



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Public Safety Council Committee

Tuesday, April 21, 2026

5:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

3. APPROVAL OF MINUTES

[MIN-26:029](#) Minutes for the Public Safety Committee meeting on Tuesday, March 17, 2026.

Attachments: [Minutes](#)

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-26:045](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1205 N. Floyd St. Jonesboro, AR 72401

Sponsors: Code Enforcement

Attachments: [1205 N Floyd Board and Secure Affidavit.pdf](#)
[1205 N Floyd Condemnation Resolution.pdf](#)
[1205 N Floyd Inspection Report.pdf](#)
[1205 N Floyd Map.png](#)
[1205 N Floyd Notice of Violation Affidavit.pdf](#)
[1205 N Floyd Returned Board and Secure.pdf](#)
[1205 N Floyd Returned Notice of Violation.pdf](#)
[30842229-IMG_5171.jpeg](#)
[30842230-IMG_5170.jpeg](#)
[30842236-IMG_5164.jpeg](#)
[30842238-IMG_5162.jpeg](#)
[30842242-IMG_5158.jpeg](#)
[30842243-IMG_5157.jpeg](#)
[30842244-IMG_5156.jpeg](#)
[30842245-IMG_5154.jpeg](#)

5. PENDING ITEMS

6. OTHER BUSINESS

COM-26:023 MOSQUITO PROPOSALS

Sponsors: Mayor's Office

Attachments: [Daddy Rabbit Aviation, Inc. Bid Scanned.pdf](#)
[1001060679_Vector VDCI Jonesboro RFP 2026-11 Mosquito Management Ser](#)

COM-26:024 DISCUSSION OF LEASE PROPOSALS FOR THE JONESBORO POLICE DEPARTMENT

Sponsors: Mayor's Office and Police Department

Attachments: [First United Methodist Church](#)
[South Caraway Road](#)
[Lease 4.16.26](#)
[Exhibit 1.rev](#)

7. PUBLIC COMMENTS

8. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:029

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Safety Council Committee

File Type: Minutes

Minutes for the Public Safety Committee meeting on Tuesday, March 17, 2026.



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Safety Council Committee

Tuesday, March 17, 2026

5:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 7 - Brian Emison;Janice Porter;Chris Moore;Chris Gibson;David McClain;LJ Bryant and Kevin Miller

3. APPROVAL OF MINUTES

[MIN-26:020](#)

Minutes for the Public Safety Committee meeting on Tuesday, February 17, 2026

Attachments: [Minutes](#)

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

Aye: 6 - Janice Porter;Chris Moore;Chris Gibson;David McClain;LJ Bryant and Kevin Miller

4. NEW BUSINESS

ORDINANCES TO BE INTRODUCED

[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

Councilmember Kevin Miller said, just one. Now I understand it's already a four-way intersection. This is just changing the sign. Is it going to be one of those that highlights and flashes? Supposed to be more prominent. Engineering Director Craig Light approached the podium and said, this is really just to clean up the fact that there's an ordinance saying it's supposed to be a two-way stop. It's been marked as a four-way. Councilmember Kevin Miller said, oh ok. Yeah, it's been a four-way stop for a while. Director Craig Light said, since probably, I know 1997 when I lived at that intersection it was a four-way stop. We just came across it and went, well that's a four-way stop, we probably ought to clean that up. Councilmember Kevin Miller said, ok. Alright, thank you. Chairman Brian Emison said, thank you Craig.

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

Aye: 6 - Janice Porter;Chris Moore;Chris Gibson;David McClain;LJ Bryant and Kevin Miller

[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

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

Aye: 6 - Janice Porter;Chris Moore;Chris Gibson;David McClain;LJ Bryant and Kevin Miller

[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

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

Aye: 6 - Janice Porter;Chris Moore;Chris Gibson;David McClain;LJ Bryant and Kevin Miller

5. PENDING ITEMS

6. OTHER BUSINESS

Chairman Brian Emison said, tonight we have two communication documents to discuss. A couple of lease proposals for the Jonesboro Police Department which we will get into. But I did have a couple of other items that I wanted to bring up beforehand. I noticed, Brian, just a couple of things, I didn't know if you could help me speak on this just really quick. I noticed that Vector Mosquito Control, that RFP that we had issued for that, or there we go Tony, sorry. Tony, if you don't mind, whenever I noticed that the RFPs were closing for that at 2 o'clock tomorrow. If you don't mind, have we had any more than just our current vendor that have applied for that? Chief Operating Officer Tony Thomas approached the podium and said, we have had an inquiry from our current vendor and one other vendor at this particular time. And I do anticipate proposals from both of them by the deadline on tomorrow. Chairman Brian Emison said, perfect. Good. If you don't mind, could you forward those proposals to the committee? Tony Thomas said, absolutely. Chairman Brian Emison said, Great. Thank you Tony. Tony Thomas said, you're welcome.

Chairman Brian Emison said, and the next one. I did have a question for Craig. Craig, if you don't mind, I was going to ask you about a intersection that I'd come across while, it's actually been over a month, and it's taken me all this time to remember this. But, the intersection that we have for Cole and Wood Street and Thomas Street. Where we've done some sidewalk expansions on that side, and I've noticed that on Cole Street, whenever you're turning onto Cole from Nettleton that, I don't know if we just need restriping or if we need to look at that orientation there. It's just it gets a little tight there when you're turning back right onto... Engineering Director Craig Light approached the podium and said, those pavements markings need to be milled off. I'll talk to them about getting that done. Chairman Brian Emison said, ok, gotcha.

Perfect. Thank you sir.

[COM-26:014](#)

DISCUSSION OF LEASE PROPOSALS FOR THE JONESBORO POLICE DEPARTMENT

Sponsors: Mayor's Office and Police Department

Attachments: [Lease Proposal.pdf](#)
[CityJboroMayor_20000116_230614.pdf](#)

Chairman Brian Emison said, so the next item that we have on the agenda being these two leases that have been provided to us to discuss here today. You know, I've tried to think of a couple of ways to necessarily go about going through these identifying pros and cons or anything else. However, I think that can be best reflected by the subject matter experts. So, I was going to ask at this time that if Chief or Assistant Chief would like to come up and make a statement regarding those. Thought that this would be a good opportunity for us to kind of see the all-encompassing effect of both of these leases. Police Department Chief Rick Elliott approached the podium and said, thank you Mr. Chair and committee. Originally, I didn't think I was going to make it tonight. So, Assistant Chief Lynn Waterworth kind of made some comparison notes on this. So, I think as you see in your package there are two proposals for buildings tonight. One, the Methodist Church youth building down here on Union. Then the second piece is a property on Caraway Road, formerly known as the Park Place Inn, owned by Mr. Caldwell. So, there's two different proposals we're going to talk about and looking forward for your feedback on these, too. So, I'll let AC take over and kind of lay it out. Chairman Brian Emison said, thank you, Chief.

Police Department Assistant Chief Lynn Waterworth approached the podium and said, so just by the numbers our goal is, like people that we have displaced right now, they're in different parks buildings and some things like that is to try to consolidate the police services into two buildings. And either one of these options would allow us to do that and the big difference would be like who would move to which building. So, with a larger facility we would move the bulk of our police services to that larger facility and have just our patrol and evidence and those kinds of things over in the Caraway Road building that we currently occupy. With the smaller facility we would move our patrol services and some of those things that are in the different parks buildings to that smaller location. And so, either way we're going to be able to consolidate into two, just two buildings. Which is a whole lot better than, you know, if you need this police service I'm going to send you over there, but you need this police service, I've got to send you over here. So, it would consolidate us into just those two buildings. Either way, we've got to do something fairly quickly. I mean, once the construction starts on the 911 center like I would imagine that the building that we're in on Washington, we're going to have to get out of that. We're going to have to vacate that. So, we've got to have a pretty quick solution one way or the other. I've got estimates as far as cost and things like that. I think you guys have, I would hope, copies of the proposals that shows the difference in the cost. The larger facility initially is \$375,000 annually. The other facility would be about \$200,000 annually. But again, it just, it's kind of where we want to go from there.

Chairman Brian Emison said, sure. I know it's difficult to devour this whale. There's quite a bit of stuff here to talk about. So, is there any specific items that y'all want to speak directly to or would you rather us open it up to council for questions? Assistant Chief Lynn Waterworth said, it's whatever you think would... You know, for us, one of the things that's like how much is the renovation going to cost, like what's the best bang for your buck, like what's going to cost more, what's going to cost less, do we have an option to purchase on down the road, or do we really want to look at this as

just a temporary fix but for maybe five years? Chairman Brian Emison said, sure. Anybody on committee? I'll open this up for questions at this time.

Councilmember Brian McClain, I'll start. So, both five-year leases. Do we anticipate this taking, I mean, building the E-911 and whatever else we need in that facility, do we anticipate that taking five years? Do we anticipate that taking two years? Chief Rick Elliott said, so, the Real Time Crime Center and dispatch, that's all it's going to house, nothing else. All the police services that are currently displaced will be displaced until, this tonight, is resolved one way or another. So, when we start construction down here on Washington for that, it will be on the back parking lot of the patrol building. So, it will interfere with some services a little bit, but yeah we can still park down the end of the lot and continue on. But that building is in need of a roof and has been in need of a roof for the past 12 years. So, as the rains continue, the water's still leaking into the building. So, you know, there's concerns of a point in time that something's going to have to be done there or move out of it also. So, the urgency of getting something done here sooner than later is kind of crucial. Then if we do get a chance to vacate that building, as we're building down here on Washington it may give us a chance to go ahead and take that building down during the process. But as AC said during what we're looking at tonight is the cost, what is the council looking to invest, how much is it going to take on top of the lease for the church building, what's the renovation cost, is on us. And by moving the bulk of services into that building, so you're looking at estimated \$1,000,000-\$1,500,000 remodel and then whatever fixtures we have to add to that. Go to the Caraway site, 12,000 square foot, I think Mr. Caldwell will in curse a bulk of those cost on renovations, but we'll still be out some expense. So, a little bit cheaper on lease on that. So, these are some of the factors that y'all have in your paperwork that it's up to y'all to kind of look at and mull over. Now the church building is 33,000 square foot. Will that meet our needs today, tomorrow, and in the future? Absolutely. But again, at the end of whatever and we're all fairly confident that in the next five years we're not going to be building a new Police Department. I don't think in the next 10 years we're going to be building a new Police Department. So, whatever we're committing to on one of these two pieces of property or if anything else pops up in between now and then, wherever we're going to land is probably going to be a 10 plus year ordeal.

Councilmember David McClain said, so you anticipate...What all will move into the facility? Whether that be on Caraway or down here. Help me understand, because I know we've got a lease for a building downtown, if I'm not mistaken, that's on the agenda for the council, to move some of the 911 staff, correct? Chief Rick Elliott said, that's a temp lease for that staff only. It's a small, small office space lease. If one of these two properties come in to play and as soon as we can move into them, if the building for the 911 is not built by then, then we can transfer them into whatever we're acquiring. So, you know, that's a three year build out, and we acquire something and start moving in any sooner then whatever that lease is, we can cut that lease and move those few staff in to wherever we're going. Temporary. Councilmember David McClain, okay. I guess I got...Chief Rick Elliott said, so, I think your question was what's going where. Councilmember David McClain said, mhm. Chief Rick Elliott said, so if we come down here on Church Street, the bulk of police services, administration, and all, we're going to move down here. Criminal investigations, administration, everything but patrol and evidence and they would, patrol and evidence, would move to Caraway building and then all the services that are displaced in our Parks Department right now, they would all come down here to the Church Street facility. So, we can get everything we need in that building with room left over for the future. If we go to Caraway, everything that's on the Police Department building on Caraway now will stay. The patrol division and the outlying Parks Department, they will move to that building. So, either way it goes, we're consolidating into two buildings. The question is, and both will have adequate space

for today and one for the longer future and, you know. So, again, there's overall lease cost, there's, you know, is there any options to buy a property down the road? Renovation cost to take in consideration. So, this is where we're back at what decision does this committee want to look at and think we need to go with it.

Chairman Brian Emison said, Councilman McClain, do you have any follow-up? Councilmember David McClain said, not at this time. Chairman Brian Emison said, okay. Yes sir? Councilmember LJ Bryant said, Kevin or me? Chairman Brian Emison said, not sure. Which one had a question? Councilmember Bryant. Councilmember LJ Bryant said, just to expand a little bit more Chief, Assistant Chief, let's say Caraway Road you think that's...How much at capacity is it at? How versus the Methodist building, how much capacity are we at versus as we look to the future? Chief Rick Elliott said, so, the next 10 year future, looking...Forecasting 10 years, I think either one would certainly suffice. Obviously, the Union Street, the church facility would cover the next 30-40 years if we were there that long. There's 33,000 square foot in that building. It's three floors, the top floor right now is currently, is not even built out. It's vacant. So, I could house everything but patrol and the motor pool, you know, down this way. Now, on Caraway I have plenty of parking. We have plenty of room. The thing about that property is there's a lot of land around it. If something happened and we got locked into that thing and if that space was not adequate and we end up buying that building, then there's room to grow. The egress getting in and out of that is we've got Caraway, we can cut through the two restaurants and then through the back alley. The one disadvantage down here on Union, the parking is across the street. There's a lot across the street that would be part of the lease, but the City would be responsible for seal coating the lot and striping the lot. And I'm looking at parking about 75 cars during the business day on the lot down there. Now, the church has agreed to anything overflow, we can use their lot during business hours during the week or whatever. So, I don't think that will...Our operation would not interfere with church operation on Wednesday nights or Sundays by any means. Pretty much what would be down here would be, for the most part Monday through Friday operations of police services. So, when I think a representative from, both entities are here tonight also if there's anything as far as leasing and whatever you have in your packets, they'll be here to discuss also.

Councilmember Chris Moore said, Chief just run down the cost one more time. \$375,000 a year on the Methodist church. Assistant Chief Lynn Waterworth said, first year. The first year. They built into their lease proposal a gradual increase from...And that first year is at a bargain, \$10.30 a square foot, but it slowly goes up until year 10. They gave a 10 year proposal. Although, we're only looking at the initial five. Where the other would be steady across the board, the same \$16 a square foot. Councilmember Chris Moore said, what's the step increases on that, Ms. Waterworth? Assistant Chief Lynn Waterworth said, from \$10.30 to \$11.70 to \$12.05. I've got the...You talking about annual cost? Councilmember Chris Moore said, yeah. Assistant Chief Lynn Waterworth said, okay. I've got the annual cost as well. Councilmember Chris Moore said, Mr. Emison just handed it to me here. I've got it. Chief Rick Elliott said, I think it's part of that lease...Assistant Chief Lynn Waterworth, I started to say like year five would be \$422,000 a year. Councilmember Chris Moore said, I see that. So, on Caraway property, what's the initial lease? Assistant Chief Lynn Waterworth said, it's \$196,528. So, just a little under \$200,000. Councilmember Chris Moore said, and on construction cost it was \$1,000,000 plus on the Methodist church? Chief Rick Elliott said, that is not by any architectural means by, you know, that's just kind of spit balling what it would take to come in and add what we need to add. That is a very rough number, but at the end of the day that is something we're going to have to look at is, and figuring into this, that hey we've got to come up with this plus that. If it's \$1,000,000 or \$1,500,000, I don't know. But we're adding more, we're condensing that, more people into that building. So, that means more office

space...Chief Waterworth said, more cost. Chief Rick Elliott said, and more equipment. Assistant Chief Lynn Waterworth said, more cost. And it doesn't have the, if you think about public access to a law enforcement facility, you don't want everybody to just be able to walk in the back door. You want to have some security to your facility. I mean, even our accreditation points that out. And so, and that's not what a church building's designed for. It's not designed for limited public access. It's designed for everybody to come in. So, there would be some cost to kind of, you know, set up that.

Councilmember Chris Moore said, we're thinking \$1,000,000 plus on construction plus then going across the street and seal coating and restriping the block over there. Assistant Chief Lynn Waterworth said, yes sir. Councilmember Chris Moore said, what about on the Caraway Road? What is, what's our initial construction to move in over there? Chief Rick Elliott said, from speaking with Mr. Caldwell, a lot of that cost would be on him. I'm not sure how much, if it'd be 100% or what, but and if I'm misspeaking, he's welcome to step up and correct me on that, but during... Councilmember Chris Moore said, you're expecting a 10 year lifespan before we would either build a new police station or move out of that one. \$1,000,000 plus on initial construction is a pretty good chunk when we're lease Caraway Road for \$200,000 a year. We had the first five years for free. That's what I'm considering here, is...Chief Rick Elliott said, yes sir. That's, again, our job is to present you with the information that we have and you as a committee to take it from there and digest. And again, you know, doing our... We look at the same thing, is the cost at the end of the day, you know, is there an option to buy the church property? You know, I don't know if that's been defined, you know, available or not. There is an option on the Caraway building. We can either buy it up front, with it being commercial property, I think it'd certainly be an investment if we end up buying it down the road and did build a big new Police Department 10, 15, 20 years down the road. That would be a property that would be easy to sell. I think both of them would be good.

Councilmember Chris Gibson said, isn't that property about five acres on Caraway? Somewhere in that ballpark. Chief Rick Elliott said, roughly. Councilmember Chris Gibson said, okay. So, would that give you adequate room for possibly future expansion and parking? Chief Rick Elliott said, yes. Yeah, there's plenty of...The building's 12,000 square foot and behind it's a huge green space that we could certainly add fencing and add secure parking as time grows, time goes on. So it's, for convenience, it'd be ideal for our patrol officers to be able to pull up the side of the building, walk right in for their meeting and get out and go different directions depending on traffic. Looks good. Now, of course patrol would be on Caraway if we should go with church, patrol will be in the Caraway complex at that point and for them getting in and out it's still not going to be a problem.

Councilmember Chris Moore said, my commitment has always been to build you a new station from scratch. So, the idea at the end of the lease of purchasing it it's really not figuring into my decision because I think y'all deserve a new building that houses everybody and we had that discussion on Washington. So, I mean I'm trying to...So, in your opinion and both your opinion either one of them will work for you and you can make do with either one of our decisions. Chief Rick Elliott said, we can make do with either one of your decisions. Correct. Assistant Chief Lynn Waterworth said, we always do. Councilmember Chris Moore said, I mean that's just bringing it down to a financial decision for me, because you're both telling me that either one is adequate. I'm telling you that in 10 years we're going to be building a new station, so we just have to figure out which one's going to be the best bang for our buck for that 10 year period. Chief Rick Elliott said, how much money you going to invest and then walk away from at the end of the day? Councilmember Chris Moore said, I got you. Thank you, Chief. Chief Rick Elliott said, okay.

Councilmember Kevin Miller said, one more question. And assuming we say go with either one of them, what kind of timeline do we think, because there's going to have to be a remodel period, but I don't know if we're talking it'll take two weeks to remodel or two years for each facility. Because I do know we have people scattered and we do need to address that. Chief Rick Elliott said, correct. Councilmember Kevin Miller said, we're not going to do a knee jerk reaction tonight, but we do need to address that sooner than later. What kind of time would it take to do a remodel? Chief Rick Elliott said, so your first step is, we have to get our architect on board for... Councilmember Kevin Miller said, right I understand the steps I didn't know if we had a rough idea. *both talking at the same time* Chief Rick Elliott said, be a contract have to come back I'm assuming through the council to do that. And then the second phase would be getting a contractor on board to do a, what needs to be done. And again, if we're footing the bill for that, then that's on us. If Mr. Caldwell is footing the bill on construction down here, then he may have resources to get it done quicker. I don't know, that would be a question maybe he could answer. Councilmember Kevin Miller said, okay. Chief Rick Elliott said, so, what exact cost that he may cover for down there, what needs to be done. Again, that, I would say direct your questions to him. Assistant Chief Lynn Waterworth said, I think there is some information in the packets that you have. If you think about it just from a commonsense standpoint, a smaller building is going to take a smaller time to build out.

Councilmember David McClain said, looking at the, it says the tenant would only have, we'd have \$200,000 in improvement, is that correct? We have \$200,000 so if it's more than that then we got the rest of it. And the building down here off Union, we have no allowance. Assistant Chief Lynn Waterworth said, correct. Councilmember Brian McClain said, have we, have either entity approached us about buying either one or, and have we asked that question about purchasing? Chief Rick Elliott said, so the place on Caraway is for sale as we speak, so that is an option if you wanted to buy it straight up. The church, right now, does not have that option.

Councilmember Chris Moore said, what is the asking price for the property on Caraway, Chief? Chief Rick Elliott said, Mr. Caldwell? Carroll Caldwell said off mic, little over \$2,000,000. Councilmember Chris Moore said, \$2,000,000? Chief Rick Elliott said, and again, that goes back to is that an investment the City wants to make to something we would actually own in 10 to 15 years, if we do vacate it for a new building, could we recoup our money? I just ask that you take that into consideration also. Councilmember Chris Moore said, I noticed that we have the of proponents for both of the properties here. Do either one of them, Carroll do you want to say anything about your property on Caraway Road? Mr. Caldwell said off mic, sure. Councilmember Chris Moore said, and then I think Mr. Parker's here for the church. Let's hear from both of them.

Coldwell Banker Village Communities real estate agent Carroll Caldwell approached the podium and said, half the buildings already built out. Chief's had the keys for a while. So, you don't have to spend any money in 6,000 square feet. Bathroom's already in, buildings firewall is already in. So, the \$200,000 is about what it's going to cost to do the total build out on the other side. So, any other questions? I think that was... The time frame after an architect, after you put it out for bids I'd say three months. But the 6,000 that's ready now, you can have the keys tomorrow. You can move in it tomorrow.

Councilmember Chris Gibson said, is there an opportunity to apply a portion to the lease of the purchase price? Carroll Caldwell said, no. Councilmember Chris Gibson said, you knew I was going to ask. I always ask you when we're talking real estate. Councilmember Chris Moore said, what's that initial lease on that, Carroll? What's the

time frame on that? A year at the time? Two years? Or five years? Carroll Caldwell said, well, we offered five. We're open minded to whatever it takes. You know, when it's finished, you shouldn't have to spend any money on it at all. The \$200,000 I think is enough money to do the build out on the other half. You got to do heat and air, electrical, and plumbing and that's it. That's 6,000...I was told there's going to be a lot of cubicles and like I said, the 6,000 square feet, you can start moving in tomorrow. You don't have to do one single thing. It meets all the fire code stuff. It meets the privacy about what he was talking about, where I think the public can't go in part of it or something like that. Is that right? Okay, the building's already set up for that. Just a stroke of luck that it is, but it is.

Councilmember David McClain said, I think Chief, you touched on a little bit, but do we have enough parking at both? I assume the building downtown we have enough parking. Do we have enough parking on Caraway? Carroll Caldwell said, yeah, there's 30 something spots right in front and 82 on the side. We've got plenty of parking. Councilmember David McClain said 32 and 82, okay. Carroll Caldwell said, and it's already in. Chief Rick Elliott said, again the parking that comes with the church, across the street, it would be adequate for current staff that would be there, the 72 cars that would be there daily. But if we had a class, which this has some nice classroom, would be a nice classroom area. If I brought in 30-50 more people during that day we could overflow over on the other church lot. But the same is true down here on Caraway. We won't have quite as many cars there because I'm not taking everybody out of the Caraway building, but if there will be a training room there, a large training room that I desperately need would be down there. So, if I brought a class of 30-40 people in I still have room for those attendees plus what staff would be in that building day in and day out. So, the short answer to your question is yes adequate, parking would be adequate on both spots.

