Councilman, just in response to that, I know Brian and I actually discussed it today, we're about 60% on that completion on the Eastside project, and so when we have that, it should be here by the end of this week. I think we're ready, we can present that, so we'll be contacting and reaching out so we want you involved in your district obviously, both of y'all. You bet.

[ORD-26:013](#)

AN ORDINANCE TO ESTABLISH A SPORTS ADVISORY COMMITTEE; PROVIDING FOR MEMBERSHIP, PURPOSE, AND DUTIES; AND FOR OTHER PURPOSES

Councilmember L.J. Bryant motioned, seconded by Councilmember David McClain, to suspend the rules and offer ORD-26:013 by title only.

Held at one reading

10. PUBLIC COMMENTS

Patti Lack, 4108 Forest Hill Road, said, I just want to share with you guys, being a citizen and listening to citizens, is that a lot of the city is losing respect and a lot of trust in the city. And I only say that because of what came out when I requested the expense report from the volleyball tournaments earlier in the year. And I want to tell you that there was three separate meetings. One was is that we had great tournaments. The next meeting I heard that we lost \$6,500, and then last week I heard that we made \$10,000. So, we don't really know where those numbers are. I know that last week is that Mr. McClain asked Mr. Stearns to come up and talk about a couple of the employees of the Parks Department that were on the expense report just to show that they were there to help out with the numbers and how much they make and all that to show that they were actually working. Well, one of them is a Pool Director. The pool closes in September and doesn't open in January or February, and I don't know why we have to show that he was working at the tournaments on an expense report. I questioned some of the expense. I don't know if you all got the expense report on here, but it needs to be redone because the reason why I questioned it is because that's why we're having an FBI investigation, is that we don't know where the numbers, how many, and how much. On some of this expense report, is like there was gatekeepers, and it gives a dollar amount, but how much per hour and how many did we have? The

concession workers, I know that I saw \$11 an hour that we're paying our concession workers, but it says concession workers was a price. Food and snacks, \$825. Drinks, \$540. But what happened to the rest of the food that was left over? And I don't know of what tournament you cannot make money on the concession stand. So, apparently, we made some money, but we lost money all the way around. On this expense report, it says lunch boxes from Potbelly, \$3,100. Who ordered Potbelly? And who got the food? It doesn't say, but it gives a dollar amount. It gives hotels. Did we pay? What hotels did we pay for, and who stayed in the rooms? We don't know. We have a dollar amount. It's questionable there. The cleaning staff, there's a dollar amount on one of them that says \$600. What did they clean? Did they clean every single day? How much were they paid an hour? I know of the people that put together the tournament, but we also had some sports coordinators, and we had Jim Stearns, which I'm going to assume has the knowledge of running these things. So we had a lot of people that cost a lot of money, so who was running it? The concession stand manager, we paid \$22 an hour. I don't know who gets \$22 an hour to run a concession stand. What I'm just saying to you guys, and I know that, Ann, you had mentioned that Steve Purtee and Jim Stearns was going to work on a different expense report. It needs to be crystal clear to what is spent and what is taken in to the public because that's where the trust and the respect is going to come from all of you. And we want the city to run, but we need to know what is taken in and what is not. And I would have hoped that this expense report would have been done correctly the first time around instead of having to go and redo it again and being more clear. So I hope that we can work on it. I know Mr. Stearns is, and I know Mr. Purtee can work on it. But that's the reason why you're losing trust and you're losing respect from a lot of citizens. And we don't need that to happen in our city right now. So, I hope we can get it right the next time around. Thank you.

Carol White, 5001 Nicole Cove, said, I just wanted to show y'all these pretty tickets. They cost \$3 a piece to get into the Joe McCampbell flag football game. So, you can see they're really nice. I mean, they're very colorful. They're a really nice paper they're printed on. I have a little bit of a problem with that. Well, for the first thing, my grandson plays flag football. There are two entries to get in and pay your fees and everything. Well, my daughter, she waited. She's the mother. She waited in line. She got there in plenty of time, so she waited in the long line 20-25 minutes, then she gets up to the ticket takers, and there's three of them, very well-mannered. I mean, I had no problem with them whatsoever. They were doing their job, but the way it's set up, there's no way that they can monitor who, what cars in the line have been taken care of, you know, have paid their fees, and each person in the car pays three dollars and gets this ticket, and so I'm just wondering why we're spending, I don't know how much these cost. Mr. Stearns might have an idea, but you know, when we go to the basketball games, they're just a little tear-off ticket, and you know, they seem to be a little bit more economical, but anyway, I'm just wondering how much it costs for those, and then this, like I said, the sale of the tickets and collecting the money took all that time, so she made it into the game. She was in plenty of time. My husband, he got in line probably 15 minutes before the game. Well, he waited, and he waited, and he waited to get through the line. Well, the games had started, so he turned around and left, you know, because it wasn't going to be, he might have got five minutes, but anyhow. Okay, so that being said, I'm sorry, I'm nervous. Mayor Copenhagen said, that's okay. Ms. White continued, you know, I wanted to give a positive comment to the Craighead Forest groundskeepers. That forest looks so good. We camped out there. We're local campers, but I was very impressed. Whoever's taking care of that, one little hiccup, and I know y'all probably knew that, but we went over to the kids area where the playground is and the fishing, you know, where the little ones play. Well, let me just say there were some older teenage boys that were on the dock, and they were

using some really foul language loud, so we're walking by with my little seven-year-old grandson. You know, what do you do? Well, then I also saw a gentleman sitting on the park bench or the picnic table, I'm sorry, that was just observing the kids. I don't know his motives or anything, but he did not look like he had children out there, so I guess, and then I saw a bunch, about five junior high kids that were throwing big huge rocks into the to the lake where the kids were fishing, so I just wonder, you know, what kind of supervision is going on out there. I know we can't monitor everything, and I'm not asking. I don't want any freedoms taken away. I want people to be able to enjoy what we have, and I do appreciate the cleanliness and everything about Craighead Forest, except for that one thing. So, you know, in a supervisor position, maybe somebody has some answers, so that's it. Mayor Copenhaver said, thank you for your comments, Ms. White. If you don't mind, visit with Jim after the meeting would be just fine.

Eugene Holloway, 408 Marshall Street, said, being that I have five minutes, I will get right to the heart of the matter. Mayor, you and I met at my church. We had a meeting conference at our church on March 12th. You and some of your associates came down here. We talked about sidewalks, curbs, traffic lights and things such as that with Plan Jonesboro. However, I want to get right to the heart of the matter about why I'm here. This is from an article that I wrote 10 years ago that was published in the Jonesboro Sun. This is just an excerpt from it, and I'm going to read it to you and get to the heart of the matter. During May of 2016, the City of Jonesboro established a committee to discuss the submitted property maintenance code to govern existing building structures to ensure a minimum level of public health, safety, and welfare for the general public and the occupants of the structure. It is my opinion that this code and its intent are honorable and beneficial to all the citizens of Jonesboro. However, the intent of this property maintenance code is to ensure that the tenant and the landlord owner had legal avenues to take when a health, safety, or welfare issue arises within or without the city structure. That's it. That's it. And this is why I'm here. I have a friend of mine who recently I've got I want to speak to someone after this. I have a video here of an apartment here in Jonesboro that he was, he put the down payment on, and they gave him this apartment. There's no one in this room here right now that will go into this place. Absolutely no one. I don't care if you were homeless. I think it's just that's it's too terrible. I'd rather sleep out on the street. And we've got to do something. We've got to make some changes with this landlord-tenant relationship here in Jonesboro. It's absolutely terrible. It's horrendous. I don't know if you've ever been into one of them to go look, but you need to. You need to get some kind of group to start this movement so that some of these events, some of the issues can be taking place. Despite long opposition, strong opposition, real to the fact that Jonesboro City Council passed the property maintenance code that day, this back in 2016. The new code, which kicks in March 15th, would require owners to maintain both the inside, this is what they tried to do, to maintain both the inside and outside the properties. This is what they tried to do. To maintain both the inside and outside of properties, locked doors and windows need to work, insects and rodents to be controlled. If the plumbing, electricity, or heat isn't working, it needs to be fixed. In the past, Code Enforcement officers could list complaints about such issues, but that was about it. These are the events, rather these are the issues that were being presented for the property maintenance code, which was what appealed...what, is that the word to use, appealed, repealed...I don't know what word to use, because it went into effect, and then just within a matter of weeks, I think, it was turned around completely. But we've got to do something here, because people are living in turmoil. This is a friend of mine, the apartment he went into. My daughter right now, she was going to come down here with me today, she said I'll never get here. She has, there's a snail that was on the wall in her son's bedroom. Now, they came to cut the grass in front of her apartment, okay. But now, all of the shrubberies, and not shrubberies, but just plants

and weeds and things that are growing up around, they cut the grass, but they didn't cut those things. So, they told her that if you don't like it, you can move. That's what she told me they told her. And so now, with property maintenance, where you're renting from, taking care of the yard and garden, you have to do that yourself. I think that's going a little bit too far. But there's a complete denial, and there's so much more I want to reveal, but I don't have the time to do it here right now today. But I thank you for this time to bring this to you. I would really love to hear from someone else, so we can discuss this. It's not a protest. Like T.D. Jakes says, I talk to the left wing and the right wing so the whole bird can fly. Thank you. Mayor Copenhaver said, thank you Mr. Holloway. We'll get with you after the meeting. Thank you very much.

Latoya Yarbrough, 4610 Prospect Road, said, I don't care about apples and oranges. This is my second time seeing yall today. I don't care about mosquitoes. I care about my father laying in Oaklawn Cemetery in the wrong grave because the city instructed the grave diggers to dig the wrong grave. I care about my 81-year-old mother who cannot properly grieve because I'm having to be here, because I had to meet with them today. So while we're fixing roads, while we're making tickets for Little League games, what are you going to do about the Parks and Recreations Department records? Because apparently, my father's not the only person that was in the wrong grave. Because the information that I received on the day that my mother and I stood at Oaklawn to pick my father's grave was not the right information or somebody dropped the ball. Come to find out, after my father was buried, that somebody dropped the ball. The supervisor that this city hired dropped the ball. And so now my father, who died on Good Friday, is laying in a grave that does not belong to him and now has to be exhumed at this city's expense. Someone made mentioned earlier that people are losing trust. I've never not trusted this city. I've never not trusted this council. But how do you expect me to trust you and the people who you hire and the people who you put in place to handle my father's remains, to tell me that he can lay in a grave that initially you say it belonged to someone else? How do you expect me to trust you to do something with some mosquitoes and some kids' tickets to a game when my father is laying in a grave that does not belong to him until he's approved to be exhumed? Yet the city can't be sued. The city can't have nothing done to them. And thank you for the offer that you made. I'm expecting the proposal and I promise you we will respond. I appreciate you meeting with my mom and I today. I appreciate you explaining what you were trying to explain. But that does not negate the fact that for the last week of my life where I was supposed to be grieving my father has been disrupted because now I have to figure out whose responsibility it is to have his body exhumed so that he can be in the grave that my mother and I chose and paid for. So while you're meeting in your chambers, in your offices, over the phones, and at your house, ask yourself how would you feel if it was your spouse and your father laying in the wrong grave? How would you feel if on the day you buried your father and you went the next day because your grieving mother wanted to go visit her deceased husband's grave only to find out that it was the wrong one? And today I get an apology. It's almost like giving a criminal a slap on the wrist. So if we want to talk about doing something for the City of Jonesboro, bump these streets, bump the sidewalks, bump the mosquitoes. Take yourself out there and get the records together so that we will know where our people are or where they're supposed to be. Because it is unfair to my 81 year old mama to have to be going through this today. So if you want my suggestion, do something different because apparently the Parks and Recreations Department is falling apart. Apparently the records are old and ancient and just paperwork. Because when I went out there last week he couldn't even show me a map, but today they could create one after a very strong demand letter. Thank you. Mayor Copenhaver said, thank you Ms. Yarbrough.

11. ADJOURNMENT

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

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

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:047

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 1603 S. MATTHEWS, PARCEL 01-144214-06900, OWNED BY TREVOR ANDERSON IN THE AMOUNT OF \$465

LEGAL DESCRIPTION: BELLE MEADE ADD 133X71.5X154X149.8

WHEREAS, TREVOR ANDERSON, the owner of record, was properly notified of a code violation at 1603 S. MATTHEWS, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on _01/21/2026 using city funds in the amount of \$465; and,

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

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

Section 1: The city should proceed with placing a lien on the property located at 1603 S. MATTHEWS



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 02/06/2026

To: Tosha Moss

Case #: 257127

Property Address: 1603 S MATTHEWS
Jonesboro, AR 72401

APN# 01-144214-06900

Board & Secure Letter Sent on: 12/22/2025
Comply by Date: 12/29/2025
Date of Board & Secure Service: 01/21/2026

Need to send the following charges to this person.

Property Owner:
Trevor Anderson
3311 Kingsbury St.
Jonesboro, AR 72401

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$15.00
Admin Fees	\$250.00
<u>Contracted Board & Secure</u>	<u>\$200.00</u>
Total	\$ 465.00

Thank you,

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



DATE	INVOICE NO
2/6/2026	0070199

BILL TO
Trevor Anderson 3311 Kingsbury St Jonesboro, AR 72401

DUE DATE
3/18/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 1603 S Matthews	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1603 S Matthews	1.00	250.00	250.00	0.00	0.00	250.00
Contracted Board & Secure - 1603 S Matthews	1.00	200.00	200.00	0.00	0.00	200.00
INVOICE TOTAL:			465.00	0.00	0.00	465.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Trevor Anderson
Customer No: 025191
Account No: 0036094 - Code Enforcement Charges

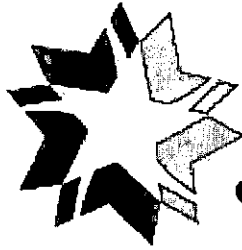
DUE DATE	INVOICE NO
3/18/2026	0070199

Please remit payment by the due date to:

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

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

Invoice Total:	465.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	465.00
INVOICE BALANCE:	\$465.00
AMOUNT PAID:	_____



JONESBORO

ARKANSAS

Notice to Board and Secure

12/22/2025

Trevor Anderson
3311 Kingsbury St.
JONESBORO AR 72401-5412

Case #: 257127

In regards to property located at 1603 S. Matthews Ave., JONESBORO, AR 7201

Dear Trevor Anderson,

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 Email: dlcooley@jonesboroar.gov

Sincerely,

David Cooley
Code Enforcement Officer



Invoice# : 0070199
Case# : 257127

Invoice Notice Mailed Prior to 03/18/2026

TREVOR ANDERSON
3311 KINGSBURY ST.
JONESBORO, AR. 72401

Subject: 1603 S MATTHEWS Parcel# 01-144214-06900

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 05/05/2026.

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

You have the right to appear and contest this action.

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

Thank you,


Scott Roper

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



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

870-933-4658

AFFIDAVIT

TREVOR ANDERSON

3311 KINGSBURY ST.

JONESBORO, AR 72401

RE: 1603 S MATTHEWS ST.

I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 23 day of MARCH, 2026.

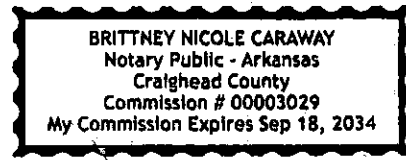
Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 24 day of Mar, 2026.

B. Carney

Notary Public

My commission expires: 9/18/34



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

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

Jonesboro, AR 72401

Certified Mail Fee \$5.30

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

- Return Receipt (hardcopy) \$2.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$8.90

Sent To

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

City, State, ZIP+4®

Revor Anderson

3311 Kingsbury St.

72401

25



9589 0710 5270 3760 1451 86
98 154T 092E 0225 0720 6956



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:048

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION AUTHORIZING THE ENTRY INTO AN AGREEMENT TO ISSUE BONDS FOR THE PURPOSE OF ASSISTING IN THE FINANCING OF INDUSTRIAL FACILITIES WITHIN THE CITY OF JONESBORO, ARKANSAS, TO BE LEASED TO NICHIREI GLOBAL FOODS, LLC, A WHOLLY-OWNED SUBSIDIARY OF INNOVASIAN CUISINE ENTERPRISES, INC., OR THEIR AFFILIATE, PURSUANT TO THE AUTHORITY OF THE LAWS OF THE STATE OF ARKANSAS, INCLUDING PARTICULARLY AMENDMENT 65 TO THE ARKANSAS CONSTITUTION AND THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW

WHEREAS, the City of Jonesboro, Arkansas, is authorized under the provisions of Amendment 65 to the Arkansas Constitution and the Municipalities and Counties Industrial Development Revenue Bond Law, Ark. Code Ann. §§ 14-164-201 et seq. (the “Act”), to own, acquire, construct, equip, and lease facilities to secure and develop industry and to assist in the financing thereof by the issuance of bonds payable from the revenues derived from such facilities; and,

WHEREAS, Nichirei Global Foods, LLC, a wholly-owned subsidiary of InnovAsian Cuisine Enterprises, Inc., or their affiliate (collectively, the “Company”), has evidenced its interest in acquiring, constructing, and equipping an industrial facility within the City if permanent financing can be provided through the issuance of bonds (the “Bonds”) under the authority of the Act; and,

WHEREAS, the City desires to assist the Company in order to secure and develop industry within the City and to aid in the financing thereof under the provisions of the Act; and,

WHEREAS, it is desirable that the City enter into an Agreement to Issue Bonds for such purpose.

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

Section 1. The Mayor and the City Clerk of the City are hereby authorized to enter into an Agreement to Issue Bonds in substantially the form and substance attached as Exhibit A.

Section 2. Subject to compliance with the statutory notice requirements, a Payment in Lieu of Taxes Agreement (a “PILOT Agreement”) shall be considered for approval at the meeting of the City Council at which the ordinance authorizing the issuance of the Bonds is considered for approval.

Section 3. The City shall hold a public hearing on the question of the issuance of the Bonds on May 19, 2026. The City Clerk and bond counsel shall coordinate the publication of the notice of public hearing.

Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this resolution, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this resolution.

Section 5. Repealer. All ordinances or resolutions of the City in conflict herewith are hereby repealed to the extent of such conflict.

A RESOLUTION AUTHORIZING THE ENTRY INTO AN AGREEMENT TO ISSUE BONDS FOR THE PURPOSE OF ASSISTING IN THE FINANCING OF INDUSTRIAL FACILITIES WITHIN THE CITY OF JONESBORO, ARKANSAS, TO BE LEASED TO NICHIREI GLOBAL FOODS, LLC, A WHOLLY-OWNED SUBSIDIARY OF INNOVASIAN CUISINE ENTERPRISES, INC., OR THEIR AFFILIATE, PURSUANT TO THE AUTHORITY OF THE LAWS OF THE STATE OF ARKANSAS, INCLUDING PARTICULARLY AMENDMENT 65 TO THE ARKANSAS CONSTITUTION AND THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW.

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remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this resolution.

Section 5. Repealer. All ordinances or resolutions of the City in conflict herewith are hereby repealed to the extent of such conflict.

PASSED: _____, 2026

ATTEST:

APPROVED:

City Clerk

Mayor

AGREEMENT TO ISSUE BONDS

THIS AGREEMENT is made as of _____, 2026, by and between the City of Jonesboro, Arkansas, a city of the first class under the laws of the State of Arkansas (the “City”) and Nichirei Global Foods, LLC, a wholly-owned subsidiary of InnovAsian Cuisine Enterprises, Inc., and a Delaware limited liability company (the “Company”), for the purpose of carrying out the purposes set forth in the Municipalities and Counties Industrial Development Revenue Bond Law, Ark. Code Ann. §§ 14-164-201 *et seq.* (the “Act”).

WITNESSETH:

WHEREAS, the City is authorized by Amendment 65 to the Arkansas Constitution and the Act to own, acquire, construct, reconstruct, extend, equip, improve, operate, maintain, sell, lease, or contract concerning, or otherwise deal in or dispose of any land, buildings, or facilities of any and every nature that can be used in securing or developing industry within or near the City; and

WHEREAS, the City has determined that such purposes may be served by cooperation with the Company in the acquisition, construction, and equipping of an industrial facility within the City, consisting of the acquisition of real estate, construction of warehouse and manufacturing facilities, infrastructure and improvements and the acquisition and installation of equipment for the preparation, processing, packaging, handling and storage of food products and other manufacturing, development, research, office, storage, business operations, and warehousing activities that are supportive of or ancillary to such operations to be located on approximately 60 acres of property located in the Craighead Technology Park with an address of 2905 Quality Way, Jonesboro, Arkansas, Jonesboro, Arkansas (the “Project”); and

WHEREAS, the City and the Company desire to cooperate in the acquisition, constructing, and equipping of the Project and to secure and develop the Project with the proceeds of revenue bonds of the City (the “Bonds”) to be issued in one or more series pursuant to the Act in an aggregate principal amount now estimated not to exceed \$180,000,000; and

WHEREAS, the City and the Company intend to enter into a lease agreement relating to the real and personal property constituting the Project, which contemplates that the Project will be leased to and operated by the Company and that the rental payments due thereunder together with other moneys available therefor shall be sufficient to pay debt service on the Bonds and all related costs.

NOW, THEREFORE, in consideration of the premises, mutual benefits, covenants, and agreements herein expressed and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Company agree as follows:

1. Proceedings. All proceedings in connection with the issuance of the Bonds shall be consistent with the requirements of the Act. All references contained herein to the issuance of the Bonds shall be subject to compliance with the formalities of the Act when the facts required to do so are determined.

2. Acquisition, Construction, and Equipping. The City and the Company will cooperate in causing to be commenced and continued the required acquisition, construction, and equipping of the Project, and the Company may provide, or cause to be provided, the necessary interim financing to permit work on the Project to commence and continue expeditiously pending the issuance of Bonds. Not later than the date of issuance of the Bonds, the Company will convey and transfer or cause to be conveyed and transferred to the City, the Project or portions thereof previously acquired, constructed, and equipped. The City acknowledges that the Project, or portions of the Project, may be subject to liens or security interests in favor of third party creditors at the time that the Project is transferred to the City.

Since the City is involved with the acquisition, constructing, and equipping of a complex project, requiring highly specialized work and specialized types of machinery and equipment, it has been and is hereby determined by the City Council in compliance with Ark. Code. Ann. § 14-164-204, that competitive bidding be, and the same is hereby, waived as to this particular project. This action is taken by the City Council pursuant to applicable laws of the State of Arkansas, including particularly the Act.

3. Lease. The City and the Company or an affiliate of the Company will enter into a lease agreement (the “Lease”) relating to the real and personal property constituting the Project, which contemplates that the Project will be leased to and operated by the Company and that the rental payments due thereunder together with other moneys available shall be sufficient to pay debt service on the Bonds and all related costs. The Lease shall include such terms and conditions as are agreed to by the City and the Company, including, but not limited to, purchase options for nominal consideration and transferability of ownership.