Councilmember Chris Moore said, Chief the \$2,600 lease we're considering on Main Street for six months tonight, would if we took the smaller place on Caraway, would there be room for them in six months? Chief Rick Elliott said, yes sir. Yeah, we can certainly carve out a piece for them and the training room that we're talking about would suffice for them and they're training these for dispatchers. Councilmember Chris Moore said, my main concern is if we went with a smaller facility, would we eventually be able to move them into it. Chief Rick Elliott said, yeah. There would be room both places to accommodate them and then if anything else popped up, we can probably make those accommodations also. Some of the additional cost on this besides the build out, going to a cubicle concept that'll be some office furniture. It'll be some funding for that that'll need to be...So, I'm trying to cut down on the number of walls that's going up and go to more of an open area with a cubicle design to kind of help cut down on construction cost. So, it'll just be a little more efficient and cost savings. And then down the road if we do get a new building, whatever, then equipment, we can pick up the cubicles and move them elsewhere.

Chairman Brian Emison said, does anybody else have any more questions for Mr. Caldwell? Okay, at this time I'll have Mr. Parker come up and speak to the FUMC building. And Chief, you might just want to hang out. Don Parker approached the podium and said, thank you, Mr. Chairman. My name's Don Parker and I am chairman of the Board of Trustees of the First United Methodist Church. We were contacted I think back in November or December, about the possibility of leasing our youth building. Which has really been underutilized since it was built and certainly we welcome the opportunity to visit with the City and there were a lot of discussions went back and forth and we put together a proposal based on what I had understood was would be acceptable to the City. I kind of hear tonight, it's more indefinite terms and I'm just here to tell you if there's some negotiation to be done, we're certainly willing to negotiate. The building is 36,000 square feet not 33,000. I did want to make that

clarification and when we started looking at it, I had understood that at least the first two floors would be pretty much ready to move in. And so, tonight hearing a million dollar number for renovation was a little shocking to me as I'm sure it was to you all. I think that, and again I don't know exactly, things may have changed since we went through the building with Chief and other city officials. But there are a number of individual offices and rooms that could be easily converted I think fairly cheaply for use for city services with the Police Department. So, we have our proposal. I know there's been some discussion about an option to purchase. Certainly, we would consider that if it's something the council wanted. My understanding was the City's not in real position to do some buying right now. But if that's important to the City then we would certainly consider that from the church's perspective. And I'll be glad to answer any questions that you all may have about the facility or about our proposal.

Chairman Brian Emison said, thank you, Mr. Parker. Only thing that I have is some questions that were submitted by the committee or anybody else that was on council and I think a lot of these have been spoken to tonight. And of course, you being said that we're open to negotiation on some of these, but you know one of these that came up that I think is not necessarily covered in there is like the clarification on the depreciation process for roof repairs. Could you speak to that? Don Parker said, that was actually I thought a good suggestion by Brian when we were talking about if there was, let's say you leased it for 10 years and there was a new roof required in year eight. And we put, you know, 20 year roof on it. Well, at the end of the lease, if the city moved out and didn't continue leasing the facility, we, the church, would pay the City back the unamortized portion, i.e. 18 years for the roof. So, basically you're paying for whatever you pay for if you move out you're recouping the unamortized cost. Chairman Brian Emison said, yes sir. Thank you. Does anybody have any questions for Mr. Parker?

Councilmember David McClain said, we heard a purchase number on Caraway, what would...Has the church thought about a number for purchase? Don Parker said, we have not thought about the number, but we would certainly consider a reasonable proposal. Probably an appraisal would be an appropriate thing to do. And I guarantee you could buy an existing building cheaper than you could build a new one. Councilmember David McClain said, thank you.

City Attorney Carol Duncan said, I have one quick question on... There was something on there that said court services was allowed, but probation was not allowed and on the misdemeanor side, that's the same thing. So, would probation services for the misdemeanors be allowed in that building? Because right now they're one of the unhoused groups form 410. Don Parker said, those were... Those, that list of approved divisions was what we received. So, I think there might have been some confusion there, but the biggest thing I think we did not, there was some church members that didn't think it would be appropriate for District Court to be located there.

Chairman Brian Emison said, do we have any more questions for Mr. Parker? Councilmember David McClain said, I guess one last question, and this may be Chief, Mr. Parker also. It's 36,000 square feet, is that, Chief, big enough to consolidate the current Caraway Road and the current everything that we have besides the Real Time building that will be eventually built? Chief Rick Elliott said, I cannot essentially shut down Caraway Road, move to one facility because patrol operations are 24 hours, 7 days a week and trying to run that patrol out of this building down here, not being able to park next to the building. Just not feasible. Councilmember Chris Moore said, not to mention, let me remind you that if we close down Caraway Road, we no longer have control of that building. It reverts to either ASU or the U.S. Army. Chief Rick Elliott said, so this building, moving everything into

one building, I would lose bay access, my motor pool. So, either building there's no way I can walk away from the Caraway building until we take in consideration, if we're going to build a brand new complex. It'll have to include evidence, a large motor pool. So, whatever cost we were talking, previously talking about, jack that up a considerable amount. And then plus the lot for storage, I don't think all the storage and evidence vehicles sitting down there on Caraway we want on the church lot down here on Union. You know, down here on Caraway, everything's kind of behind the building, out of sight, out of mind for the most part. But you put that out on main drive thru, the curb appeal is just not there. Councilmember David McClain said, thank you. Chairman Brian Emison said, any further questions? Chief Rick Elliott said, we could always build a fence, but a tall 10 foot wooden fence around that lot would be another building, but. And I, again even consolidating everything down there, I would have to have actually more parking because that lot's going to be full as it is with 70 cars and if I took everything else plus the extra vehicles I would need both lots. So, at the end of the day, Caraway I'd like to stay as is. Services will still be split to some degree just depends what building we go with and which will go where and we've already kind of discussed that.

Chairman Brian Emison said, any other questions for Chief or Mr. Parker? Chief Rick Elliott said, and to back up Mr. Parker's comment about the \$1,000,000, yeah there are parts of that building that we can't walk in and immediately use don't get me wrong, but if I'm taking everything, all the investigative and records out of Caraway and moving down here. Because there's no sense in buying or leasing a 36,000 square foot building for just a handful of people. If I'm going to move police operations then yeah, there's going to be more walls and probably going up on the third floor and more furniture so the cost plus construction I think would be very high. But again, the furniture aspect of it, yeah, we keep, walk away and go back to a new building, whatever. That investment is still there, but there will be some certain inherent construction cost. And again, we're having to pay for architect either way we go. So, questions?

Don Parker said, Chief, I did want to add one thing. There was discussions early on about just leasing the first two floors, which really satisfies the City's needs, but just from an access standpoint it didn't really make a lot of sense. We talked about it and it was kind of difficult to figure out how we could both use the building. The third floor is unfinished. It's heated and cooled, but it is not finished out. It's one wide open space. It's lighted and heated and cooled. So, there would be, you could basically design it however you wanted to I think like the building on Caraway. Chief Rick Elliott said, correct. The only concern that if we didn't take the third floor, if it's still left with the church then that falls under sieges concerns, being compliant with the feds on our computers and things being secured. So, there's a federal government guideline there that component we have to take into consideration on secure facilities. We could make it happen, we could harden it, but it would be changing out doors and a lot of locks, but again I'm not saying it can't be done. I'm just saying it would drive the cost. Chairman Brian Emison said, anything else for Chief or Mr. Parker? Chief Rick Elliott said, everything's up for discussion and consideration.

Chairman Brian Emison said, alright thank you gentlemen. Appreciate y'all. Alright, this has given us a lot to think about tonight. A lot of numbers, a lot of I's to dot T's to cross. Things to necessarily work out before we continue any discussions on these items. So, at this time we'll go ahead and we will close comments for other communications. If anybody has any questions that they necessarily thought of or anything, any additional information that they need to move forward in these please feel free to send it to myself and I'll distribute it to the accurate parties.

Councilmember Chris Moore said, Mr. Chair, while we're waiting on public comments,

*I noticed Mr. Caldwell's proposal had a 30 day deadline on it. Are you anticipating calling a special meeting in say, two weeks to decide which one of these two proposals we're going to go with? Chairman Brian Emison said, I think that would be applicable or Mr. Caldwell, how, are we good on that 30 days or could it be extended to 45 or 60? *Mr. Caldwell says we'll extend it off mic* Okay, gotcha. Thank you, sir.*

Filed

7. PUBLIC COMMENTS

8. ADJOURNMENT

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

Aye: 6 - Janice Porter;Chris Moore;Chris Gibson;David McClain;LJ Bryant and Kevin Miller



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:045

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Safety Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS
TO CONDEMN PROPERTY LOCATED AT: 1205 N. Floyd St. Jonesboro, AR 72401

Parcel # 01-143123-01200

OWNER: Dave A. & Milissa A. Matthews

LEGAL DESCRIPTION:

The North Half of Lot 9, All of Lot 10 and the South Half of Lot 11 of Houghton Subdivision of the East Half of the Southeast Quarter of the Northwest Quarter and the East Half of the Northeast Quarter of the Southwest Quarter of Section 12, Township 14 North, Range 3 East.

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

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 1205 N. Floyd St. Jonesboro, AR 72401.



AFFIDAVIT

Dave & Milissa Matthews
1464 Seagraves Rd
Pocahontas, AR 72455

RE: 1205 N Floyd Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 20th day of February, 2024.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 20th day of February, 2024.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



JONESBORO

ARKANSAS

Notice to Board and Secure

02/20/2024

DAVE & MILISSA MATTHEWS
1464 SEAGRAVES RD
POCAHONTAS AR 72455

Case #: 240472

In regards to property located at 1205 N FLOYD, JONESBORO, AR 72401

Dear DAVE & MILISSA MATTHEWS,

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

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

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

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

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

Cell 870-926-1404

Sincerely,

David Cooley
Code Enforcement Officer

9589 0710 5270 1321 3967 70

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

18

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$ _____ JONESBORO, AR 72401

Total Postage and Fees

\$ _____

Sent To

Dave & Millissa Matthews

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

1464 Sengraves Rd

City, State, ZIP+4®

Jonesboro, AR 72401

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO
CONDEMN PROPERTY LOCATED AT: 1205 N. Floyd St. Jonesboro, AR 72401
Parcel # 01-143123-01200

OWNER: Dave A. & Milissa A. Matthews

LEGAL DESCRIPTION:

The North Half of Lot 9, All of Lot 10 and the South Half of Lot 11 of Houghton Subdivision of the East Half of the Southeast Quarter of the Northwest Quarter and the East Half of the Northeast Quarter of the Southwest Quarter of Section 12, Township 14 North, Range 3 East.

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

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 1205 N. Floyd St. Jonesboro, AR 72401



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	February 18, 2026	CASE NUMBER: 240472
PROPERTY ADDRESS:	1205 N. Floyd St.	
PROPERTY OWNER:	DAVE & MILISSA MATTHEWS	

The building a single residential structure on a pier foundation and a secondary shop/shed structure. The residential structure is in severe disrepair. All of the windows are either broken out or boarded. The front door is completely missing. The back door is boarded over. All windows and doors must be repaired or replaced. The soffit is rotting and falling off the home. There are many holes in the soffit all the way around the home. The entire soffit must be repaired or replaced. The roof is falling in in many places around the home. The shingles are broken down, missing, and growing moss. The entire roof including underlay, tar paper, and shingles must be replaces. The roof rafters must be inspected, and any damaged rafters must be repaired or replaced. The floor joists must be inspected, and any damaged joists must be repaired or replaced. Due to the condition of the home, I did not enter it because of safety concerns. The entire electrical system must be repaired, brought up to current state code, and pass inspection by the city's Inspections department. The entire plumbing system must be repaired, brought up to current state code, and pass inspection by the city's Inspections department. The correct building/alterations permits must be applied for, approved, and paid for prior to any work being starting.



The shop/shed structure is also in severe disrepair. Sections of walls missing, doors missing, and the roof is falling in. It must be repaired or demolished. The entire property must be cleaned up. It is being used as an unauthorized/unlicensed landfill area. There are appliances, piles of pallets and wood, dumped trees which were cut down, piles of metal, and assorted junk all over the property.

CURRENTLY THE STRUCTURE IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE STRUCTURE SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

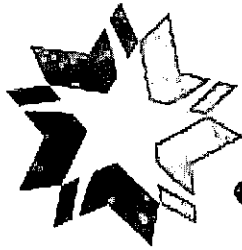
PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

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

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

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

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



JONESBORO

ARKANSAS

Notice of Violation

02/18/2026

DAVE & MILISSA MATTHEWS
1464 SEAGRAVES RD
POCAHONTAS AR 72455

Case #: 240472
Subject: 1205 N FLOYD, JONESBORO, AR 72401

Dear Property Owner:

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

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

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

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

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

Cell: 870-926-1404 Email: dlcooley@jonesboroar.gov

Sincerely,

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



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	February 18, 2026	CASE NUMBER: 240472
PROPERTY ADDRESS:	1205 N. Floyd St.	
PROPERTY OWNER:	DAVE & MILISSA MATTHEWS	

The building a single residential structure on a pier foundation and a secondary shop/shed structure. The residential structure is in severe disrepair. All of the windows are either broken out or boarded. The front door is completely missing. The back door is boarded over. All windows and doors must be repaired or replaced. The soffit is rotting and falling off the home. There are many holes in the soffit all the way around the home. The entire soffit must be repaired or replaced. The roof is falling in in many places around the home. The shingles are broken down, missing, and growing moss. The entire roof including underlay, tar paper, and shingles must be replaces. The roof rafters must be inspected, and any damaged rafters must be repaired or replaced. The floor joists must be inspected, and any damaged joists must be repaired or replaced. Due to the condition of the home, I did not enter it because of safety concerns. The entire electrical system must be repaired, brought up to current state code, and pass inspection by the city's Inspections department. The entire plumbing system must be repaired, brought up to current state code, and pass inspection by the city's Inspections department. The correct building/alterations permits must be applied for, approved, and paid for prior to any work being starting.


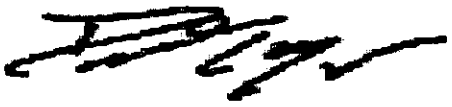
The shop/shed structure is also in severe disrepair. Sections of walls missing, doors missing, and the roof is falling in. It must be repaired or demolished. The entire property must be cleaned up. It is being used as an unauthorized/unlicensed landfill area. There are appliances, piles of pallets and wood, dumped trees which were cut down, piles of metal, and assorted junk all over the property.

CURRENTLY THE STRUCTURE IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE STRUCTURE SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

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

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

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



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

870-933-4658

AFFIDAVIT

DAVE AND MELISSA MATTHEWS

1464 SEAGROVES RD.

POCAHONTAS, AR 72455

RE: 1205 N FLOYD JONESBORO, AR. 72401

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 18 day of FEBRUARY, 2026.

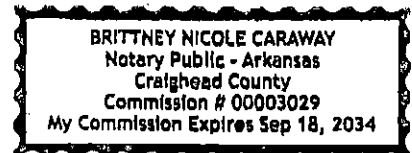
Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 17 day of Feb, 26.

Blair

Notary Public

My commission expires: _____



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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Dave & Melissa Matthews
1464 Seagraves Rd. 27
Pocahontas AR. 72455



9589 0710 5270 3206 8643 50

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVE & MELISSA MATTHEWS
 1464 S. AGRAVES RD
 POCAHONTAS AR 72455



9590 9402 8667 3244 4236 38

2. Article Number (Transfer from service label)

9589 0710 5270 1321 3967 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Restricted Delivery

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

240472

DC Domestic Return Receipt



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

BN 1/7/24
2/23/24

CERTIFIED MAIL



9589 0710 5270 1321 3967 70

DAVE & MILISSA MATTHEWS
1464 SEAGRAVES RD
POCAHONTAS AR 72455



3-1
3-9



NIXIE 381 DE 1 0003/25/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 72403184545 *1047-00470-21-03

UNC
72455013108 AR





City of
Office c
P.O. Bo:
Jonesbr



9589 0710 5270 3206 8643 50

BWLH
3/2

39
3/1

DAVE & MILISSA MATTHEWS
1464 SEAGRAVES RD
POCAHONTAS AR 72455

CERTIFIED MAIL®



NIXIE 381 CE 1 0203/22/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ *1047-06213-22-19



19 FEB 2026 PM 1 L

MEMPHIS TN 380
656678695



















City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-26:023

Agenda Date: 4/21/2026

Version: 1

Status: To Be Introduced

In Control: Public Safety Council Committee

File Type: Other
Communications

MOSQUITO PROPOSALS

DADDY RABBIT AVIATION, INC.

RON J. EVERIDGE
5025 OLD PINEHURST ROAD
PINEHURST, GA 31070
(478) 244-1446



March 10, 2026

Tracey Cooper, Contract Coordinator
City of Jonesboro
300 South Church Street, Room 330
Jonesboro, AR 72401
tcooper@jonesboroar.gov

RE: Proposal for Mosquito Management Services
 BID/RFP No. 2026:11

Dear Mrs. Cooper,

Daddy Rabbit Aviation is pleased to submit this proposal in response to the City of Jonesboro's request for proposals for Mosquito Management Services- RFP No. 2026:11.

Founded in 1964, Daddy Rabbit Aviation has more than six decades of experience providing aerial mosquito control services for municipalities, public health agencies, and emergency response programs. Our team specializes in large-area mosquito control abatement operations and integrated mosquito management programs designed to protect public health while minimizing environmental impact.

The program proposed for the City of Jonesboro employs a dedicated aerial mosquito control strategy, enabling rapid, consistent treatment of the entire service area while reducing operational disruption in residential neighborhoods and on heavily traveled roadways. Aircraft-based mosquito control operations eliminate the need for ground-based operations throughout the city and allow treatments to be conducted efficiently, safely, and effectively.

Daddy Rabbit Aviation is committed to providing the City of Jonesboro with a mosquito management program that emphasizes:

- Effective reduction of mosquito populations
- Environmentally responsible mosquito control practices
- Data-driven surveillance and treatment decisions
- Transparent reporting and communication with city officials
- Rapid response capability during periods of elevated mosquito activity

Our team appreciates the opportunity to submit this proposal. It looks forward to the possibility of working with the City of Jonesboro to protect the health and quality of life of its residents.

If you have any questions or require additional information, please do not hesitate to contact us. We appreciate your time and consideration.

Sincerely,

Ron J. Everidge
Daddy Rabbit Aviation

Proposal for Mosquito Management Services

City of Jonesboro, Arkansas

RFP No. 2026:11

Daddy Rabbit Aviation

Ron J. Everidge

rjeveridge@yahoo.com

(478) 244-1446

Executive Summary

Daddy Rabbit Aviation respectfully submits this proposal to provide a comprehensive mosquito management program for the City of Jonesboro, Arkansas.

Our program is built around a modern aerial mosquito control strategy, utilizing fixed-wing aircraft equipped with advanced Ultra-Low Volume (ULV) application technology to deliver efficient, environmentally responsible mosquito control throughout the entire city.

Founded in 1964, Daddy Rabbit Aviation has more than six decades of experience conducting aerial mosquito control operations for municipalities, state agencies, and emergency response programs. Our team specializes in large-area aerial mosquito control, rapid deployment operations, and integrated mosquito management programs.

The program proposed for the City of Jonesboro emphasizes:

- Data-driven mosquito surveillance
- Integrated mosquito management targeting all life stages
- Environmentally responsible control methods
- Rapid aerial response capability
- Transparent reporting and communication with city officials

This proposal aligns with the City's goal of implementing a modern, effective, and environmentally responsible mosquito management program serving the entire municipal area.

Company Qualifications

Company Name: Daddy Rabbit Aviation

Established: 1964

Daddy Rabbit Aviation is a specialized aerial mosquito-control contractor with extensive experience supporting municipal and state vector-control programs.

Our organization has successfully conducted mosquito abatement operations in:

- Urban municipalities
- Rural and agricultural areas
- Flood-prone environments
- Disaster recovery zones
- Large-scale aerial treatment programs

Our operational model integrates:

- Aerial mosquito control operations
- Mosquito surveillance programs
- Data-driven treatment deployment
- Environmental stewardship practices
- Public outreach and education

Daddy Rabbit Aviation maintains all required certifications and licenses necessary for aerial mosquito control operations, including pesticide application licensing and FAA compliance.

Integrated Mosquito Management Approach

Daddy Rabbit Aviation employs a science-based Integrated Mosquito Management (IMM) strategy that targets mosquito populations at every life stage.

This approach combines surveillance, larval control, adult mosquito control, and community education to achieve a sustainable reduction in mosquito populations.

Egg Stage

Preventive strategies include:

- Identification of mosquito breeding habitats
- Public education regarding standing water elimination
- Coordination with municipal departments regarding water management

Larval Stage

Larval mosquito populations will be controlled using targeted larvicide applications in identified breeding areas, including:

- Wetlands
- Drainage systems
- Standing water locations
- Agricultural water sources

Early intervention reduces mosquito populations before they reach adult nuisance levels.

Adult Mosquito Stage

Adult mosquito control will be conducted via aerial Ultra-Low Volume (ULV) applications, enabling rapid and consistent treatment of large areas during peak mosquito activity.

This integrated strategy ensures effective mosquito control while minimizing environmental impact.

Service Types and Coverage

Daddy Rabbit Aviation will provide mosquito control coverage for the entire City of Jonesboro, Arkansas (approximately 82 square miles) through a dedicated aerial mosquito management program utilizing fixed-wing aircraft equipped with precision ULV dispersal systems.

Aerial Adult Mosquito Control

All adult mosquito control operations will be conducted using FAA-certified fixed-wing aircraft operated by licensed, experienced pilots specializing in mosquito abatement.

Aircraft-based mosquito control enables efficient treatment of large areas during peak mosquito activity while minimizing operational disruptions within the city.

Advantages of aerial mosquito control include:

- Rapid treatment of large geographic areas
- Uniform ULV droplet distribution
- Reduced operational footprint within residential areas
- Elimination of spray trucks traveling throughout the city
- Reduced vehicle traffic in highly congested areas
- Ability to access areas difficult to reach by ground equipment

By using aircraft instead of ground operations, the City can maintain effective mosquito control operations without adding service vehicles to residential neighborhoods or busy traffic corridors.

Aerial Larval Control

Larval mosquito control will be conducted through targeted aerial larvicide applications in identified mosquito breeding habitats, including:

- Standing water areas
- Wetlands and drainage systems
- Agricultural environments
- Rice fields located south of the city limits

Aerial larvicide enables efficient treatment of large breeding habitats that may be inaccessible or impractical to treat with ground equipment.

Special Event Coverage

Daddy Rabbit Aviation will coordinate with City officials to provide mosquito control support for:

- Public events
- Seasonal mosquito population increases
- Areas experiencing elevated mosquito activity
- Priority treatment requests

Aircraft operations allow the city to deploy mosquito control treatments efficiently without the logistical limitations of ground-based spray fleets.