4. Sale of Bonds, Security. The City will take such steps as are necessary to issue, sell, and deliver the Bonds, pursuant to the terms of the Act, for the purposes of financing the costs of

the Project, in each case only upon receipt of the written designation by the Company of the purchasers thereof, with such Bonds to be in such series, to be in such principal amount, to mature in such amount and times, to bear interest at such rate or rates, to be payable on such dates, and to have such optional and mandatory redemption features and prices as are determined by the City and approved in writing by the Company. The City further agrees that it will enter into the Lease with the Company or an affiliate of the Company for the purpose of providing rental payments sufficient, with other amounts available from the Company or directly or indirectly from the proceeds of the Bonds, to pay the principal of and interest on the Bonds as they become due, and pledging and otherwise securing the payment of such rental payments for the benefit of the holder(s) of the Bonds. The City will cooperate in consummating the transactions so contemplated.

5. Bonds to be Special Obligations. The City shall have no financial responsibility with respect to the Project, the Bonds, or the costs associated with either, and the Bonds shall be special obligations of the City and shall never constitute a general obligation, indebtedness, or pledge of the credit of the City within the meaning of any constitutional or statutory provision and shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues or other funds of the City except those (including unexpended Bond proceeds) derived from or in connection with the sale or lease of the Project as provided for herein.

6. Conditions of Issuance. The Bonds may be issued either at one time or in several series from time to time, in such aggregate principal amount or amounts as the Company shall request in writing; provided, however, that all conditions of the Act shall have been met.

7. Costs to be Financed. The costs of the Project may include any costs permissible under the Act, including but not limited to reasonable and necessary costs, expenses, and fees incurred by the City in connection with the issuance of the Bonds or in connection with the Project, including, but not limited to, fees and out-of-pocket expenses of Mitchell, Williams, Selig, Gates & Woodyard, P.L.L.C. (“bond counsel”) and other counsel to the Company. The City will upon request provide or cause to be provided any data or information which may be reasonably required to verify any of the costs, expenses, and fees enumerated above.

8. Termination. In the event that the Bonds shall not be sold within five (5) years from the date hereof, this Agreement shall automatically terminate unless the parties hereto shall agree

in writing to its extension for a further period of time specified in such writing, which agreement on the part of the City shall not be unreasonably withheld. The Company may unilaterally terminate this Agreement without liability to the City (except for any amounts due and owing by the Company to the City arising out of the transactions occurring on or before the time of such termination, which shall be promptly paid by the Company to the City) by giving notice by ordinary mail, postage prepaid, to the City specifying therein the date of termination, which may be the date of the notice.

9. Protection to the City. The Company shall pay all of the City's costs and expenses reasonably and necessarily incurred in connection with this Agreement or any other related document or instrument.

10. Ad Valorem Taxation Exemption. The City and the Company recognize that under the Arkansas Constitution and decisions of the Supreme Court of Arkansas and in accordance with Ark. Code Ann. §§ 14-164-701 et seq., the Project will be exempt from ad valorem taxation. The City agrees that the Company or an affiliate of the Company shall be required to enter into a Payment in Lieu of Taxes Agreement (a "PILOT Agreement") with the City providing for payments in lieu of a portion of the ad valorem taxes that would otherwise be levied by local public bodies with taxing authority. The City and the Company agree that the final form of PILOT Agreement will be considered for approval at the meeting of the City Council at which the ordinance authorizing the issuance of the Bonds is considered for approval, subject to compliance with the terms of the Act, including, but not limited to statutory notice requirements. It is currently anticipated that the percentage of abatement will be 65% for a period of 30 years.

11. Purpose and Effect. The Bonds are to be issued, sold, and delivered under the authority of the Act and all related actions and documents shall be in conformity therewith. The City intends this Agreement to be the expression of its present intent, pursuant to the terms hereof, to issue the Bonds in an aggregate amount not to exceed \$180,000,000 and to expend the Bond proceeds to defray the costs of the Project.

12. Assignment. The Company may assign this Agreement in whole or in part to an affiliate of the Company without the prior written consent of the City and to an entity which is not an affiliate of the Company with the prior written consent of the City, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, no assignment and no dealings or

transactions between the City and any assignee shall relieve the Company of any of its obligations under this Agreement.

IN WITNESS WHEREOF, the City of Jonesboro, Arkansas, acting pursuant to a Resolution of its City Council, has caused its name to be hereunto subscribed by its Mayor and City Clerk and the Company has caused its corporate name to be subscribed hereto by its duly authorized officer, all as of the year and date first above written.

CITY OF JONESBORO, ARKANSAS

ATTEST:

APPROVED:

City Clerk

Mayor

NICHIREI GLOBAL FOODS, LLC

By: _____

Name: _____

Title: _____

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the City Council of Jonesboro, Arkansas on the question of the issuance of not to exceed \$180,000,000 in aggregate principal amount of City of Jonesboro, Arkansas Taxable Industrial Development Revenue Bonds (InnovAsian Project), Series 2026, or such other series as are otherwise designated (the “Bonds”), at 4:30 p.m. on May 19, 2026 in the City Council Chambers at the Municipal Center, 300 South Church Street, Jonesboro, Arkansas. The Bonds will be issued to finance the acquisition of real estate, construction of warehouse and manufacturing facilities, infrastructure and improvements and the acquisition and installation of equipment for the preparation, processing, packaging, handling and storage of food products and other manufacturing, development, research, office, storage, business operations, and warehousing activities that are supportive of or ancillary to such operations to be located on approximately 60 acres of property located in the Craighead Technology Park with an address of 2905 Quality Way, Jonesboro, Arkansas (the “Project”) relating to the operations of Nichirei Global Foods, LLC, a wholly-owned subsidiary of InnovAsian Cuisine Enterprises, Inc., or their affiliate (collectively, the “Company”). The Project will be leased by the City to the Company. Any person interested may appear and express their views on the proposed issuance of the Bonds, and such views and comments will be considered by the City Council. This notice is given pursuant to the Arkansas Revenue Bond Act of 1987 and the Municipalities and Counties Industrial Development Revenue Bond Law.

Dated this 5th day of May, 2026.

City of Jonesboro, Arkansas

/s/ Harold Copenhaver, Mayor



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:049

Agenda Date: 5/5/2026

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Resolution

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH VECTOR DISEASE CONTROL INTERNATIONAL, LLC (VDCI)

WHEREAS, proposals from Bid 2026:11 - RFP Mosquito Management Services were presented to the Public Safety Council Committee on Tuesday, April 21, 2026; and

WHEREAS, VDCI was recommended as the vendor for mosquito management services; and

WHEREAS, the City of Jonesboro, Arkansas and Vector Disease Control International, LLC wish to enter into an Agreement to provide these services for the City of Jonesboro; and

WHEREAS, said agreement is for an initial period of three years commencing January 1, 2026, and will automatically renew for a maximum of six years; and

WHEREAS, said agreement is attached hereto and the terms set out therein.

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

1. The City of Jonesboro approves the Agreement with VDCI to perform mosquito management services for the City of Jonesboro as provided by the attached agreement.
2. The Mayor, Harold Copenhaver and City Clerk, April Leggett are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

MOSQUITO CONTROL PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT for Mosquito Control Professional Services is entered into between the City of Jonesboro, Arkansas (the City), and Vector Disease Control International, LLC (VDCI). For the protection of its residents, the City desires to provide a professionally designed and integrated program for the management of the mosquito population in the City. VDCI has agreed to provide these services subject to the terms and conditions of this Agreement

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and Considerations contained herein, the City and VDCI agree as follows:

1. Term of the Agreement. The term of this Agreement shall be for a period beginning January 1, 2026, and ending December 31, 2029 which is a total of three (3) years. At the end of this initial period, the contract may be extended in its current form or altered as agreed by both the City and VDCI; for additional periods of three (3) years.

The City may choose not to renew this Agreement as required in this paragraph if:

VDCI fails to perform its obligations to the City as required under the terms of this Agreement, or (b) the City becomes unable to meet its financial obligations in the ordinary course of its business. VDCI may choose not to renew only if (a) renewal would result in extreme financial hardship to VDCI or (b) VDCI ceases to exist as a corporate entity.

Non-renewal will be invalid and ineffective unless the non-renewing party provides the other party with written notice of its intention not to renew, no later than January 1 of any subsequent year in which automatic renewal occurs. Such notice must contain the reasons for non-renewal.

2. Services to be provided. During the primary and renewal terms of this Agreement, VDCI shall provide the following services during the mosquito breeding season (anticipated to be April 15 to October 15):

a) Surveillance. Larvae breeding sites such as ditches, tire piles, artificial containers, septic ponds, rainwater pools, etc. will be inspected regularly and periodically. In addition, adult mosquito populations will be monitored using light traps, gravid traps, and landing rates. All collections will be identified as species and population distribution. Density will be plotted to detect any changes in problem areas.

b) Larviciding. VDCI will apply only EPA-registered chemical and biological larvicides throughout the City and associated buffer zone. These will be applied at least weekly to persistent mosquito production areas and as indicated in other production areas. Chemicals, application rates, and methods, including aerial applications if needed, will be tailored to the habitat and mosquito species to provide greater control.

c) Adulticiding. VDCI will apply only EPA-registered mosquito adulticides, which will be dispensed by aerial application (minimum of eight per year) and from truck-mounted, ultra-low volume (ULV) equipment throughout the City and associated buffer zone in order to provide uniform control and protect against re-infestation. All ULV applications will be timed to coincide with peak mosquito activity in order to provide the most effective control possible.

d) Record Keeping. VDCI will keep complete records of all operations, including records of inspections and larvicide and adulticide applications, all of which will be tabulated and presented in written monthly reports to the City. All forms and reports of pesticide usage required by all regulatory agencies will be filed to comply with applicable laws, and copies will be submitted to the City for its files.

e) Any additional services outlined in the submitted response to RFP-2026-11 by VDCI which is also attached to this agreement.

3. **Payment**

VDCI shall provide the services described under this agreement for the annual fee defined in the table below subject to such adjustments as specified in this agreement. This amount shall be paid to VDCI in twelve equal monthly installments for the first Contract Year period. Following the completion of the first year of services, the monthly payment shall increase or decrease pursuant to fluctuations in the Consumer Price Index (CPI) as noted below and any other adjustments. VDCI shall submit to the City of Jonesboro a monthly statement for its services for the previous month together with any adjustments. Statements shall be mailed and/or delivered to the City by the end of each month and shall be payable by the City within 15 days after month end.

Itemized Costs of Specific Services within the Annual Program Cost

- Aerial applications \$169,400
- Ground-based adulticiding and larviciding \$264,600
- Special event coverage included.
- Emergency or public-requested applications included.
- Other Services (Surveillance, Efficacy Testing, GIS Mapping/ Database, Public Education etc) \$45,127
- Treatment of high-risk areas in the city, including rice fields south of city limit, Aerial Application in addition to the amount included in the costs and proposal above (per application) \$19,925
- Total Annual Program Cost \$479,127

The monthly installment amount for the second and subsequent Contract Years shall be adjusted upward or downward at the beginning of said years to reflect changes in the cost of doing business during the previous year as measured by the fluctuations during the previous Contract Year by the Consumer Price Index (CPI), U.S. City Average, "All Urban Consumers," published by the U.S. Department of Labor, Bureau of Labor Statistics. The monthly installment shall increase or decrease by a percentage amount equal to the twelve-month percent change in the CPI for the month prior to the contract anniversary date or five percent (5%) whichever is less. If the federal government phases out the CPI, a substitute index that reflects the described fluctuations in the cost of doing business will be used provided it is acceptable by both parties. VDCI shall make the computation required and provide a copy of its computation. However, the failure to include the recomputed monthly installment or to correctly re-compute the monthly installment amount shall not constitute a waiver of the amount owed to VDCI and VDCI shall always have the right to demand full payment for its services.

a) **Insurance**

VDCI shall at its own expense procure and maintain the following coverage:

- a. Workers' compensation with a statutory minimum employer liability based on Arkansas statutory limits.
- b. General liability with a minimum general aggregate limit of \$2,000,000.00.
- c. Commercial Auto with a minimum liability of \$1,000,000.00.

d. Aviation liability with a minimum of \$1,000,000.00.

b) Non-Liability of the City, Its Officials, and Employees. No employee or elected official of the City shall be personally responsible for any damage resulting from the negligence or intentional acts of VDCI in the performance of services required under the terms of this Agreement.

i. Indemnity. VDCI shall indemnify and hold harmless the City, its elected officials, agents, and employees from and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, and attorneys' fees as a result of any work done by VDCI in the performance of this agreement, including full and complete compliance with State and Federal laws, rules, and regulations.

ii. Defaults. A material breach of any of the terms and conditions of this Agreement on the part of VDCI shall be grounds for the termination of this Agreement at the option of the City. The City, upon termination, shall be at liberty to re-let the work to other parties, or to perform the work without contract, and in either case, VDCI shall be liable for any excess costs in performing such work over the cost to the City if VDCI had continued to perform in accordance with this Agreement.

iii. Civil Unrest. Notwithstanding anything contained in this Agreement to the contrary, in the event VDCI, in its sole discretion, determines that because of civil unrest a substantial risk of personal injury to its employees or damage to its equipment exists, then VDCI may refuse to provide services in that part of the coverage area where such risk exists until:

a) Order is restored and the threat of such injury or damage has been resolved; or b) The City has, in the sole discretion of VDCI, taken adequate security measures to ensure the safety of VDCI personnel and equipment.

Any refusal by VDCI to treat a part of the coverage area under the circumstances described in this section is not deemed to be a breach of this Agreement.

iv. The City of Jonesboro may, at its discretion, engage additional qualified vendors when necessary to ensure continuity of services. When such situations arise, the City will provide notice to the contracted vendor in advance whenever practicable.

Miscellaneous

Over the past several years, new chemistry's and synthetic pyrethroids have been developed for the control of adult mosquitoes. Effectiveness can vary, and VDCI intends to incorporate new products on a trial basis at times throughout the mosquito season to research their effectiveness and feasibility. When we can, special events and some routine truck spraying will be done with new synthetic pyrethroid products. Any new products used will be EPA and State of Arkansas approved.

The parties are agreed that VDCI shall maintain their principal office for the Northeast Arkansas region in Jonesboro, Arkansas. Said office shall be staffed and operated as the central shipping and receiving point for Northeast Arkansas, with bulk chemical storage, computer system, and reports conducted from said office. It is the further understanding and intention of all parties that this contract shall be contingent on being in compliance with all applicable laws of the State of Arkansas.

IN WITNESS WHEREOF, the parties have entered into this agreement _____ day _____
of _____ 2026

By:

VECTOR DISEASE CONTROL INTERNATIONAL, LLC
David Fisher, Sr. VP Operations

By:

CITY OF JONESBORO, ARKANSAS
Harold Copenhaver, Mayor



Text File

File Number: ORD-26:013

Agenda Date:

Version: 1

Status: Second Reading

In Control: Public Services Council Committee

File Type: Ordinance

AN ORDINANCE TO ESTABLISH A SPORTS ADVISORY COMMITTEE; PROVIDING FOR MEMBERSHIP, PURPOSE, AND DUTIES; AND FOR OTHER PURPOSES

WHEREAS, the City Council finds that coordinated planning of youth sports programming and sports tourism initiatives promotes economic development, responsible stewardship of the City's facilities, equitable access to recreational opportunities, and enhanced community engagement; and

WHEREAS, it is the desire of the City Council to establish a Sports Advisory Committee ("Committee") to evaluate and recommend best practices, operational models, and tourism strategies related to youth sports programming and the City's sports-related facility utilization; and

WHEREAS, it is the desire of the City Council that the committee created herein shall serve in an advisory capacity only and shall not possess independent contracting, budgeting, or regulatory authority.

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

Section 1. There is hereby established a Sports Advisory Committee (the "Committee") to serve as an advisory body to the City Council.

Section 2. The Committee shall be made up of the following members:

1. One member of the City of Jonesboro, Arkansas Public Facilities Board (the "Public Facilities Board");
2. One member of the City of Jonesboro Advertising and Promotions Commission (the "A&P Commission");
3. The Chair of the Public Services Council Committee;
4. Five Members at Large. One Member at Large may be recommended for appointment by the Public Facilities Board and one Member at Large may be recommended for appointment by the A&P Committee. All Members at Large shall have demonstrated experience in youth athletics, sports tourism, recreation management, nonprofit governance, or related fields.
5. All Committee members shall serve three year terms and shall be appointed in accordance with the rules established by the Jonesboro Code of Ordinances.
6. The Director of the City's Parks and Recreation Department shall serve as an ex-officio, non-voting member of the Committee.

Section 3. The Committee shall have the following duties:

1. Evaluate and review youth sports programming/management models from other municipalities and recommend models that would enhance and promote

sports tourism in the City and recommend implementation or changes to current models when appropriate.

2. Analyze opportunities to expand sports tourism, including tournament hosting, regional partnerships, branding strategies, and enhancements of the City's facilities.
3. Develop recommended standards for accountability, program quality, safety compliance, and performance metrics for youth sports providers operating or utilizing the City's facilities.
4. Submit written recommendations to the City Council for review and action.

The Committee may request non-confidential information from the City as reasonably necessary to fulfill its advisory function.

Section 4. Limitations of Authority

The Committee:

1. Shall not enter into contracts.
2. Shall not expend public funds.
3. Shall not bind the City or any of the City's boards or commissions.
4. Shall not exercise administrative control over City employees or facilities.

All recommendations shall be advisory only and subject to approval by the City Council.

Section 5. Meetings and Transparency

1. The Committee shall meet at least quarterly and shall provide an annual written report to the City Council summarizing its findings and recommendations.
2. At the first meeting of the Committee it shall elect all necessary officers.
3. No later than the second meeting of the Committee, it shall adopt By-Laws to govern its policies and procedures.
4. The Committee shall comply with all applicable provisions of the Arkansas Freedom of Information Act.

Section 6. If any provision of this Ordinance is found invalid, the remaining provisions shall remain in full force and effect.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:014

Agenda Date: 4/21/2026

Version: 1

Status: Second Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 TO C-3, LUO FOR PROPERTY LOCATED AT 5925 EAST JOHNSON AVENUE

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

SECTION 1:

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

FROM: **Industrial District, I-1**
TO: **General Commercial District, C-3, LUO**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

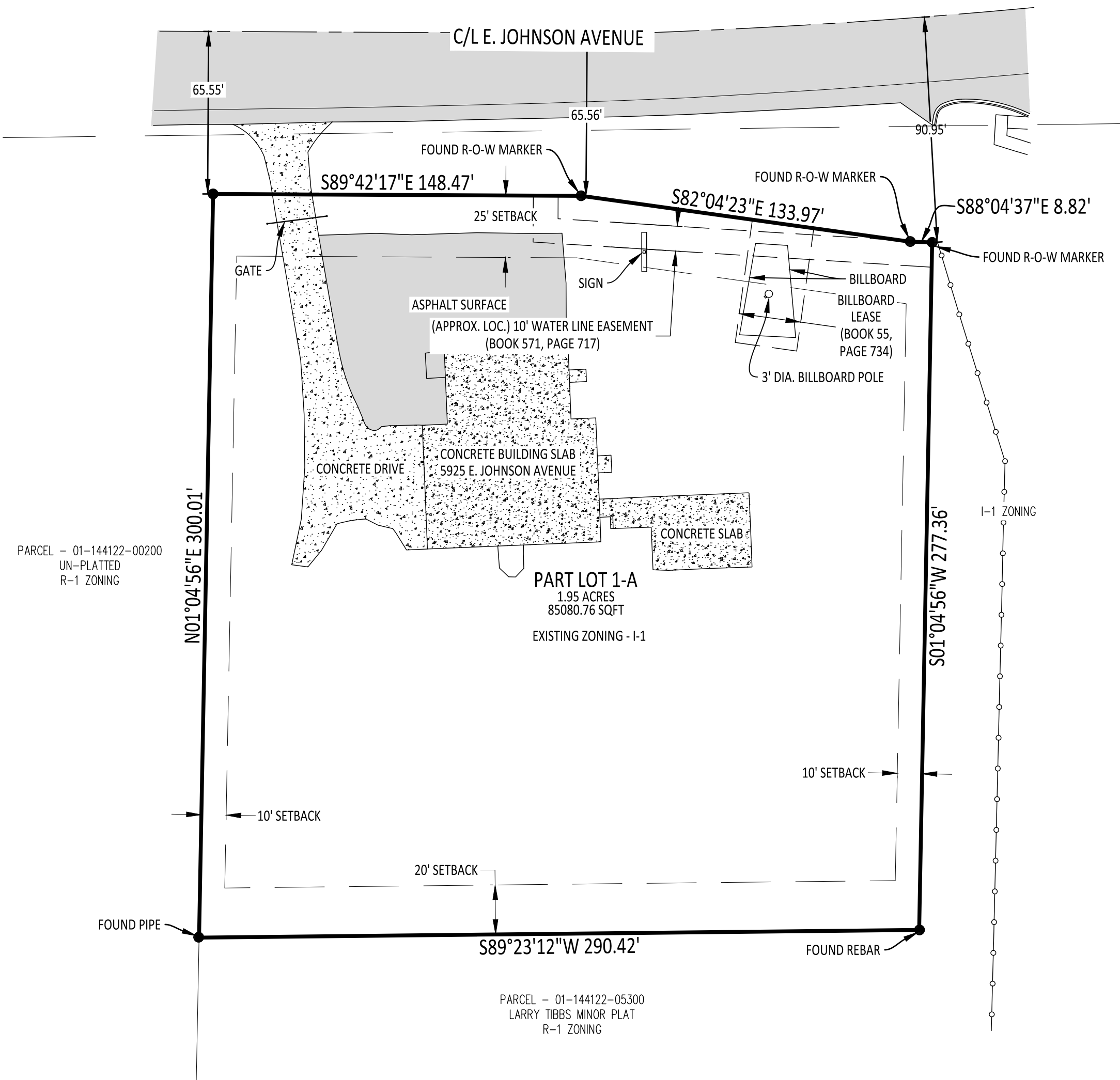
A PART OF LOT 1-A OF TIBBS REPLAT OF LOT 1 OF LARRY TIBBS SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "B" PAGE 181 AT JONESBORO, ARKANSAS, BEING SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, LESS AND EXCEPT HIGHWAY 49 ALONG THE NORTH SIDE THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF LOT 1, LARRY TIBBS SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS; THENCE RUN SOUTH 89°12'47" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF U. S. HIGHWAY 49 A DISTANCE OF 148.47 FEET TO A POINT, AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 83°09'19" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 133.97 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 89°09'33" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 8.82 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN SOUTH 00°00'00" WEST A DISTANCE OF 277.36 FEET TO A FOUND IRON PIN; THENCE SOUTH 88°18'16" WEST A DISTANCE OF 290.42 FEET (RECORD SOUTH 88°17'00" WEST 290.53 FEET) TO A

FOUND IRON PIN; THENCE NORTH 00°00'00" EAST A DISTANCE OF 300.01 FEET (RECORD 300 FEET) TO A FOUND IRON PIN AT THE POINT OF BEGINNING, CONTAINING 1.95 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY RIGHTS OF PARTIES IN AND TO THE BILLBOARD LOCATED ON SAID PROPERTY.

SECTION 2:

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 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 PLANNING DEPARTMENT APPROVAL IN THE FUTURE.



PARCEL - 01-144122-00200
UN-PLATTED
R-1 ZONING

PART LOT 1-A
1.95 ACRES
85080.76 SQFT
EXISTING ZONING - I-1

PARCEL - 01-144122-05300
LARRY TIBBS MINOR PLAT
R-1 ZONING

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- CHAIN LINK FENCE



VICINITY MAP
NOT TO SCALE

**EXISTING I-1 ZONING
REQUESTED C-3 L.U.O. ZONING**

RECORD DESCRIPTION:

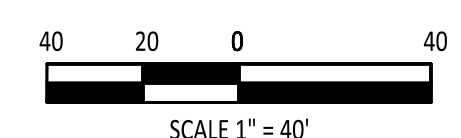
WARRANTY DEED - 2021R-023206:
A PART OF LOT 1-A OF TIBBS REPLAT OF LOT 1 OF LARRY TIBBS SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "B" PAGE 181 AT JONESBORO, ARKANSAS, BEING SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, LESS AND EXCEPT HIGHWAY 49 ALONG THE NORTH SIDE THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF LOT 1, LARRY TIBBS SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS; THENCE RUN SOUTH 89°12'47" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF U. S. HIGHWAY 49 A DISTANCE OF 148.47 FEET TO A POINT, AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 83°09'19" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 133.97 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 89°09'33" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 8.82 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN SOUTH 00°00'00" WEST A DISTANCE OF 277.36 FEET TO A FOUND IRON PIN; THENCE SOUTH 88°18'16" WEST A DISTANCE OF 290.42 FEET (RECORD SOUTH 88°17'00" WEST 290.53 FEET) TO A FOUND IRON PIN; THENCE NORTH 00°00'00" EAST A DISTANCE OF 300.01 FEET (RECORD 300 FEET) TO A FOUND IRON PIN AT THE POINT OF BEGINNING, CONTAINING 1.95 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY RIGHTS OF PARTIES IN AND TO THE BILLBOARD LOCATED ON SAID PROPERTY.

CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT HORIZON LAND SURVEYING, LLC HAS PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT 2021R-023206)
 - WATER LINE EASEMENT (BOOK 571, PAGE 717)
 - BILLBOARD LEASE AGREEMENT (BOOK 55, PAGE 734)
 - BOUNDARY SURVEY BY PS 1637 (STATE DOCUMENT 202201284336)
 - ARDOT RIGHT OF WAY PLANS (JOB NO. 10729)
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: SANAM ENTERPRISES, INC.
- 5) THIS TRACT DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0276 D WITH AN EFFECTIVE DATE OF 09/26/24.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: I-1 (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE AND 20' REAR)
PROPOSED ZONING: C-3 L.U.O. (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE AND 20' REAR)



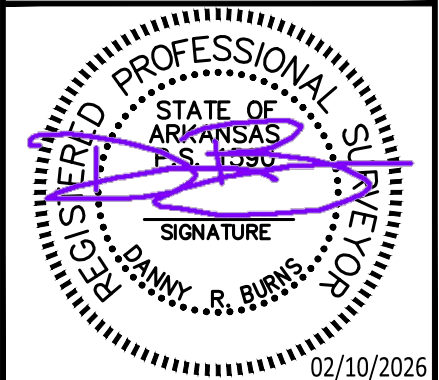
WWW.HORIZONLANDSURVEYING.COM
2918 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-243-0092

Horizon

LAND SURVEYING, LLC

PROJECT:
5925 E. JOHNSON AVE.

CLIENT:
SANAM ENTERPRISES, INC.



DRAWING INFO			
DRAWN BY:	BRE	SCALE:	1" = 40'
DATE:	02/10/2026	JOB NO.:	H26-014

REZONING PLAT

SHEET NUMBER:
1 of 1

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-05
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 24, 2026

REQUEST: To consider a rezoning of 5925 E Johnson Ave

PURPOSE: A request to consider recommendation to Council for a rezoning from “I-1”, limited industrial district, to “C-3 LUO” general commercial district Limited Use overlay

APPLICANT: **Horizon Land Surveying**

LOCATION: 5925 E Johnson Ave

SITE DESCRIPTION: **Total Size:** Approx. 1.95 Acre- 85080.76 S.F.
Street Frontage: Approx. 291.26’ ft along Johnson Ave

Existing Development: Industrial building has been demolished , concrete slab and driveway remain on site.

Physical Characteristics of the Site: Existing concrete slab, driveway and bill board

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1
South	R-1
East	I-1
West	R-1

HISTORY:

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

Moderate Intensity:

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

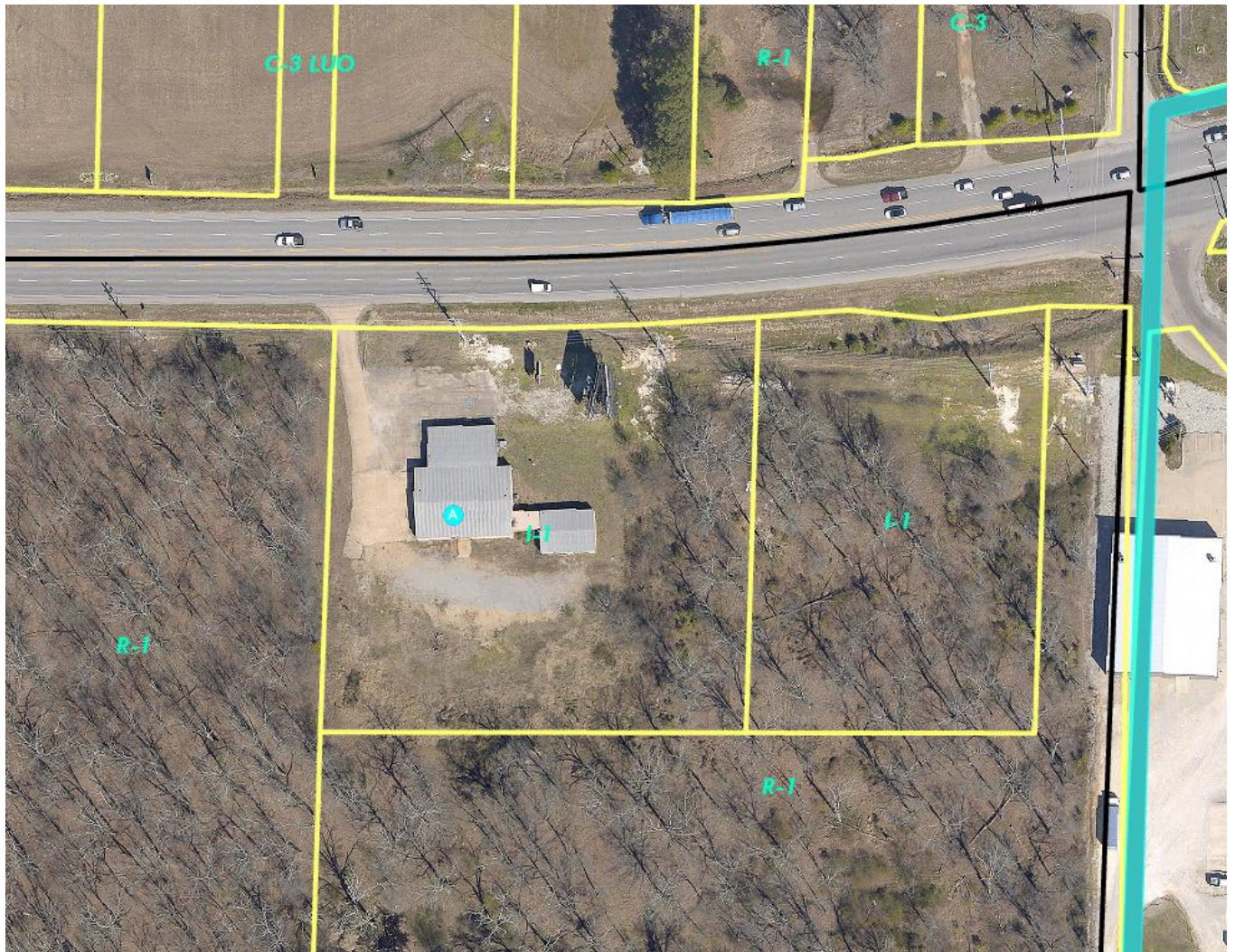
Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map

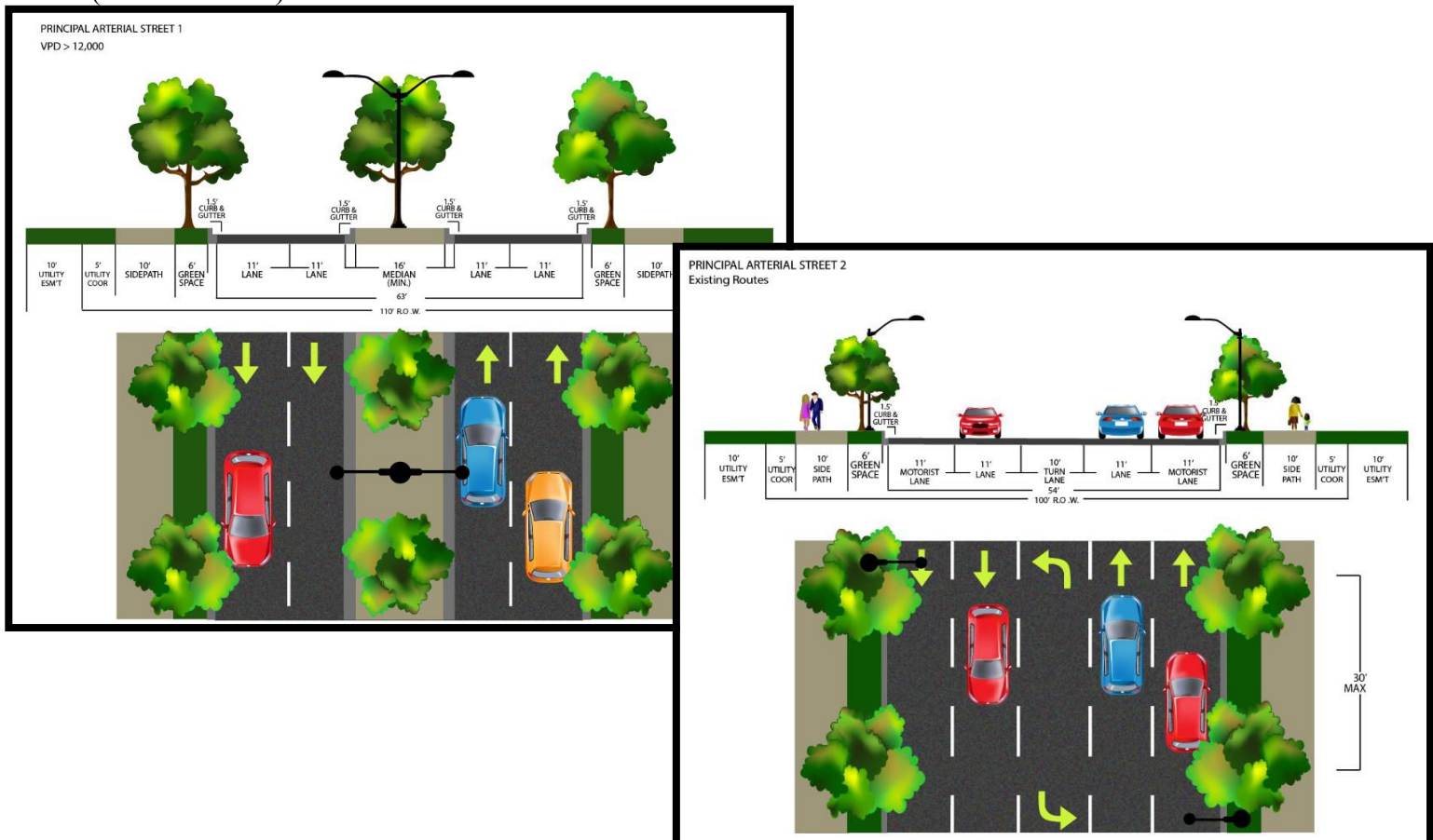
Master Street Plan/Transportation

The subject property will be served by Johnson ave. The Master Street Plan classifies Johnson ave 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 consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "I-1", limited industrial district. The applicant is applying for a rezoning to allow C-3, LUO general commercial limited use overlay at this location.

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

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 LUO 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.

LU-O—Limited use overlay district.

Purpose. By providing for flexible use of property development standards tailored to individual projects or specific properties, the LU-O district is intended to:

- a. Ensure compatibility among incompatible or potentially incompatible land uses;
- b. Ease the transition from one zoning district to another;
- c. Address sites or land uses with special requirements; and
- d. Guide development in unusual situations or unique circumstances.

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-05 ; a request to rezone property “I-2”, limited industrial district, to “C-3 LUO” general commercial District limited use overlay. 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.

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

Sample Motion:

I move that we place Case: RZ 26-05 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 “I-1”, limited industrial district, to “C-3 LUO” general commercial District limited use overlay., will be compatible and suitable with the zoning, uses, and character of the surrounding area.

OFFICIAL RECEIPT

Receipt Date 04/15/2026 02:01 PM
Receipt Print Date 04/15/2026

Receipt # 00275212
Batch # 00015.04.2026

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 278.20

Detail:
01-000-0150-00
Proof of Publication 5925 E.
Johnson 278.20

Total 278.20

Payment Information:
Check 1021 278.20
Change 0.00

Horizon Land Surveying, LLC
Customer #: 020199
2918 Wood Street

Jonesboro, AR 72404

Cashier: ALCooksey
Station: ALCOOKSEY

MAPC Meeting March 24th, 2026

1. Call to order

2. Roll Call

Present (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

3. Approval of minutes

MIN-26:028 MINUTES March 10th, 2026 MAPC

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

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

4. Preliminary Subdivisions

PP-26-03 **Preliminary Subdivision: Windsor Landing Phase IX**

Papi Investment LLC and Island Construction Inc are requesting to appeal for a Preliminary Subdivision of Windsor Landing Phase IX.

Jeff Steiling (Chair): Do we have anyone here to present for this item?

Darren Williams (Proponent): I'm Darren Williams with McAllister Engineering, we're at 4508 Stadium Blvd here in Jonesboro. Essentially this is the last phase of that Subdivision. To my knowledge, there were some issues with the way it was originally platted and we have gone back and forth to address what those issues were, and as far as I know, we've addressed everything that needed to be addressed and now we're just seeking approval for it.

Derrel Smith (City Planner): Yes sir, we have reviewed it, and it does meet all the requirements of the subdivision ordinance, so we would recommend approval for this subdivision.

Dennis Zolper (Commission): Zolper, I'll make a motion that we approve.

Jim Little (Commission): Second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

6. Conditional Use

7. Rezoning

RZ-26-05 Rezoning: 5925 East Johnson Ave

Horizon Land Surveying LLC is requesting a rezoning for the property at 5925 East Johnson Ave from I-1 limited industrial district to C-3 LUO.

Rescheduled for next MAPC Meeting, April 14th, 2026

RZ-26-06 Rezoning: 6904 East Highland Dr

The applicant John Easley is requesting a rezoning of the property at 6904 East Highland Dr from R-1 single-family medium density district, to C-3 general commercial district, and I-2 general industrial district.

John Easley (Proponent): I'm John Easley with Associated Engineering on behalf of John Stuckey, the property owner. We're asking a rezoning on a very small portion of the property. Back in '86 when the annexation took place, this was on the very edge of the city limits and the property that was coming in was coming in as R-1, 300 foot off of Easley Lane, and 300 foot off of Highway 18. Since then, it's been annexed proper zoning for industrial. What Mr. Stuckey is asking for is a portion of the R-1 to be rezoning to commercial C-3 along Highway 18, and then approximately half way up the property on Easley Lane. And the rest of the property remains the same.

Jeff Steiling (Chair): We're going to ask for city comments, Derrel if you would let us know the cities stance.

Derrel Smith (City Planner): Yes sir, we've reviewed this, it meets all six criteria of the rezoning request. So, we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Jeff Steiling: Do we have any comments from the community on this property? Yes, sir. If you would come up and state your name and address, and what your comments are.

Milford Cummings (Public): My name is Milford Cummings, I live at 1903 Easley Lane and all the people along there that I've talked to, they want to know what's going to be built right in front of our house. And the last time I asked, they said they didn't know yet. Well, if you build a noisy factory there, it's going to ruin us. We can't sleep at nights, we sell our houses. So, we still want to know before you approve it, what's going to be there.

Jeff Steiling: Well, at this particular point, this commission is not charged with being able to ask what's going to be developed there. It's just a changing of the zoning to C-3 and there's a whole series of properties or developments that fit within a C-3 zoning. So, they would be able to build any of those items, but would have to ask for special permission, or special changes of use if they do something outside of that zoning.

Milford Cummings: That's what I was wondering. Does it get down to where they can build a factory there? Is it going to be a small business like thing?

Jeff Steiling: A factory would not fit in C-3.

Milford Cummings: Okay, that's the big thing, nobody along there wants a big noisy factory right in front of their house. And so, that's what we're mainly worried about, but we would want to know kind of what was going to be built there. So, we would know whether it was going to help us or hurt us.

Jeff Steiling: Right, I believe the bigger part of that property is already I-2. Is that correct John?

John Easley: The big part of the property is I-2 and we're not asking you for anything on that, for the C-3 areas the plan is to probably to split it up into individual lots.

Carol Duncan (City Attorney): John, would you come up to the mic?

John Easley: On the C-3 part along Easley Lane and along Hwy 18, those would more than likely be cut up into individual lots for small businesses. Support for the industrial area, commercial on Highway 18, but there won't be a factory in front of your house.

Jeff Steiling: Are there any comments or questions from Commission Members? No other comments, do we have a motion?

Dennis Zolper (Commission): Zolper, make a motion to approve the request as submitted. Subject to the stipulations.

Jim Little (Commission): Little, second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

8. Miscellaneous Items

9. Staff Comments

Jeff Steiling (Chair): Anybody else have any other business this evening?

Derrel Smith (City Planner): One thing, next week is our design week for our comprehensive plan, from Monday to Thursday. We have an open house on Monday and Thursday nights from 5 to 7:30. We'll also have working committees during that time. Feel free to drop by at any time. Take the survey, give us your opinions and we hope to see you all there. You can come at anytime but you know, if you get a chance come by. It's at the old YMCA over on Nettleton.

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:015

Agenda Date: 4/21/2026

Version: 1

Status: Second Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RM-8 TO RS-5 FOR PROPERTY LOCATED AT 1601 GRANGER DRIVE AS REQUESTED BY CRAFTON TULL

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: **RM-8**, Residential multifamily classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher
TO: **RS-5**, Single-family residential district

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of Lot 2 of Nathan Ryan Hay Minor Plat to the City of Jonesboro, Craighead County, Arkansas, being ALL of that certain parcel of land described in Deed Book 2026, Page 003372 filed in the records of Craighead County, Arkansas, AND being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2; said point being on the Westerly Right-of-Way of Granger Drive Thence South 89° 32' 15" West leaving Right-of-Way, a distance of 154.95 feet; Thence North 00° 28' 51" East, a distance of 62.08 feet; Thence North 00° 40' 36" East, a distance of 62.32 feet; Thence North 89° 36' 10" East, a distance of 154.73 feet to the Westerly Right-of-Way of Granger Drive; Thence along said Right-of-Way the the following courses and distances: South 00° 28' 31" West, a distance of 62.31 feet; Thence South 00° 29' 02" West, a distance of 61.91 feet to the POINT OF BEGINNING, containing 0.44 acres, 19,253 sq. ft., more or less, and being subject to all Rights-of-Way and easements of record.

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

- A. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
- B. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
- C. Any change of use shall be subject to Planning Department approval in the future.

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.



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

April, 14, 2026

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

LOCATION: 01-144082-05020
Site Address: 1601 Granger Dr.
Side of Street: _____ between _____ and _____
Quarter: _____ Section: 08 Township: 14 Range: 04

1577

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: RM-8 Proposed Zoning: RS-5

Size of site (square feet and acres): 19,220 0.44 Acres Street frontage (feet): 124'

Existing Use of the Site: Vacant Lot

Character and adequacy of adjoining streets: _____

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:
North Residential House
South Residential House
East Residential House
West Vacant lot that is zoned R-16

Physical characteristics of the site: Empty lot surrounded by trees on the South & West side.

Characteristics of the neighborhood: Neighborhood is an older neighborhood that needs some new construction.