Emergency Response Capability

Daddy Rabbit Aviation maintains the ability to rapidly deploy aircraft and personnel in response to mosquito population surges resulting from:

- Flooding events
- Severe storms
- Heavy rainfall
- Public health concerns

Large-area aerial treatments can be conducted within a short operational window to quickly reduce mosquito populations and protect public health.

Surveillance, Data Collection, and Response

A successful mosquito control program requires ongoing monitoring of mosquito populations.

Daddy Rabbit Aviation utilizes modern surveillance tools, including:

- Mosquito landing rate monitoring
- Species identification
- GIS-based mapping of mosquito populations

Surveillance data is used to determine:

- If additional treatments may be needed in high-risk areas.
- Program effectiveness following treatments

Public service requests will be investigated within 24 hours, weather permitting, consistent with city expectations.

Reporting and Communication

Daddy Rabbit Aviation will provide clear and transparent reporting to the City of Jonesboro.

Deliverables include:

- GIS-based maps of treated areas
- Monthly operational reports
- Surveillance summaries
- Program performance evaluations

Reports will be provided electronically and can be presented during scheduled meetings with City officials.

Public Education and Community Outreach

Public education is a critical component of successful mosquito management. Daddy Rabbit Aviation will assist the City in developing outreach initiatives focused on:

- Pesticides used and their effectiveness.
- Understanding mosquito control operations

Educational materials and information campaigns can be coordinated with the City's communication channels.

Staffing and Operational Support

Daddy Rabbit Aviation will assign qualified personnel to support mosquito control operations in Jonesboro.

Program personnel will include:

- Program Director
- Aerial Operations Team
- Surveillance Technicians
- Data and GIS Reporting Specialists

Additional aircraft and personnel can be deployed as necessary to address elevated mosquito activity or emergency response requirements.

Why Aerial Mosquito Control is the Most Effective Solution for Jonesboro

Jonesboro encompasses approximately 82 square miles, including residential neighborhoods, agricultural land, wetlands, and drainage systems.

Treating an area of this size with ground operation mosquito control alone would require multiple vehicles operating across city streets and neighborhoods over extended periods.

Aerial mosquito control offers several advantages:

1. Rapid Coverage
 - a. Aircraft can treat large portions of the city in a single operational period, allowing rapid response to mosquito population increases.

2. Uniform Distribution
 - a. Aircraft ULV systems provide consistent droplet dispersal and uniform treatment coverage.
3. Reduced Traffic and Neighborhood Disruption
 - a. Aerial mosquito control eliminates the need for multiple spray vehicles driving through residential neighborhoods and congested roadways.
4. Access to Difficult Areas
 - a. Aircraft can efficiently treat wetlands, drainage corridors, agricultural areas, and other locations that may be difficult to reach by ground equipment.

Past Performance and Operational Experience

Daddy Rabbit Aviation has more than 60 years of experience conducting aerial mosquito control operations.

The company has supported mosquito control programs in:

- Municipal mosquito abatement programs
- Agricultural mosquito control environments
- Flood-prone regions
- Emergency disaster response operations

Disaster Response Experience

Daddy Rabbit Aviation has conducted aerial mosquito control operations following hurricanes, tropical storms, and flooding events.

These operations require rapid deployment capabilities and large-area treatment capacity to protect public health and restore outdoor quality of life for affected communities.

Our operational experience provides the City of Jonesboro with a reliable partner capable of responding quickly to mosquito population surges.

Environmental Safety and Responsible Mosquito Control

Daddy Rabbit Aviation is committed to environmentally responsible mosquito management practices. These practices include:

1. Ultra-Low Volume Technology
 - a. ULV technology uses extremely small quantities of product dispersed in fine droplets designed specifically to target flying mosquitoes. This approach maximizes effectiveness while minimizing environmental exposure.
2. Environmentally Responsible Products
 - a. Whenever possible, Daddy Rabbit Aviation prioritizes environmentally sensitive mosquito control products, including Nature-Cide, a botanical mosquito control product classified as an EPA 25(b) exempt pesticide derived from natural plant oils.
3. Treatment Timing
 - a. Applications are conducted during peak mosquito activity periods to maximize effectiveness and minimize impacts to pollinators and beneficial insects.
4. Regulatory Compliance
 - a. All mosquito control operations comply with:
 - i. Environmental Protection Agency regulations

- ii. Federal aviation regulations
- iii. State pesticide application requirements
- iv. Local environmental standards

Insurance and Compliance

Daddy Rabbit Aviation will maintain all insurance coverage required by the City of Jonesboro, including:

- Automobile Liability – \$1,000,000 per occurrence
- Commercial General Liability – \$1,000,000 per occurrence / \$2,000,000 aggregate
- Workers' Compensation and Employer's Liability as required by Arkansas law

Certificates of insurance will be provided within ten business days of contract award.

Cost Proposal

A detailed pricing schedule will be submitted, including:

- Aerial adult mosquito control applications
- Aerial larvicide treatments
- Special event coverage
- Emergency mosquito control services and high-risk areas.

Daddy Rabbit Aviation is committed to providing competitive pricing while delivering effective mosquito management services to the City of Jonesboro.

Conclusion

Daddy Rabbit Aviation appreciates the opportunity to submit this proposal to support the City of Jonesboro's mosquito management program.

With more than six decades of aerial mosquito control experience, advanced operational capabilities, and a commitment to environmental stewardship, our team is uniquely qualified to provide a **safe, effective, and efficient mosquito management program for the residents of Jonesboro.**

We look forward to partnering with the City to protect public health and enhance the quality of life through professional mosquito control services.

Cost Proposal

City of Jonesboro, Arkansas

Contract Term **4 Years (2026, 2027, 2028, 2029)**

Cost per Year **\$460,000.00**

DADDY RABBIT AVIATION

MOSQUITO CONTROL DIVISION

Our Mission

To offer a complete turnkey program by air to reduce nuisance populations and kill as many mosquitoes that carry vector-borne diseases as possible, with timing and safety as our top priorities.

Aerial Mosquito Control

Aerial spraying is an effective mosquito control program that has proven to reduce the number of mosquitoes that transmit vector-borne illnesses.



PROVEN TO BE:

EFFECTIVE

ECONOMICAL

SAFE

How Our Program Works

SPRAYING SEASON

- Approximately 8 months.
- Consistent spraying throughout the mosquito season.

HOW OFTEN

- The city is sprayed a minimum of 4 nights per week.
- The entire city will be blanket-covered.

WHEN SPRAYING OCCURS

- Dependent upon mosquito activity.
- Typically beginning at dusk and into the night.
- Occasionally during the day.

Product Safety

As safety is an important part of our mission, the product matters.

OUR PRODUCT IS:

OMRI APPROVED 25(B) PRODUCT



- Deet FREE
- Safe for children and animals.
- Safe for indoor/outdoor use.
- Non-toxic to bees and fish.

RON EVERIDGE

(478) 244-1446

RJEVERIDGE@YAHOO.COM



ADAM EVERIDGE

(478) 244-1549

EVERIDGEADAM@GMAIL.COM



City of Jonesboro, Arkansas

RFP 2026:11 Mosquito Control Services

Provided to:

City of Jonesboro, AR
Tracey Cooper, Contract Coordinator
300 South Church Street, Room 330
Jonesboro, AR 72401

Provided by:

Vector Disease Control International, LLC (VDCI)
2221 North Church Street
Jonesboro, AR 72401

Proposal Date:

March 18, 2026 2:00 pm



The following is a response to the Request for Proposals issued by City of Jonesboro (RFP 2006:11 Mosquito Management Services) to provide a comprehensive program of mosquito abatement for the City of Jonesboro, on a year-round (12 month) basis. It is offered by Vector Disease Control International (VDCI) to provide a program of integrated pest management of mosquitoes as guided by the industry standard publications produced by the American Mosquito Control Association, the Florida Public Health Pest Control Manual and the Mosquito Control Operations Manual produced by the Louisiana Mosquito Control Association.

The program described is designed to utilize scientific and environmentally sound techniques of an Integrated Mosquito Management (IMM) program, including:

- Routine Larval and Adulticiding Surveillance
- Ground Larviciding Control
- Ground/Aerial Adulticiding Control
- Arboviral Disease Surveillance and Testing
- Public Education
- Comprehensive Reporting

The program is based upon our extensive experience gained both in the City of Jonesboro over the last thirty (30) years and in the Gulf South during the past thirty-five (35) years during which Vector Disease Control International and its affiliated companies have provided said services to City, County/Parish, municipal, federal government, and corporate clients.

We wish to thank the City of Jonesboro Administration and Council for the opportunity to respond to its Request for Proposals for a mosquito control program. This response begins with a proposal summary highlighting the capabilities and work performed by VDCI.

Sincerely,



Steven G. Pavlovich
Entomologist/ Director of Operations
Vector Disease Control International, LLC (VDCI)

FIRM OVERVIEW

Vector Disease Control International (VDCI) and its associated entities are committed to providing the best possible service to our customers. We strive to improve the quality of human life in communities through education, surveillance and the control of mosquitoes and other disease vectors using environmentally conscious and effective methods. We are also committed to research and the use and support of application technologies. VDCI is a company built on the foundations of public health, ethics, professionalism, and technical expertise. Many of our staff come from the field of public health and have experience with public mosquito control districts all over the country. At all times, we will conduct business through partnerships with our customers in a manner that protects the environment and the welfare of local residents.

VDCI has operations in 22+ states across the country. Established in Arkansas in 1992, VDCI started with the simple idea to provide government entities with the products and services needed to run effective mosquito control programs, VDCI and its associated entities now have over 35 years of experience. VDCI will strive to continue to provide the most efficacious and scientifically sound mosquito surveillance and integrated control programs possible within each program that we provide for our customers.

Because it is often impossible to eradicate all mosquitoes given their behavior patterns, resilient nature and enormous breeding potential, our goal is to manage mosquito populations within tolerable levels and simultaneously help prevent possible outbreaks of mosquito-borne diseases. To achieve this goal, we use a combination of the most effective methods of controlling mosquitoes including surveillance, biological control and the use of insecticides. Inspection of the treatment area coupled with collections from mechanical traps enable us to determine which species of mosquito are present, their population size and locations. This information is critical for determining when, where, and how often larvicides and adulticides need to be applied.

The employees of VDCI recognize and readily accept the special considerations that often surround the use of larviciding and adulticiding practices to abate mosquito populations during a mosquito control program. As a private entity working for you, VDCI looks forward to continue our close working relationship with all appropriate officials, and, as

VDCI Service Areas in the United States



such, will work with and support you in all surveillance and application decisions. With a fleet of over 350 trucks and 16 aircraft, we are able to provide fully integrated mosquito management programs with both aerial and ground applications in any situation nationwide.

We take great pride in the ability of our programs to protect the public's health from mosquitoes and the diseases they may transmit and to provide a quality-of-life improvement in the control area. As such, we have a long history of establishing fully integrated programs combining all aspects of the American Mosquito Control Association (AMCA) and Centers for Disease Control and Prevention (CDC) guidelines for a quality mosquito control program such as education, surveillance, efficacy testing, larval mosquito control and adult mosquito control.

From consulting to basic contingency aerial applications, to full service integrated mosquito management programs, VDCI's employees strive to create a true partnership with government agencies, communities, and citizens. We invite you to review our proposal for our full and comprehensive mosquito control services. We are confident that you will see that our qualifications, commitment to excellence and prior experience will allow for a successful and cost-effective continued partnership between our company and the City of Jonesboro AR.

PROPOSAL SUMMARY

Background: Vector Disease Control International and its associated company entities have more than 35 years concentrating exclusively on Mosquito Control and Public Health. VDCI is on the cutting edge of technology and expertise in the Mosquito Abatement Industry and operates a fleet of more than 350 fully equipped spray trucks and 16 twin-engine aircraft. Two Medical Entomologists, a Field Biologists, and a Laboratory Biologist are involved in the daily operations of each VDCI program.

Liability Insurance: Our program offers significant insurance coverage which shifts liability from the City of Jonesboro to VDCI. We carry more than 5 million dollars in General Liability Coverage, Excess Automobile Coverage, Contractors Pollution Coverage and 10 million in Aviation Liability.

Spray Equipment: Our proposal provides for the routine use of Six fully equipped spray trucks and at least two similarly equipped extra vehicles to remain in Jonesboro for use as a spare or in emergency response. The sprayers offered are equipped with on board computers, speed guided flow control, and GPS mapping of all relevant spray data. VDCI has access to significant amount of additional equipment and trained personnel if needed in Jonesboro. These assets could be relocated within hours and are often essential following severe weather events and/or encephalitis activity. VDCI offers truck based adulticiding treatment of a minimum of 5500 miles per year and the ground based larviciding of 20 million square feet per year.

Calibration and Droplet Testing: Since the size of the chemical droplets generated by sprayers is critical, we provide an AMES DCIII/ DCIV computer device that collects, measures, and reports important aspects of the chemical cloud to assure effectiveness of the spray on the mosquito population.

Aerial Application: VDCI can provide multiple twin-turbine aircraft equipped to deliver any EPA approved adulticide at ULV rates. We utilize two licensed pilots equipped with military grade night-vision goggles rather than just a pilot and an observer for every spray mission. These pilots have extensive experience in low altitude spraying over urban areas. Our proposal includes eight (8) night-time aerial-based adulticiding applications for the City of Jonesboro in response to extreme pest mosquito populations or for use in the suppression of confirmed mosquito borne disease activity.

Additional Services: Our program provides Jonesboro with two unique services, termed “Barrier Spraying” and “Woodland Fogging”. VDCI offers the use of special truck mounted equipment to apply a “barrier” around festivals, sporting events, and other gatherings the day before the event to repel mosquitoes from the site. We also propose to use an ATV mounted ULV sprayer that is capable of targeting adult mosquitoes in adjacent woodlots and other sites inaccessible to road-based vehicles.

Virus Surveillance and Suppression: VDCI has had considerable first-hand experience in disease surveillance and suppression. In response to this, we provide a detailed encephalitis surveillance and suppression plan to the City of Jonesboro as part of our routine operations. This surveillance is part of a protocol examined and reviewed by two state Medical Entomologists and includes a detailed plan to counter virus activity. The protocol includes access to our own purpose built and one of the only privately operated laboratories devoted exclusively to the detection of West Nile encephalitis and other mosquito-borne viruses. This has allowed VDCI to process samples in one to two days compared to the near week required by state laboratories.

Public Education Programs: VDCI provides a means of informing the public of what it can do to reduce mosquito problems around the home and what is being done for them by the City of Jonesboro. The program provided herein includes such methods as radio announcements, printed literature, door to door education, and presentations at schools or civic organizations.

Efficacy Testing: One important aspect of any mosquito abatement program is the scientific monitoring of the chemical effectiveness on the local mosquito population. Accordingly, all pesticides as well as application techniques used in the Jonesboro program will be tested at least once annually. Tests include both laboratory and field trials using laboratory reared or wild captured mosquito larvae and adults to ensure effective control efforts.

Price and Value: Vector Disease Control International has always strived to bring true value to our clients through the services provided in our Mosquito Abatement Programs. Our combined company is able to perform mosquito abatement services at significantly lower rates than in-house/other programs due to our regional presence. VDCI's large footprint allows for greater purchasing power, the ability to spread fixed costs across several programs, and affords each of our operations access to additional equipment, vehicles and personnel if needed to respond to extreme mosquito populations or encephalitis emergencies. We are confident that the reader will find this to again be evident after review of the attached proposal.

Service Points of Contact

All dealings, contacts, etc. between VDCI and the City shall be directed to the City of Jonesboro's Designated Agent and by the City to the VDCI managers. The cell phone numbers of VDCI's managers are provided below. The local manager shall be available 24 hours per day, 7 days per week for emergency contact.

Contact Information is as follows:

Corporate Contact: Steven Pavlovich, MS, BS Entomologist
VDCI Director of Ground Operations
(504) 366-0084 Office
(504) 250-8515 Cell

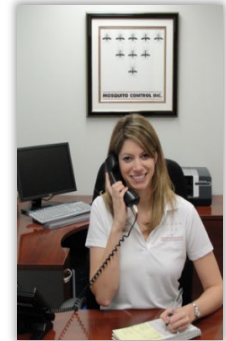
Technical Contact: Dr. Broox Boze
VDCI Technical Director
(956) 459-1593 Cell

Local Contact: **James Stark**
Contract Supervisor, 35+ Year Experience
(870) 933-6939 Office
(870) 930-4503 Cell

VDCI Arkansas Hotline: (800) 413-4445 Toll Free

Office and Facilities

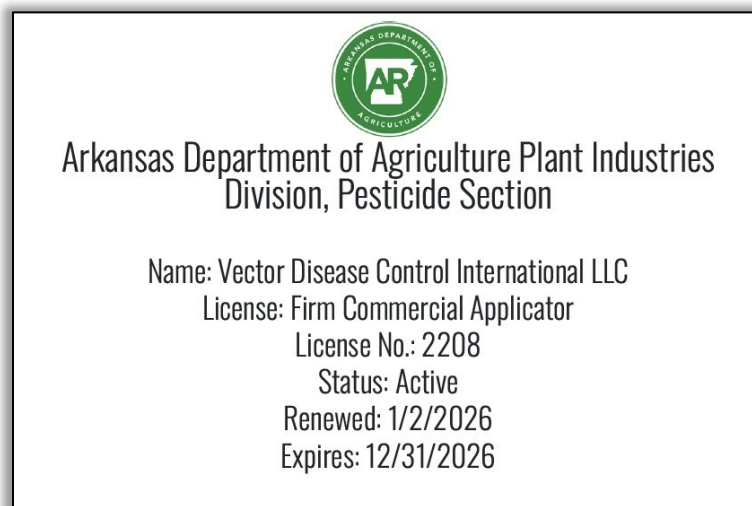
VDCI shall maintain an office, warehouse and chemical mixing facility for the servicing of the City of Jonesboro Contract. Said office is company owned and is situated at 2221 North Church Street, Jonesboro. It is the place to which all notices, directions, orders, requests and complaints shall be mailed, served or delivered. Normal working hours will be from 7:30 a.m. to 4:00 p.m. on Monday through Friday, excluding holidays as defined herein. If there is an excessive mosquito hatch, spray operations will be extended to weekends and holidays, if necessary. VDCI may elect to operate inspection and larviciding crews during the hours of 6:30 a.m. to 3:00 p.m. for increased larval control and the ability to perform surveillance activities during more optimal times.




Permits and Licenses Necessary to Implement Proposed Program

In order to operate an area-wide Mosquito Control Program such as the one proposed for Jonesboro, a company must obtain a “Firm Commercial Applicator” License issued by the Arkansas Department of Agriculture Plant Industries (ADAPI). If aerial mosquito control operations are performed or directed an “Aerial Authorization” issued by the ADAPI is also required. A “Agents Registration” License (Issued by ADAPI) is required when vector control agencies provide certain ground mosquito and public health operations defined herein. (Copies of the VDCI Corporate and Individual Licenses are detailed below)

Arkansas Department of Agriculture License



Arkansas Commercial Applicator Licenses



ARKANSAS DEPARTMENT OF AGRICULTURE
PLANT INDUSTRIES DIVISION

PEST CONTROL PROGRAM
1 NATURAL RESOURCES DRIVE
LITTLE ROCK, AR 72205

AGENT'S REGISTRATION #LH834-9515A

James B. Stark is registered in accordance with Act 488 of 1975 as an agent for Vector Disease Control International, LLC and may perform Pest Control work in the following Classifications: 2

James Stark
Vector Disease Control Internati
1320 Brookwood Dr., Suite H
Little Rock AR 72202

NOTIFY ARKANSAS DEPARTMENT OF AGRICULTURE OF ANY CHANGES OR IF CARD IS LOST 501-225-15


ARKANSAS DEPARTMENT OF AGRICULTURE
PEST CONTROL PROGRAM

AGENT'S REGISTRATION #LH834-9515A

DATE ISSUED : 7/1/2025

DATE EXPIRES : 6/30/2026

James B. Stark is registered in accordance with Act 488 of 1975 as an agent for Vector Disease Control International, LLC and may perform Pest Control work in the following Classifications: 2



ARKANSAS DEPARTMENT OF AGRICULTURE
PLANT INDUSTRIES DIVISION

PEST CONTROL PROGRAM
1 NATURAL RESOURCES DRIVE
LITTLE ROCK, AR 72205

AGENT'S REGISTRATION #LH834-2A

Larry Cleon Adams is registered in accordance with Act 488 of 1975 as an agent for Vector Disease Control International, LLC and may perform Pest Control work in the following Classifications: 2

Larry Adams
Vector Disease Control Internati
1320 Brookwood Dr., Suite H
Little Rock AR 72202

NOTIFY ARKANSAS DEPARTMENT OF AGRICULTURE OF ANY CHANGES OR IF CARD IS LOST 501-225-15

ARKANSAS DEPARTMENT OF AGRICULTURE
PEST CONTROL PROGRAM

AGENT'S REGISTRATION #LH834-2A

DATE ISSUED : 7/1/2025

DATE EXPIRES : 6/30/2026

Larry Cleon Adams is registered in accordance with Act 488 of 1975 as an agent for Vector Disease Control International, LLC and may perform Pest Control work in the following Classifications: 2



**ARKANSAS DEPARTMENT OF AGRICULTURE
PLANT INDUSTRIES DIVISION**

PEST CONTROL PROGRAM
1 NATURAL RESOURCES DRIVE
LITTLE ROCK, AR 72205

AGENT'S REGISTRATION #LH834-12A

Jerry Gene Popejoy is registered in accordance with Act 488 of 1975 as an agent for Vector Disease Control International, LLC and may perform Pest Control work in the following Classifications: 2

Jerry Popejoy
Vector Disease Control Internati
1320 Brookwood Dr., Suite H
Little Rock AR 72202

NOTIFY ARKANSAS DEPARTMENT OF AGRICULTURE OF ANY CHANGES OR IF CARD

**ARKANSAS DEPARTMENT OF AGRICU
PEST CONTROL PROGRAM**

AGENT'S REGISTRATION #LH834-12A

DATE ISSUED : 7/1/2025

DATE EXPIRES : 6/30/2026

Jerry Gene Popejoy is registered in accordance wi
1975 as an agent for Vector Disease Control Intern
may perform Pest Control work in the following Cla



**ARKANSAS DEPARTMENT OF AGRICULTURE
PLANT INDUSTRIES DIVISION**

PEST CONTROL PROGRAM
1 NATURAL RESOURCES DRIVE
LITTLE ROCK, AR 72205

AGENT'S REGISTRATION #LH834-17A

Hansel Stephens is registered in accordance with Act 488 of 1975 as an agent for Vector Disease Control International, LLC and may perform Pest Control work in the following Classifications: 2

Hansel Stephens
Vector Disease Control Internati
1320 Brookwood Dr., Suite H
Little Rock AR 72202

NOTIFY ARKANSAS DEPARTMENT OF AGRICULTURE OF ANY CHANGES OR IF CARD

**ARKANSAS DEPARTMENT OF AGRICU
PEST CONTROL PROGRAM**

AGENT'S REGISTRATION #LH834-17A

DATE ISSUED : 7/1/2025

DATE EXPIRES : 6/30/2026

Hansel Stephens is registered in accordance with
as an agent for Vector Disease Control Internation
perform Pest Control work in the following Classifi

Pilot Certifications



Arkansas Department of Agriculture Plant Industries
Division, Pesticide Section

Name: Michael Levi McGaha
License: Individual Commercial Applicator
License No.: 55420
Status: Active
Renewed: 1/2/2026
Expires: 12/31/2026



Arkansas Department of Agriculture Plant Industries
Division, Pesticide Section

Name: Jamie Rene Lewis
License: Individual Commercial Applicator
License No.: 54131
Status: Active
Renewed: 1/2/2026
Expires: 12/31/2026



Arkansas Department of Agriculture Plant Industries
Division, Pesticide Section

Name: Christopher Wade Jones
License: Individual Commercial Applicator
License No.: 55421
Status: Active
Renewed: 1/2/2026
Expires: 12/31/2026



Arkansas Department of Agriculture Plant Industries
Division, Pesticide Section

Name: Tyler Edwards
License: Individual Commercial Applicator
License No.: 55422
Status: Active
Renewed: 1/2/2026
Expires: 12/31/2026



Arkansas Department of Agriculture Plant Industries
Division, Pesticide Section

Name: Dylan Joseph Booker
License: Individual Commercial Applicator
License No.: 54847
Status: Active
Renewed: 1/30/2026
Expires: 12/31/2026



Arkansas Department of Agriculture Plant Industries
Division, Pesticide Section

Name: Chandler Banning Ladner
License: Individual Commercial Applicator
License No.: 56697
Status: Active
Renewed: 1/2/2026
Expires: 12/31/2026

Applicator Licenses: (Copies and Expirations in Previous Section)

State of Arkansas Pesticide Contractor License –

Vector Disease Control International LLC - 2208

State of Arkansas Pesticide Applicators Licenses -

Technician Applicators

James Stark	Applicator-Classification 2	Lic. #LH834-9515A
Larry Adams	Applicator-Classification 2	Lic. #LH834-2A
Jerry Popejoy	Applicator-Classification 2	Lic. #LH834-12A
Hansel Stephens	Applicator-Classification 2	Lic. #LH834-17A
Steven Pavlovich	Applicator-Classification 2	Lic. # Aerial 51656

Aerial Applicators

Michael McGaha	License: Individual Commercial Applicator	Lic. # 55420
Jamie Lewis	License: Individual Commercial Applicator	Lic. # 54131
Christopher Jones	License: Individual Commercial Applicator	Lic. # 55421
Tyler Edwards	License: Individual Commercial Applicator	Lic. # 55422
Chandler Ladner	License: Individual Commercial Applicator	Lic. # 56697
Dylan Booker	License: Individual Commercial Applicator	Lic. # 54847

City of Jonesboro Mosquito Program Equipment List

VDCI will provide a minimum of Six (6) ¼ ton pick-up trucks for the application of larvicides and adulticides. All vehicles and equipment will be kept in good repair, have a clean appearance and be in a sanitary condition acceptable to the City at all times. Each vehicle shall have appropriate spill kits and safety equipment and will be clearly identified as a mosquito control vehicle.

Each vehicle will be equipped with a two-way radio or cellular telephone to ensure communications with VDCI's dispatcher. Spray vehicles used to apply adulticiding chemicals will have a map and tracking system to report time, location, speed, and direction of the vehicle as well as when the sprayer was actively spraying and when it was not spraying. All spray vehicles will be marked with a unique three inch by two-inch number for identification purposes. A detailed list of other equipment is given below:

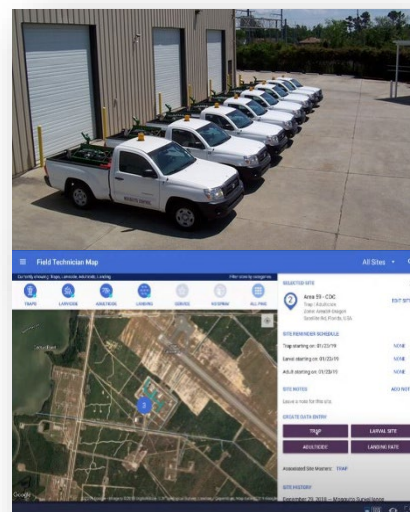
EQUIPMENT LIST

Vehicles - **6 Toyota Tacoma or Chevy Colorado trucks** equipped with:
Proprietary VDCI Developed Tablet Computer with Onboard Flow Control monitoring and GPS tracking system,
 Communication devices,
 Rotating beacons,
 Hold-down safety chains,
 Chemical spill kits
1-Bobcat 3400 Side-By-Side ATV

Aircraft – **A Twin-Engine Aircraft** equipped with:
 ULV spray system compatible with all chemicals approved by EPA for mosquito abatement,
Agnav Flightmaster GPS application
With flow control to assist spray system,
 Night vision goggles

Sprayers - as noted below:
8 Truck mounted, Heavy Duty London Fog ULV sprayers –
 Equipped with **TGSM flow control systems**
 A-1 Octopus Wide Area Larvicide (WAL) Unit-
 Electric larvicide sprayers - (3),
 Back-pack sprayer, manual-(5),
 Back-pack sprayer, power-(5).

Laboratory: Equipped as noted below:
 West Nile test kits
 Encephalitis Viruses test kits,
 Mosquito rearing paraphernalia,
 Insecticide efficacy testing equipment,
 Autoclave Sterilizer,
 Ultraviolet lighting equipment,
 Laboratory grade pipettors,
 Laboratory grade glass wear,
 Miscellaneous laboratory equipment,
 Computer w/laboratory software.



Special Equipment:

AMES DCIV Droplet Testing Machine

with associated operating computers

Miscellaneous:

Light traps, New Jersey type – (24),

Light traps, CDC type – (6-8),

Gravid Traps – (6-8),

Tanks, chemical storage and mixing,

Pumps, transfer type,

“A” frame hoist,

Mosquito Fish holding/breeding tank,

Microscopes two (2),

Microscope lamps,

Slide spinners, electric,

**Personnel uniforms and IDs for easy
identification by residents,**

Personal safety equipment,

Computer systems, Office equipment – various

** Please note that in addition to the above equipment, VDCI maintains additional spray vehicles, equipment, and trained personnel located at our other Arkansas locations that are available if needed.*



Storage and
Extra Equipment



**Extra Surveillance Equipment for
Repair and Extra Surveillance**



**Extra ULV Application
Equipment**



**Multiple Polytanks, Backpacks, Handheld
foggers, and other equipment**

Chemicals and
Mixing Tanks



**Multiple Chemical Concentrates
and Mixed Products**



**Mix Tanks and Heavy-Duty A-Frame
for Filling and Servicing Machines**

ULV
Application
Equipment



ULV Application Equipment



**Drain Fogging Applicator for
West Nile Potential Mosquitoes**



**London Fog ULV Application
Equipment**

Alternative
Application
Equipment



**Airplanes for Adulticide,
Larviciding, and for Emergencies**



**Side-by-Side Bobcat with ULV
and Larviciding Equipment**



**Barrier Treatment Application
Equipment for Special Events
and Larviciding Efforts**

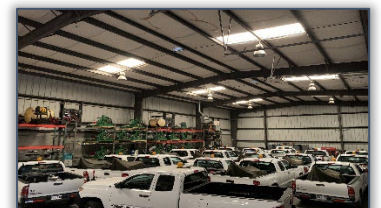
Extra
Equipment,
Vehicles, and
Resources



**Extra Fuel and Chemical for
Emergencies and Supply**



**Extra Spray Application
Equipment for Emergencies and
Repair**



**Extra Trucks for Emergencies
and Repair**

Personnel Structure and Qualifications

Management Approach:

VDCI's senior staff consists of Medical Entomologists and Biologists with managerial experience ranging from ten (10) to thirty (30) years in conducting area-wide mosquito abatement. Entomologists, Biologists and Field Managers work under the direct guidance of the senior staff and discuss the mosquito situation on a daily basis. Field managers assign routine tasks to Inspectors/Technicians who gather surveillance data, environmental conditions and other information that allows the team to formulate the appropriate responses to mosquito problems when they arise.

Key Personnel:

Steven Pavlovich

Director of Field Operations / Entomologist

Louisiana Resident



Steven Pavlovich is the Director of Field Operations and a Medical Entomologist with over 30 years of experience in mosquito abatement and vector management. Holding a Master of Science degree in Medical Entomology, Steve brings both scientific expertise and operational leadership to large-scale public health programs. He coordinates abatement efforts across multiple regions, working closely with entomologists, biologists, and operations managers to ensure integrated, evidence-based strategies. Steve provides technical guidance on pesticide application, resistance management, and surveillance protocols, and supports aerial assignments and advanced treatment technologies. His role extends beyond field operations to include assistance with services, purchasing, and public relations, where he communicates program goals to municipal partners and the public with clarity and professionalism. Known for his ability to bridge science and operations, Steve ensures that programs remain compliant, efficient, and responsive to community needs. His decades of experience and broad expertise make him a trusted leader in delivering effective, environmentally responsible mosquito control solutions.

Jim Stark 
Field Manager
Local Resident




Jim Stark serves as the Manager for Vector Disease Control International's Jonesboro program. He brings over three decades of experience in mosquito control, having worked with Jonesboro Mosquito Control since 1994. Jim's deep knowledge of local mosquito habitats, treatment strategies, and community needs ensures program delivery is continuous and effective. As manager, Jim oversees all aspects of field operations, including surveillance activities to monitor mosquito populations and disease risk. He directs treatment decisions based on surveillance data, ensuring compliance with product labels, regulatory requirements, and safety protocols. Jim also manages truck missions, coordinating routes and application schedules to maximize efficiency and coverage. His combination of technical expertise, operational leadership, and long-standing local experience makes him a trusted leader in safeguarding public health through integrated mosquito management.

Samuel Stines
Chief Biologist 
Louisiana Resident

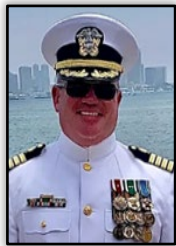


Sam Stines is a seasoned biologist with over 23 years of experience in mosquito abatement and integrated pest management. Holding a Bachelor of Science degree in Biology, Sam provides both scientific and managerial oversight for city-wide programs, ensuring that service strategies are implemented effectively and in compliance with public health standards. He supervises biological activities including surveillance, species identification, and resistance monitoring, while coordinating with operations teams to align field practices with scientific findings. Sam also assists directly in abatement applications, bringing hands-on expertise in pesticide deployment and efficacy testing to validate treatment outcomes. His ability to integrate biological data with operational planning ensures that programs remain efficient, evidence-based, and responsive to community needs. With two decades of experience, Sam is recognized for his leadership, technical proficiency, and commitment to advancing environmentally responsible mosquito control strategies.



Dr. Broox Boze
National Support
Louisiana Resident 

Director of Technology, Innovation and Emergency Operations - Doctor of Philosophy- Biologist- Mosquito Abatement Experience- 12 years- (Curriculum Vitae attached) - Dr. Boze serves as the scientific liaison working with FEMA, CDC, and AMCA during each emergency response. Broox also works with each Regional Manager, Staff Supervisor, and Field Personnel to ensure that every operation is based upon the science of approved vector control practices.



Dr Peter Obenauer
National Support
VDCI Technical and Training Manager

Technical and Training Manger - Doctor of Philosophy in Entomologist. He is a retired Navy veteran Captain who served over 23 years. In 2015, he was seconded at the Centers for Disease Control and Prevention (CDC) serving the President's Malaria Initiative as the entomological representative. He concluded his military career at the Navy Environmental Preventive Medicine where he served as the Officer in Charge. He has authored and co-authored over 30 scientific publications. A member of the Entomological Society of America, the Society for Vector Ecology, and the American Mosquito Control Association. Peter has a master's degree in Entomology from the University of Tennessee-Knoxville and a Doctor of Philosophy Degree in Entomology from the University of Florida.



Michael McGaha
National Support
VDCI Chief Pilot

Chief Pilot and Manager of Aerial Operations –VDCI's Aerial Division Manager. United States Marine Corp. - During his time in the industry, Michael has accumulated 1000's of hours of flight time completing aerial applications to manage mosquito populations and control fires. His organization skills, training protocols, and attention to safety are second to none. Mike works with the FAA to obtain proper registration and ensures the safe operation of mosquito planes.



Jamie Lewis
National Support
VDCI Assistant Chief Pilot

Assistant Chief Pilot and Assistant Manager of Aerial Operations. Safety Manager and Trainer. During her time in the industry, Jamie has accumulated thousands of hours of flight time completing aerial applications to manage mosquito populations. Ms. Lewis works with the FAA to obtain proper registration and ensures the safe operation of mosquito planes.

Personnel who will perform the Business Administration of the contract:



Cheryl Weathers 
Administrator
Local Jonesboro Resident

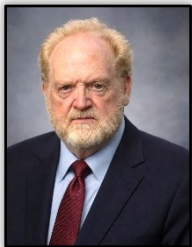
Administrator – 9 Years of Mosquito Abatement Experience. Cheryl brings exceptional organizational knowledge and operational continuity to the program. She has detailed knowledge of city spray zones and exclusion areas, ensuring precise coordination of treatment activities. Cheryl manages citizen service requests through both phone and web platforms, articulating program goals with clarity and professionalism. Her meticulous attention to detail and commitment to responsive service enables daily operations to run smoothly and effectively, making her an indispensable member of the team.



Erica Weathers 
Administrator
Local Jonesboro Resident

Administrator – 4 Years of Mosquito Abatement Experience. Performs administrative activities and ensures regulatory compliance for the business and employees. Quality control with residential inquiries and complaints. Formulates monthly, and annual reports. Monitors truck tracking and updates website. She also maintains the GIS mapping system for exclusion zones and oversees database management, producing accurate reports that support compliance and performance tracking.

Personnel who will perform the Daily Control/Surveillance aspects of the contract:



Hansel Stephens 
Technician/Mechanic/Aerial Support
Local Resident

Inspector/Applicator/Mechanic – Mosquito Control work for **18 years** Robert brings valuable local knowledge and hands-on expertise to the program, supporting daily field activities with precision and reliability. His responsibilities include conducting surveillance, assisting with pesticide applications, maintaining equipment, and ensuring compliance with operational protocols which include equipment calibration.



Jerry Popejoy
Technician
Local Resident



Inspector/Applicator – Mosquito Control work for **12 years** – Performs the extensive survey and larviciding of mosquito breeding areas (including tire piles), maintaining a variety of traps, and collecting samples for disease testing. Jerry Geotags breeding spots to create data used in GIS applications, light traps, and Gravid traps for use in truck-based laptop computer applications.



Tony Holmes
Technician/Aerial Support/Truck Sprayer
Local Resident



Inspector/Applicator – Mosquito Control work for **3 years** – Larviciding of mosquito breeding areas, collecting mosquito samples from surveillance traps. Performs service requests to help solve residential mosquito problems and provide education to help citizens protect themselves and help neighbors. Assists the aerial division in preparations for applications. Also performs night truck applications are implemented when needed.



Kylan Shelton
Technician/Aerial Support/Truck Sprayer
Local Resident



Inspector/Applicator – Mosquito Control work for **2 years** – conducting surveillance work including trap placement and checks, gravid trap monitoring, tire pile inspections, larviciding, and service request responses. Supports nighttime truck spraying when needed and assists with loading adulticiding aircraft.

Spray Truck Drivers:

In addition to the staff above, VDCI employs colleagues that are our evening spray truck drivers. Each of these individuals meets our organization's and insurer's driving standards, as well as, has completed our extensive driving training. Most of these colleagues have been driving for us for more than 2 years. They have extensive knowledge on the City roads and familiarity with the spray zones.



Rex Christian
Spray Truck Driver/Technician
Local Resident



Mosquito Control work for **16 years** – Extensive local knowledge of Jonesboro. Adulticide Truck Applicator and instructor for new drivers. Knowledge and experience performing surveillance, control applications over large cities and difficult areas. GIS field and database entry experience.



Larry Adams 
Spray Truck Driver/Aerial Support
Local Resident

Mosquito Control work for **11 years** – conducts nighttime mosquito control operations using specialized ultra-low volume (ULV) spray equipment. The role involves safely applying approved insecticides, following precise routes and application guidelines, and ensuring equipment is calibrated and functioning properly. Assists in safely loading aircraft for aerial treatments.



April Sutton 
Spray Truck Driver
Local Resident

Mosquito Control work for **12 years** – Performs nighttime mosquito control activities using specialized ultra-low-volume (ULV) spray equipment. Safe application of approved insecticides while following designated routes and established operational guidelines. Responsibilities also include maintaining and calibrating equipment to ensure effective and accurate mosquito control treatments.



Jaylon Allison 
Spray Truck Driver
Local Resident

Mosquito Control work for **3 years** – Conducts nighttime mosquito control treatments using truck-mounted spray equipment. Follows assigned routes, applying approved materials safely, and adheres to operational protocols. Equipment operation, inspection, and basic maintenance are also key responsibilities to ensure effective mosquito control.



Aidan Orrick 
Spray Truck Driver
Local Resident

Mosquito Control work for **4 years** – Operates truck-mounted ULV mosquito control equipment during evening operations to support community mosquito management efforts. Follows predetermined routes and treatment procedures while applying approved insecticides in accordance with safety guidelines. Also performs monitoring and maintaining spray equipment to ensure accurate and effective applications.



Richard Walden



Spray Truck Driver

Local Resident

Mosquito Control work for **2years** -Conducts nighttime mosquito control treatments using truck-mounted spray equipment. Follows assigned routes, applying approved materials safely, and adheres to operational protocols. Equipment operation, inspection, and basic maintenance are key responsibilities to ensure effective mosquito control.

Employees Dedicated to the Jonesboro Program (8)

The following list of colleagues are those individuals that are dedicated to the City of Jonesboro Operations. All of the local residents above work out of our Jonesboro office location and participate in the City of Jonesboro Services as well as these individuals. A total of thirteen (13) total Jonesboro based colleagues are routinely involved in the services provided to the City.

James Stark
Hansel Stevens
Larry Adams
Jerry Popjoy
Tony Holmes
Aidan Orrick
Erika Weathers
Rex Christian
Richard Walden

Regional 10 Employees that support the Jonesboro Program

Michael McGaha – Chief Pilot
Jamie Lewis- Assistant Chief Pilot
Christopher Jones – Pilot
Chandler Ladner- Pilot
Tyler Edwards- Pilot
Dylan Booker- Pilot
Steven Pavlovich- Director of Field Operations
Sam Stines- Chief Biologist
Dr Broox Boox- Technical Director
Dr. Peter Obeneaur- Technical Training Manager

Employee Training:

Employee training is an integral part of VDCI's philosophy. Management personnel spend considerable time with field and laboratory staff to ensure that mosquito biology, control options and company policy is well understood. After completion of our training program, all inspectors are sent to the state for examination and certification. Inspectors are routinely sent to attend area conferences on mosquito abatement in order to keep their skills and certification current. Spray-truck drivers are given more than 25 hours of training in proper spray techniques, equipment

operation, and reaction to emergency situations. Annually VDCI hosts a State of Arkansas approved continuing education meeting that all certified applicators. In February 2026, this meeting was in Memphis. Our Jonesboro team attended this two-day meeting either in person or as part of a virtual meeting. The agenda to this meeting as well as the approval of the Arkansas Department of Agriculture is provided below.

2026 Vector Management Workshop

Dates: February 25-26, 2026
CEU Provider: Dr. Broox Boze
 Vector Disease Control International (VDCI)
bboze@vdcin.net 956-459-1503

Location: Hyatt Place Memphis Wolfchase Galleria
 7925 Glasgow Place
 Memphis, TN 38133

Vector Management Workshop – Day 1 - (All times are CT) - Wednesday, February 25, 2026

7:45 AM		Participants Arrive – Hyatt Place Memphis Wolfchase Galleria	
MORNING SESSION			
8:00 – 8:55	1 hr Public Health	The Epidemiology, Ecology, and Clinical Outcomes of Vector-Borne Diseases <ul style="list-style-type: none"> • Mosquito monitoring methodologies • Where we find them? What makes them successful? • How mosquitoes and their pathogens affect the community 	Abelardo Morcayo, PhD (Director of the Tennessee Vector-Borne Diseases Program)
9:00 – 9:55	1 hr Public Health	Pollinator Protection and Avoiding Non-Target Effects <ul style="list-style-type: none"> • Honey Bee Behavior and Ecology • Why droplet size and time of treatment is specified on the label • Answers to FAQ's from the public 	Jennifer Tsuruda, PhD (University of Tennessee, Agriculture Extension Specialist)
10:00 BREAK			
10:15 – 11:10	1 hr Aerial	Aerial Tools for Integrated Vector Management (IVM) <ul style="list-style-type: none"> • The aerial advantages and determining action thresholds • Larvicide and adulticide options for mosquito management. • Why do we need an integrated system to reduce resistance? • Manned vs unmanned aircraft • Establishing action thresholds 	Caroline Carr, PhD (Vector Disease Control International)
11:15 – 12:10	1 hr Aerial	Aircraft Spray System Maintenance <ul style="list-style-type: none"> • FAA requirements for operating over congested areas: state/local certification requirements; Aircraft requirements; Airport traffic areas and control zones (20 minutes) • Safety Inspection, evaluation of the spray system 	Mike McGaha (Chief Pilot) and Dan Sheridan (Director of Maintenance)
12:15 QUIZ			
12:30 LUNCH (in classroom)			
AFTERNOON SESSION			
1:00 – 1:55	1 hr Laws/Code	Proper Handling, Transport and Storage of Pesticides <ul style="list-style-type: none"> • Personal Protective Equipment • Handling complaints about misapplication from the public • Proper Disposal of Waste • Ground/surface water protection • State and Federal laws involving Pesticide Use/Storage/Application 	Pete Gobenauer, PhD (Navy Entomology Center for Excellence, Retired)
2:00 – 2:55	1 hr Laws/Code	Pesticide Formulations and Choosing the Right Product <ul style="list-style-type: none"> • History and Development of Mosquito Larvicides • Pesticide Registration and Label Formulation Types • Understanding Labels for Making Proper Applications • Environmental Protection Standards • Advantages and Disadvantages of residual products 	Tim Bennett (Vector Business Manager, Central Life Sciences)
3:00 – 3:55	1 hr Laws/Code	Pesticide Safety, Toxicology and Laws Regulating Use <ul style="list-style-type: none"> • State and Federal Pesticide Laws and Regulations – best practices • Safe handling and disposal of Pesticides – Precautionary Statements • Worker Protection Standards and PPE 	Dennis Gurdito (Agricultural Pest Control Advisor, State of California License #073640)
4:00 QUIZ			

Rekindl Initial Mail - Application for Pest Control Program Recertificat... <https://mail.google.com/mail/u/0/?ui=437820518&view=pt&secret...>



Broox Boze bboze@vdcin.net

Application for Pest Control Program Recertification Course - Broox Boze - Vector Disease Control International

Arkansas Agriculture - recertification@agcognitiforms.com 2 December 2025 at 08:41
 Reply To: sean.dunlop@agriculture.arkansas.gov
 To: bboze@vdcin.net

Arkansas Agriculture

Application for Pest Control Program Recertification Course

Thank you for your submission. After reviewing the course, it has been **Approved** for recertification with the Arkansas Department of Agriculture's Pest Control Program for the classifications you have applied for. If you have any questions, please email sean.dunlop@agriculture.arkansas.gov or call them at 501-219-8500.