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

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

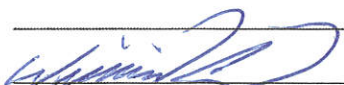
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

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

Applicant:

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

Name: William Conrad
 Address: 5726 Friendship Cir.
 City, State: Jonesboro, Ar ZIP 72404
 Telephone: (870) 692-4340
 Facsimile: _____
 Signature: 

Name: same
 Address: _____
 City, State: _____ ZIP _____
 Telephone: _____
 Facsimile: _____
 Signature: _____

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

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

Rezoning Information

- 1) The property is owned a RM-8.
- 2) The purpose to rezone 1601 Granger is so I can build two houses.
- 3) If rezoned, the property would be developed and used to build rental property for people to live in.
- 4) The density and/or intensity of development is to build 2 homes under city regulations.
- 5) Yes
- 6) To provide housing for the community of Jonesboro
- 7) In that area there are other properties that are zoned R1 and up.
- 8) It can, but I am seeking to build two homes on the property.
- 9) Since it will be new construction with good curb appeal, it is my judgement that it will only help the nearby property owners in the area.
- 10)The property has been vacant to my knowledge for 14 years.
- 11) It would have great impact due to the development in this area because there is currently not any new construction.
- 12) If approved, the developing would begin in the summer. We have sent certified letters to the neighbors that are within 200 feet of this property explaining what I am seeking and it gives the date and time of the board meeting allowing them to appear and voice their concerns.
- 13) N/A

USPS First Class Mail Flat
Ship To:
PORTER, DILLOW J
1509 MITZI LN
JONESBORO, AR 72405-8657
Package ID: 850033 18.24
Tracking #: 9414711899561913485122
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072886

Shipment
USPS First Class Mail Flat
Ship To:
FAITH TABERNACLE CHURCH
PO BOX 25
JONESBORO, AR 72403-0025
Package ID: 850034 18.24
Tracking #: 9414711899561913485368
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072879

Shipment
USPS First Class Mail Flat
Ship To:
BLAKE, WANDA & JOEY
1408 N PATRICK ST
JONESBORO, AR 72405-1881
Package ID: 850024 18.24
Tracking #: 9414711899561913484309
Actual Wt: 0.03 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
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Shipment
USPS First Class Mail Flat
Ship To:
CINDY GONZALEZ ERIKA SIUMARI GONZAL
1608 GRANGER DR
JONESBORO, AR 72405-8699
Package ID: 850035 18.24
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Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072862

Shipment
USPS First Class Mail Flat
Ship To:
INFINITE INCOME TO WEALTH LLC
PO BOX 128
BROOKLAND, AR 72417-0128
Package ID: 850026 18.24
Tracking #: 9414711899561913484446
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072848

Ship To:
NEA RENTALS LLC
3012 WOODSPRINGS RD
JONESBORO, AR 72404-6803
Package ID: 850032 18.24
Tracking #: 9414711899561913485696
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072893

Shipment
USPS First Class Mail Flat
Ship To:
STONEAGE PROPERTIES LLC
3506 E THOMAS GREEN RD
JONESBORO, AR 72405-8217
Package ID: 850025 18.82
Tracking #: 9414711899561913484415
Actual Wt: 0.07 lbs
Rating Wt: 0.12 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072909

Shipment
USPS First Class Mail Flat
Ship To:
DONALD W PRATT
1505 MITZI LN
JONESBORO, AR 72405-8657
Package ID: 850064 18.24
Tracking #: 9414711899561913482145
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073449

Shipment
USPS First Class Mail Flat
Ship To:
KELLEY RENTAL PROPERTIES LLC
PO BOX 16896
JONESBORO, AR 72403-6714
Package ID: 850065 18.24
Tracking #: 9414711899561913482343
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073456

Shipment
USPS First Class Mail Flat
Ship To:
REYES ADONIS JOSE CRUZ, CELENA NAJE
1714 NATIONAL RD
JONESBORO, AR 72401-5586
Package ID: 850066 18.24
Tracking #: 9414711899561913482459
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]

PAK MAIL 0487
361 Southwest Dr
JONESBORO, AR 72401
870-931-5151 Store: 487

USPS First Class Mail Flat
Ship To:
DAVID & CARLA KERLEY
901 FAIRWAY DR
JONESBORO, AR 72401-4384
Package ID: 850036 18.24
Tracking #: 9414711899561913485078
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072855

Shipment-----
USPS First Class Mail Flat
Ship To:
JOHN K EATON
1510 GRANGER DR
JONESBORO, AR 72405-8605
Package ID: 850061 18.24
Tracking #: 9414711899561913482749
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073425

SUBTOTAL 262.31
TAX
State Tax on 6.37 0.41
County Tax on 6.37 0.06
City Tax on 6.37 0.06
TOTAL 262.84
TEND Debit 262.84

Total shipments: 14
WILLIAM CONRAD
ARIANA 03/21/2026
#268318 12:30 PM
Workstation: 24 - Aux-1
CCTran# 66732dab-d61a-4651-a35d-3a5df96c698c

Shipment-----
USPS First Class Mail Flat
Ship To:
LORENZO SALVADOR OLEGARIO
1500 GRANGER DR
JONESBORO, AR 72405-8605
Package ID: 850062 18.24
Tracking #: 9414711899561913482985
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073432

Signature_____

NOTICE

During Holiday Season all carriers discontinue their delivery guarantees. Expedited shipments still get higher priority but they do not offer money back guarantees if shipment is delayed.

Thank you for your business

TRACK YOUR PACKAGE AT:

<https://www.pakmail.com/stores/pak-mail-jonesboro>

0

Shipment-----
USPS First Class Mail Flat
Ship To:
TH & MILDRED CUNNINGHAM
1622 N PATRICK ST
JONESBORO, AR 72405-8625
Package ID: 850063 18.24
Tracking #: 9414711899561913482602
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073470

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-07
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on April 14, 2026

REQUEST: To consider a rezoning of 1601 Granger Dr

PURPOSE: A request to consider recommendation to Council for a rezoning from “RM-8”, Multi Family Residential district, to “RS-5” Single Family Residential district

APPLICANT: **Willam Conrad**

LOCATION: 1601 Granger Dr

SITE DESCRIPTION: **Total Size:** Approx. 0.44 Acre- 19,220 S.F.
Street Frontage: Approx. 124’ ft along Granger Dr

Existing Development:

Physical Characteristics of the Site: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1
South	R-1
East	R-1
West	RM-8

HISTORY:

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as Moderate Intensity Growth Sector.

Moderate Intensity:

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map

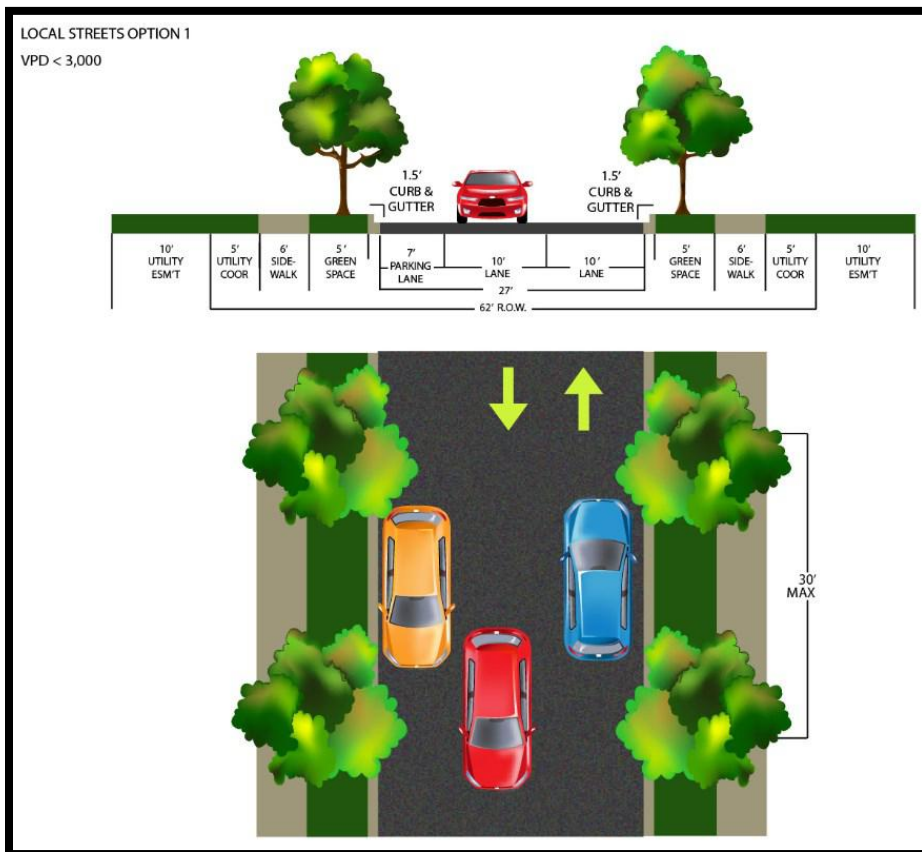
Master Street Plan/Transportation

The subject property will be served by Johnson ave. The Master Street Plan classifies Johnson ave as a Local Street.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.







FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential 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	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "RM-8", Multifamily Residential. The applicant is applying for a rezoning to allow "RS-5" Single Family Residential at this location.

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

Chapter 117 of the City Code of Ordinances/Zoning defines RS-5 as follows:

RM-8—Residential multifamily classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-07 ; a request to rezone property “RM-8”, Multifamily Residential District, to “RS-5” 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.

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

Sample Motion:

I move that we place Case: RZ 26-07 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 property “RM-8”, Multifamily Residential District, to “RS-5” Single family residential district , will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC Meeting April 14th, 2026

1. Call to order

2. Roll Call

Present (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Lonnie Roberts, Monroe Pointer, Paul Ford

Absent (1): Stephanie Nelson

3. Approval of minutes

MIN-26:032 MINUTES March 24th, 2026 MAPC

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

Aye (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (1): Stephanie Nelson

4. Preliminary Subdivisions

PP-26-04 **Preliminary Subdivision: Ridgepointe Country Club Phase 1**

The applicant Gera Investment LLC is requesting an approval of the final subdivision for the seventh replat of Ridgepointe Country Club Phase 1, block E

The Final Subdivision PP-26-04 has been withdrawn.

6. Conditional Use

7. Rezoning

RZ-26-05

Rezoning: 5925 East Johnson Ave

Horizon Land Surveying LLC is requesting a rezoning for the property at 5925 East Johnson Ave from I-1 limited industrial district to C-3 LUO.

Lonnie Roberts (Chair): Do we have the proponent for this item? Come up and state your name for record.

Rob Hester (Proponent): Rob Hester, Stonebridge Construction.

Lonnie Roberts: Do you have any comments on it at this point or is it self-explanatory?

Rob Hester: It's self-explanatory, but I welcome any questions.

Lonnie Roberts: Okay, I'll open up to the city planner, do you have the staff comments for this one?

Derrel Smith (City Planner): Yes sir, we do. It meets all six of the criteria for rezoning, so we would recommend approval, with the following stipulations: that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future. And the limited-use overlay will not allow the following: cemetery, communication tower, adult entertainment, homeless shelter, and medical marijuana dispensary.

Lonnie Roberts: Okay and with this rezoning request, is there anyone here to give public input? If not I'll open up for questions from commissioners or discussion or a motion.

Dennis Zolper (Commission): Zolper, make a motion to approve the request with the stipulations.

Jimmy Cooper (Commission): Cooper, second.

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

Aye (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (1): Stephanie Nelson

RZ-26-07

Rezoning: 1601 Granger Dr

The applicant William Conrad is requesting a rezoning the property at 1601 Granger Dr from RM-8 to RS-5

Lonnie Roberts (Chair): Do we have the proponent for this item?

Jeremy Bevel (Proponent): Jeremy Bevel, engineer with Crafton Tull. And we're asking for this rezoning from residential multi-family to single-family residential. The ultimate plan is to put two single-family homes on each lot and those lots will come, you know, later separately. But this is just a rezoning for the .44 acre track on Granger.

Lonnie Roberts: Okay, city planner do you have staff comments?

Derrel Smith: Yes sir, we do. Again this meets all the requirements for a rezoning, so we would recommend approval with the following stipulations: that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, with this rezoning request is there anyone here for public comments? If not, I'll open up for commissioners, questions or comments.

Dennis Zolper (Commission): Zolper, make a motion to approve the request with the stipulations.

Jimmy Cooper (Commission): Cooper, second.

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

Aye (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (1): Stephanie Nelson

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.

OFFICIAL RECEIPT

Receipt Date 04/15/2026 03:36 PM
Receipt Print Date 04/15/2026

Receipt # 00275218
Batch # 00115.04.2026

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

284.05

Detail:

01-000-0150-00

Rezoning Ordinance RZ-26-07 /
Proof of Publication

284.05

Total

284.05

Payment Information:

Credit Car 5368

284.05

Change

0.00

William Conrad
Customer #: 000000
870-692-4340

Cashier: TJGeror
Station: TJGEROR



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:008

Agenda Date:

Version: 1

Status: Third Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE TO AMEND ORDINANCE 93:741 TO REINSTATE THE MULTI-WAY (FOUR-WAY STOP SIGNS) AT RAINS AND WILKINS INTERSECTIONS

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas

SECTION 1: The City Council of the City of Jonesboro, Arkansas, hereby amends Ordinance 93:741 to reinstate the multi-way stop sign at the Rains and Wilkins Intersection.

SECTION 2: This Ordinance authorizes the City of Jonesboro Street Department to make the above amendment with the passage and approval of this Ordinance.

SECTION 3: This Ordinance, being necessary for the preservation of the public peace, health and safety, there is hereby declared to be an emergency, and this Ordinance shall take effect and be in full force from and after its passage and approval.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:009

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 25mph speed limit on Hillcrest Drive between Nettleton Avenue and Wilkins Avenue



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:010

Agenda Date:

Version: 1

Status: Third Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE BY 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 change as recommended by the Traffic Control Committee:

Establish 20 MPH on Main Street from Washington Avenue to Cate Avenue.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:012

Agenda Date:

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 6904 E. HIGHLAND DRIVE

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

From R-1, Single-Family Medium Density District and I-2, General Industrial District
To C-3, General Commercial District and I-2, General Industrial District, as shown on the attached rezoning plat, that land described as follows:

LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 01°00'08" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,392.57 FEET TO A POINT; THENCE NORTH 88°14'51" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 285.22 FEET TO A POINT; THENCE SOUTH 00°51'40" WEST, A DISTANCE OF 634.67 FEET TO A POINT; THENCE SOUTH 00°32'23" WEST, A DISTANCE OF 401.84 FEET TO A POINT; THENCE NORTH 89°59'31" EAST, A DISTANCE OF 1,101.64 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°57'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 66.11 FEET TO A POINT; THENCE SOUTH 87°59'58" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 350.20 FEET TO A POINT; THENCE SOUTH 01°02'51" EAST, A DISTANCE OF 117.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 18 (HIGHLAND DRIVE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AS FOLLOWS: SOUTH 87°48'01" WEST, A DISTANCE OF 267.22, SOUTH 78°20'52" WEST, A DISTANCE OF 225.06 FEET, SOUTH 81°20'11" WEST, A DISTANCE OF 237.63 FEET, SOUTH 76°20'04" WEST, A

DISTANCE OF 118.18 FEET, SOUTH 76°57'45" WEST, A DISTANCE OF 219.48 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 594,231 SQ. FT. OR 13.64 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY 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 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 Planning Department approval in the future.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: 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.



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 3/24/26 Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 6904 East Highland Drive, East of Easley Lane

Side of Street: North between Easley Lane and Rogers Chapel Road

Quarter: Southwest Section: 19 Township: 14 North Range: 5 East

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

SITE INFORMATION:

Existing Zoning: Residential R-1 Proposed Zoning: Commercial C-3/
Industrial I-2

Size of site (square feet and acres): 594,230 SF /13.64 Acres Street frontage (feet): 1,068' Highland
- Drive/1,392

Existing Use of the Site: Vacant, Agri

Character and adequacy of adjoining streets: Highland Drive - asphalt (5 lanes), Easley Lane - asphalt (2 lanes)

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Septic System

Use of adjoining properties:

North Residential R-1/Industrial I-2

South Residential R-1

East Residential R-1/Industrial I-2

West Residential R-1

Physical characteristics of the site: Vacant lot - Agri Use

Characteristics of the neighborhood: Residential and Agri Uses

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? Agricultural One - AG1/Residential R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of commercial development which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To develop commercial opportunities.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 1 -2 Acre Commercial Lots
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes. with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be in the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide commercial development.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for the property.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. This rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? Unknown.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 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.* A neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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


Owner of Record:

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

Name: John Stuckey
 Address: 10415 Stuckey Lane
 City, State: Trumann, AR ZIP 72472
 Telephone: _____
 Facsimile: _____
 Signature: _____

Applicant:

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

Name: John Eastley, A/E Engineer
 Address: 103 South Church
 City, State: Jonesboro AR ZIP 72401
 Telephone: _____
 Facsimile: _____
 Signature: 

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

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



**CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, March 10, 2026 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a Zoning Request on **property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: John Stuckey DATE: February 17, 2026

DESCRIPTION OF REQUESTED USE: From existing R-1, Single-Family Medium Density District and I-2, General Industrial to C-3, General Commercial and I-2, General Industrial..

LOCATION OF REQUESTED USE: 6904 East Highland Drive, East of Easley Lane

In affixing my signature below, I am acknowledging my understanding of this request for a Zoning. I further understand that my signature only indicates my receipt of notification of the request for a conditional use and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

Printed Name of Property Owner within 200'

(Signature)

Date

Address

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

ELECTRONIC RECORDING
2022R-012559
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
KASEY TRAVIS, CLERK & RECORDER
06/03/2022 01:14:57 PM
RECORDING FEE: 30.00
PAGES: 4

Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-933-7222

File Number: 22-081698-300

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

FOR RECORDER'S USE ONLY

WARRANTY DEED
(UNMARRIED PERSON)

KNOW ALL MEN BY THESE PRESENTS:

That, Glenn C. Smith, an unmarried person, Grantor, for and in consideration of the sum of ---TEN AND 00/100-- DOLLARS (\$10.00)--and other good and valuable consideration in hand paid by Centennial Bank as Qualified Intermediary for John Stuckey, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and unto his heirs and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

The West Half of the Southwest Quarter (W 1/2 of SW 1/4) of Section 19, Township 14 North, Range 5 East, LESS AND EXCEPT the following described 3 tracts: (1) 2 acres in the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) described as follows: Beginning at the Southeast corner of the SW 1/4 of the SW 1/4 and running West 350 feet; thence North 250 feet; thence East 350 feet; thence South 250 feet to the point of beginning, less also the road right-of-way; (2) Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 14 North, Range 5 East, Craighead County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, said corner also being on the proposed Northerly right of way line of State Highway 18; thence North 79° 03' East along said proposed right of way line a distance of 291.2 feet to a point; thence North 80° 33' East along said proposed right of way line a distance of 258.3 feet to a point; thence North 87° 48' East along said proposed right of way line a distance of 256.2 feet to a point; thence North 89° 12' East along said proposed right of way line a distance of 219.8 feet to a point; thence South 1° 09' West a distance of 35.6 feet to a point on the existing Northerly right of way line of said Highway; thence South 88° 03' West along said existing right of way line a distance of 470.7 feet to a point; thence in a Westerly direction along said existing right of way line on a curve left having a radius of 1,004.93 feet a distance of 207.1

feet to a point; thence South 76° 00' West along said existing right of way line a distance of 93.0 feet to a point on the South line of said Southwest Quarter of the Southwest Quarter; thence South 88° 12' West along said South line a distance of 250.5 feet to the point of beginning and containing 0.79 acres more or less; and (3) Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 14 North, Range 5 East, Craighead County, Arkansas, more particularly described as follows: Starting at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19; thence South 01° 48' 46" West along the West line thereof a distance of 1321.88 feet to the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 30, said point also being on the Northerly proposed right of way line of State Highway 18 for the point of beginning; thence North 77° 42' 21" East along said proposed right of way line a distance of 219.65 feet to a point; thence North 77° 07' 22" East along said proposed right of way line a distance of 118.10 feet to a point; thence North 82° 09' 25" East along said proposed right of way line a distance of 237.72 feet to a point; thence North 79° 09' 09" East along said proposed right of way line a distance of 224.92 feet to a point; thence South 88° 36' 41" East along said proposed right of way line a distance of 267.37 feet to a point; thence South 00° 14' 12" East a distance of 52.09 feet to a point on the Northerly existing right of way line of State Highway 18; thence North 88° 47' 26" West along said existing right of way line a distance of 37.66 feet to a point; thence South 89° 00' 26" West along said existing right of way line a distance of 220.31 feet to a point; thence South 88° 32' 26" West along said existing right of way line a distance of 256.80 feet to a point thence South 81° 01' 14" West along said existing right of way line a distance of 258.32 feet to a point; thence South 79° 09' 23" West along said existing right of way line a distance of 288.98 feet to the point of beginning and containing 0.54 acre or 23,316 square feet, more or less.

Subject to the reservation of 50% of all oil, gas and mineral rights by Glenn C. Smith, the grantor herein.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and his heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And I hereby covenant with the Grantee(s) that I will forever warrant and defend the title to the above described lands against all claims whatsoever.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 22-081698-300

Grantee:
Mailing Address: JOHN STUCKEY
10415 STUCKEY LN
TRUMANN AR 724720000

Grantor:
Mailing Address: GLENN C SMITH
1705 PINWOOD
GREENVILLE MS 387010000

Property Purchase Price: \$767,000.00
Tax Amount: \$2,531.10
County: CRAIGHEAD
Date Issued: 06/02/2022
Stamp ID: 1079023616

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): ATC as agent
Grantee or Agent Name (signature): Brandi Ledner Date: 6/2/22
Address: 10415 Stuckey Ln.
City/State/Zip: Trumann AR 72472

9589 0710 5270 1698 9418 94

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Bono, AR 72416

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Sent
 To: DIAMOND LAURIE LEE
 2748 CRAIGHEAD 308
 BONO, AR 72416

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9589 0710 5270 1698 9418 70

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Sent
 To: HAMBY DOUGLAS & SANDRA
 6903 HIGHLAND DRIVE
 JONESBORO, AR 72401

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

7022 3330 0001 5429 8315

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Jonesboro, AR 72404

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Sent
 To: BIG SANDY PROPERTIES, LLC
 2912 PATRICIA COVE
 JONESBORO, AR 72404

PS Form 3800, April 2015 PSN 7580-02-000-9047 See Reverse for Instructions

9589 0710 5270 1698 9418 63

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Trumann, AR 72472

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Sent
 To: STUCKEY JOHN C
 10415 STUCKEY LANE
 TRUMANN, AR 72472

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

7022 3330 0001 5429 8308

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Sent
 To: HOOKS JANEY LIVING TRUST
 2346 HIGHWAY 349
 JONESBORO, AR 72401-9212

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Jonesboro, AR 72405

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Sent
 To: HAMMETT DAVID A
 1824 CRAIGHEAD 730
 JONESBORO, AR 72405

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

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Jonesboro, AR 72405

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

Postmark Here

02/28/2026

PLATINUM PROPERTIES OF NEA LLC
661 CRAIGHEAD 754
JONESBORO, AR 72405-8256

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

Postmark Here

02/28/2026

BIRDELL BILL & JACQUELINE
6807 HIGHLAND DRIVE
JONESBORO, AR 72401

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Jonesboro, AR 72403

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

Postmark Here

02/28/2026

CHANDLER COLIE EDWARD JR
P.O. BOX 19251
JONESBORO, AR 72403

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92

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Jonesboro, AR 72404

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

Postmark Here

02/28/2026

PERKINS JOE & BECKY
4013 MARDIS WOOD DRIVE
JONESBORO AR 72404

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

Postmark Here

02/28/2026

COWAN JAMES A & PAULINE
6901 HIGHLAND DRIVE
JONESBORO, AR 72401

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Bay, AR 72411

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

Postmark Here

02/28/2026

BARNES EARNESTEEN
203 ISBELL STREET
BAY, AR 72411-9758

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street LONG MICKEY W
 City 1805 EASLEY LANE
 JONESBORO AR 72401

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



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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street CUMMINGS MELFARD & VONNA
 City 1903 EASLEY LANE
 JONESBORO, AR 72401

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



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Mountain Home, AR 72653

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 BENHAM FAMILY TRUST
 2013 FULLER
 MOUNTAIN HOME, AR 72653-5222

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 MULLINS STEVE
 1619 EASLEY LANE
 JONESBORO, AR 72401

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Jonesboro, AR 72405

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 BRADLEY TONY LEE & BARBARA ANN
 116 CRAIGHEAD 7454
 JONESBORO, AR 72405

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Hollywood, FL 33029

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 THE RAZA GROUP OF ARK LLC
 19441 NW 4TH COURT
 PEMBROKE PINES, FL 33029-3243

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street CASEY LARRY
 City 1615 EASLEY LANE
 JONESBORO, AR 72401

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

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street KEITH SCOTTY & THERESIA
 City 1203 EASLEY LANE
 JONESBORO AR 72401

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

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street MARTIN TROY O & WANDA SUE
 City 1202 EASLEY LANE
 JONESBORO, AR 72401

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

9589 0710 5270 1698 9418 25

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street MCKINNEY LARRY
 City 1705 EASLEY LANE
 JONESBORO AR 72401

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

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street MOORE RANDY
 City 1801 EASLEY LANE
 JONESBORO, AR 72401

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

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9589 0710 5270 1698 9418 32

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-06
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 24, 2026

REQUEST: To consider a rezoning of 6904 E Highland Dr, East of Easley Ln

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family residential district, to “C-3” general commercial district and “I-2” General Industrial district

APPLICANT: **John Easley**

LOCATION: 6904 East Highland Dr

SITE DESCRIPTION: **Total Size:** Approx. 13.64 Acre- 594,230 S.F.
Street Frontage: Approx. 1068’ ft along Highland Dr and 1392 ft along Easley Ln

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision.