Please make sure to email your list of attendees that successfully completed the course to sean.dunlop@agriculture.gov or simply reply to this email. You will also need to include the methodology used for monitoring their attendance and participation in the course.

Entry Details

START DATE OF COURSE	2/25/2026
END DATE OF COURSE	2/26/2026
NAME OF ORGANIZATION ADMINISTERING AND PROCTORING THE RECERTIFICATION COURSE	Broox Boze - Vector Disease Control International
PHYSICAL ADDRESS OF ORGANIZATION	1320 Brookwood Drive Ste 11, Little Rock, Arkansas 72202
EMAIL ADDRESS FOR APPROVAL STATUS NOTIFICATION	bboze@vdcin.net

1 of 2

3/4/2026, 11:45 AM

Economic Impact to the City of Jonesboro (Confidential)

VDCI estimates based on previous experience that the cost of labor attributed to the local Jonesboro colleagues being roughly \$225K to \$245K. An additional economic impact to the businesses of the City of Jonesboro for utilities, supplies, fuel, vehicle and equipment purchased is estimated at \$95K to \$110K annually. These numbers are exclusive of the purchase of specialized mosquito control products and application equipment that are only available from out-of-state vendors.

Program Scope of Services

Our programs use scientific guidance in our operations before any chemical applications, and we rely on several industry-standard surveillance traps and methods to obtain this data. Since different mosquito species are attracted to different trap types, using a variety of traps helps ensure we capture the full diversity of mosquito species in and around Jonesboro. Below is a description of

our Surveillance Strategy, Control Methodologies and the rationale behind our program phases that show how we determine when, what type, and the extent of abatement efforts are needed to reduce mosquito populations and help protect the citizens of Jonesboro.

Approach for Inspection and Surveillance

Larval Mosquito Surveillance

The purpose of inspection and surveillance in a mosquito control program is to define the problem in terms of type, extent, and location. Since the problem is biological, it is dynamic, and requires an almost constant input and analysis of data. This information gathering effort is directed to both mosquito larvae and adults, but while the techniques and objectives employed in tracking these life forms differ considerably, VDCI has the professional and technical expertise to perform these duties.

Mosquito Larvae

The object of our larval inspection program is to locate, map, and catalog active mosquito breeding sites. Although it is an ongoing process, the long-range goal of this program phase is the location and record of all major breeding sites in and around the City of Jonesboro. This information then makes it possible to quickly return to breeding sites following rainfall or other flooding event and effect control. It is, quite simply, a technique that makes the overall program more effective and efficient.



VDCI's larval surveillance efforts for the City of Jonesboro will be focused on the following potential breeding sites:

Permanent Water sites consist of habitat that remains inundated for an extended period of time.

Examples of these sites would be stagnant water, retention ponds, swampy lands, and at certain times agricultural fields, etc.

Permanent water sites will be inspected on a routine basis throughout the mosquito breeding season. These areas can produce large numbers of various species of mosquitoes such as *Culex spp.*, *Anopheles quadramaculatus*, *An. crucians*, and *Coquilletidia perturbans* and *Psorophora columbiae*.

Temporary Floodwater is standing water that may exist for short periods of time after high water or rainfall. Examples of this type of habitat would include woodland pools,

swales (low areas), irrigated pastures, drainage ditches, tire ruts, and sub-water. Large numbers of mosquitoes can be produced in a short period of time from these sites. These areas will be inspected for the presence of larvae as soon as possible after every substantial rainfall. Mosquitoes expected to be found at these sites include *Aedes vexans*, *Ae. canadensis*, *Psorophora columbiae*, *Ps. howardii*, *Ps. ciliata*, *Ps. ferox*.

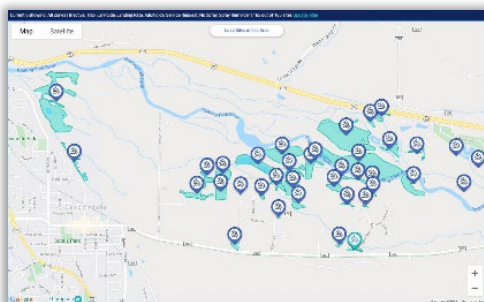
Artificial Containers/Tree Holes are considered one of the most troublesome problems faced by mosquito control operation. Artificial containers may occur throughout the control area and produce mosquitoes in every backyard. Anything that holds water can produce artificial container species. Old tires, cans, bottles, buckets, cups, pet water bowls, birdbaths, gutters, and swimming pools are some of the more common artificial containers. From this type of habitat comes some of the most troublesome pest species. Some species that occur in artificial containers include *Aedes albopictus*, *Ae. Aegypti*, *Cx. restuans*, *Cx. erraticus*, *Ochlerotatus triseriatus*, *Orthopodomyia signifera*, and *Toxorhynchites rutilus septentrionalis*. As private and public properties are inspected, container habitats will be checked and removed/emptied as needed.

Septic Water Habitats occur when water holding areas become polluted with high levels of organic matter. Examples of this type of habitat would include oxidation ponds, ditches with sewage discharge or run off from decaying plant or animal life and waste- water treatment plants. Septic water can often produce the largest number of mosquitoes per unit of area. *Culex quinquefasciatus* and *Cx. restuans* are often the most common species found in this habitat and are also the primary vector for West Nile virus in the United States. Routine management of this habitat type enhances the control of arboviral vectors and is vital to the public's health.

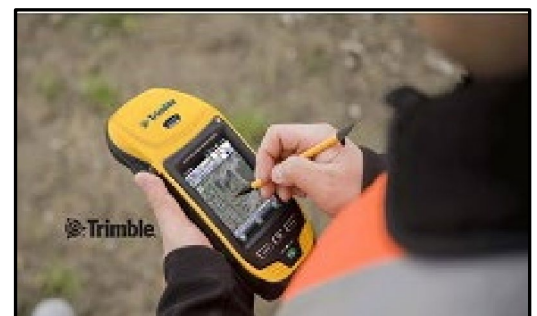
Storm Drains and Catch Basins occur throughout urban areas and are capable of breeding numerous mosquito species. Of primary concern in these habitats is *Cx. quinquefasciatus* and *Cx. restuans*, the primary vectors of West Nile virus. Although all catch basins may hold water at some point in time, not all catch basins are sites of prolific mosquito breeding. Improper drainage, poor design, and amount of rainfall can all contribute to the number of mosquitoes produced in catch basins. Storm drains and catch basins will be visually assessed for mosquito breeding and where appropriate treated.

Identify Sites

The inspection for and mapping of mosquito breeding sites will be aided by Global Positioning System (GPS) and GIS



technology. Hand-held Field and Truck Mounted Tablet Computers will allow crews to precisely record breeding locations and will guide the return visit and re-inspection of the site. These systems will be used in combination to create a database of mosquito breeding sites. VDCI employs six to



eight of these devices in Jonesboro to record and identify sites. The resulting data is then used in determining larvicide and adulticide needs as well as in evaluation of said treatments.

Site Inspections

Inspection of mosquito breeding sites will be conducted weekly to monthly addressing all known or suspected locations on a routine basis as directed by rainfall, flooding events, and mosquito activity trends.

Inspections will be conducted using standard mosquito survey techniques. Representative samples will be collected and identified to genus; fourth instar larvae will be identified to species whenever possible. Records of these inspections will show larvae density as a series of ranges per dip. Additional data such as water depth, water type, larval genus, developmental stage and treatment type will also be recorded when pertinent. Resulting data will be used in determining needed larviciding and adulticiding response.

Since rainfall is a major factor in hatching floodwater mosquito eggs, data on rainfall events is very important. This information, used to guide Inspectors to mosquito breeding areas most likely to be flooded, will be collected each week from various rain gauges located in representative sites throughout the city.

Supplemental larval surveillance direction may be provided by observing plant type as an indicator of both positive and potential mosquito breeding locations.

Adult Surveillance / Inspection

The New Jersey Light Trap, an industry standard surveillance tool will be utilized by VDCI to monitor the adult mosquito population in Jonesboro. VDCI will employ 22 New Jersey traps installed in representative locations. These traps will be operated one to two times each week throughout the mosquito season. The traps will remain in the same or similar locations from one year to another to preserve the resultant historical data. Mosquitoes collected by said traps will be identified to species and reported as to the number of males/females of each pest species per trap location per trap night. A trap night is defined as the period from approximately dusk to dawn when a light trap operates.



Data on adult mosquitoes will also be collected by Landing Rate Counts, a technique that records the number of mosquitoes attracted to an Inspector within a specified time interval. Observations will be made near light trap locations when light trap samples are collected. Data on this technique will illustrate the landing rate of mosquitoes per minute, and their identity to species. This method is particularly useful when dealing with rice fields and other flood water mosquito species that can

be very common in the low-lying areas around Jonesboro. Data collected using this technique will be used to supplement the information gathered by the light traps and aid in determining optimum spray responses for that specific mosquito species.

Six CDC (Center for Disease Control) Light Traps will be employed to supplement available adult mosquito surveillance data. These traps are portable, battery powered sampling devices that can be baited with Carbon Dioxide and used in areas where electricity is not available, or when information is needed from specific sites not already sampled by New Jersey Light Traps. These CDC traps can also be used to supplement the use of Gravid Traps (West Nile Traps) in collecting mosquitoes for encephalitis and other disease testing.

Vector Disease Control International will continue to test and utilize new technologies when advantageous to the program. Currently, Dr. Broox Boze, the Director of Technology for VDCI, is testing the efficacy and working with companies on new products. VDCI has been testing the Biogent's Wi-Fi surveillance traps for several years. This trap attracts mosquitoes, particularly container breeding mosquitoes and indicates when the mosquito enters the trap. Although the results are not completely accurate, we will continue to test this and other technologies and apply them to routine operations when applicable.



Expanded Encephalitis Surveillance

VDCI will provide surveillance for the mosquito borne viruses of West Nile virus, St Louis Encephalitis and other mosquito borne diseases as may be needed. Samples of adult mosquitoes will be collected with use of Gravid Traps and CDC Traps once to twice a week based on environmental conditions and vector mosquito populations. Based on VDCI's experience in Jonesboro, we will routinely use 6 to 8 Gravid Traps one to two times per week for mosquito-borne disease surveillance. Resultant samples, taken from representative areas of the City, will be tested for the presence of virus activity by an Animal Disease Diagnostic Laboratory capable of mosquito borne disease testing. When necessary, samples may be tested in VDCI's Jonesboro location or overnighted to our state-of-the-



art Louisiana Lab using the RAMP or VecTOR testing system to provide follow-up data or when an immediate test result is required.

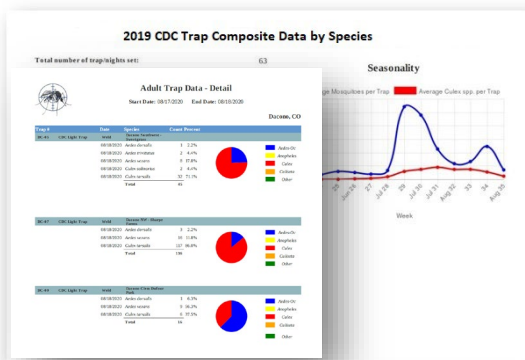
The plan submitted herein is in keeping with long standing virus monitoring efforts and contains provisions for a multi-level approach to surveillance of suspected vectors. Since SLE and WNV are the two viruses likely to cause the greatest problems, particular attention will be paid to the prime vector, *Culex quinquefasciatus* (the Southern House Mosquito), and the potential vector, *Aedes albopictus* (the Asian Tiger).

Mosquito Identification Experience & Equipment

VDCI and its affiliated companies have had considerable first-hand experience in disease surveillance and suppression over the past three decades in providing encephalitis surveillance and suppression for our clients, VDCI has routinely detected several types of mosquito-borne diseases routinely across the gulf. In response to this, we provide surveillance for multiple encephalitis types in each of our southern programs including West Nile Virus, Eastern Equine Encephalitis, and St. Louis Encephalitis during the mosquito season.



Mosquito Identification is a standard process in VDCI's Integrated Mosquito Management (IMM) programs. These reports depict standard reporting that will be provided to the City that will include not only the total count of each trap, but also an identification overview of the specific mosquito species.



Our trained entomologists can decipher incredibly useful data by speciation from the trap collections and field inspections described above, such as: breeding habitat, preferred blood source, peak activity time, migration pattern and range, disease-capability, chemical susceptibility, among other things. On a daily basis, we think through all these factors and only then assign adulticide truck spray routes that we believe will allow us to effectively address the pestiferous and disease-capable vectors at the exact location and time and with the appropriate chemical.

Methodology for Subsampling Large Mosquito Catches



VDCI biologists typically identify each of the specimens collected in adult mosquito trapping program individually and to species. If, however, a collection for a unique site is extremely large and contains more than an estimated 500 individuals, then the taxonomist will calculate the amount and make of the collection using a sub-sample.

This will be done by dividing the collection into four equal parts, counting and identifying each of the individuals in one of the four parts and then multiplying the resultant data obtained from the individual part by four to estimate the species composition and density in the collection. This is a more accurate method than what is recommended by scientific research (Jaworski et al., 2019; Comparative analysis of subsampling).

Chemical Control

Approach to Adulticide Program

Control measures directed against adult mosquitoes will include spraying by both ground equipment and aircraft. A dual level approach can be considered essential, due to problems presented by residential expansion into prolific mosquito breeding areas and response to emergency situations resulting from severe storms or mosquito borne disease activity. Ground and aerial adulticiding applications will be made during the peak adult mosquito activity period consisting of just prior to dusk to approximately 3 (three) hours after dusk.

The primary means of applying EPA-Approved chemicals from ground level to control adult mosquitoes will be via vehicle mounted ultra-low volume (ULV) sprayers. **Six (6) Vehicles each outfitted with Gas powered Heavy-Duty ULV sprayers** with flow control systems that use speed sensors to adjust the chemical flow rate to the vehicle speed with pre-programmed rates will be used.



Except for ATV's and off-road vehicles, sprayers will be fitted with GPS control devices that will be linked to an onboard, in cab, computer system for operation and data recording. Each spray vehicle will be equipped with a map and tracking system to report time, location, speed and vehicle direction, as well as indicating when the sprayer was actively spraying and when it was not spraying.



Records generated will be available for inspection by the City of Jonesboro during normal business hours. These vehicles will also be outfitted with a communication system, so the driver may contact the Night Supervisor and/or Program Manager. All spray vehicles will be marked for identification.

When directed by the City of Jonesboro, VDCI will provide spray operations for certain holiday celebrations or gatherings to knock down adult populations. The exact area to be sprayed from the ground for control of adult mosquitoes must be determined by the extent and duration of the problem encountered, as indicated by the surveillance phase of this program, and the necessity to reduce the mosquito population to acceptable levels. The Operations Manager will be responsible for scheduling and communicating with the staff assigned to operate the adulticide night trucks. Based on surveillance data and best practices, we will initiate truck-mounted ULV applications 5 to 6 times weekly during the mosquito season, weather permitting and cover a minimum of 5,500 spray miles each mosquito season. All chemical applications will be applied in accordance with the label and thereby the law. The pesticides used will be limited to those approved by Federal Environmental Protection Agency (EPA) and include products such as Permanone 30-30, Mosquito Mist, Anvil and Fyafanon, and in the case of Barrier Treatments; Talstar, Suspend, and Bifenthrin.

VDCI has divided the City of Jonesboro into up to eleven spray treatment zones to optimize coverage and control. These zones have been created so that one truck can spray an entire zone in one night. This is done to improve the efficacy of the spray application; the larger the spray area, the larger the spray cloud, allowing more chemical to impinge on and kill more mosquitoes. When surveillance data shows that multiple zones bordering each other have met the action threshold for adulticide treatment, those zones will be sprayed the same night to increase efficacy of the application.

Ground Spray Reporting

VDCI has been on the forefront in using technology and has developed a proprietary database that is built on the foundations of an IPM program. Our database is for exclusive use in VDCI programs and partner agencies. It allows our users to quickly and effortlessly gain access to assess mosquito surveillance and spray control activities within a given area. This database produces reports that provide both detailed and summary level information for all program activities. An example of an adulticide application report is below:

Droplet and Calibration Testing

ULV truck mounted sprayers will be checked before each use for correct chemical application rate, and recalibrated if necessary. This will be accomplished by pre- and post-product weight comparisons, as well as onboard computer analysis. In addition, a Droplet Spectrum Analysis will be performed routinely during the mosquito season to monitor droplet size generation. The analysis will be performed by an Ames DC-III/ DC-IV unit, a computer driven device developed by the U.S. Army to calculate droplet spectrums rapidly and accurately. All of our adulticide trucks operate using ULV sprayers, which are calibrated and droplet tested routinely to ensure optimal and accurate chemical applications. Only EPA-approved chemicals are dispersed at well below the allowed rate



established by the EPA. Additionally, we conduct annual efficacy testing to monitor the effectiveness of our pesticide products and avoid chemical resistance.

Exclusion Zones

In addition to the previously described factors that guide when and where our adulticide trucks spray, there are a few other considerations for protection of the environment and accommodation of public wishes.

Should any citizen not want to have their property sprayed, we can provide a spray buffer zone where no adulticide chemical will be applied. The request can be made by the property owner for consideration of beehives, organic gardens, protection of pollinators, chemical sensitivity, personal preference, or without any given reason at all.

Exclusion zones are logged into our GPS system which provides night truck drivers visual and audio alerts, as well as physical maps to ensure these areas are addressed or protected. The truck routes are reviewed the following morning to confirm the accuracy and effectiveness of the spray. In the presence of mosquito-borne disease activity, VDCI and of many governmental agencies will notify exclusion sites of their intention to treat the area until the concern of disease transmission has passed.

NPDES Compliance Plan

VDCI has extensive experience dealing with National Pollution Discharge Elimination System Compliance and have written NPDES management plans for each of our programs in Arkansas, and the Gulf South. VDCI intends to use this past plan development experience combined with information from our assessment survey of The City of Jonesboro to update our current Pesticide Discharge Management Plan (PDMP). As with our previous compliance strategies, the Jonesboro plan outlines a best practices approach that establishes action thresholds for pest mosquito trapping levels, disease and vector abundance, and resident requests for service that effectively suppresses the mosquito population while mitigating environmental and non-target impact. VDCI uses a strict adherence to all insecticide label requirements and a product rotation regiment to further governmental compliance. We keep extensive records on all ground and aerial insecticide applications. All records are in compliance with the standards set forth by the EPA Federal guidelines, i.e. Federal Insecticide Fungicide Rodenticide Act (FIFRA) sections 11 and 26(c). All VDCI reports are retained for a minimum of three years and made available to Regulatory Officials upon request.

Special Event Barrier Spraying



Adult mosquito problems associated with large gatherings of people such as festivals and fairs can be addressed with a technique known as a **Barrier Treatment**. When feasible to use, this method allows us to spray an area with a repellent/insecticide several days prior to the special event when people are not present. We use a specifically designed, truck-mounted, cage blower machine with a Rotary spray nozzle for this purpose. We have tested and used this technique extensively and achieved excellent results. This effort can also be supplemented by using ATV mounted equipment and motorized backpack blowers for those areas that are inaccessible to vehicles.

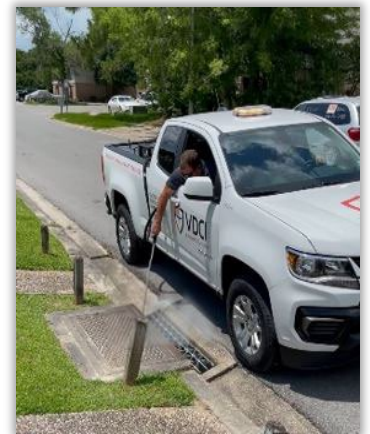
Woodland and Field Spraying

Woodland and field area can often be large production areas for mosquitoes after heavy rains or seasonal induced flooding. All-terrain vehicles and 4x4 trucks have been modified to larvicide and/or adulticide these areas to help prevent mosquito encroachment into populated areas and to help protect the health and comfort of residents. VDCI will continue to offer this service when surveillance warrants and when reasonable.



Drain and Catch Basin Fogging

Adult mosquitoes often hide-out in difficult to reach sites such in catch-basins, drains and other voids. These inaccessible areas can be addressed with a unique truck mounted machine called a “**Tunnel-Rat**”. This highly modified spray unit employs a remote Ultra Low Volume (ULV) nozzle on a four-foot wand to quickly and effectively “Fog” sewer drains and catch basins. These sites are of particular concern since they often harbor the adult Southern House Mosquito, *Cx. quinquefasciatus* other vectors of Encephalitis diseases. VDCI has used this method in several of our programs to aid in reducing vector mosquito numbers. When necessary VDCI send this unit to Jonesboro and use this technique as a supplement to ground based adulticiding in areas of disease activity or high vector populations.



Aerial Capabilities

Vector Disease Control International (VDCI) has 35+ years of experience conducting aerial response mosquito control missions on the ground and in the air across the country and abroad. ***VDCI maintains the largest fleet of aircraft in the world that is dedicated exclusively to mosquito control operations. Treating between 4 and 5 million acres per season, VDCI is the largest aerial applicator in the United States.*** Our team helps communities create an aerial response contingency plan for mosquito control efforts after a hurricane, major flood event, or increased disease activity. The VDCI team has helped countless municipalities through every step of a responsible mosquito control plan. This preparation provides more time for the community to focus on the unexpected and natural results of a disaster that cannot be planned for in advance. Our team assists with local, state, and government coordination as well as assists with other challenging aspects of emergency response mosquito control - such as navigating FEMA funding or preparing for community and media questions. A detailed list of Aerial Resources and Equipment and the specific capabilities of the aircraft and pilots are described in the Certifications, Maintenance, Calibration & Characterization, MicronAir utilization, Pilot Experience & Safety, and Use of Night Vision Goggles section.



AERIAL MOSQUITO CONTROL ACTIVITIES

Chemical control of adult mosquitoes can be used whenever and wherever it is determined that mosquito populations have reached unacceptable levels. Surveillance, source reduction, larviciding, and public education will all be used to reduce the amount, frequency, and areas that adulticides are needed. However, the end result of organized mosquito management is often the application of adulticides. Chemical adulticides should be as safe and as environmentally friendly as possible. Additionally, caution should be used to avoid developing resistance to pesticides in local mosquito populations. VDCI will apply only EPA and Arkansas registered public health pesticides labeled for mosquito control. At times, aerial mosquito control chemical applications have proven to be the most effective way to control mosquito populations. Partnering with VDCI gives the City the ability to quickly request aerial application.