Physical Characteristics of the Site: Vacant Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 and I-2
South	R-1
East	R-1 and I-2
West	R-1

HISTORY:

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as Rural Intensity Growth Sector and Industrial Growth Sector

Rural Intensity:

Rural intensity uses are extremely low intensity that happen in areas that have traditionally been devoted to agriculture.

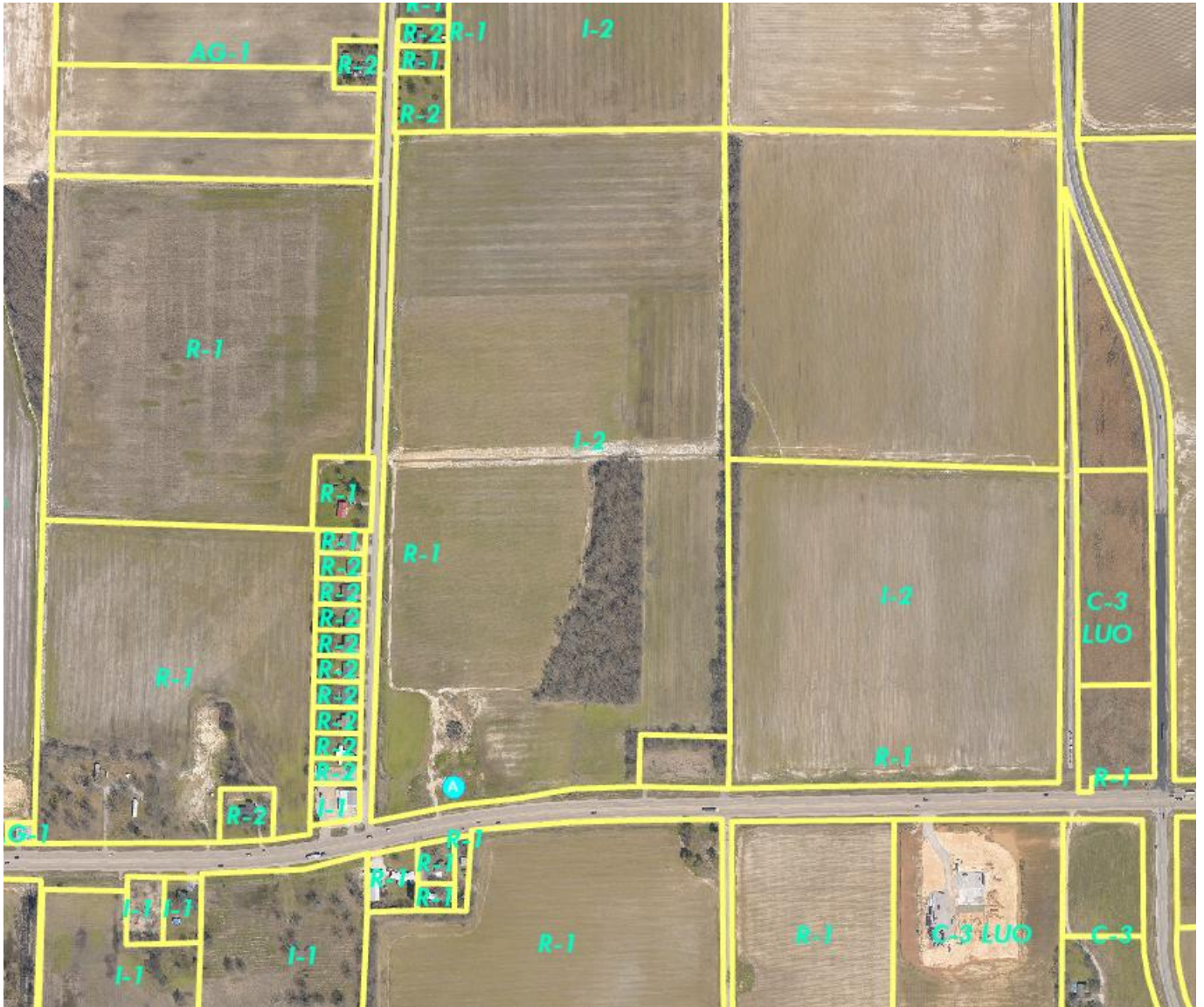
Typical Land Uses:

- Commercial business serving agricultural needs
- Large lot single family residential
- Small retail
- Open space
- Agricultural
- Stable or kennel
- Churches
- Institutional (waste water treatment plants, sludge ponds, water towers, landing strips, Cell towers, drainageway)

Density: Single family residential on > 5 acres lot

Industrial Growth Sector :

Industrial uses those considered heavy such as large scale manufacturing, production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. Located close to major transportation corridors and should generally be buffered from surrounding development by transitional uses or landscape areas.



Land Use Map

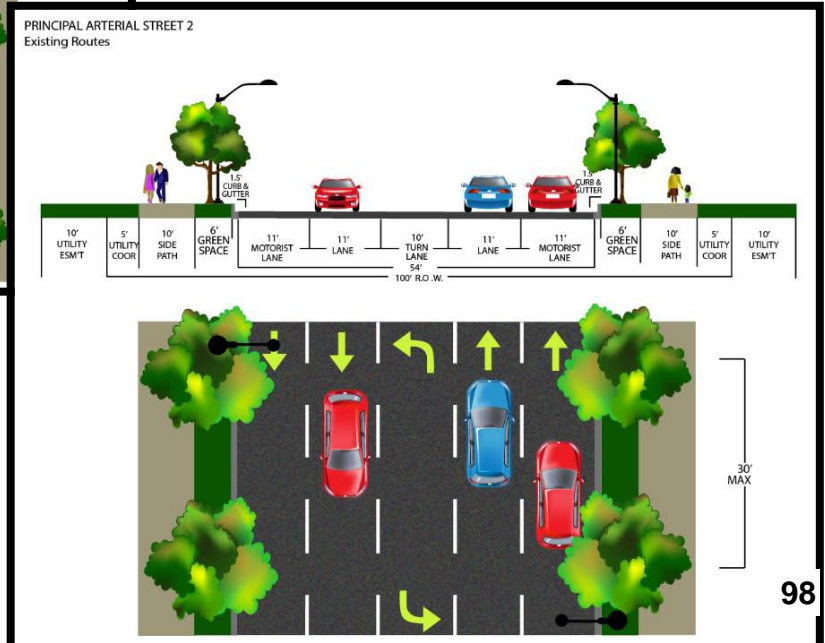
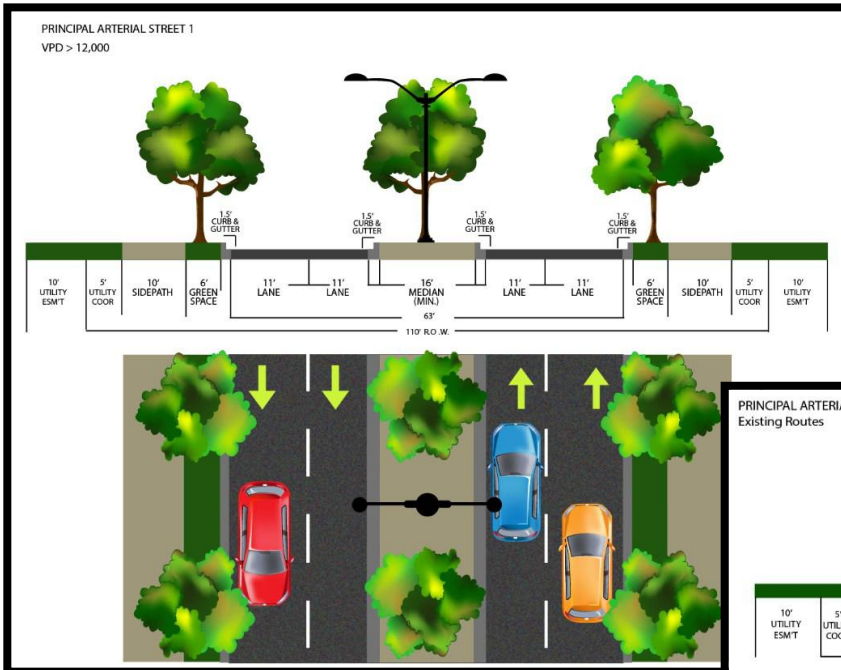
Master Street Plan/Transportation

The subject property will be served by Highland Dr and Easley Ln. The Master Street Plan classifies Highland Dr as a Principal arterial and Easley Ln as Minor 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.

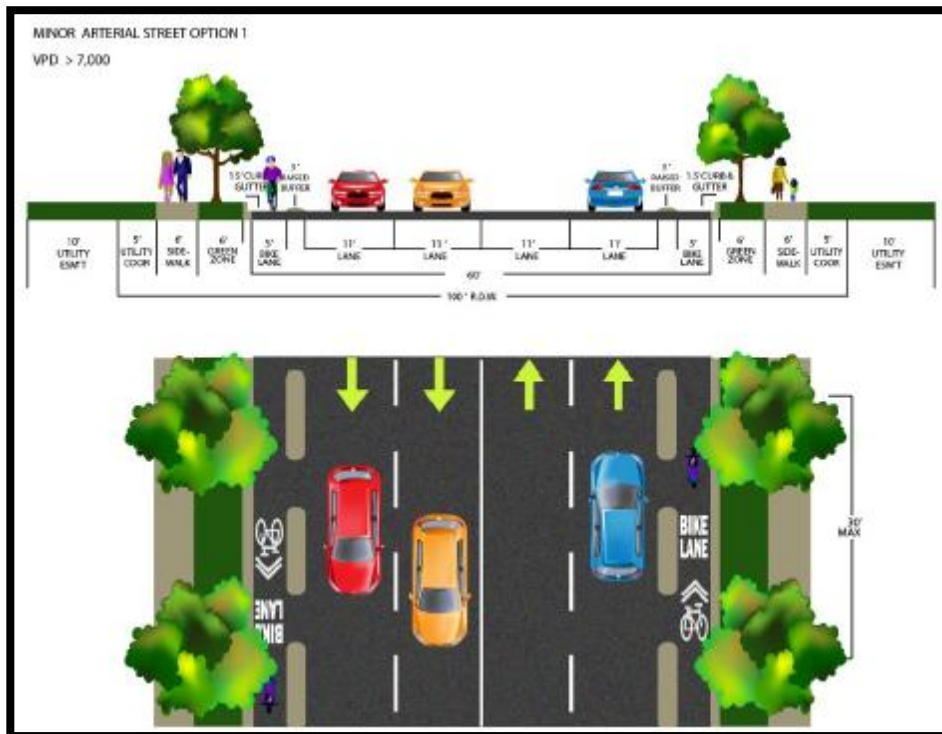
DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis.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

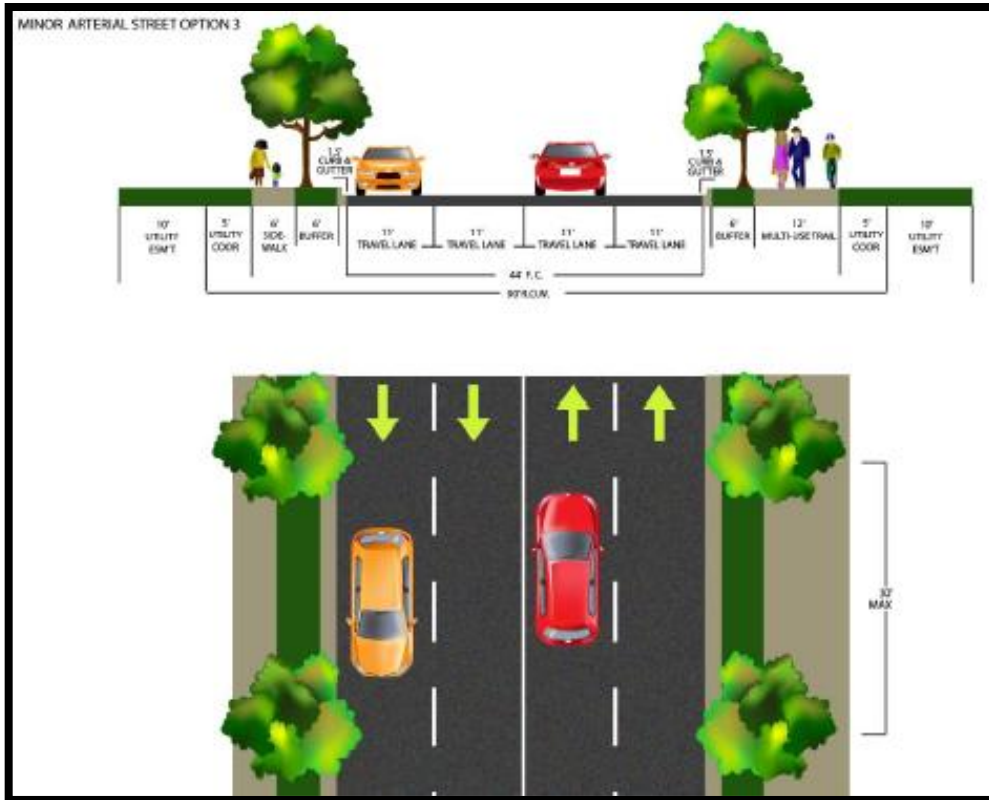
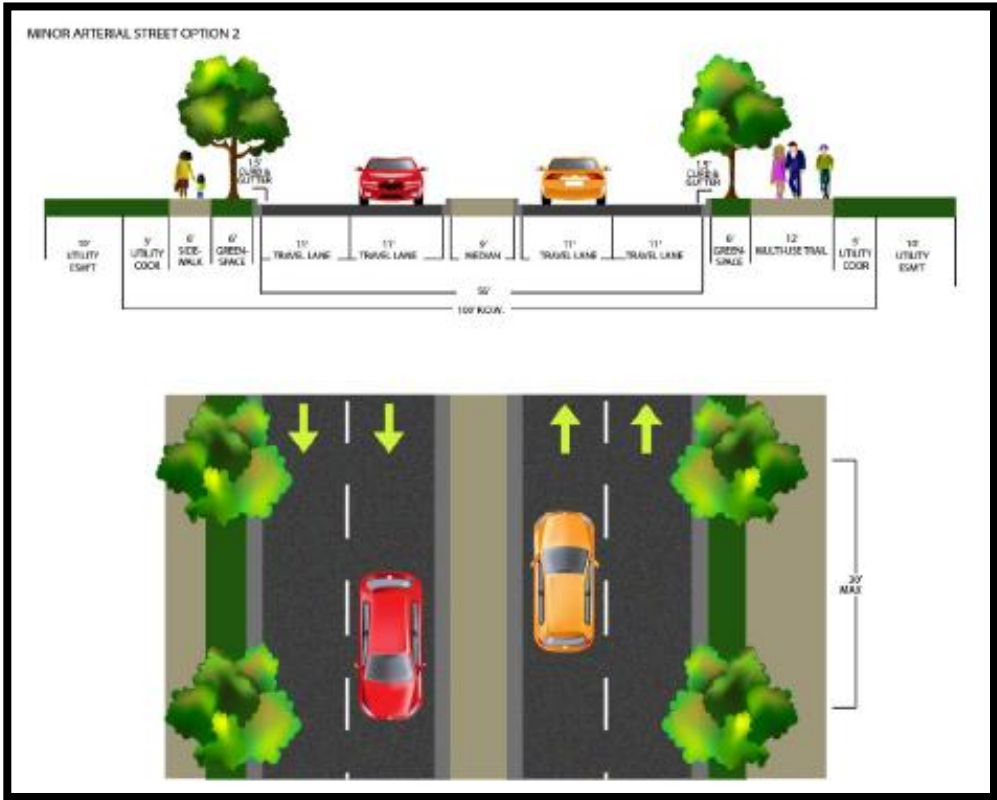


Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. 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: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. 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 consistent with the Adopted Land Use Plan. This property is in the Rural growth sector and industrial growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family residential district. The applicant is applying for a rezoning to allow C-3 general commercial and I-2 General industrial at this location.

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

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 and I-2 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.

I-2, general industrial district. This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as is adequate highway access.

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-06 ; a request to rezone property “R-1”, single family residential district, to “C-3” general commercial District and “I-2” General industrial 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.

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

Sample Motion:

I move that we place Case: RZ 26-06 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 residential district, to “C-3” general commercial District and “I-2” General commercial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC Meeting March 24th, 2026

1. Call to order

2. Roll Call

Present (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

3. Approval of minutes

MIN-26:028 MINUTES March 10th, 2026 MAPC

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

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

4. Preliminary Subdivisions

PP-26-03 **Preliminary Subdivision: Windsor Landing Phase IX**

Papi Investment LLC and Island Construction Inc are requesting to appeal for a Preliminary Subdivision of Windsor Landing Phase IX.

Jeff Steiling (Chair): Do we have anyone here to present for this item?

Darren Williams (Proponent): I'm Darren Williams with McAllister Engineering, we're at 4508 Stadium Blvd here in Jonesboro. Essentially this is the last phase of that Subdivision. To my knowledge, there were some issues with the way it was originally platted and we have gone back and forth to address what those issues were, and as far as I know, we've addressed everything that needed to be addressed and now we're just seeking approval for it.

Derrel Smith (City Planner): Yes sir, we have reviewed it, and it does meet all the requirements of the subdivision ordinance, so we would recommend approval for this subdivision.

Dennis Zolper (Commission): Zolper, I'll make a motion that we approve.

Jim Little (Commission): Second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

6. Conditional Use

7. Rezoning

RZ-26-05 Rezoning: 5925 East Johnson Ave

Horizon Land Surveying LLC is requesting a rezoning for the property at 5925 East Johnson Ave from I-1 limited industrial district to C-3 LUO.

Rescheduled for next MAPC Meeting, April 14th, 2026

RZ-26-06 Rezoning: 6904 East Highland Dr

The applicant John Easley is requesting a rezoning of the property at 6904 East Highland Dr from R-1 single-family medium density district, to C-3 general commercial district, and I-2 general industrial district.

John Easley (Proponent): I'm John Easley with Associated Engineering on behalf of John Stuckey, the property owner. We're asking a rezoning on a very small portion of the property. Back in '86 when the annexation took place, this was on the very edge of the city limits and the property that was coming in was coming in as R-1, 300 foot off of Easley Lane, and 300 foot off of Highway 18. Since then, it's been annexed proper zoning for industrial. What Mr. Stuckey is asking for is a portion of the R-1 to be rezoning to commercial C-3 along Highway 18, and then approximately half way up the property on Easley Lane. And the rest of the property remains the same.

Jeff Steiling (Chair): We're going to ask for city comments, Derrel if you would let us know the cities stance.

Derrel Smith (City Planner): Yes sir, we've reviewed this, it meets all six criteria of the rezoning request. So, we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Jeff Steiling: Do we have any comments from the community on this property? Yes, sir. If you would come up and state your name and address, and what your comments are.

Milford Cummings (Public): My name is Milford Cummings, I live at 1903 Easley Lane and all the people along there that I've talked to, they want to know what's going to be built right in front of our house. And the last time I asked, they said they didn't know yet. Well, if you build a noisy factory there, it's going to ruin us. We can't sleep at nights, we sell our houses. So, we still want to know before you approve it, what's going to be there.

Jeff Steiling: Well, at this particular point, this commission is not charged with being able to ask what's going to be developed there. It's just a changing of the zoning to C-3 and there's a whole series of properties or developments that fit within a C-3 zoning. So, they would be able to build any of those items, but would have to ask for special permission, or special changes of use if they do something outside of that zoning.

Milford Cummings: That's what I was wondering. Does it get down to where they can build a factory there? Is it going to be a small business like thing?

Jeff Steiling: A factory would not fit in C-3.

Milford Cummings: Okay, that's the big thing, nobody along there wants a big noisy factory right in front of their house. And so, that's what we're mainly worried about, but we would want to know kind of what was going to be built there. So, we would know whether it was going to help us or hurt us.

Jeff Steiling: Right, I believe the bigger part of that property is already I-2. Is that correct John?

John Easley: The big part of the property is I-2 and we're not asking you for anything on that, for the C-3 areas the plan is to probably to split it up into individual lots.

Carol Duncan (City Attorney): John, would you come up to the mic?

John Easley: On the C-3 part along Easley Lane and along Hwy 18, those would more than likely be cut up into individual lots for small businesses. Support for the industrial area, commercial on Highway 18, but there won't be a factory in front of your house.

Jeff Steiling: Are there any comments or questions from Commission Members? No other comments, do we have a motion?

Dennis Zolper (Commission): Zolper, make a motion to approve the request as submitted. Subject to the stipulations.

Jim Little (Commission): Little, second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

8. Miscellaneous Items

9. Staff Comments

Jeff Steiling (Chair): Anybody else have any other business this evening?

Derrel Smith (City Planner): One thing, next week is our design week for our comprehensive plan, from Monday to Thursday. We have an open house on Monday and Thursday nights from 5 to 7:30. We'll also have working committees during that time. Feel free to drop by at any time. Take the survey, give us your opinions and we hope to see you all there. You can come at anytime but you know, if you get a chance come by. It's at the old YMCA over on Nettleton.

10. Adjournment

Meeting was adjourned.

OFFICIAL RECEIPT

Receipt Date 03/26/2026 09:38 AM
Receipt Print Date 03/26/2026

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Batch # 00026.03.2026

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 335.40

Detail:

01-000-0150-00
Proof of Publication 6904 E.
Highland/Rezoning 335.40

Total 335.40

Payment Information:

Check 40973 335.40
Change 0.00

Associated Engineering and Testing/do not use
Customer #: 009931
103 S. Church

Jonesboro, AR 72403

Cashier: ALCooksey
Station: ALCOOKSEY



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-26:025

Agenda Date: 5/5/2026

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Other
Communications

MARCH 2026 FINANCIAL STATEMENTS

Overview of State Mandated Funds

Benchmark 75.00%

General Fund

Beginning Fund Balance: \$ 13,550,778 \$ 13,550,778

General Fund	YTD Actual	Total Budget	\$ Remaining	% Need/Avail
Revenue	\$ 16,358,774	\$ 63,439,709	\$ 47,080,935	74.2%
Expense	17,827,107	65,179,119	47,352,012	72.6%
Surplus (Deficit)	\$ (1,468,333)	\$ (1,739,410)	\$ (271,078)	

Fund Balance Actual/Projected: \$ 12,082,445 \$ 11,811,368

Street Fund

Beginning Fund Balance: \$ 203,404 \$ 203,404

Street Fund	YTD Actual	Total Budget	\$ Remaining	% Need/Avail
Revenue	\$ 1,887,200	\$ 9,411,370	\$ 7,524,170	79.9%
Expense	1,860,067	7,813,244	5,953,177	76.2%
Surplus (Deficit)	\$ 27,133	\$ 1,598,126	\$ 1,570,993	

Fund Balance Actual/Projected: \$ 230,536 \$ 1,801,530

Overview of Select Budget Variances

Select Data - Year to Date	Actual	Budget	\$ Variance	% Variance
Revenue				
Sales Tax (Combined)	\$ 12,471,074	\$ 12,379,758	\$ 91,316	0.7%
** State Turnback (Combined)	1,810,256	1,926,197	(115,940)	-6.0%
Expense				
Overlays	-	3,291,492	(3,291,492)	-100%
Fuel Purchases	252,937	357,556	(104,619)	-29%

Overview of Select Prior Year Variances

Select Data - Year to Date	Current Year	Prior Year	\$ Change	% Change
Revenue				
Franchise Fee	\$ 631,815	\$ 540,258	\$ 91,557	17%
A&P Prepared Foods	1,662,961	1,622,067	40,894	3%
A&P Original 3%	231,286	205,410	25,876	13%
A&P Additional 1%	77,095	68,470	8,625	13%
Alcohol Beverage Tax	187,139	173,846	13,293	8%

** State Turnback revenue returns for January were impacted Statewide due to a \$16 million motor fuel refund processed by DF&A for a large fuel retailer.