VDCI's aerial adulticide fleet is second to none. Our fixed-wing aircraft are capable of applying any registered adulticide over congested areas as required by the FAA. Our experience and success in mosquito spraying with aircraft is unsurpassed in the industry. VDCI provides the necessary ground support personnel for pesticide handling and loading. All ground support personnel are trained to meet or exceed safety requirements for transferring product(s) in compliance with Federal Environmental Protection Agency (EPA), State and local agencies as well as the ability to proactively contain any challenges associated with product spills.



The exact area to be sprayed from the air for control of adult mosquitoes must be determined by the extent and duration of the problem encountered as indicated by the surveillance phase of this program and the necessity to reduce their population to acceptable levels. As warranted by the mosquito population, VDCI will make eight (8) aerial applications over the City of Jonesboro each mosquito season using twin engine aircraft equipped with Ultra Low Volume Sprayers.

Certifications/Aircraft Make and Model.

VDCI shall utilize FAA approved aircraft, equipped with systems for the dispersal of adulticides over rural and/or congested areas, in fulfilling the terms of the contract. No herbicides have been/will have been applied through any equipment VDCI will utilize for the execution of this contract. VDCI shall provide all labor, equipment, fuel, supplies, insurance, and any other requirements to complete the terms of the contract. The aircraft used within the contract shall be certified by the Federal Aviation Administration (FAA), and comply with all requirements of FAR Part 137, Agricultural Operation. An approved FAA Congested Area Plan will be provided prior to commencement of operations. All logbooks will be made available for review by the City at any time. Copies of daily flight records will also be provided to the City.

Aircraft Maintenance.

VDCI has an accomplished, in-house maintenance staff continually performing routine and emergency maintenance on all our aircraft. All maintenance crewmen are FAA certified IA mechanics. All of our aircraft are in compliance with FAR 137. Prior to the start of the project, as defined by the ordering agency, VDCI will complete all flight tests and approvals required by the FAA and allow for inspection of all aircraft and equipment used in this

project. VDCI will maintain an accurate daily flight record and furnish the Development Management with a copy upon request.

Spray System.

All aircraft used within the contract shall have a spray system able to produce droplets of pesticide within the specifications stated on the label, while applying at a label-approved rate. These leak resistant spray systems are constructed so that all insecticide can be completely drained.



Operation Monitoring and Surveillance.

All aircraft will have the capability to produce a digital GIS map capable of “replaying” the aerial mission as it was flown using the flight recording software. Our GIS Specialist will also graphically display the flight path, spray switch status, air speed, date, time, positional GPS coordinates, meteorological variables, and spray cloud drift prediction data for each application. The AIMMS-20 weather system and Agnav Flightmaster application systems allow us to not only apply the proper amount of product in the proper treatment area, but they also allow us to depict precisely where the product has drifted. Consequently, pesticide application is maximized in the target area and the risk to adjacent, non-target areas is greatly minimized.

Spray System Calibration and Characterization.

VDCI implements an active quality assurance system to ensure that all our work is performed to the highest possible standards of operational safety and efficacy. VDCI has a very stringent policy on maintaining the aircraft and equipment to the highest level. Throughout the season we routinely inspect and calibrate all application equipment. We have an understanding of the NPDES reporting requirements and keep records accordingly.

Support Equipment.

VDCI will be responsible for assisting in the loading and unloading of the aircraft. VDCI shall provide sufficient personnel with capabilities that meet or exceed safety requirements for transferring product(s) in compliance with the US EPA, state, and local agencies as well as the ability to proactively contain any challenges associated with product spills.

Loading personnel will follow all pesticide mixing and loading procedures as directed on the product label and ensure proper use of Personal Protective Equipment (PPE). Prior to operations each day, all connections and fittings will be checked to ensure they are properly secured. Spill kits will be on hand and available for use. All aircraft valves will set in the proper position and ready for loading.

A support truck and trailer will be available for each aerial mission. Equipment included on the support trailer shall include all equipment and supplies required to fully and efficiently allow for the successful loading, and possible clean-up, of all pesticides used during the aerial operation. All empty pesticide containers will be returned to the manufacturer by VDCI.

GPS Navigation System.

Each aircraft will utilize a Sat-Loc or equivalent for GPS navigation during the application flight. Each system will:

- a) Be capable of GPS (Global Positioning Satellite) guidance with gridline capabilities. The system shall have an accuracy of zero (0) to ten (10) feet and be used on *all* aerial spray missions.
- b) Will process onboard meteorology accurate within less than one (1) knot; a two (2) degree vector and less than one (1) degree in temperature to be used for optimization in real-time and detection of a temperature inversion.

VDCI will have each spray block's report available within 24 (twenty-four) hours of completion, our reports will include:

- Post-spray GPS maps of treated area. Our records will include:
 - Flight direction
 - Spray on and spray off
 - Flight path
 - Offset
 - Wind speed and direction
 - Altitude
 - Air speed of the aircraft
- The volume of pesticide applied (in OZ and or pounds per acre)
- The date and time of application
- The name of the pesticide applied
- Model and tail number of aircraft used for application
- Name of pilot(s) and State licenses number

Aircraft Communication.

VDCI aircraft have Nav/Com radios capable of direct communication to Air Traffic Control (ATC), ground crews, and VDCI control support during every VDCI aerial application mission.

Approach to Larvicide Program

VDCI and its affiliated companies conduct comprehensive and dynamic Integrated Pest Management (IPM) programs that rely on scientific evidence and justification for all chemical applications. This ensures we are acting conscientiously to protect human health and quality of life while minimizing any unnecessary harm to the environment and non-target organisms. Using the mentioned surveillance data, citizen requests, and extensive knowledge of the region we can then implement the following actions to manage mosquitoes in their aquatic, juvenile stages.

VDCI performs random Quality Control field checks of previously inspected and/or treated larval sites. Quality Control inspections will be conducted regularly to ensure technician performance and pesticide efficacy. The Operations Manager or designated Quality Control Technician will also review data sheet entries to verify that sites are being inspected in accordance with site status and that larval control products are being applied according to habitat and water source information. Operational maps will be ground-verified to ensure accuracy and data collection will be screened prior to final submittal, in order to eliminate input error.

The preferred and first line of defense in our program is larviciding. Using predictors such as rainfall, temperature, species seasonality, etc., our inspectors search for and proficiently find breeding habitats. After accessing multiple factors, such as, mosquito life cycle stage, organic composition of the breeding site, and most importantly the ecosystem and non-target organisms which could be impacted by our course of action, we select the most appropriate control method. These methods are described below. VDCI will treat the active and accessible breeding sites within the City limits and up to a half mile outside the City as warranted. Although the exact amount of larviciding will be determined by the mosquito problem encountered in the City of Jonesboro, VDCI will treat a minimum of 20 million square feet of breeding water each mosquito season.



Catch Basin Treatment Approach

Actively breeding catch basins are treated with a 30-day residual granule or briquets during the mosquito season. For each basin that is treated, a GPS point will be recorded via a handheld Garmin or using the VDCI proprietary tablets database.

Residual Control Agents Methoprene or Altosid is an insect growth regulator which prevents the larvae of mosquitoes from becoming adults by imitating the insects' natural juvenile hormone.

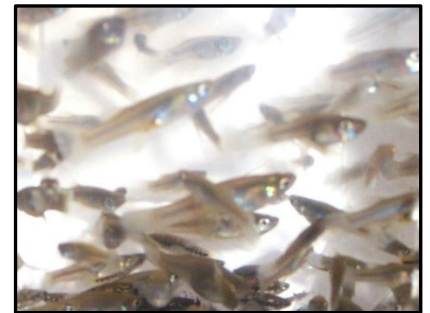
Methoprene can provide extended control in permanent water, as well as temporary breeding pools and is also low in toxicity to non-target organisms. VDCI plans to utilize Methoprene products in breeding sites, such as catch basins, septic sites and permanent water sites suited to its use.

Biological Control Approach

In environmentally sensitive areas of the City where chemical larvicides may not be the most appropriate method, VDCI can utilize a number of biological control initiatives. They include the following:

Mosquitofish

Mosquitofish, *Gambusia affinis* and *G. holbrooki*, have been used as a biological control agent for over 100 years and remain one of the best biological control agents for mosquitoes. Both species are native to the Southeast and have been introduced throughout 60 countries for mosquito control. Mosquitofish culture is commonly carried out in pond culture in outdoor earthen ponds or commercial aquaculture operations.



Mosquitofish are ideal for controlling mosquitoes especially in drainage ditches, small ponds, and seasonally flooded wetlands. Minnows will be maintained in a custom-built holding/breeding tank for introducing as needed into suitable mosquito breeding sites where they can continue to multiply and affect control without the use of chemicals. .

Bacillus thuringiensis israelensis (Bti) and *Bacillus sphaericus*

In areas where the use of mosquitofish is not advisable, but where larviciding is practical, application of naturally occurring bacteria such as *Bacillus thuringiensis israelensis (Bti)*, *Bacillus sphaericus* (BS H5a5b) may be used. *Bacillus thuringiensis israelensis (Bti)* was discovered in 1976 in a riverbed pond in Israel. This grampositive, spore-forming aerobic bacterium produces toxins during sporulation. Once ingested by the mosquito larva, these toxins bind to the midgut (stomach) lining, destroying it and leading to mosquito death within 24 -48 hrs. *Bacillus sphaericus* is very similar to *Bti*, however can provide better residual activity in organically enriched habitats compared to its cousin.



Source Reduction and Physical Control

Each Member of the VDCI field staff takes an active role in the education of residents about the reduction of breeding sites surrounding their homes and business while in the field and during inspections. Often our technicians will physically empty or remove containers in addition to making recommendations to residents, In locations that have a municipal tire drop off, our staff will collect small batches of tires and deliver them to these disposal sites. Our managers also work with Public Works Department of municipalities to notify them of mosquito breeding sites caused by such problems as clogged ditches, improper drainage conditions, and broken sewer lines, so that the City may consider repair or other permanent source reduction interventions. Additionally, VDCI inspectors will perform physical control by emptying and/or removing breeding containers, if feasible, when found during encephalitis response inspections.



Efficacy Testing

Efficacy testing will be performed through the use of Caged Adult Mosquito Field Trials and/or pre- and post-spray evaluations of the adult mosquito populations through the use of CDC Traps, Gravid Traps (West Nile Traps), New Jersey Light Traps and/or Landing Rate Counts. Tests can be conducted using laboratory reared or field captured adult mosquitoes subjected to acceptable testing techniques that generate a susceptibility base-line as a reference point for further testing.

These tests may also be performed using the **Center for Disease Control (CDC) Bottle Bioassay Protocol**. Efficacy testing will be conducted one to two times each calendar year on every chemical routinely used in the city to control mosquitoes (early spring, late summer).



Product Rotation

Our insecticide testing program in our state-of-the-art laboratory examines each mosquito control product in our inventory and how well it is working with the local mosquito population. This data is used to guide the rotation of insecticides throughout the year as well as for

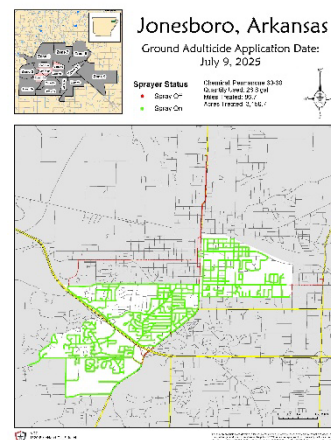


treatments in response to the detection of encephalitis activity. VDCI will often change adulticiding products in a season to preclude insect tolerance. As part of our virus response procedure, VDCI implements a change from the routine insecticide product to address potential disease transmitting mosquitoes from a different angle.

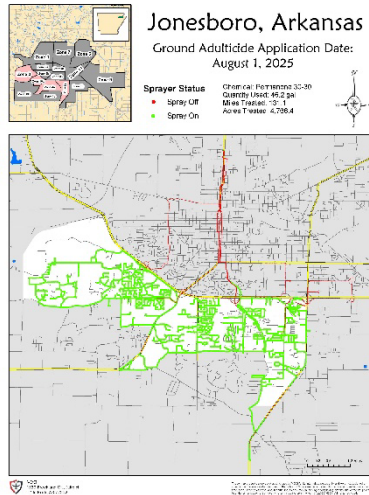


Application Tracking and Records

VDCI keeps extensive records on all ground and aerial insecticide applications. All records are in compliance with the standards set forth by the EPA Federal guidelines, i.e. Federal Insecticide Fungicide Rodenticide Act (FIFRA) sections 11 and 26(c). All VDCI reports are retained for a minimum of three years and made available to Regulatory Officials upon request.



Ground Application Records:

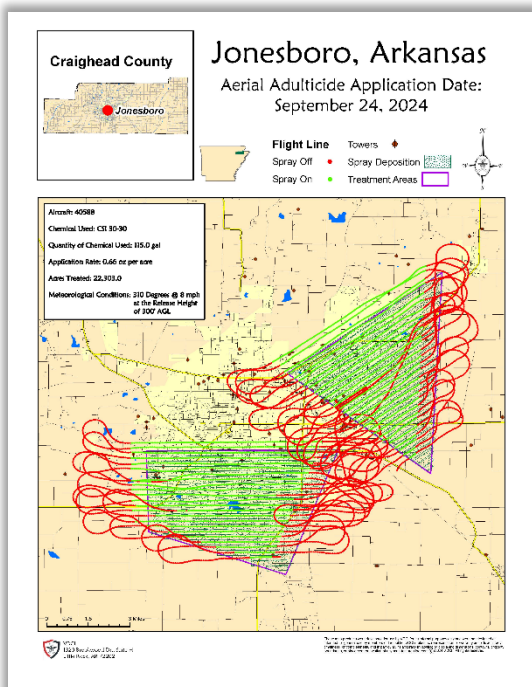


Application records are completed by the assigned inspector/applicator and the VDCI self-designed tablet-based spray truck tracking system during treatment. After treatment, the VDCI GPS tracking information is uploaded and databased. These two systematic reports ensure an accurate account for the spray mileage, amount of chemical applied and the exact location of the application.

GROUND ULV MOSQUITO ADULTICIDING REPORT		
Mosquito Control Services, Inc.		
Product:	DeltaGard	
EPA Registration Number:	432-1554	
Target Application Rate #1:	1.350	
Target Application Rate #2:	1.350	
Target Application Rate #3:	1.350	
Vehicle:	15	
Driver:	Young, Perry	
Route:	80-1	
Start:	06/23/2021 08:14:31 PM	
End:	06/23/2021 08:50:29 PM	
Trip Length:	35.97 minutes	
Mileage:	6.56 miles	Max Speed: 29.38 mph
Stops:	0	
Spray Miles:	5.83 miles	
Gallons Sprayed:	2.30 gallons	
Spray Acres:	211.98 acres	
Spray Time:	27.53 minutes	
Average Spray Speed:	13.83 mph	

Aerial Application Records

Aerial application records use the Agnav Flightmaster Navigation system integrated with a data management system. Agnav allows for precision applications that incorporates weather and compensates for droplet drift accordingly. The reports are developed after each aerial application and are included as part of our client reports.



Vector Disease Control Post-Application Report	
Customer	Terrebonne Parish, LA
Date	10/13/2020
Type of Aircraft	Piper Aztec
Registration # of Aircraft	40588
Type of Application	Adulticide
Spray Swath Width	100'
Pilot	Nate McBride (#179807)
Co-pilot	Eric Memmot
Spray Zone treated	TPDul1, TPDul2, TPCoe, TPCou, & TPDul
Chemical Used	Dibrom (EPA Reg #5481-480)
Chemical Supplied By	Customer
Quantity (gallons)	55.00
Oz/Ac	0.50
Acres treated	14,221.0
Time of Application Start	18:22
Time of Application End	20:07
Aircraft Indicated Speed	130 kts
Release Altitude	300'
Wind speed	5 mph
Wind direction	50
Temperature/Dew Pt	82F/66F
Sunset	18:33
Sunrise	7:03
Sky Condition	Clear

Mosquito Surveillance Reporting

All reports will be submitted in the manner described below:

Monthly Reports:

VDCI will submit monthly reports detailing the following abatement activities: Trap data will include location, species and number of females collected for each species, and a comparison to the previous months collection of female adult mosquitoes. Report will include the location, number of trap nights, weekly totals, and average number of mosquitoes.

The monthly activity report will also include information on adulticide and larvicide activities, with month to date and year to date totals, encephalitis monitoring results, light trap/landing rate data, and citizen complaints. Ground adulticiding data will include the areas sprayed, total number of miles treated and/ or acres covered, and name of chemical used. Aerial application data will include the treatment site and the number of acres treated. Larviciding data reported will include the mosquito breeding areas sprayed expressed as square feet of surface water and the name of the biochemical used. Service request/citizen complaint report will show the numbers of each type of request (adulticide, larvicide, Inspections, etc) as well as a list of requests received and their response.

VDCI agrees to present and discuss the monthly activities and reports on a mutually agreed upon schedule as requested by the City of Jonesboro.

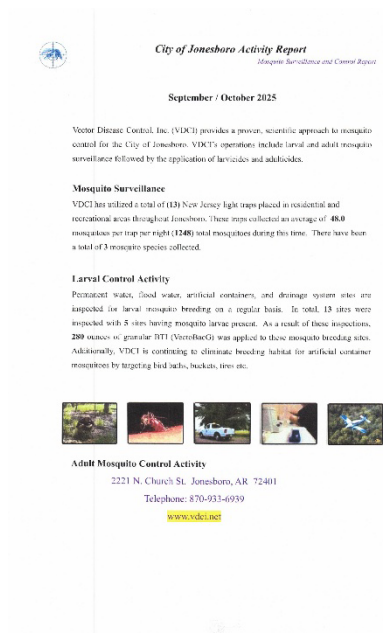
Annual Reports:

VDCI will submit an annual report summarizing the conditions, data collected and control operations performed during the year. Some examples of our reports are shown below:

Ground Adulticide Applications									
Start Date: 01/01/2025 End Date: 12/31/2025									
Jonesboro									
Month	Date	Municipality	Chemical	Mix Ratio	Trap Miles	Spray Miles	Spray Acres	Galons Sprayed	
Jonesboro Zone 01 Applications									
June 2025	06/24/2025	Jonesboro	Permethrin 30-30 (General Use) (432-2233)	1:5	53.2	49.8	1,863.8	11.0	
	07/27/2025	Jonesboro	Permethrin 30-30 (General Use) (432-2233)	1:5	56.8	42.0	1,227.1	18.0	
July 2025	07/02/2025	Jonesboro	Permethrin 30-30 (General Use) (432-2233)	1:5	42.8	34.9	1,269.7	18.0	
August 2025	08/04/2025	Jonesboro	Permethrin 30-30 (General Use) (432-2233)	1:5	47.3	43.7	1,588.2	15.0	
September 2025	09/30/2025	Jonesboro	Permethrin 30-30 (General Use) (432-2233)	1:5	36.1	30.8	1,118.1	8.0	
					Total Permethrin 30-30 (General Use) Applied:		54.0		
August 2025	08/21/2025	Jonesboro	Permethrin 10L 30-30 (General Use) (89405-44)	1:5	45.8	36.4	1,395.9	18.0	
September 2025	09/08/2025	Jonesboro	Permethrin 10L 30-30 (General Use) (89405-44)	1:5	48.7	41.7	1,514.4	8.0	
					Total Permethrin 10L 30-30 (General Use) Applied:		18.0		
					Jonesboro Zone 01 Totals:	307.3	277.2	10,077.2	75.0
Jonesboro Zone 02A Applications									
June 2025	06/24/2025	Jonesboro	Permethrin 30-30 (General Use) (432-2233)	1:5	41.6	34.9	1,276.1	8.0	
July 2025	07/10/2025	Jonesboro	Permethrin 30-30 (General Use) (432-2233)	1:5	38.8	38.0	1,499.9	8.0	

Page 1 of 14

Vector Disease Control International
221 N. Church St.
Jonesboro, AR 72401



City of Jonesboro Activity Report
Biological Services and Control Department

September / October 2025

Vector Disease Control, Inc. (VDCI) provides a proven, scientific approach to mosquito control for the City of Jonesboro. VDCI's operations include larval and adult mosquito surveillance followed by the application of larvicides and adulticides.

Mosquito Surveillance
VDCI has visited a total of 123 New Jersey light traps placed at residential and recreational areas throughout Jonesboro. These traps collected an average of 48.0 mosquitoes per trap per night (248) total mosquitoes during this time. There have been a total of 3 mosquito species collected.

Larval Control Activity
Permethrin water, flood water, artificial containers, and drainage system sites are inspected for larval mosquito breeding on a regular basis. In total, 13 sites were inspected with 5 sites having mosquito larvae present. As a result of these inspections, 289 ounces of granular BTI (VecterBioG) was applied to these mosquito breeding sites. Additionally, VDCI is continuing to eliminate breeding habitat for artificial container mosquitoes by targeting bird baths, buckets, tires, etc.

Adult Mosquito Control Activity
2221 N. Church St. Jonesboro, AR 72401
Telephone: 870-933-6939
www.vdci.net

Public Education

Our program provides a means of informing the public of what it can do to reduce mosquito problems around the home and what is being done for them by Mosquito Control. The program provided herein includes such methods as radio announcements, printed literature, door to door education, and presentations at schools or civic organizations. In an effort to provide high quality outreach, VDCI has employed a Biologist with a Master's in Education to facilitate and oversee our public education program; design lesson plans, develop materials, and train other company biologists to properly conduct presentations.

Many of the mosquito problems encountered within the City of Jonesboro, as elsewhere, are the result of man-made mosquito breeding sites. Often these problems can be corrected with minimal effort by residents simply emptying standing water from flowerpots, boats, rain gutters, trash, etc. This is particularly true in the control of the Southern House Mosquito (*Culex quinquefasciatus*), an important disease vector, and the Asian Tiger Mosquito (*Aedes albopictus*), which breeds readily in almost any water holding container. Through the use of several interactive PowerPoint presentations developed by our educational outreach team with the help of a public relations firm, VDCI has been able to effectively convey material to schools, civic associations, network television/radio, and general meetings. VDCI utilizes several group specific presentations to increase public awareness of mosquitoes, their breeding sites, and the diseases they transmit. At the request of the City of Jonesboro, VDCI will conduct presentations at fairs, festivals, civic groups, public/private schools, and homeowners' associations.



VDCI presentations utilize foam masks. The idea is to turn the students into mosquitoes by helping them get into "character" and send them off to find mosquito breeding sites on their family and relative's properties. Hopefully, they will recruit their friends and family to help, educating them in the process!



Agricultural, Town Hall and other Industry meetings may also be attended by a VDCI biologist and/or other mosquito control industry experts. Techniques, product, and equipment options can be discussed to help teach farmers and landowners ways of controlling mosquitoes on their property.





Standard Materials at Community Events Include:

- Printed literature
- Poster boards with information about the mosquito lifecycle, potential breeding habitats, public health concerns, proactive personal protection measures, descriptions of Mosquito Control activities, and resources available for more information
- Live mosquito larvae in emergence chambers educate not only adults, but importantly children, on how to identify breeding habitats in their community

to reinforce concepts such as “Tip n Toss”

- Microscopes for observation of adult mosquitoes under slides caught in our local traps
- Mosquito mask decorating for the kids, so we can engage them in a fun way while sharing information like proper insect repellent applications and also letting parents know when and how Mosquito Control can be reached for service requests, etc.