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4	Schedule of Changes in Restricted Fund Balances
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6	Schedule of O&M Departmental Overview
7	Schedule of Interest Earnings & Deposit Collateralization
8-10	Sales Tax Reports
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City of Jonesboro, Arkansas
 Schedule of Changes in FB and Required Reserve
 March 2026

Changes in Fund Balance- Cash Basis

State Mandated Funds		Activity Reflecting Changes in Fund Balance			
Description	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	Ending Fund Balances
General	\$ 13,550,778	\$ 16,358,774	\$ 17,827,107	\$ (1,468,333)	\$ 12,082,445
Street	203,404	1,887,200	1,860,067	27,133	230,536
Total	\$ 13,754,182	\$ 18,245,974	\$ 19,687,174	\$ (1,441,200)	\$ 12,312,981

Other Funds		Activity Reflecting Changes in Fund Balance			
Description	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	Ending Fund Balances
Restricted	\$ 6,316,639	\$ 405,280	\$ 532,122	\$ (126,842)	\$ 6,189,797
E-911	(109,684)	321,197	791,162	(469,965)	(579,649)
Federal Grants	846,885	73,584	94,513	(20,928)	825,957
Non-Federal Grants	8,193	17,264	12,264	5,000	13,193
Community Development Block Grant (CDBG)	5,404	209,783	188,198	21,584	26,988
Metropolitan Planning Organization (MPO)	45,032	74,290	41,265	33,025	78,057
GOJO (Previously known as JETS)	(734,876)	1,316,698	1,142,903	173,795	(561,082)
Depreciation Fund	6,100,900	611,055	3,182,886	(2,571,831)	3,529,069
Capital Improvement Fund	8,301,383	449,757	1,563,435	(1,113,679)	7,187,704
Advertising & Promotion 3%	318,065	236,705	276,283	(39,578)	278,487
Advertising & Promotion 1%	92,456	77,875	-	77,875	170,332
Advertising & Promotion Prepared Foods	7,448,389	1,709,036	1,592,158	116,878	7,565,267
Total	\$ 28,638,786	\$ 5,502,524	\$ 9,417,190	\$ (3,914,666)	\$ 24,724,120

All Funds Totals	\$ 42,392,968	\$ 23,748,498	\$ 29,104,365	\$ (5,355,867)	\$ 37,037,101
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Reserve Analysis

Description	Fund Balance	Less: Required Reserve	Available Reserves
General Fund	\$ 12,082,445		12,082,445
Street Fund	230,536		230,536
Depreciation Fund	3,529,069		3,529,069
Capital Improvement Fund	7,187,704		7,187,704
Combined Fund Balances	\$ 23,029,755	\$ (9,776,868)	\$ 13,252,887

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

City of Jonesboro, Arkansas
 Schedule of Changes in Restricted Fund Balances
 March 2026

Changes in Fund Balance- Cash Basis

Restricted Funds	Activity Reflecting Changes in Fund Balance				
	Description	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)
ARPA Revenue Replacement-Building Demo	\$ (47,344)	\$ -	\$ 152	\$ (152)	\$ (47,496)
ARPA Revenue Replcmnt-Mosquito Abatement	139,604	-	-	-	139,604
ARPA Revenue Replacement-RAC Aquatic	3,200,000	-	-	-	3,200,000
ARPA Revenue Replacement-Humanitarian	169,997	-	90,869	(90,869)	79,128
ARPA Revenue Replacement-Comp Growth Plan	733,805	-	145,842	(145,842)	587,963
ARPA Revenue Replacement-Building Code Study	93,970	-	38,961	(38,961)	55,009
ARPA Revenue Replcmnt-Tornado Siren Upgrade	261,261	-	-	-	261,261
ARPA Revenue Replacement-Remaining Approp	321,460	-	-	-	321,460
Insurance Proceeds	192,416	-	-	-	192,416
Perpetual Cemetery	582,716	10,467	1,200	9,267	591,983
Fire Act 833	67,140	-	48,813	(48,813)	18,328
Employee Benefit	83,467	-	-	-	83,467
DARE	70,297	1,299	1,832	(533)	69,765
In Lieu of Sidewalk	210,407	-	-	-	210,407
Dog Park Donations	27,608	-	-	-	27,608
K-9 Acquisition	8,980	-	-	-	8,980
Police Suspense	14,635	-	-	-	14,635
Animal Control Donations	25,327	345	-	345	25,672
Exchange for Services A&P	24,000	10,000	-	10,000	34,000
Abatement	5,626	-	-	-	5,626
Museum - E Boone Watson	300	-	-	-	300
Winter Wonderland	4,464	-	-	-	4,464
Public Safety Surveillance Equip	8,000	5,000	-	5,000	13,000
Police Hiring/Training	2,874	-	-	-	2,874
Skate Board Park	992	-	-	-	992
Jonesboro Shooting Complex	47	-	-	-	47
Fairview Park- Brazos	2,000	-	-	-	2,000
Library Millage	-	340,690	153,517	187,173	187,173
MYAC	337	74	493	(419)	(82)
State Asset Forfeiture	72,571	32,306	3,379	28,927	101,498
Federal Asset Forfeiture	39,840	-	21,190	(21,190)	18,650
Keep Jonesboro Beautiful	(156)	-	21,804	(21,804)	(21,960)
Downtown Jonesboro Imp. District	0	5,099	4,070	1,028	1,028
Total	\$ 6,316,640	\$ 405,280	\$ 532,122	\$ (126,842)	\$ 6,189,797

City of Jonesboro
 Schedule of Revenue vs. Expense
 March 2026

State Mandated Funds

Operation and Maintenance (O&M)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 16,314,034	\$ 63,260,747	\$ 46,946,713
	Expense	17,827,107	65,179,119	47,352,012
Street	Revenue	1,885,048	9,411,370	7,526,322
	Expense	1,860,067	6,741,994	4,881,927
Total	Revenue	\$ 18,199,082	\$ 72,672,117	\$ 54,473,035
	Expense	19,687,174	71,921,113	52,233,939
	Surplus/(Deficit)	\$ (1,488,093)	\$ 751,004	\$ 2,239,096

Capital Improvement (C.I.)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 44,741	\$ 178,962	\$ 134,221
	Expense	-	-	-
Street (Includes STIP)	Revenue	2,152	-	(2,152)
	Expense	-	1,071,250	1,071,250
Total	Revenue	\$ 46,892	\$ 178,962	\$ 132,070
	Expense	-	1,071,250	1,071,250
	Surplus/(Deficit)	\$ 46,892	\$ (892,288)	\$ (939,180)

Total O&M and C.I.	Revenue	\$ 18,245,974	\$ 72,851,079	\$ 54,605,105
	Expense	19,687,174	72,992,363	53,305,189
	Surplus/(Deficit)	\$ (1,441,200)	\$ (141,284)	\$ 1,299,916

Other Funds

Other Funds		YTD Actual	Total Bud/Avail	\$ Remaining
Restricted	Revenue	\$ 405,280	\$ 2,505,750	2,100,470
	Expense	532,122	2,846,014	2,313,892
E-911	Revenue	321,197	1,676,457	1,355,260
	Expense	791,162	2,411,580	1,620,418
Federal Grants	Revenue	73,584	-	(73,584)
	Expense	94,513	-	(94,513)
Non-Federal Grants	Revenue	17,264	101,056	83,792
	Expense	12,264	101,056	88,792
CDBG	Revenue	209,783	696,320	486,537
	Expense	188,198	696,320	508,122
MPO	Revenue	74,290	199,847	125,557
	Expense	41,265	199,847	158,582
JETS	Revenue	1,316,698	4,089,825	2,773,127
	Expense	1,142,903	4,089,825	2,946,922
Depreciation Fund	Revenue	611,055	-	(611,055)
	Expense	3,182,886	4,376,186	1,193,300
Capital Improvement Fund	Revenue	449,757	-	(449,757)
	Expense	1,563,435	14,679,429	13,115,994
A&P 3%	Revenue	236,705	933,700	696,995
	Expense	276,283	970,264	693,981
A&P 1%	Revenue	77,875	311,063	233,188
	Expense	-	-	-
A&P PF%	Revenue	1,709,036	6,682,000	4,972,964
	Expense	1,592,158	7,253,050	5,660,892
Total	Revenue	\$ 5,502,524	\$ 17,196,018	\$ 11,693,494
	Expense	9,417,190	37,623,571	28,206,381
	Surplus/(Deficit)	\$ (3,914,666)	\$ (20,427,553)	\$ (16,512,887)

All Funds (Combined)		YTD Actual	Total Bud/Avail	\$ Remaining
Grand Total	Revenue	\$ 23,748,498	\$ 90,047,097	\$ 66,298,599
	Expense	29,104,365	110,615,934	81,511,570
	Surplus/(Deficit)	\$ (5,355,867)	\$ (20,568,837)	\$ (15,212,971)

City of Jonesboro
 Schedule of O&M Departmental Overview
 March 2026

O&M Departmental Overview

General Fund

Department		YTD Actual	Total Budget	\$ Remaining
Overview of Public Safety				
Law & Enforcement	Revenue	\$ 615,104	\$ 2,958,855	\$ 2,343,751
	Expense	6,633,853	23,001,640	16,367,787
Fire Protection	Revenue	235,420	1,626,529	1,391,109
	Expense	4,610,288	15,527,898	10,917,610
Total Public Safety	Revenue	\$ 850,524	\$ 4,585,384	\$ 3,734,860
	Expense	11,244,141	38,529,538	27,285,398
	Surplus/(Deficit)	\$ (10,393,617)	\$ (33,944,154)	\$ (23,550,538)

Overview of Non-Public Safety Departments

Parks	Revenue	\$ 210,065	\$ 1,568,690	\$ 1,358,625
	Expense	\$ 1,425,963	\$ 6,055,055	4,629,092
Sanitation	Revenue	32,472	136,689	104,217
	Expense	1,637,952	6,556,005	4,918,053
Elected Officials	Revenue	500	-	(500)
	Expense	476,803	1,742,448	1,265,645
General Admin.	Revenue	13,811,601	53,897,379	40,085,778
	Expense	428,549	1,236,658	808,109
Other-Admin.	Revenue	1,408,872	3,072,605	1,663,733
	Expense	2,613,700	11,059,415	8,445,715
Capital Improvement	Revenue	44,741	178,962	134,221
	Expense	-	-	-
Total Non-Public Safety	Revenue	\$ 15,508,250	\$ 58,854,325	\$ 43,346,075
	Expense	6,582,966	26,649,581	20,066,615
	Surplus/(Deficit)	\$ 8,925,284	\$ 32,204,744	\$ 23,279,460

Total General Fund	Revenue	\$ 16,358,774	\$ 63,439,709	\$ 47,080,935
	Expense	17,827,107	65,179,119	47,352,012
	Surplus/(Deficit)	\$ (1,468,333)	\$ (1,739,410)	\$ (271,078)

Street Fund

Department		YTD Actual	Total Budget	\$ Remaining
Street	Revenue	\$ 8,307	\$ 31,522	\$ 23,215
	Expense	1,445,530	5,092,104	3,646,574
Engineering	Revenue	18,994	132,659	113,665
	Expense	413,937	1,649,890	1,235,953
Street Admin.	Revenue	1,857,747	9,247,189	7,389,442
	Expense	600	-	(600)
Capital Improvement	Revenue	2,152	-	(2,152)
	Expense	-	1,071,250	1,071,250
Total Street Fund	Revenue	\$ 1,887,200	\$ 9,411,370	\$ 7,524,170
	Expense	1,860,067	7,813,244	5,953,177
	Surplus/(Deficit)	\$ 27,133	\$ 1,598,126	\$ 1,570,993

O&M Grand Total	Revenue	\$ 18,245,974	\$ 72,851,079	\$ 54,605,105
	Expense	19,687,174	72,992,363	53,305,189
	Surplus/(Deficit)	\$ (1,441,200)	\$ (141,284)	\$ 1,299,916

City of Jonesboro, Arkansas
 Schedule of Interest Earnings & Deposit Collateralization
 March 2026 Interest

Interest Earnings

Bank Account	Balance	Interest Earned	Rate of Interest
General Fund	\$ 13,132,553.22	\$ 22,868.99	2.60%
Jonesboro Softball	3,632.41	8.02	2.60%
Federal Grants Fund	835,291.77	1,884.86	2.60%
Restricted Funds	6,344,437.54	13,785.63	2.60%
Non-Federal Grants	4,791.08	23.20	2.60%
Depreciation Fund	4,527,657.02	8,555.42	2.60%
Capital Improvement Fund	3,504,694.18	9,874.84	2.60%
Payroll Clearing	409,313.24	544.29	2.60%
Credit Card	42,607.61	136.95	2.60%
Operating	802,363.40	3,228.86	2.60%
Total	\$ 29,607,341.47	\$ 60,911.06	
Street Fund	\$ 117,427.31	\$ 448.87	2.60%
E-911	13,522.38	139.09	2.60%
C.D.B.G.	48,428.61	-	0.00%
M.P.O.	90,215.18	186.72	2.60%
J.E.T.S.	81,516.28	753.58	2.60%
Non Uniform Pension Payee	1,525.83	3.37	2.60%
A&P 3% Hotel & Motel	268,527.83	570.88	2.60%
A&P 1% Hotel & Motel	137,425.22	328.17	2.60%
A&P Prepared Foods	7,459,737.61	16,028.48	2.60%
Total Other	\$ 8,218,326.25	\$ 18,459.16	
Grand Total	\$ 37,825,667.72	\$ 79,370.22	

Total year to date interest

Actual
\$ 244,289.28
Budget
\$ 234,407.00

Deposit Collateralization

Pledge Report - Centennial Bank

Irrevocable Letters of Credit	\$ 32,000,000.00	Expires 6/30/2026
Other Pledged Securites (Mkt Val)	16,125,366.78	
FDIC Insurance	250,000.00	
Total Collateralized Balances	\$ 48,375,366.78	

City of Jonesboro, Arkansas
 Combined Sales and Use Tax Report (Cash Basis)
 2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 3,975,166.50	\$ 3,861,933.26	\$ 4,208,902.39	\$ 3,856,515.15
February	\$ 4,777,475.11	4,598,606.00	4,518,839.80	4,718,018.56
March	\$ 3,718,432.22	3,560,828.42	3,504,892.28	3,656,482.75
April	\$ -	3,575,077.60	3,698,017.89	3,735,516.86
May	\$ -	4,187,207.17	4,121,511.60	3,923,692.55
June	\$ -	3,905,014.51	3,805,323.22	4,042,928.05
July	\$ -	4,033,540.82	3,815,705.17	3,895,788.19
August	\$ -	3,986,103.86	3,868,202.11	3,855,671.39
September	\$ -	3,957,404.80	3,906,921.12	3,857,410.13
October	\$ -	4,175,480.49	4,073,345.55	4,025,134.40
November	\$ -	4,022,619.01	3,824,201.10	3,967,655.21
December	\$ -	3,889,406.27	3,928,379.77	3,857,914.63
Totals	\$ 12,471,073.83	\$ 47,753,222.21	\$ 47,274,242.00	\$ 47,392,727.87

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 3,975,166.50	\$ 3,861,933.26	\$ 113,233.24	2.9%
February	\$ 4,777,475.11	4,598,606.00	178,869.11	3.9%
March	\$ 3,718,432.22	3,560,828.42	157,603.80	4.4%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 12,471,073.83	\$ 12,021,367.68	\$ 449,706.15	3.7%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 3,975,166.50	\$ 4,023,403.80	\$ (48,237.30)	-1.2%
February	\$ 4,777,475.11	4,706,473.14	71,001.97	1.5%
March	\$ 3,718,432.22	3,649,881.31	68,550.91	1.9%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 12,471,073.83	\$ 12,379,758.24	\$ 91,315.59	0.7%

*The 2026 Combined budget for Sales Tax is \$49,167,000

City of Jonesboro, Arkansas
City Sales and Use Tax Report (Cash Basis)
2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 2,174,971.62	\$ 2,138,513.99	\$ 2,317,133.96	\$ 2,133,729.01
February	\$ 2,646,137.42	2,579,890.66	2,517,307.78	2,635,793.76
March	\$ 2,050,732.00	1,975,212.10	1,939,232.49	2,026,463.78
April		1,970,146.09	2,041,119.32	2,076,004.55
May		2,309,651.24	2,288,399.58	2,170,092.57
June		2,140,685.87	2,111,214.22	2,254,614.98
July		2,230,857.77	2,118,369.81	2,160,108.13
August		2,187,096.09	2,135,107.75	2,131,256.75
September		2,159,211.65	2,160,292.56	2,130,151.48
October		2,299,221.76	2,247,031.59	2,228,139.32
November		2,196,613.79	2,121,273.99	2,184,989.01
December		2,113,897.36	2,166,282.11	2,130,203.21
Totals	\$ 6,871,841.04	\$ 26,300,998.37	\$ 26,162,765.16	\$ 26,261,546.55

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 2,174,971.62	\$ 2,138,513.99	\$ 36,457.63	1.7%
February	\$ 2,646,137.42	2,579,890.66	66,246.76	2.6%
March	\$ 2,050,732.00	1,975,212.10	75,519.90	3.8%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 6,871,841.04	\$ 6,693,616.75	\$ 178,224.29	2.7%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 2,174,971.62	\$ 2,229,219.06	\$ (54,247.44)	-2.4%
February	\$ 2,646,137.42	2,633,358.43	12,778.99	0.5%
March	\$ 2,050,732.00	2,028,331.55	22,400.45	1.1%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 6,871,841.04	\$ 6,890,909.04	\$ (19,068.00)	-0.3%

*The 2026 Budget for City Sales Tax is \$27,278,218

City of Jonesboro, Arkansas
 County Sales and Use Tax Report (Cash Basis)
 2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 1,800,194.88	\$ 1,723,419.27	\$ 1,891,768.43	\$ 1,722,786.14
February	\$ 2,131,337.69	2,018,715.34	2,001,532.02	2,082,224.80
March	\$ 1,667,700.22	1,585,616.32	1,565,659.79	1,630,018.97
April		1,604,931.51	1,656,898.57	1,659,512.31
May		1,877,555.93	1,833,112.02	1,753,599.98
June		1,764,328.64	1,694,109.00	1,788,313.07
July		1,802,683.05	1,697,335.36	1,735,680.06
August		1,799,007.77	1,733,094.36	1,724,414.64
September		1,798,193.15	1,746,628.56	1,727,258.65
October		1,876,258.73	1,826,313.96	1,796,995.08
November		1,826,005.22	1,702,927.11	1,782,666.20
December		1,775,508.91	1,762,097.66	1,727,711.42
Totals	\$ 5,599,232.79	\$ 21,452,223.84	\$ 21,111,476.84	\$ 21,131,181.32

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 1,800,194.88	\$ 1,723,419.27	\$ 76,775.61	4.5%
February	\$ 2,131,337.69	2,018,715.34	112,622.35	5.6%
March	\$ 1,667,700.22	1,585,616.32	82,083.90	5.2%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 5,599,232.79	\$ 5,327,750.93	\$ 271,481.86	5.1%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 1,800,194.88	\$ 1,794,184.73	\$ 6,010.15	0.3%
February	\$ 2,131,337.69	2,073,114.71	58,222.98	2.8%
March	\$ 1,667,700.22	1,621,549.76	46,150.46	2.8%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 5,599,232.79	\$ 5,488,849.21	\$ 110,383.58	2.0%

*The 2026 Budget for County Sales Tax is \$21,888,782

City of Jonesboro, Arkansas
 Combined State Turnback Report (Cash Basis)
 2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 611,937.65	\$ 733,915.54	\$ 703,774.94	\$ 722,130.46
February	\$ 656,195.99	\$ 641,522.03	664,698.70	659,466.69
March	\$ 542,122.74	\$ 553,014.23	575,268.79	546,400.33
April	\$ -	\$ 630,471.98	614,740.56	644,691.01
May	\$ -	\$ 641,728.18	656,433.52	607,380.40
June	\$ -	\$ 665,367.15	644,692.04	646,793.33
July	\$ -	\$ 789,494.17	775,499.47	851,313.69
August	\$ -	\$ 623,971.66	616,409.61	609,925.44
September	\$ -	\$ 669,444.21	644,063.82	660,774.12
October	\$ -	\$ 627,990.83	539,555.24	645,402.15
November	\$ -	\$ 618,914.99	604,855.02	605,648.19
December	\$ -	\$ 611,328.91	589,908.19	623,165.05
Totals	\$ 1,810,256.38	\$ 7,807,163.88	\$ 7,629,899.90	\$ 7,823,090.86

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 611,937.65	\$ 733,915.54	\$ (121,977.89)	-16.6%
February	\$ 656,195.99	641,522.03	\$ 14,673.96	2.3%
March	\$ 542,122.74	553,014.23	\$ (10,891.49)	-2.0%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 1,810,256.38	\$ 1,928,451.80	\$ (118,195.42)	-6.1%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 611,937.65	\$ 720,800.44	\$ (108,862.79)	-15.1%
February	\$ 656,195.99	649,500.32	\$ 6,695.67	1.0%
March	\$ 542,122.74	555,896.01	\$ (13,773.27)	-2.5%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 1,810,256.38	\$ 1,926,196.77	\$ (115,940.39)	-6.0%