Standard Materials at Presentations Include:

Printed literature.

Tailored PowerPoint Presentations and posterboards specific to the age/organization demographics.


- Biology and ecosystem workbooks with rotating interactive stations for mask decorating, live bugs in emergence chambers for lessons on identification, an outdoor scavenger hunt to identify and dump out common breeding containers.
- Surveillance traps, larvicide equipment, and spray truck demonstrations.





VDCI also prepares, on an as-needed basis, press releases, flyers and other written public information materials to be disseminated via distribution to media, civic associations, schools and/or inserts in City water bills. Cost of printing and postage will be covered by City.

We shall also prepare Public Service Announcements and/or represent the City of Jonesboro’s mosquito control program on radio/television broadcasts and contract the use of commercial radio. We shall produce and record 30-second and/or 60-second radio “spots” informing the public of such things as avoidance of mosquito borne viruses, elimination of mosquito breeding on their property and/or other mosquito related announcements. These spots are aired in July and/or August over commercial radio stations transmitting across the area.



(Gnats- ominous-attention getting music)

The threat is real- Mosquitoes can carry Zika or West Nile virus...

Don't harbor this enemy! - Remove standing water from around your home...especially after every rain and wear repellent and cover up at dusk and dawn.

Website and Social Media

VDCI has redesigned their website to provide an abundance of information to the residents of the municipalities that we serve. Beyond the explanation of the services that we offer, the site provides the ability for residents to enter service/information requests and link to educational materials or recent blog/social media materials. VDCI can link their social media/blog entries to City’s Facebook and other media outlets where reminders of residential mosquito abatement and personal protective techniques, contact information, encephalitis alerts, aerial activities, and mosquito education can be released.



The VDCI Website provides information on all mosquito abatement activities and includes a form to request information or service for the residents.

New content is always being supplied to our blog which can be pushed to Jonesboro’s Facebook and other social media outlets.

It is important to educate and inform the residents of the City’s efforts to help protect them and make their quality of life better.

Each year, more than a million people, pets, and wildlife are affected by mosquito-borne diseases, including West Nile, Zika, Dengue, Yellow Fever, and Malaria. This is why effective mosquito management is so crucial to helping protect the health of our communities.

Public participation is an important component of any successful mosquito management program. Every member of a community can do their part to help limit the spread of disease by protecting themselves and removing mosquito habitats on their property.



At VDCI, Education is Part of Our Promise to Protect Public Health

Public education is a key element in the fight against deadly mosquitoes. VDCI is committed to providing information and resources that support community mosquito management efforts and empower individuals to exercise preventative measures.



We're committed to protecting public health through excellence in vector control.



800.413.4445 | vdc.net



4 Tips to Protect Yourself from Mosquito-Borne Diseases



Remember the 4 "Ds" to Help Reduce Bites and Breeding



Preventing the transmission of mosquito-borne diseases starts with the basics:

Larvicide and adulticide treatments require rigorous execution to ensure applications are safe and effective. All application efforts are unique and rely on customized strategies to meet the desired objectives.

1. DEFEND

Protect yourself by using an EPA-approved repellent.

- For the safe and effective use of any product, always read the label and follow manufacturer guidelines.
- Repellents containing 10-30% DEET (N,N Diethyl-meta-toluamide) are highly safe and the most effective.
- Protect pets with preventative heartworm medication.



2. DRESS

Wear light-colored clothing, closed toe shoes, long sleeves, and long pants when spending time outside.

- Light colors are less attractive to mosquitoes than dark.
- Loose-fitting clothes make it more difficult for them to bite you.
- Bare skin on hands, ankles, or face should be protected with repellent or covered when possible.



3. DRAIN

Mosquitoes need water to complete their life cycle and even something as small as a bottle cap can hold dozens of mosquito larvae.

- Empty or cover all containers that can hold water for more than three days, such as tires, birdbaths, flowerpots, children's toys, abandoned pools, tarps, boats, and many other outdoor items.
- Restore drainage in gutters, cover rain barrels, fill in low-lying ground or unnecessary ditches, fix stormwater pipes, and other outdoor structures.



4. DUSK & DAWN

Stay indoors during these times of day when mosquitoes are most active. Do not let pets out within these timeframes.

- Most mosquito species are susceptible to dehydration when in direct sunlight.
- During daylight times, mosquitoes often seek refuge in cool, sheltered places like bushes, thick weeds, and hollow logs.



Understand Existing Mosquito Management Efforts in Your Community

Supporting Local IMM Programs

Do you know if your community has an established IMM program? There are many strong Integrated Mosquito Management (IMM) programs across the United States!



Check with your local government to learn more about the efforts taking place in your community and see what you can do to support them. Program managers can provide information about local mosquito species and any diseases that may have been identified in your area.



To find the product that's right for you, visit: www.epa.gov/insect-repellents/find-repellent-right-you

800.413.4445 | vdc.net



- VDCI will maintain a toll-free Mosquito Hotline telephone number, that will accept residents' phone calls regarding mosquito annoyance complaints, service requests and information requests.
- VDCI will respond appropriately to all calls within 24-hours and will provide information, educational materials or on-site inspections on a case-by-case basis.
- VDCI will work with local news media regarding the mosquito control program and general mosquito and vector control issues, as approved by the City. VDCI will advertise our MosquitoLine "Hot-Line" number when requested by the City of Jonesboro.

Intake & Response to Service Questions/Complaints

The VDCI companies employ many different methods to provide great customer service to the residents of the City of Jonesboro. The first approach is to provide a friendly, informative response to resident inquiries and requests for service. ***Residents are able to communicate with us through a local phone number, a dedicated 1-800 number, by email, or through our easy-to-use website.***

The VDCI companies are proud to have reduced the burden to the City by receiving and responding to the resident's needs. Through our experience in Arkansas and the Gulf Coast, ***we have implemented a system to allow administrative staff from neighboring programs to help respond to high volumes of requests. This is particularly helpful after natural disasters such as hurricanes and large rain events.*** Local Areas with trained administrators are Jonesboro, West Memphis, Mcghee, Blytheville and Little Rock.

All complaints are tracked and data-based recording the nature of the complaint, our response, and a map of the problem location. Additionally, a list of complaints can be provided as part of the weekly or monthly reports submitted to the City.

Because of our convenient and responsive service, it is not uncommon for residents to make requests more frequently. These residents help the program by providing feedback and alerting us to potential problems.

Handling “No-Spray” Requests and Designated Areas

VDCI also takes the necessary precautions to protect the interests of the residents with possible exclusion areas for beekeepers, chemically sensitive persons, organic gardens, and personal

preference for no spray. Before entering a sensitive area, these

individuals are personally contacted before

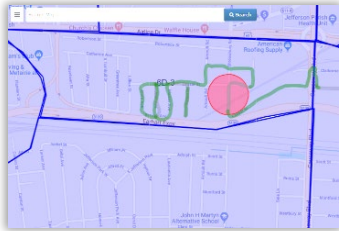
spraying. We are also active in beekeeper meetings

as well as updating our records annually by

personally contacting our previous year registered hive owners to ensure information is up to date and

accurate. *VDCI employs a tablet-based control*

system for the ULV application equipment that will automatically shut off in geofenced exclusion zones.



Screenshot of Truck Spray Tracking with No-Spray Geofence.



Prompt Service

Multiple times each week, Inspectors will visit sampling traps positioned throughout the City. The collections are returned to our office laboratory where they are identified to species, counted and evaluated with respect to pest/vector potential. Thus, we have information updated in real-time on the mosquito population in terms of species and number per location. This data along with Landing Rate Counts taken at each trap is evaluated and a decision made as to the level of response and type of response required to combat the problem. In addition, portable Gravid (West Nile) Traps and CDC traps are positioned in various sites to monitor the vector population. All of this information along with telephone requests for additional service allows VDCI to promptly respond to a mosquito problem. Please note that a telephone request for additional service is handled in a manner that responds to a specific problem because not all complaints are solved by simply assigning a spray-truck to the area. It is often necessary to dispatch an Inspector to the site to resolve certain difficulties. Such a response ensures customer satisfaction, and we have often been told by City representatives that they appreciate our prompt attention to mosquito problems.

VDCI’s Response to Extreme Mosquito Populations and Disease Outbreaks

Mosquitoes are important pest and potential disease vectors throughout the State of Arkansas. The awareness of vector-borne disease outbreaks throughout the state has established a need for routine monitoring and control of the mosquito population to protect the public. Currently, there are 60+ species and subspecies of mosquitoes in Arkansas. Some of these species have been

introduced in the last twenty years. Consistent mosquito surveillance remains paramount for early population and disease detection in order to effectively employ mosquito abatement measures.

The VDCI team has helped countless municipalities through every step of a responsible mosquito control plan. This preparation provides more time for the community to focus on the unexpected and natural results of a disaster that cannot be planned for in advance. Our team assists with local, state, and government coordination as well as assists with other challenging aspects of emergency response mosquito control - such as navigating FEMA funding or preparing for community and media questions. VDCI has a long history of conducting emergency aerial and ground applications in response to disease outbreaks or natural disasters. Below is a summary of acres treated in natural disaster situations.

<u>Year</u>	<u>Acres Treated</u>	<u>State</u>	<u>Event</u>
2023	~1 Million	CA	Emergency Flooding
2022	~1.1 Million	FL	Hurricane Ian
2021	~1.6 Million	LA	Hurricane Ida
2020	~2 Million	LA	Hurricane Laura & Delta
2018	~1 Million	NC	Hurricane Florence
2018	~.6 Million	FL	Hurricane Michael
2017	~2 Million	FL	Hurricane Irma
2017	~2 Million	TX	Hurricane Harvey
2014	~.5 Million	TX	West Nile Virus Outbreak
2012	~1 Million	FL	Tropical Storm Debby
2012	~.5 Million	LA	Hurricane Isaac
2011	~.5 Million	NC/PA	Hurricane Irene
2008	~2 Million	Multiple	Hurricane Ike
2008	~1.5 Million	Multiple	Hurricane Gustav
2005	~2 Million	Multiple	Hurricane Katrina
2005	~1 Million	Multiple	Hurricane Rita
2004	~5 Million	FL	Multiple Hurricanes

Mosquito Borne Virus Response

VDCI will activate our expanded disease protocol upon notification of a human mosquito borne disease case within the City of Jonesboro, a domestic animal case (horse/donkey/emu), a positive mosquito sample or a sentinel chicken positive for viral antibodies. We will notify the City immediately and, upon authorization from the City, shall enact a viral transmission suppression plan. Every disease case is unique and depending on whether the virus is endemic or exotic will require specific procedures, however the basic protocol will be as follows. The vicinity of a human

case, trapping site, or animal, or chicken coop location will serve as the epicenter from which inspection, sampling, and control efforts will radiate.

Personnel will be assigned to inspect the immediate area surrounding the epicenter and to continue outward for an approximate one to five city block area depending upon the geographic location, the topography, and the surrounding conditions. The purpose of the search will be to locate vector mosquito (*Culex quinquefasciatus*, the Southern House Mosquito, *Aedes aegypti*, the Yellow Fever Mosquito and/or *Aedes albopictus*, the Asian Tiger) breeding sites. Source reduction will be performed by dumping out water from any containers. If water cannot be eliminated, then water with larvae or standing water that can allow breeding will be treated with larvicide or by releasing mosquito fish. While the exact address of the infected person, trapping site, or animal location will not be divulged, residents in the area will be made aware that there is a heightened potential for infection in their neighborhood, and that personal protection and yard sanitation is required. This will be done by distributing door hangers or other informative literature within an approximate five city block radius of the epicenter. During the evening hours, truck mounted sprayers will be assigned to spray the area radiating from the epicenter in an effort to reduce the vector population below the critical level as noted in the expanded surveillance portion this proposal. The efficacy of this operation will be determined using Gravid Traps and/or other suitable trapping methods. Specimens collected will be submitted to a Animal Disease Diagnostic Lab and/or tested in-house. Elevated control efforts will continue until follow-up samples test negative and vector mosquitoes are below threshold population levels.

Licensing

VDCI shall at all times during the term of this agreement maintain all such necessary state and/or federal licenses and/or permits required for the storage and/or use and/or application of pesticides and/or other chemicals and/or substances regulated by any agency of the state and/or federal government.

INSURANCE

VDCI shall provide the following types of insurance within the limits specified below during the contract period.

Workers Compensation	Statutory
Employer's Liability	\$1,000,000
Automobile Liability and	
Bodily Injury and Property Damage Combined	\$1,000,000 each occurrence
Excess Auto and Employer's Liability	\$5,000,000
Commercial General Liability	\$5,000,000

Contractor's Pollution
Aviation Liability

\$5,000,000
\$10,000,000

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MMDDYYYY)
9/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Insurance Center 5909 Peachtree Dunwoody Road, Suite 800 Atlanta GA 30328	CONTACT Certificate Unit PHONE (A/C No. Ext): 404-781-1700 FAX (A/C No.): E-MAIL: certificate@epicbrokers.com ADDRESS:														
License# 0R2937D RENTNOR1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: ACE American Insurance Company</td> <td>22667</td> </tr> <tr> <td>INSURER B: ACE Property and Casualty Insurance Co</td> <td>20699</td> </tr> <tr> <td>INSURER C: Starr Indemnity & Liability Company</td> <td>38318</td> </tr> <tr> <td>INSURER D: Old Republic Insurance Company</td> <td>24147</td> </tr> <tr> <td>INSURER E: Fireman's Fund Indemnity Corporation</td> <td>11380</td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: ACE American Insurance Company	22667	INSURER B: ACE Property and Casualty Insurance Co	20699	INSURER C: Starr Indemnity & Liability Company	38318	INSURER D: Old Republic Insurance Company	24147	INSURER E: Fireman's Fund Indemnity Corporation	11380	INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: ACE American Insurance Company	22667														
INSURER B: ACE Property and Casualty Insurance Co	20699														
INSURER C: Starr Indemnity & Liability Company	38318														
INSURER D: Old Republic Insurance Company	24147														
INSURER E: Fireman's Fund Indemnity Corporation	11380														
INSURER F:															

COVERAGES CERTIFICATE NUMBER: 576864414 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSD. WVD	POLICY NUMBER	POLICY EFF. (MMDDYYYY)	POLICY EXP. (MMDDYYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		OGLG27240331	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea. occurrence) \$ 5,000,000 MED EXP (Any care person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMPOF AGG \$ 5,000,000
D	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		MWTB 318783 25	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea. accident) \$ 8,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB CLAIMS-MADE <input type="checkbox"/> DEF <input checked="" type="checkbox"/> RETENTION \$ 10,000		XOOG27239420	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	MWC 318781 25	10/1/2025	10/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
E	CPL (Excluding Aerial Ops) Aviation Liability/chemical drift		USL03016525 1000942269-04	10/1/2025 10/1/2025	10/1/2026 10/1/2026	Ea Incident/Aggregate Each Occurrence \$5,000,000 \$10M/\$1M (\$4M-Agg)

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CPL = Contractor's Pollution Liability

CERTIFICATE HOLDER	CANCELLATION
Evidence of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

COMPENSATION FOR SERVICES

- 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.

<ul style="list-style-type: none"> • Full Service Integrated Mosquito Management Program with the Additional of Routine Aerial Based Adulticide Applications
Program Establishment and Administration
GIS/GPS Mapping
Database Development, Management, and NPDES Reporting
Larval Mosquito Surveillance Daily Inspections of all Habitat types with GIS Mapping
Adult Mosquito Surveillance CDC Miniature Light Traps New Jersey Light Traps Gravid Traps Landing Rate Counts
Disease Monitoring Routine West Nile Virus Testing of Mosquito Samples
Larval Mosquito Control Source Reduction Granular and Liquid Applications Biological Control
Service Requests from the Public Receiving and Responding to Nuisance Mosquito Problems
Public Education Develop Presentations, Radio Ads, and Fact Sheets for Residents
Adult Ground Mosquito Control ATV ULV Applications Truck ULV Applications covering 5,500 miles per year
Adult Aerial Mosquito Control Aircraft Based ULV Treatments- 8 per season included Additional treatments can be made per acre
TOTAL ANNUAL PROGRAM COST \$479,127

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 limits- Aerial Application in addition to the amount included in the costs and proposal above (per application)** **\$ 19,925**

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. In the event that 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.

TERM OF CONTRACT

It is proposed that a professional service contract as agreed upon be in effect for a three (3) year period commencing on a notice to proceed issued by the city for the term Jan 1, 2026 to Dec. 31, 2029. 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.

Summary

This proposal is offered to the City of Jonesboro for consideration as the framework for a professional service contract. We agree to abide by all specifications outlined in the RFP- 2026-11 Mosquito Management Services. Our proposal is not intended to be restrictive in any manner and is subject to alteration in drafting a final agreement. We appreciate the interest in our company's services and welcome the opportunity to continue to be of service to the residents of the City of Jonesboro.

Respectfully submitted,



Steven G. Pavlovich
Entomologist
Director of Field Operations
Vector Disease Control International



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-26:024

Agenda Date: 4/21/2026

Version: 1

Status: To Be Introduced

In Control: Public Safety Council Committee

File Type: Other
Communications

DISCUSSION OF LEASE PROPOSALS FOR THE JONESBORO POLICE DEPARTMENT

**COMMERCIAL LEASE AGREEMENT
FIRST UNITED METHODIST CHURCH JONESBORO
YOUTH BUILDING**

This Commercial Lease Agreement (the "Lease") is entered into as of the ___ day of _____, 2026, by and between **FIRST UNITED METHODIST CHURCH OF JONESBORO, INC.** ("Landlord") and **THE CITY OF JONESBORO, ARKANSAS** (the "Tenant"). The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant the building situated on Lot 2 of the First United Methodist Church of Jonesboro, Inc. Addition, Jonesboro, Craighead County, Arkansas, containing approximately 36,000 square feet and having a physical address of _____ S. Main Street, Jonesboro, Arkansas (the "Building"), and non-exclusive use of the handicap parking situated between Lots 1 and 2 of said First United Methodist Church of Jonesboro, Inc. Addition (the "Handicap Parking Area"), and the non-exclusive use of the parking lot located on Lot 4 of said First United Methodist Church of Jonesboro, Inc. Addition (the "Parking Lot") (collectively the Building, the Handicap Parking Area, and the Parking Lot are referred to as the "Premises"). By occupying the Premises, Tenant shall be deemed to have accepted the same as suitable for the purposes intended and to have acknowledged that the same comply fully with Landlord's covenants and obligations hereunder. Any improvements to the Premises shall be at Tenant's expense and shall be approved by Landlord in all respects prior to any construction. **TENANT UNDERSTANDS AND AGREES THAT THIS LEASE FOR THE PREMISES IS "AS IS" AND THAT LANDLORD MAKES NO REPRESENTATION OR WARRANTIES AS TO THE CONDITION OF THE PREMISES OTHER THAN LANDLORD WILL INSURE THAT THE HVAC, ELECTRICAL AND PLUMBING SYSTEMS ARE SERVICED AND IN WORKING ORDER PRIOR TO THE COMMENCEMENT DATE.**

2. **TERM.** The initial lease term (the "Initial Term") shall commence on or about April 1, 2026, (the "Commencement Date") and shall terminate on March 31, 2031, (the "Termination Date"), provided that Tenant may have possession of the Premises on the Effective Date after full execution of the Lease subject to the requirements of Section 18.

3. **RENT PAYMENTS.** Tenant shall pay to Landlord monthly base rental payments commencing on the Commencement Date in the amounts for the periods set forth below:

INITIAL TERM:

<u>Lease Period</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
Year 1	\$31,250.00	\$375,000.00
Year 2	\$32,187.50	\$386,250.00
Year 3	\$33,153.33	\$397,840.00
Year 4	\$34,147.92	\$409,775.00

To be discussed

Year 5	\$35,172.50	\$422,070.00
--------	-------------	--------------

OPTION TERM:

Year 6	\$36,227.50	\$434,730.00
--------	-------------	--------------

Year 7	\$37,314.58	\$447,775.00
--------	-------------	--------------

Year 8	\$38,434.17	\$461,210.00
--------	-------------	--------------

Year 9	\$39,587.50	\$475,050.00
--------	-------------	--------------

Year 10	\$40,775.00	\$489,300.00
---------	-------------	--------------

Tenant shall pay to Landlord monthly rent payments commencing on the Commencement Date, which shall be payable, in advance and without demand on or before the 1st day of each month. **There are no grace periods.** Tenant agrees to remit monthly rent payments to Landlord in accordance with the terms of the Lease via ACH transfer to Landlord's bank account as directed by Landlord in writing. In the event Tenant fails to pay any installment of rent as provided herein or other amounts payable hereunder as and when such installment is due, to help defray the additional cost to Landlord for processing such late payments, Tenant shall pay to Landlord on demand a late charge for each day such installment is received after the due date in an amount of \$300.00 per day. Failure to pay such amount within five (5) days after demand thereof shall be an event of default hereunder. The provisions for such late charge shall be in addition to all of Landlord's other rights and remedies hereunder and shall not be construed as liquidated damages or as limiting Landlord's remedies in any manner.

4. **OPTION TO RENEW.** Provided Tenant is not then in default hereunder, Tenant may at its option renew this Lease for one (1) additional five (5) year period (the "Renewal Term") upon all terms, conditions, and obligations set forth herein at the rental rate as set forth in Section 3 above. Tenant shall provide Landlord with notice at least ninety (90) days prior to the expiration of the Initial Term of this Lease, if it desires to exercise the option. If Landlord has not received such notice as set forth above, Tenant shall have waived its option to renew, and Landlord shall be under no obligation to further extend the term of this Lease.

5. **HOLDOVER.** If Tenant maintains possession of the Premises for any period after the termination of this Lease with Landlord's prior written consent, such tenancy shall be construed as a tenancy from month to month only, at such rent as Landlord shall determine in its sole discretion, in an amount not to exceed the rent paid for the last month of the term of this Lease plus fifty percent (50%) of such amount.

6. **SECURITY AND CLEANING DEPOSIT.** At the execution of this Lease, Tenant will deposit with Landlord the sum of \$31,250.00 (the "Security Deposit") as security for the full and faithful

performance by Tenant of all of the terms and conditions of this Lease required to be performed by Tenant. The Security Deposit may be returned to Tenant after the expiration of this Lease, provided Tenant has fully and faithfully carried out all of its terms, including, but not limited to, vacating the premises in a clean condition and restoring the Building to its original condition as of the Commencement Date (ordinary wear and tear excepted). If Tenant fails to thoroughly clean the Building or restore the Building to its original condition as of the Commencement Date, (ordinary wear and tear excepted), Landlord, or its agents, will perform the final cleaning and the restoration of the Building. Landlord shall not be required to apply the Security Deposit to any charges or damages for Tenants' failure to perform the promises and agreements of this Lease, but may do so at its option. Landlord's right to possession of the Leased Premises for nonpayment of rent or for any other reason shall not be affected by reason of the fact that the Landlord holds the Security Deposit. The Security Deposit, if not applied toward the payment of damages, repairs, utilities or costs, including attorney fees, and as specified herein, suffered by the Landlord by reason of Tenant's breach of this Lease, shall be returned to Tenants within sixty (60) days from the termination of this Lease. Landlord shall not be required to keep the Security Deposit in a separate fund, but may co-mingle the Security Deposit with its own funds. Holding or applying the Security Deposit to rent, additional rent, or damages caused by Tenants shall not limit Landlord's right to exercise all remedies under this Lease and/or provided by law, nor shall Landlord's recovery of damages be limited to the amount of the Security Deposit. In the event of a bonafide sale of the Premises, subject to Tenant's rights under Section 37, Landlord shall have the right to transfer the security and cleaning deposit to the purchaser to be held under the terms of this Lease, and Landlord shall be released from all liability for the return of the Security Deposit to Tenant.