*The 2026 Combined Turnback Budget is \$7,925,652

City of Jonesboro, Arkansas
 General Turnback Report (Cash Basis)
 2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 158,665.85	\$ 158,841.75	\$ 158,866.78	\$ 154,090.08
February	\$ 80,401.79	\$ 80,488.75	\$ 80,517.41	\$ 75,733.77
March	\$ 80,401.79	\$ 80,488.75	\$ 80,517.41	\$ 75,733.77
April	\$ -	\$ 80,473.83	\$ 80,517.41	\$ 75,733.77
May	\$ -	\$ 80,436.11	\$ 80,517.41	\$ 75,733.77
June	\$ -	\$ 80,321.73	\$ 80,515.22	\$ 71,867.19
July	\$ -	\$ 220,055.14	\$ 220,046.27	\$ 272,670.16
August	\$ -	\$ 64,637.82	\$ 64,992.77	\$ 71,016.33
September	\$ -	\$ 80,436.15	\$ 80,511.59	\$ 80,527.52
October	\$ -	\$ 80,436.15	\$ 80,511.59	\$ 80,527.44
November	\$ -	\$ 80,436.15	\$ 80,511.59	\$ 80,527.44
December	\$ -	\$ 80,436.15	\$ 80,511.59	\$ 80,527.44
Totals	\$ 319,469.43	\$ 1,167,488.48	\$ 1,168,537.04	\$ 1,194,688.68

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 158,665.85	\$ 158,841.75	\$ (175.90)	-0.1%
February	\$ 80,401.79	\$ 80,488.75	\$ (86.96)	-0.1%
March	\$ 80,401.79	\$ 80,488.75	\$ (86.96)	-0.1%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 319,469.43	\$ 319,819.25	\$ (349.82)	-0.1%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 158,665.85	\$ 155,281.05	\$ 3,384.80	2.2%
February	\$ 80,401.79	\$ 76,416.00	\$ 3,985.79	5.2%
March	\$ 80,401.79	\$ 76,412.64	\$ 3,989.15	5.2%
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
Totals	\$ 319,469.43	\$ 308,109.70	\$ 11,359.73	3.7%

*The 2026 General Turnback Budget is \$1,195,652

*January includes Property Tax Relief Distributions. July includes lending from the Budget Stabilization Trust Fund

City of Jonesboro, Arkansas
Street Turnback Report (Cash Basis)
2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 453,271.80	\$ 575,073.79	\$ 544,908.16	\$ 568,040.38
February	\$ 575,794.20	\$ 561,033.28	584,181.29	583,732.92
March	\$ 461,720.95	\$ 472,525.48	494,751.38	470,666.56
April	\$ -	\$ 549,998.15	534,223.15	568,957.24
May	\$ -	\$ 561,292.07	575,916.11	531,646.63
June	\$ -	\$ 585,045.42	564,176.82	574,926.14
July	\$ -	\$ 569,439.03	555,453.20	578,643.53
August	\$ -	\$ 559,333.84	551,416.84	538,909.11
September	\$ -	\$ 589,008.06	563,552.23	580,246.60
October	\$ -	\$ 547,554.68	459,043.65	564,874.71
November	\$ -	\$ 538,478.84	524,343.43	525,120.75
December	\$ -	\$ 530,892.76	509,396.60	542,637.61
Totals	\$ 1,490,786.95	\$ 6,639,675.40	\$ 6,461,362.86	\$ 6,628,402.18

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 453,271.80	\$ 575,073.79	\$ (121,801.99)	-21.2%
February	575,794.20	561,033.28	\$ 14,760.92	2.6%
March	461,720.95	472,525.48	\$ (10,804.53)	-2.3%
April	-	N/A	N/A	N/A
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 1,490,786.95	\$ 1,608,632.55	\$ (117,845.60)	-7.3%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 453,271.80	\$ 565,519.40	\$ (112,247.60)	-19.8%
February	575,794.20	573,084.32	2,709.88	0.5%
March	461,720.95	479,483.36	(17,762.41)	-3.7%
April	-	N/A	N/A	N/A
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 1,490,786.95	\$ 1,618,087.07	\$ (127,300.12)	-7.9%

*The 2026 Budget for Street Turnback is \$6,730,000

*Jan 2026 distributions across the State were impacted by a State Motor Fuel Tax Refund in the amount of \$16M.

City of Jonesboro, Arkansas
 Fuel Purchases Report (Cash Basis)
 2026

Comparison of Fuel Purchases vs. Prior Year

MONTH	Current Year Fuel	Previous Year Fuel	\$ Variance	% Variance
January	\$ 75,710.93	\$ 75,785.89	\$ (74.96)	-0.1%
February	88,435.03	84,985.42	3,449.61	4.1%
March	88,821.09	138,188.00	(49,366.91)	-35.7%
April	N/A	105,094.37	N/A	N/A
May	N/A	81,699.44	N/A	N/A
June	N/A	113,784.14	N/A	N/A
July	N/A	117,159.22	N/A	N/A
August	N/A	131,022.84	N/A	N/A
September	N/A	121,577.12	N/A	N/A
October	N/A	123,770.10	N/A	N/A
November	N/A	110,020.96	N/A	N/A
December	N/A	149,808.14	N/A	N/A
YTD Total	\$ 252,967.05	\$ 1,352,895.64	\$ (45,992.26)	-15.4%

Comparison of Fuel Purchases in Gallons

MONTH	Current Year Gallons	Prior Year Gallons	Variance	% Variance
January	33,879	31,817	2,062	6.5%
February	40,422	33,732	6,689	19.8%
March	37,979	53,438	(15,459)	-28.9%
April	N/A	41,993	N/A	N/A
May	N/A	34,022	N/A	N/A
June	N/A	47,823	N/A	N/A
July	N/A	47,606	N/A	N/A
August	N/A	53,896	N/A	N/A
September	N/A	48,374	N/A	N/A
October	N/A	48,415	N/A	N/A
November	N/A	46,564	N/A	N/A
December	N/A	63,753	N/A	N/A
YTD Total	112,281	551,434	(6,707)	-5.6%

Comparison of Average Price per Gallon of Fuel Purchased

MONTH	Gasoline		Diesel	
	Current Year	Prior Year	Current Year	Prior Year
January	\$ 2.25	\$ 2.36	\$ 2.16	\$ 2.43
February	2.18	2.52	2.16	2.52
March	2.29	2.64	2.38	2.50
April	N/A	2.50	N/A	2.51
May	N/A	2.38	N/A	2.49
June	N/A	2.47	N/A	2.28
July	N/A	2.49	N/A	2.36
August	N/A	2.74	N/A	2.02
September	N/A	2.53	N/A	2.48
October	N/A	2.57	N/A	2.53
November	N/A	2.38	N/A	2.26
December	N/A	2.40	N/A	2.30
YTD Average	\$ 2.24	\$ 2.50	\$ 2.23	\$ 2.39

Comparison of Fuel Purchases vs. Budget

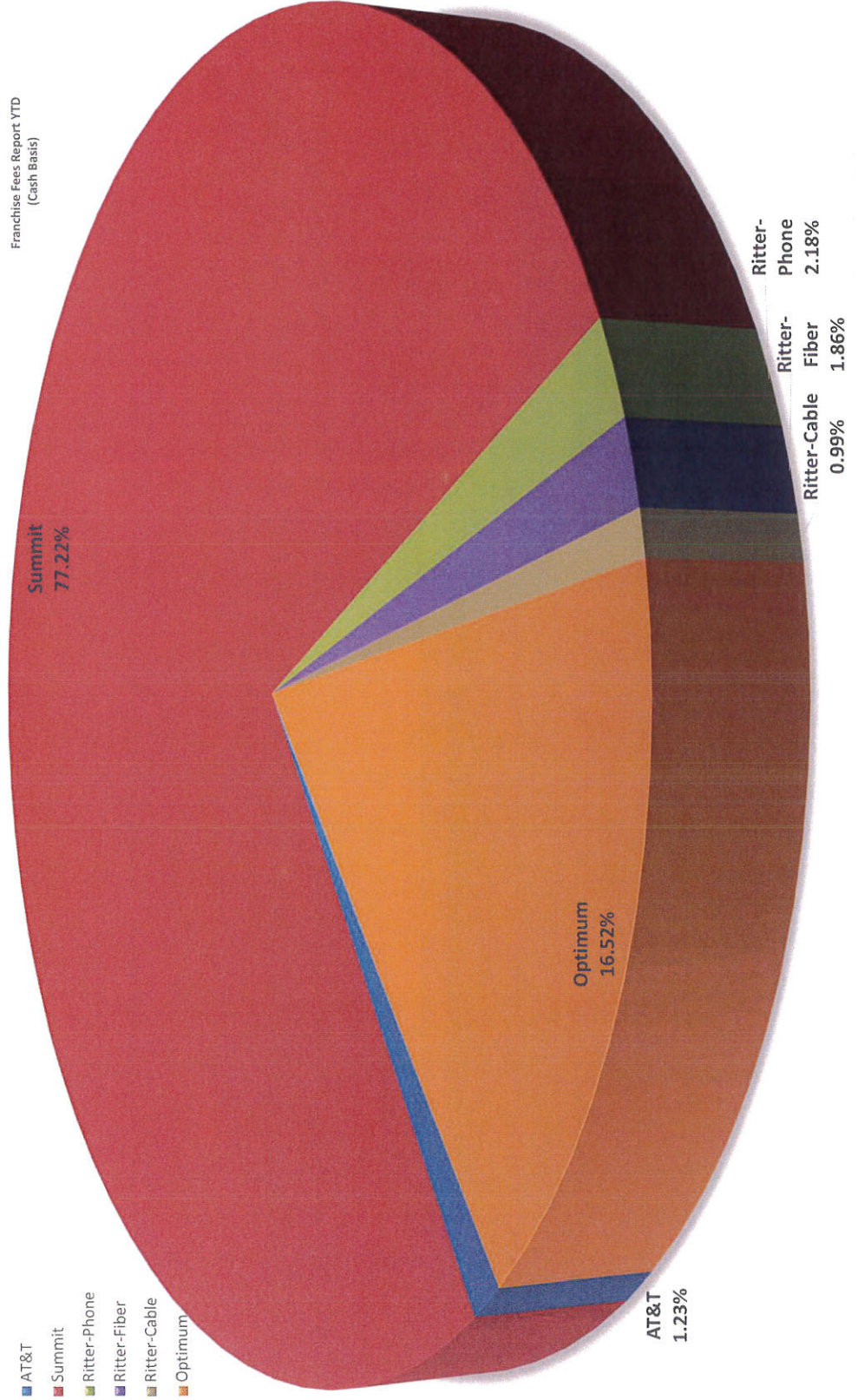
MONTH	Actual	Budget	\$ Variance	% Variance
January	\$ 75,710.93	\$ 119,185.42	\$ (43,474.49)	-36.5%
February	88,435.03	119,185.42	(30,750.39)	-25.8%
March	88,821.09	119,185.42	(30,364.33)	-25.5%
April	N/A	119,185.42	N/A	N/A
May	N/A	119,185.42	N/A	N/A
June	N/A	119,185.42	N/A	N/A
July	N/A	119,185.42	N/A	N/A
August	N/A	119,185.42	N/A	N/A
September	N/A	119,185.42	N/A	N/A
October	N/A	119,185.42	N/A	N/A
November	N/A	119,185.42	N/A	N/A
December	N/A	119,185.42	N/A	N/A
YTD Total	\$ 252,967.05	\$ 1,430,225.00	\$ (104,589.20)	-29.3%

*Timing of bulk fuel purchases may cause large comparison variances

City of Jonesboro, Arkansas
Franchise Fee Tax Report
YTD 2026

Months	AT&T	Summit	Ritter-Phone	Ritter-Fiber	Ritter-Cable	Optimum	All Others	Current Year Total	Prior Year Total
January	\$ 2,611.08	\$ 111,131.83	\$ 4,634.61	\$ 4,891.86	\$ 2,094.29	\$ 104,062.95	\$ 783.48	\$ 230,210.10	\$ 250,190.48
February	2,588.81	173,364.47	4,614.33	3,453.37	2,069.75	-	701.97	186,792.70	158,448.71
March	2,523.32	201,823.39	4,507.92	3,350.86	2,065.92	-	540.74	214,812.15	131,618.49
April	-	-	-	-	-	-	-	-	354,037.15
May	-	-	-	-	-	-	-	-	84,915.53
June	-	-	-	-	-	-	-	-	62,226.75
July	-	-	-	-	-	-	-	-	168,659.22
August	-	-	-	-	-	-	-	-	54,166.15
September	-	-	-	-	-	-	-	-	53,263.70
October	-	-	-	-	-	-	-	-	148,203.49
November	-	-	-	-	-	-	-	-	45,546.80
December	-	-	-	-	-	-	-	-	51,006.66
Totals	\$ 7,723.21	\$ 486,319.69	\$ 13,756.86	\$ 11,696.09	\$ 6,229.96	\$ 104,062.95	\$ 2,026.19	\$ 631,814.95	\$ 1,562,283.13

Franchise Fees Report YTD
(Cash Basis)



Advertising and Promotion Funds
 City of Jonesboro, Arkansas
 March 2026

	Prepared Foods Fund		3% Hotel/Motel Fund		1% Hotel/Motel Fund	
	Monthly	Annual	Monthly	Annual	Monthly	Annual
Beginning Fund Balance	\$ 7,459,737	\$ 7,448,389	\$ 265,235	\$ 318,065	\$ 137,425	\$ 92,456
NET Prepared Foods	89,501	70,803				
NET 3%			9,781	(44,996)		
NET 1%					32,578	77,095
Event Net Activity - Jonesboro Gravel			-	-		
Website Ad Sales			2,900	3,650		
Interest Earnings	16,028	46,075	571	1,768	328	780
Current Fund Balance	\$ 7,565,266	\$ 7,565,266	\$ 278,487	\$ 278,487	\$ 170,331	\$ 170,331

Prepared Foods Fund

	Monthly	YTD	Monthly Tax Collections			
			January	February	March	April
Revenues	\$ 598,740	\$ 1,662,961	547,130	517,091	598,740	N/A
Expenses	509,239	1,592,158				N/A
NET	\$ 89,501	\$ 70,803	N/A	N/A	N/A	N/A
			May	June	December	N/A
						N/A
			Total	\$ 1,662,961		\$ 1,662,961

3% Hotel/Motel Fund

	Monthly	YTD	Monthly Tax Collections			
			January	February	March	April
Revenues	\$ 97,735	\$ 231,286	\$ 63,254	70,297	97,735	N/A
Expenses	87,954	276,283				N/A
NET	\$ 9,781	\$ (44,996)	N/A	N/A	N/A	N/A
			May	June	December	N/A
						N/A
			Total	\$ 231,286		\$ 231,286

1% Hotel/Motel Fund

	Monthly	YTD	Monthly Tax Collections			
			January	February	March	April
Revenues	\$ 32,578	\$ 77,095	\$ 21,085	23,432	32,578	N/A
Exp - JMC Soccer Turf Project	-	-				N/A
NET	\$ 32,578	\$ 77,095	N/A	N/A	N/A	N/A
			May	June	December	N/A
						N/A
			Total	\$ 77,095		\$ 77,095

Monthly & YTD Comparisons

	Monthly				YTD			
	Current Yr	Prior Yr	\$ Change	% Change	Current Yr	Prior Yr	\$ Change	% Change
Prepared Foods	\$ 598,740	\$ 503,652	\$ 95,088	19%	\$ 1,662,961	\$ 1,622,067	\$ 40,894	3%
3% Hotel/Motel	97,735	66,377	31,358	47%	231,286	205,410	25,877	13%
1% Hotel/Motel	32,578	22,126	10,452	47%	77,095	68,470	8,625	13%

Embassy Suites 3%

	January	February	March	April	May	June	Mid-Yr Totals
TOTALS	\$ 17,662.14	\$ 20,462.22	\$ 21,144.33	N/A	N/A	N/A	\$ 59,268.69
	July	August	September	October	November	December	YTD Totals
TOTALS	N/A	N/A	N/A	N/A	N/A	N/A	\$ 59,268.69

Fund 80 - Hotel/Motel 3% Fund Expenditure

Grant Award				
Payee	Description	Date	Check No.	Amount
2025 Grant Awards				
The Stage Theater Co.	Year Round Funding	1/22/2026	164823	\$ 1,500
NEA Baptist Charitable Foundation	Annual Duck Classic	1/22/2026	164779	\$ 7,500
Red Wolf Foundation	Athletic Events held in Jonesboro (2025)	2/23/2026	165167	50,000
2026 Grant Awards				
Delta Symphony Orchestra	Annual Program Support-Quarterly	\$5,000 @ 4	Various	5,000
The Foundation of Arts	Annual Program Support-Quarterly	\$18,750 @ 4	Various	18,750
Downtown Jonesboro Alliance	Annual Program Support-Quarterly	\$6,250 @ 4	Various	6,250
Hispanic Community Services	Annual Program Support-Quarterly	\$3,000 @ 4	Various	3,000
ASU Club Softball	Softball Tournaments and Camps	1/8/2026	164553	10,000
Jonesboro Business Association	Jonesboro Crawfish Festival	2/9/2026	164936	5,000
Natl Golf Foundation Consulting Inc	Golf Course Feasibility Study	2/9/2026	164952	14,000
JHS Host State Track Meet	Host State Track Meet	2/23/2026	165128	\$ 5,000
Disc Side of Heaven	The Jonesboro Open - Disc Golf Pro Tour	3/9/2026	165522	30,000
Jonesboro Firefighters Local 3718	Firefighters L3718 Pickle Ball Tournament	3/23/2026	165344	1,500
Total Grant Award Expense				\$ 157,500
Sponsorship				
Payee	Description	Date	Check No.	Amount
Z-Botics Foundation	Southern Showdown Robotics Competition	1/22/2026	164842	\$ 500
City of Jonesboro	Mayors Council Dinner Sponsorship	2/9/2026	Transfer	500
Total Sponsorship Expense				\$ 1,000
Administrative Expense				
Payee	Description	Date	Check No.	Amount
Christy Appleton	Administrative	YTD	Check	\$ 3,000
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	14,076
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	1,077
Young Investments	Office Space	YTD	Check	3,900
Travel & Exp Reimb	Detail Available	YTD	Check	1,724
Insurance & Licenses	Detail Available	YTD	Check	225
Professional Services	Detail Available	YTD	Check	15,395
Advertising & Promotion	Detail Available	YTD	Check	7,000
Office Supplies	Detail Available	YTD	Check	22
Website Hosting/Maint & Design	Detail Available	YTD	Check	2,802
A&P Misc Event Sponsorship	Detail Available	YTD	Check	38
Total Administrative Expense				\$ 49,258
Other				
Payee	Description	Date	Check No.	Amount
JHP/Embassy Suites	2025 Reimbursements (Q4)	1/22/2026	164756	\$ 68,524
JHP/Embassy Suites	2026 Reimbursements (Q1, Q2 Q3)	YTD	Check	-
Total Other Expense				\$ 68,524
Total 3% H/M Expense				\$ 276,283

Fund 82 - Prepared Foods Fund Expenditure

Ridge Athletics Center				
Professional Services				
Payee	Description	Date	Check No.	Amount
Sports Facilities Advisory LLC	Facility Advisory Services	YTD	Check	80,000
City of Jonesboro	Quarterly Services Fee	YTD	Transfer	10,000
Total Professional Services				\$ 90,000
Lease Activities				
Payee	Description	Date	Check No.	Amount
Jonesboro Public Facilities	Monthly Lease	YTD	ACH	1,425,000
Total Lease Activities				\$ 1,425,000
Operation Activities				
Payee	Description	Date	Check No.	Amount
Sports Facilities Advisory LLC	Operating Start-Up Costs(SFC)	2/25/2026	ACH	55,081
Total Operation Activities				\$ 55,081
Total Ridge Athletics Center Expense				\$ 1,570,081
Administrative Expense				
Payee	Description	Date	Check No.	Amount
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	\$ 14,076
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	1,077
Travel & Exp Reimb	Detail Available	YTD	Check	3,799
Supplies/Meeting	Detail Available Upon Request	YTD	Check	136
Dues & Subscriptions	Detail Available Upon Request	YTD	Check	2,990
Total Administrative Expense				\$ 22,077
Total Prepared Foods Expense				\$ 1,592,158

City of Jonesboro, Arkansas
 Alcoholic Beverage Tax Comparison To Prior Year
 2026

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Totals
TOTALS	\$ 64,766.69	\$ 58,398.88	\$ 63,972.97	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 187,138.54

	Current Yr Month	Prior Yr Month	\$ Variance	% Variance
TOTALS	\$ 63,972.97	\$ 57,409.05	\$ 6,563.92	11.4%

	YTD Current Year	YTD Previous Year	\$ Variance	% Variance
TOTALS	\$ 187,138.54	\$ 173,845.99	\$ 13,292.55	7.6%

Fixed Assets

Monthly Asset Report

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<u>Asset</u>	<u>Purchased</u>	<u>Dept</u>	<u>Description</u>	<u>Orig Cost</u>
01-102-01585	03-09-2026	03Fire	Radio Mobile Radio APX6500 Enhanced 7800 MHZ	6,661.90
01-102-01591	03-23-2026	03Fire	Other See Attack Pro Bundle thermal imager	38,094.00
02-160-01586	03-09-2026	50Street	Fire Heavy Equipment - Off Road Mower - Exmark, zero turn 60'	44,755.90
			Street	49,491.00
Totals				<u>94,246.90</u>

Non-Uniform 401(a) Defined Contribution & 457(b) Retirement Savings Plans - Fund 21

Changes in Position

2026 Year to Date

Activity	January	February	March	April	May	June	Mid-Year
Beginning Balance	\$8,897,926.18	\$9,114,176.86	\$9,299,981.61	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,897,926.18
Additions:							
Employer Contributions	45,284.28	30,752.91	28,958.40				104,995.59
Employee Contributions	56,419.79	39,223.37	37,110.74				132,753.90
Other Additions	22,534.48	10,696.23	12,376.89				45,607.60
Total Additions	124,238.55	80,672.51	78,446.03	-	-	-	283,357.09
Deductions:							
Plan Distributions	55,225.98	23,470.67	84,855.14				163,551.79
Administrative Expenses	7,288.85	2,555.00	2,240.80				12,084.65
Other Deductions	-	-	-				-
Total Deductions	62,514.83	26,025.67	87,095.94	-	-	-	175,636.44
Adjustments:							
Unrealized Investment Gain(Loss)	154,526.96	131,157.91	(478,706.94)				(193,022.07)
Other Adjustments	-	-	-				-
Total Adjustments	154,526.96	131,157.91	(478,706.94)	-	-	-	(193,022.07)
Ending Balance	9,114,176.86	\$9,299,981.61	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	8,812,624.76

Activity	July	August	September	October	November	December	Y-T-D
Beginning Balance	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,897,926.18
Additions:							
Employer Contributions							104,995.59
Employee Contributions							132,753.90
Other Additions							45,607.60
Total Additions	-	-	-	-	-	-	283,357.09
Deductions:							
Plan Distributions							163,551.79
Administrative Expenses							12,084.65
Other Deductions							-
Total Deductions	-	-	-	-	-	-	175,636.44
Adjustments:							
Unrealized Investment Gain(Loss)							(193,022.07)
Other Adjustments							-
Total Adjustments	-	-	-	-	-	-	(193,022.07)
Ending Balance	8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76	\$8,812,624.76

*Effective September 2024, the 457(b) plan is now accounted for in Fund 21 reflecting the total defined contribution & retirement savings plans for Non-Uniform emp.

*The assigned Trustee is First Security Bank. The recordkeeper is Milliman, Inc.

**Non-Uniform Pension Account
Changes in Position
2026 Year to Date**

Activity	January	February	March	April	May	June	Mid-Year
Beginning Balance	\$11,394,424.81	\$11,534,323.30	\$11,611,675.58	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,394,424.81
Additions:							
Employer Contributions	-	-	-	-	-	-	-
Other Additions	1,555.64	2,880.43	2,110.82				6,546.89
Total Additions	1,555.64	2,880.43	2,110.82	-	-	-	6,546.89
Deductions:							
Pension Benefits	44,585.16	44,585.16	47,090.21				136,260.53
Administrative Expenses	2,211.08	3,169.54	994.18				6,374.80
Other Deductions	-	-	-	-	-	-	-
Total Deductions	46,796.24	47,754.70	48,084.39	-	-	-	142,635.33
Adjustments:							
Unrealized Investment Gain(Loss)	185,139.09	122,226.55	(476,078.89)				(168,713.25)
Other Adjustments	-	-	-	-	-	-	-
Total Adjustments	185,139.09	122,226.55	(476,078.89)	-	-	-	(168,713.25)
Ending Balance	\$11,534,323.30	\$11,611,675.58	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12

Activity	July	August	September	October	November	December	Y-T-D
Beginning Balance	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,394,424.81
Additions:							
Employer Contributions							-
Other Additions							6,546.89
Total Additions	-	-	-	-	-	-	6,546.89
Deductions:							
Pension Benefits							136,260.53
Administrative Expenses							6,374.80
Other Deductions							-
Total Deductions	-	-	-	-	-	-	142,635.33
Adjustments:							
Unrealized Investment Gain(Loss)							(168,713.25)
Other Adjustments							-
Total Adjustments	-	-	-	-	-	-	(168,713.25)
Ending Balance	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12	\$11,089,623.12

*The Non-Uniform pension account is the old pension plan. Funds are managed by PRINCIPAL & STEPHENS.

City of Jonesboro
 ARPA Restricted Revenue Replacement Fund Schedule
 March 2026

Schedule of Appropriation		Activity
Funding	Amount	
Revenue Replacement Funding 12/31/2024	8,627,165	

Project	Appropriation	2025	2026	Total	Open PO	Remaining
Demolition of 100 W. Washington	3,250,000	3,297,344	152	3,297,496	-	(47,496)
Mosquito Abatement	139,604			-	-	139,604
Aquatic Feature - Ridge Athletics Center	3,200,000			-	-	3,200,000
Humanitarian	500,000	330,003	90,869	420,872	79,128	-
Comprehensive Growth Plan	855,000	121,195	145,842	267,037	588,807	(844)
Bldg Code Review & Permitting Assessment Study	99,840	5,870	38,961	44,831	55,009	-
Tornado Siren System Upgrade	261,261			-	128,212	133,049
Total	8,305,705	3,754,412	275,825	4,030,237	851,156	3,424,312

Unappropriated Funding	321,460
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Schedule of ARPA Replacement Restricted Fund Availability

ARPA Revenue Replacement Carryforward Funding	8,627,165
ARPA Revenue Replacement Appropriations	8,305,705
Unappropriated ARPA Revenue Replacement Funds	321,460
ARPA Revenue Replacement Appropriations	8,305,705
ARPA Revenue Replacement Expenditures	4,030,237
ARPA Revenue Replacement Open PO Remaining	851,156
Unexpended ARPA Revenue Replacement Appropriations	3,424,312
Unappropriated ARPA Revenue Replacement Funds	321,460
Unexpended ARPA Revenue Replacement Appropriations	3,424,312
Fund Balance	3,745,772

City of Jonesboro
 Schedule of Capital Improvement Projects
 March 2026

Capital Improvement Detail by Project

Department	Description	2025 Carryover	Remaining Grant/ Other	2026 Budget	Future Bud Amend, Contr Appr, Sch Adj	Project Funding Reapprop	Revenue/ Donation	Total Funding	2026 Activity	Open PO Remaining	\$ Remaining
General Fund Supported Projects											
Grants	University Heights Trail	1,679,805	316,000					1,995,805	14,175	17,687	1,963,943
	Downtown to A-State	336,640			38,201			374,841	39,836	13,394	321,611
	Johnson Lighting/N. Main Pedestrian	-	3,380,133		1,251,753			4,631,886		125,042	4,506,844
Parks Admin	Parks Master Plan	1,510,011						1,510,011		11,393	1,498,619
	Parks Security Camera Upgrade	28,357						28,357			28,357
Urban Parks	Various Park Improvements	166,897						166,897	110,071	20,688	36,138
	New Park (Pocket/Neighborhood)	22,019						22,019		8,125	13,894
	Northeast Park	-	1,000,000		605,379			1,605,379	48,570	4,667	1,552,142
CFP	50 Spot Parking Lot	381,574						381,574	39,048		342,527
	Overlay Back Half of Loop Road	167,385						167,385			167,385
JMC	Concession Siding	33,812						33,812	33,812	-	-
Admin	Welcome Signs	12,309						12,309			12,309
Comm Ctr	Winter Wonderland	53,753						53,753		49,500	4,253
	Allen Park Playground	77,915						77,915			77,915
SSC	Shooting Range (All)	160,026						160,026		160,026	(0)
	Total General Fund Projects	\$4,630,503	\$4,696,133	\$0	\$1,895,333	\$0	\$0	\$11,221,969	\$285,513	\$410,521	\$10,525,935
Street Fund Supported Projects											
Engineering	Misc. Drainage Projects	35,761		500,000				535,761	77,487	37,788	420,486
	NEA Development (NEAIDC)	-		171,250				171,250			171,250
	Misc Street Projects	30,480				265,383		295,863	63,663	232,199	0
	Sidewalks/Misc Concrete	167,517						167,517	1,032		166,486
	Cway/Prkr/Fox Mead-ROW/Util	3,940						3,940		3,940	-
	Railroad Maintenance	16,300		400,000				416,300	33,924	41,800	340,576
	Railroad Crossing Study & Match	-	133,907		136,568			270,475	2,661	133,907	133,907
	AHTD100657 MLK Ext- 100% Reimb	35,819			996,782			1,032,601		1,032,601	(0)
	AHTD100881 Hwy 1-B Widening	38,177						38,177			38,177
	AHTD100879 49/I555-49/Parker	44,124						44,124			44,124
	AHTD101247 49/Christ Valley Int Imp	-			570,000			570,000			570,000
	ASU Connector Road	-			1,000,000			1,000,000			1,000,000
	Southern Ridge Corridor-Futrell	-			450,000			450,000			450,000
	Street Overlays & Street Imp	3,556,875				(265,383)		3,291,492		491,070	2,800,422
	Total Street Fund Projects	\$3,928,993	\$133,907	\$1,071,250	\$3,153,350	\$0	\$0	\$8,287,501	\$178,767	\$1,973,305	\$6,135,428
Total Capital Improvement Projects		\$8,559,496	\$4,830,040	\$1,071,250	\$5,048,683	\$0	\$0	\$19,509,469	\$464,280	\$2,383,826	\$16,661,364

City of Jonesboro
 Schedule of Capital Improvement Revenue Bond Series 2025
 March 2026

Schedule of Bond Issuance in 2025	
Funding	Amount
Par Amount	17,595,000.00
Plus: Reoffering Premium	169,648.70
Less: Underwriter's Discount	(112,608.00)
Less: Bond Insurance Premium to Assured Guaranty	(85,870.86)
Less: Rating Fee to Assured Guaranty	(19,985.00)
Less: Surety to Assured Guaranty	(13,481.76)
Net Bond Proceeds	17,532,703.08
Issuance Costs	Amount
Bond Counsel: Friday, Eldredge & Clark	64,000.00
Financial Advisor: Crews & Associates	47,095.00
Publication Costs: Jonesboro Sun	3,050.00
Trustee Origination & 2025 Annual Fee: FSB	1,200.00
Total Issuance Costs	115,345.00
Net Project Fund Proceeds from Issuance in 2025	17,417,358.08

Schedule of Revenue & Expenses since Issuance		Activity				
Revenue		2025	2026	Total		
Interest Earned		258,362.92	162,981.71	421,344.63		
Total Revenue Contributing to Project Funding		258,362.92	162,981.71	421,344.63		
Expenses		2025	2026	Total	Open PO	Remaining
Project	Appropriation					
E-911/Public Safety Center	5,500,000.00	178,840.96	100,195.88	279,036.84	112,963.16	5,108,000.00
Caraway Rd Expansion	5,500,000.00	-	304,203.37	304,203.37	61,965.13	5,133,831.50
Pedestrian & Trail Connections	5,000,000.00					5,000,000.00
Jefferson Sidepath		464,598.07	232,925.05	697,523.12	-	(697,523.12)
Johnson Sidepath		98,669.00	173.50	98,842.50	114,211.00	(213,053.50)
Prospect/Elizabeth Sidepath		-	-	-	182,365.00	(182,365.00)
Total Pedestrian & Trail Connections	5,000,000.00	563,267.07	233,098.55	796,365.62	296,576.00	3,907,058.38
Total Project	16,000,000.00	742,108.03	637,497.80	1,379,605.83	471,504.29	14,148,889.88
Bond Issuance Professional Services		347,915.62	375.00	348,290.62		
Bond Interest Expense			461,282.72	461,282.72		
Total Project Appropriation & Expenses	16,000,000.00	1,090,023.65	1,099,155.52	2,189,179.17	471,504.29	14,148,889.88
Available Funding (Addnl projects/Inc cost support)	1,838,702.71					

Sch of Bond Debt Service Activities since Issuance	Annual Commitment	2025	2026	Total
Franchise Fee Transfer from General Fund		573,549.78	286,774.89	860,324.67
Total Funding		573,549.78	286,774.89	860,324.67
Interest Expense - Due annually (August)	900,599.60	-	-	-
Principal Reduction - Due annually (August)	245,000.00	-	-	-
Trustee Fee \$1,500 Annual (Paid Monthly)	1,500.00	625.00	375.00	1,000.00
Total Expenditure	1,147,099.60	625.00	375.00	1,000.00
Bond Debt Service Net Activity		572,924.78	286,399.89	859,324.67

Remaining Annual Commitment Completion @ \$95,591.63 Monthly		287,774.93
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City of Jonesboro
 Schedule of Depreciation Fund
 March 2026

Overview

	General	Street	Combined
Beginning Fund Balance	\$ 1,533,417	\$ 191,297	\$ 1,724,714
2025 Approp/26 Depr Fund	3,737,582	638,604	4,376,186
Current Yr Receipts	611,055	-	611,055
Current Yr Expenditures	(3,110,732)	(72,154)	(3,182,886)
Encumbered	(1,933,478)	(335,649)	(2,269,127)
2025 Depr Fund Balance	\$ 837,844	\$ 422,098	\$ 1,259,942

Depreciation Detail by Department

Description	Beginning Balance	2025 Appropriation	2026 Depr Fund	2026 YTD Receipts	2026 YTD Expense	2026 YTD Net Activity	2026 Depr Fund \$ Remaining	Encumbered	2026 Depr Fund \$ Available
General Fund									
Police	\$ 12,790	\$ 1,785,000	\$ 1,797,790		\$ 654,693	\$ (654,693)	\$ 1,143,097	\$ 916,767	\$ 226,330
Fire	1,225,837	721,003	1,946,840	600,000	2,456,039	(1,856,039)	\$ 90,801	52,202	38,599
Inspections	-	43,031	43,031			-	\$ 43,031	-	43,031
Animal Services	-	-	-			-	\$ -	-	-
Planning	-	-	-			-	\$ -	-	-
Building Maintenance	-	-	-			-	\$ -	-	-
Code Enforcement	38,500	29,844	68,344			-	68,344	-	68,344
Sanitation - Administration	-	-	-			-	-	-	-
Sanitation - Incinerator	-	-	-			-	-	-	-
Sanitation - Residential	64,478	774,000	838,478	11,055		11,055	849,533	727,390	122,143
Sanitation - Recycling	-	-	-			-	-	-	-
Parks - Administration	-	-	-			-	-	-	-
Parks - Southside	6,813	58,300	65,113			-	65,113	57,133	7,980
Parks - Urban Parks	10,433	111,202	121,635			-	121,635	11,099	110,536
Parks - Craighead Forest Park	3,093	83,202	86,295			-	86,295	39,775	46,520
Parks - Joe Mack Campbell Park	3,727	87,000	90,727			-	90,727	84,687	6,040
Parks - Miracle League	-	-	-			-	-	-	-
Parks - Community Centers	-	-	-			-	-	-	-
Parks - Shooting Complex	1,958	45,000	46,958			-	46,958	44,425	2,533
Parks - Sports Programs	4,957	-	4,957			-	4,957	-	4,957
Admin - Assignment	-	-	-			-	-	-	-
Insurance Claim Loss Replcmnt	-	-	-			-	-	-	-
Depr Fund Revenue	160,831	-	160,831			-	160,831	-	160,831
Total General Fund	\$ 1,533,417	\$ 3,737,582	\$ 5,270,999	\$ 611,055	\$ 3,110,732	\$ (2,499,677)	\$ 2,771,322	\$ 1,933,478	\$ 837,844
Street Fund									
Street	\$ 151,790	\$ 597,852	\$ 749,642		\$ 72,154	\$ (72,154)	\$ 677,488	\$ 335,649	\$ 341,839
Street-Engineering	39,507	40,752	80,259		-	-	80,259	-	80,259
Total Street Fund	\$ 191,297	\$ 638,604	\$ 829,901	\$ -	\$ 72,154	\$ (72,154)	\$ 757,747	\$ 335,649	\$ 422,098
Total Depreciation Fund	\$ 1,724,714	\$ 4,376,186	\$ 6,100,900	\$ 611,055	\$ 3,182,886	\$ (2,571,831)	\$ 3,529,069	\$ 2,269,127	\$ 1,259,942

Name	Application Date	Status	Customer #	License Type	Location	Contact Address	City, State	Zip Code	Phone	Email
4K Dumpster Rental	3/4/2026	Active	25231	Miscellaneous Occupation	Outside City Limits	344 CR 402 #2	Jonesboro AR	72401	(327) 227-2461	4kdumpster@gmail.com
4MC	3/30/2026	Active	25270	General Contractor	Outside Jonesboro	8040 Jordan Rd	Argenta IL	62501	(217) 795-4416	info@4mccorp.com
AJ Tree Service and More	3/9/2026	Active	25295	Yard Work	1020 Warner Ave.	1020 Warner Ave	Jonesboro AR	72401	(870) 761-6216	jaferrez@gmail.com
American Home Lending USA LLC	3/26/2026	Active	25265	Short Term Rental 1-9 Units	218 Union St #J	2003 Dublon Court	Edwardsville IL	62025	(618) 806-2281	jeffbeck177@gmail.com
Betterday CPA	3/27/2026	Active	25268	Accountants	5625 Wildflower Court	5625 Wildflower Ct	Jonesboro AR	72404	(501) 558-9234	j.e.ellis@mybetterdaycpa.com
Big E's Meat and Seafood	3/19/2026	Active	25233	Inventory Based Businesses	5510 Southwest Dr #9	5510 Southwest Dr. #9	Jonesboro AR	72404	(501) 278-6523	bigesmeatandseafood@gmail.com
Blackburn Construction Inc.	3/27/2026	Active	25267	General Contractor	Outside Jonesboro	825 Sisk Ave #200	Oxford MS	38655	(662) 513-4194	preeves@blackburngroup.net
Blazing Buffalo Sports Grill	3/1/2026	Active	25230	Restaurant-041 to 075 seats	3310 Southwest Dr. #F	3310 Southwest Dr. #F	Jonesboro AR	72404	(870) 336-0276	chirozidiro@gmail.com
Boot Barn Inc.	3/18/2026	Applied	25251	Inventory Based Businesses	2118 S Caraway Rd	17100 Laguna Canyon Rd	Irvine CA	92618	87055841144	businesslicense@bootbarn.com
Chorus Services LLC	3/24/2026	Partial	25261	Exterminators	3009 E Highland Dr #B	dba Chorus Pest 2183 Parkway Lake Drive	Birmingham AL	35244	(205) 978-1234	payables@callchorus.com
CKE LLC	3/30/2026	Active	25271	Inventory Based Businesses	Outside Jonesboro	254 Ashley Industrial CT	Birmingham AL	72401	(870) 219-9993	cutepaotiear@gmail.com
Don C. Musick Construction Co.	3/12/2026	Active	25240	General Contractor	Outside Jonesboro	6487 Hilliard Dr	St Louis MO	63144	(314) 781-7005	ed.obrien@musicconstruction.com
Ellis Dumpster Rental LLC	3/15/2026	Partial	25264	Miscellaneous Occupation	3310 Southwest Drive #1	3310 Southwest Drive #1	Jonesboro AR	72401	(870) 740-8204	ellisdumspierrental@gmail.com
Expedite the Diehl	3/26/2026	Active	25257	Restaurant-001 to 020 seats	1247 Flint St	282 CR 248	Canal Winchester OH	43110	(704) 860-6961	meredith@expeditethediell.com
Fizz Up LLC	3/23/2026	Active	25256	Restaurant-001 to 020 seats	1247 Flint St	621 N 3rd Street	Jonesboro AR	72404	(870) 938-0980	j72365@yahoo.com
Franc Construction	3/20/2026	Active	25256	Sub-Contractor	Outside City Limits	209 Craftsbury	Paragould AR	72416	(870) 847-0248	cbwitt@gmail.com
Herum Tropical Sno	3/12/2026	Active	25241	Delicatessen-Take out	Outside City Limits	3704 S. Caraway Rd. #2	Bono AR	72404	(501) 319-3691	clintonross91486@gmail.com
Keep It Neat Barber Lounge	3/13/2026	Active	25246	Beauty & Barbe Shops-Salons	3704 S Caraway Rd #2	2420 Judes Way	Jonesboro AR	72404	(870) 938-2200	homes@klausproptiesusa.com
Klaus Development LLC	3/16/2026	Active	25246	Sub-Contractor	Outside Jonesboro	2420 Judes Way	Jonesboro AR	72403	(509) 768-2249	laetta@laettasillyofthevalleybaskets.com
Laetta's Lily of the Valley Baskets	3/20/2026	Active	25255	Miscellaneous Occupation	2812 Sunnybrook Dr	2812 Sunnybrook Dr	Jonesboro AR	72404	(512) 906-9312	judy@letsgettravelin.com
Let's Go Travelin'	3/17/2026	Active	25249	Travel Agency	2420 Judes Way	2420 Judes Way	Jonesboro AR	72404	(870) 938-2200	luxelectric@luxelectricna.com
Lux Electric LLC	3/11/2026	Active	25238	Sub-Contractor	Outside Jonesboro	2300 Bethelview Rd Ste 110-342	Cumming GA	30040	(678) 882-6564	jenniferdaniels@mlwarwick.com
M. L. Warwick Inc.	3/17/2026	Active	25250	General Contractor	Outside Jonesboro	2810 Coliseum Centre Dr #620	Charlotte NC	28217	(704) 519-9907	accounts@payable@marandbuilders.com
Marand Builders	3/30/2026	Active	25269	Repair Shops-Not classified	4612 Distribution Dr.	5300 Bridger PK CT	Jonesboro AR	72401	(870) 340-8560	mobiletreshopp@jonesboro@gmail.com
Mobile Tire Shop of Jonesboro	3/11/2026	Active	25239	Delicatessen-Take out	1812 Pleasant Grove Rd	6375 S Pecos Rd #212	Jonesboro AR	72405	(870) 821-0741	shandrell.bradley@icloud.com
Ms Shan's	3/31/2026	NewActive	25273	Inventory Based Businesses	1907 Woodsprings Rd.	825 Smithfield Dr	Jonesboro AR	72405	(870) 206-7363	pitstopcaraway@gmail.com
Ollie's Bargain Outlet Inc.	3/18/2026	Active	25252	Veterinarian	825 Smithfield Dr	3225 S Caraway Road	Jonesboro AR	72401	(870) 641-3222	peacefulcrossingshome@gmail.com
Peaceful Crossings LLC	3/10/2026	Active	25236	Inventory Based Businesses	906 Markle St. #2	906 Markle Street #2	Jonesboro AR	72404	(870) 707-1244	santicleanar@gmail.com
Pitstop Express Caraway Inc	3/26/2026	Partial	25262	Service Business Not Classified	1009 Camara Dr #143	216 S. Allen St	Jonesboro AR	72401	(870) 707-1244	santicleanar@gmail.com
Santican LLC	3/16/2026	Active	25248	Medical Professionals Not Classified	Outside Jonesboro	405 Charleston Cove	Bernie MO	63822	(870) 275-9500	jadebates0815@gmail.com
Solina Aesthetics	3/23/2026	Active	25259	Sub-Contractor	1849 E Highland Dr #20	PO Box 581	Hope AR	71801	(870) 777-4535	ryan.nimmons@southarkelectric.com
South Ark Electric	3/5/2026	Active	25233	Beauty & Barbe Shops-Salons	1815 E Johnson Ave	F & L LLC 9512 E Nettleton Ave	Jonesboro AR	72404	(870) 219-5139	elizabeth_gifford33@hotmail.com
Studio G	3/26/2026	Active	25263	Auto Car Wash	5612 Windsong Dr	5612 Windsong Dr.	Jonesboro AR	72404	8703162572	j.flores2791@gmail.com
Subbucket Car Wash	3/11/2026	Applied	25237	Taxi Cab/Limousine (each)	Outside Jonesboro	1676 N. California Blvd	Jonesboro AR	72404	8703162572	j.flores2791@gmail.com
Taxi Express	3/13/2026	Active	25245	Sub-Contractor	1504 Red Wolf Blvd #2	204 W 51st	Walnut Creek CA	94596	(925) 334-7222	saletax@articomgroup.com
The Articom Group Refrigeration LLC	3/19/2026	Active	25254	Delicatessen-Take out	2605 A Street	2008 Durango Cv	North Little Rock A	72118	(501) 430-0165	reneadaniels08@icloud.com
The Boil Co.	3/27/2026	Active	25266	Restaurant-101 to 150 seats	206 E Nettleton Ave	790 Brownwood Circle	Jonesboro AR	72404	(870) 838-4251	jraper@thedenzzone.com
The Den-Zone LLC	3/9/2026	Active	25234	Short Term Rental 1-9 Units	1849 E Highland Dr	1236 HWY 163	Jonesboro AR	72404	(870) 759-2272	blake@neahomesforsale.com
This Must Be The Place	3/23/2026	Active	25258	Beauty & Barbe Shops-Salons	Outside Jonesboro	101A E School Street	Jonesboro AR	72404	(870) 316-2072	smithtracy324@gmail.com
Tracy's Studio 19	3/23/2026	Active	25260	Sub-Contractor	Outside Jonesboro	101A E School Street	Brookland AR	72417	(870) 604-6150	cabohemin1@gmail.com
Watershed Electric										

41 Total