7. **PARKING AND TENANT OBLIGATIONS.** Tenant shall have the non-exclusive right to use the Parking Lot, and Tenant agrees to seal and stripe the Parking Lot within six (6) months from the Commencement Date. Tenant may not place any signs in front of the Premises reserving parking spaces exclusively for Tenant or the general public.

TBT
clarify

8. **SIGNAGE AND PROMOTIONS.** Tenant may purchase and install, at Tenant's expense, exterior signage identifying Tenant's business. Such signage shall be purchased from a vendor approved by Landlord, and Tenant shall pay for such signage directly to such vendor. Such exterior signage shall be approved in writing by the Landlord and shall be installed on such location as directed and approved by Landlord, in its sole discretion. **The signage shall be approved by Landlord.** Tenant agrees to make all repairs and undertake regular cleaning of its exterior signage, which may be at the request of Landlord.

9. **ELEVATED CROSSWALK/SPEED TABLE.** Within six (6) months from the Commencement Date, Tenant agrees to install two elevated speed tables located on the southside of the driveway between Lot 1 and Lot 2 of the First United Methodist Church of Jonesboro, Inc. Addition on both entrances from Main Street and from Union Street.

10. **QUIET ENJOYMENT.** As long as Tenant is not in default hereunder, Landlord covenants that Tenant shall peaceably hold and enjoy the Premises, subject to the terms of this Lease.

11. SURRENDER OF PREMISES. At the expiration of the term of this Lease, Tenant shall peaceably yield up to Landlord the Premises and all erections and additions made thereto in a clean condition and in good repair in all respects, reasonable use, wear and tear excepted.

12. USE OF PREMISES. Tenant may only use the Premises for the purpose of conducting city business for the following city departments and divisions: warrants, court services, traffic, community outreach, training, E-911 administration, police administration, and detectives. The Premises may not be used for any other purpose including municipal court or probation offices unless prior written consent of Landlord is first obtained.

} clarify

13. REMODELING OR STRUCTURAL IMPROVEMENTS. In the event that Tenant elects to conduct (at Tenant's sole expense) any remodeling or painting or adding or modifying any electrical, plumbing, or HVAC systems that may be required to use the Premises as specified above, or if Tenant elects (at Tenant's sole expense) to install fixtures and finishes on the Premises that appropriately facilitate its use for such purposes, such remodeling, painting, electrical work, plumbing, or HVAC modifications shall be undertaken and such fixtures and finishes may be installed or erected only (a) with the prior written consent of Landlord based on Interior Plans and Specifications provided by Tenant, which consent shall not be unreasonably withheld, and (b) upon the condition that Tenant shall not permit any liens to be placed against the Premises. At the end of the initial term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) such fixtures installed by Tenant.

14. TENANT'S MAINTENANCE. Tenant, at Tenant's sole expense, shall have the obligation at all times to maintain the Premises in as good repair as the Premises are at the Commencement Date. This obligation shall include, without limitation, maintenance and repair of the roof, HVAC System, plumbing, electrical, glass, doors, light bulbs, floors, and interior walls, and all other items not specifically delegated to Landlord under this Lease. In the event Tenant replaces the roof, HVAC or electrical systems, Landlord agrees to reimburse Tenant for the unamortized value of such repairs costs at the termination of the Lease, based on the depreciation schedule under the then current U.S. tax code. Tenant shall also be responsible for yard maintenance on the Premises and shall maintain the Parking Lot and the Handicap Parking Area free of debris or trash.

} clarify

15. LANDLORD'S MAINTENANCE. Landlord's obligation for maintenance shall include all maintenance and repair items with respect to the outside walls, foundation, and other structural parts of the Building, including the water and sewer services to the Building.

16. ACCESS BY LANDLORD TO PREMISES. Landlord shall have the right to enter the Premises at reasonable times and on reasonable notice to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, and, during the sixty (60) days preceding the expiration of this Lease, to show the Premises to persons who may wish to lease the same. If Landlord elects, at Landlord's sole option, to make any repairs required to be made by Tenant hereunder, Tenant shall pay Landlord as additional rent a sum equal to the amounts expended by Landlord plus interest thereon at the lesser of 10% or the maximum legal interest rate allowed by law within ten (10) days after Landlord presents Tenant with a statement setting forth the repairs made and the amounts expended.

} check CJIS regulations

17. UTILITIES AND SERVICES. Tenant shall be responsible for the payment of all bills and/or assessments for water, sewer, and garbage collection serving the Premises. Tenant shall also be responsible for electricity, cable TV, telephone, fax and internet services serving the Premises. To the extent that Landlord shall be billed for any services by a provider that is not the responsibility of the Landlord, Tenant shall reimburse Landlord for the amount thereof within ten (10) days of being furnished with a statement from Landlord with respect thereto. If the amount due as shown on such statement is not paid when due, it shall bear interest at the maximum legal interest rate allowed by law until paid. Landlord shall not be liable for any damages for failure to furnish any utilities or services when the cause of such failure is beyond the control of the Landlord. Tenant at its sole expense shall install an enclosed fenced area for a garbage dumpster on the Parking Lot to serve the Premises, at such location as approved by the Landlord in its sole discretion.

18. INSURANCE. All property of any kind that may at any time be used, left or placed on the Premises during the term of this Lease shall be at the sole risk of the Tenant. Tenant may carry contents coverage insurance on its contents, in Tenant's sole discretion. Landlord is not responsible for any property placed, used or stored on the Premises by Tenant or by any of Tenant's employees, agents, customers, representatives, or clients.

Tenant shall maintain casualty insurance on the Premises in an amount not less than 100% of the full replacement value of the Building. Landlord shall be named as the primary insured in such policy. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by an insurance company reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer at least thirty (30) days prior to any termination of such insurance policy. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises.

TBD
clarity

Tenant agrees to provide public liability insurance naming Landlord as additional insured to protect Landlord from loss customarily covered by such insurance in at least \$2,000,000.00 Combined Single Limit. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force and such insurance shall name Landlord as an additional insured. Such insurance policy shall provide that the Landlord receive a minimum of 30 day prior notice of any termination of such insurance policy.

TBD
clarity

19. LIMITATION OF LANDLORD'S LIABILITY. Landlord shall not be liable for any and all fines, suits, claims, demands, and actions of any kind (including attorney's fees) by reason of any negligence, misconduct, or any breach, violation, or non-performance of any covenant hereof on the part of Tenant or Tenant's agents, employees representatives, clients, customers or other invitees. Landlord shall not be liable or responsible for any loss or damage to any property or person occasioned by theft, fire, act of God, public enemy, injunction, riot, strike, insurrection, war, court order, requisition or order of governmental body or authority or other matter beyond the reasonable control of Landlord, or for any damage or inconvenience which may arise through repair or alteration of any part of the Premises, or from any cause whatsoever except Landlord's negligence.

20. DANGEROUS MATERIALS. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

21. ENVIRONMENTAL MATTERS. Tenant shall at all times operate the Premises in compliance with all applicable laws, rules, regulations, orders, ordinances, judgments and decrees of all governmental authorities with respect to all environmental statutes, rules and regulations.

22. PERSONAL PROPERTY TAXES. Tenant shall pay all personal taxes, sales and use taxes, and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, if any.

23. MECHANICS LIENS. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanic's or materialman's liens or any other kind of lien on the Premises. Further, Tenant agrees to give actual advance notice to any contractor, subcontractors or suppliers of goods, labor, or services that such liens will not be valid.

24. ATTORNMENT. Tenant shall, upon demand, in the event of the sale (including any foreclosure sale) or assignment of Landlord's interest in the Premises, attorn to the purchaser or assignee and recognize such purchaser or assignee as Landlord under this Lease.

25. ESTOPPEL CERTIFICATION. Tenant shall, upon request by Landlord, execute and deliver to Landlord or any designee of Landlord a written declaration in recordable form: (a) ratifying this Lease; (b) expressing the commencement and termination dates thereof; (c) certifying that this Lease is in full force and effect and has not been assigned, modified, supplemented or amended (except by such writings as shall be stated); (d) certifying that all conditions under this Lease to be performed by Landlord have been satisfied (except such conditions as shall be stated); (e) that there are no defenses or offsets against the enforcement of this Lease by the Landlord, or stating those claimed by Tenant; (f) the amount of advance rental, if any (or none if such is the case), paid by Tenant; (g) the date to which rental has been paid, and (h) the amount of any security/cleaning deposit held by Landlord. Such declaration shall be executed and delivered by Tenant from time to time as may be requested by Landlord. Landlord's mortgagee and/or purchasers shall be entitled to rely upon the same.

26. DEFAULT AND REMEDIES. A default or breach of this Lease on the part of Tenant shall be deemed to have occurred if:

(a) Tenant shall fail to pay Landlord any rent or additional rent or late charges, together with any interest thereon within five (5) business days after Landlord notifies Tenant that it is unpaid.

(b) Tenant shall fail to perform or comply with any of the other covenants or conditions of this Lease within thirty (30) days after notice by Landlord to Tenant specifying the condition to be

performed or complied with; or, if the performance cannot be reasonably had within the 30-day period, Tenant shall not in good faith have commenced performance within the 30-day period and shall not diligently proceed to completion of performance.

(c) Tenant shall fail to deliver any estoppel certification requested by Landlord as provided herein within five (5) business days from the receipt by Tenant of such estoppel certification request.

(d) Tenant (i) shall generally not pay or shall be unable to pay its debts as such debts become due; or (ii) shall make an assignment for the benefit of creditors or petition or apply to any tribunal for the appointment of a custodian, receiver or trustee for it, the Premises or a substantial part of its assets; or (iii) shall commence any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction, whether now or hereafter in effect; or (iv) shall have had any such petition or application filed or any such proceeding commenced against it in which an order for relief is entered or an adjudication or appointment is made; or (v) shall indicate, by any act or omission, its consent to, approval of or acquiescence in any such petition, application, proceeding or order for relief or the appointment of a custodian, receiver or trustee for it, the Premises or a substantial part of its assets; or (vi) shall suffer any such custodianship, receivership or trusteeship to continue undischarged for a period of sixty (60) days or more.

In the event of any default hereunder, Landlord at any time thereafter, may re-enter the Premises and expel, remove and put out Tenant or any person or persons occupying the Premises and may remove all personal property therefrom. Upon re-entry, Landlord may, at its option, relet the Premises or any part thereof, but Landlord is under no obligation or duty to relet the Premises or to otherwise mitigate its damages resulting from Tenant's breach of the Lease.

All actions taken by Landlord pursuant to this Section shall be without prejudice to any other remedies that otherwise might be available in respect of any default hereunder.

Landlord may elect, but shall not be obligated, to comply with any condition, agreement or term required hereby to be performed by Tenant, and Landlord shall have the right to enter the Premises for the purpose of correcting or remedying any such default and to remain until the default has been corrected or remedied, but any expenditure for such correction by Landlord shall not be deemed to waive or release the default of Tenant or the right of Landlord to take any action as may be otherwise permissible hereunder in the case of any default.

27. CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

28. NO WAIVER. The subsequent acceptance of rent hereunder by Landlord shall not be deemed a waiver of any preceding breach of any obligation hereunder by Tenant other than the failure to pay the particular rental so accepted, and the waiver of any breach of any covenant or condition by Landlord shall not constitute a waiver of any other breach regardless of knowledge thereof.

29. ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises without the prior written consent of Landlord, acting in its sole discretion. Consent to one assignment or subletting will not be deemed a consent to any other. In the event of any assignment or subletting, Tenant shall remain fully responsible under this Lease. Landlord may assign this Lease at any time, in its sole discretion.

30. KEYS AND ACCESS CODES. Upon full execution and the payment of the Security Deposit, Landlord will provide Tenant with door keys to all exterior and interior doors and the access codes to the security system. Landlord is not responsible for lost or misplaced keys

31. SUCCESSORS AND ASSIGNS. All the terms, covenants, and conditions hereof shall be binding upon and inure to the benefit of the successors, successors-in-title and assigns of the parties hereto, as the case may be.

32. NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by physical personal delivery, overnight mail, U.S. postage prepaid, or electronic mail (with read receipt) addressed as follows:

LANDLORD:

FIRST UNITED METHODIST CHURCH OF JONESBORO, INC.
Attn: Chairman of the Board of Trustees
801 S. Main
Jonesboro, AR 72401
Email: Admin@jonesborofumc.org

WITH COPY TO:

Donald L. Parker II, Esq.
P.O. Box 1733
Jonesboro, AR 72403
Email: dparker@phbfirm.com

TENANT:

CITY OF JONESBORO, ARKANSAS
Attn: Mayor Harold Copenhaver
300 S. Church Street, 1st Floor
Jonesboro, AR 72401
Email: hcopenhaver@jonesboro.org

WITH COPY TO:

Carol Duncan, Esq.
City Attorney
300 S. Church Street
Jonesboro, AR 72401
Email: cduncan@jonesboro.org

Such addresses may be changed from time to time by either party by providing notice as set forth above.

33. **ABANDONMENT.** In the event that Tenant vacates or abandons the Premises prior to the termination of this Lease, Tenant expressly authorizes Landlord, at its option, to enter and re-lease the Premises for the benefit of Tenant, without effecting a termination of the Lease, and apply any rent received as a result of that leasing to the amounts due to the Landlord from Tenant under the Lease. **HOWEVER, IT IS EXPRESSLY UNDERSTOOD AND AGREED BY TENANT THAT TENANT'S OBLIGATION TO PAY RENT SHALL CONTINUE FOR THE FULL TERM OF THE LEASE.**

34. **TENANT'S PROPERTY.** Upon termination of the Lease or upon vacation or abandonment of the Premises by the Tenant, any personal property left by the Tenant on or in the Premises or surrounding area will be considered abandoned property. Tenant agrees that the Landlord may immediately remove abandoned property and place it in storage at Tenants' expense and may dispose of such property in any way the Landlord deems proper after the expiration of thirty (30) days from the date of termination, vacation, or abandonment of the Premises, which shall be in compliance with applicable laws. Under no circumstances shall the Landlord incur any liability for the loss or damage to such abandoned property.

35. **ATTORNEY'S FEES.** In the event it becomes necessary for Landlord to employ an attorney to enforce collection of the rents agreed to be paid, or to enforce compliance with any of the covenants or agreements herein contained, Tenant shall be liable for attorney's fees, costs and expenses incurred by the Landlord.

36. **ENTIRE AGREEMENT/AMENDMENT.** This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written. The Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

37. **RIGHT OF FIRST REFUSAL.** Landlord grants a right of first refusal to Tenant to purchase the premises (or any part thereof) in the event that Landlord enters into a binding contract with any third party for the sale of the Premises (or any part thereof). Landlord shall give Tenant written notice with a copy of such contract and Tenant shall have 30 days to determine whether to exercise its right to purchase the Premises upon the same terms and conditions set forth in such contract. If Tenant elects to exercise its right of first refusal, Tenant shall notify Landlord of its exercise of such right in writing.

38. **MISCELLANEOUS.** If any provision of this Lease shall be held or declared to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it

would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited. Landlord has the right to waive any one or more breaches of any covenant contained in this Lease and any such one or more waivers shall not be construed as a waiver of any future breaches of this Lease. The Landlord shall have such rights, obligations, and remedies as contained in this Lease, and said rights, obligations, and remedies shall be cumulative and shall not be exclusive of any other rights, obligations, and remedies provided by law. Any grammatical changes shall be implied whenever necessary to change the gender and number of the parties to this Lease so that the wording in the Lease shall reflect the accurate fact. This Lease may not be altered or extended except by written agreement signed by all parties. If this Lease is signed on by more than one person as the Tenants, then the liability of the persons so signing as Tenants will be joint and several.

39. **SUBORDINATION OF LEASE.** This Lease is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Premises.

40. **LAW GOVERNING.** This Lease shall be governed by and construed in accordance with the laws of the state of Arkansas.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first shown above.

LANDLORD:

**FIRST UNITED METHODIST CHURCH
OF JONESBORO, INC.**

By: _____,
Chairman
Board of Trustees

TENANT:

THE CITY OF JONESBORO, ARKANSAS

By: _____

Its: _____

To: A Lease Proposal to The City of Jonesboro

From: Carroll Caldwell

1. 5 year NNN lease proposal with a 5 year option located at 1421 South Caraway Road, Jonesboro, Arkansas, for consolidation of police department. See attached packet.
2. 12,279 square feet available on one level with 34 parking spaces.
3. Adjoining 2 acres of land with additional parking available for ground lease, if necessary.
4. Can be occupied as one or two spaces with existing firewall.
5. Easy access connecting to Caraway and Nettleton.
6. 2 large bathrooms with showers and one unisex bathroom.
7. Base rent of \$16,000 per month "as is" condition, or \$18,000 per month with \$200,000 tenant improvement allowance.
8. Landlord will consider selling to the City after the first 5 year term.
9. Proposal available for 30 days.

FOR LEASE



B **A**

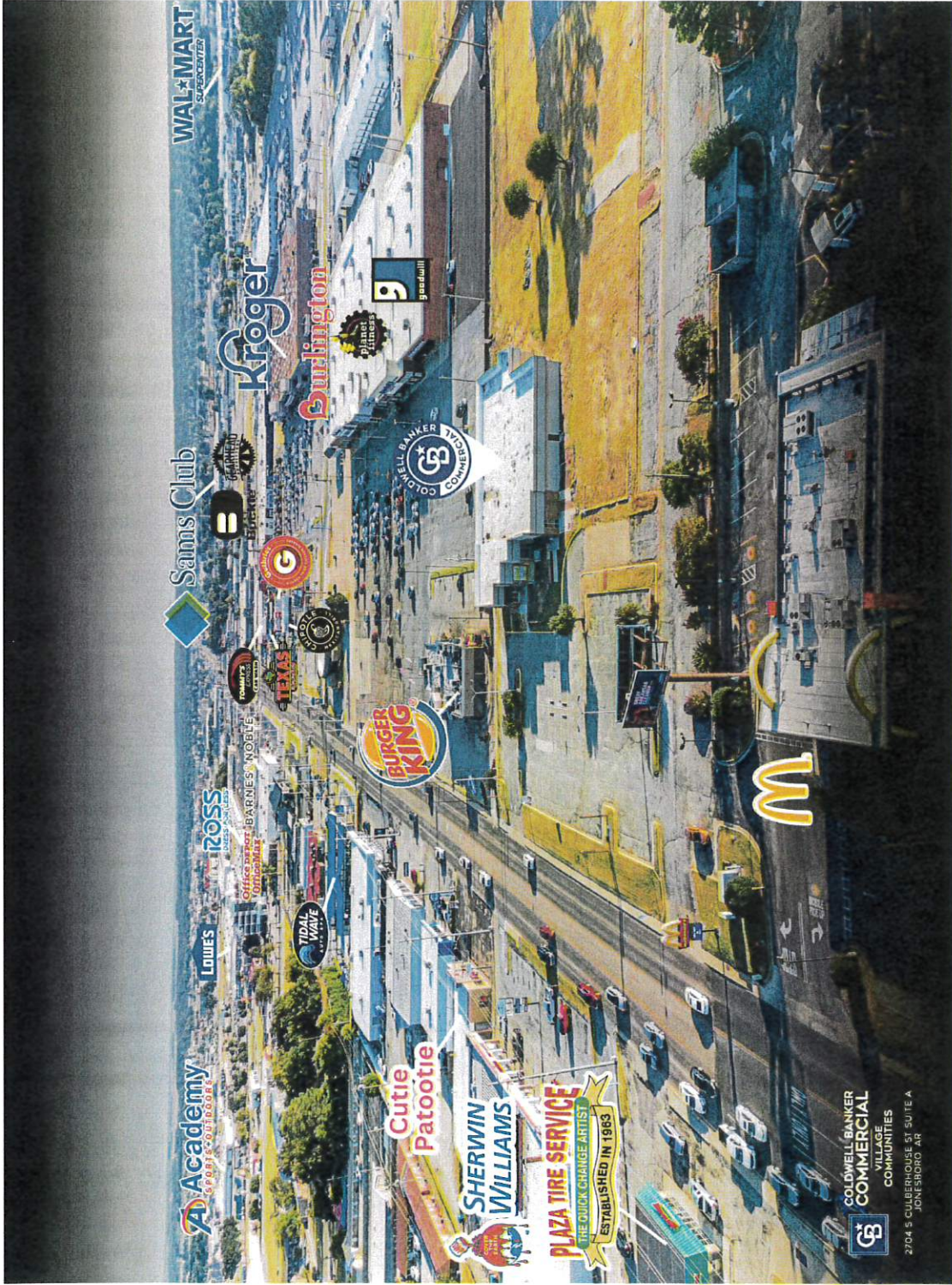


**COLDWELL BANKER
COMMERCIAL**
VILLAGE
COMMUNITIES



2704 S CULBERHOUSE ST SUITE A
JONESBORO, AR

CARROLL CALDWELL
870-931-8233
870-935-7800
CARROLLCALDWELL1@GMAIL.COM



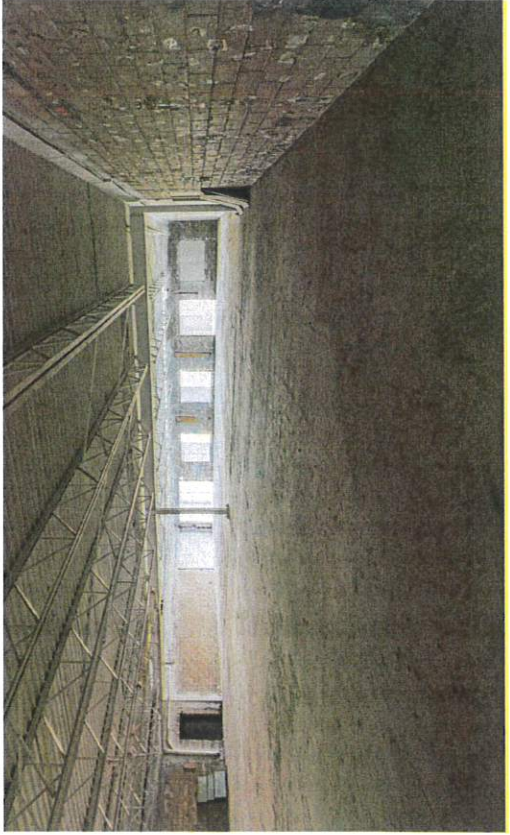
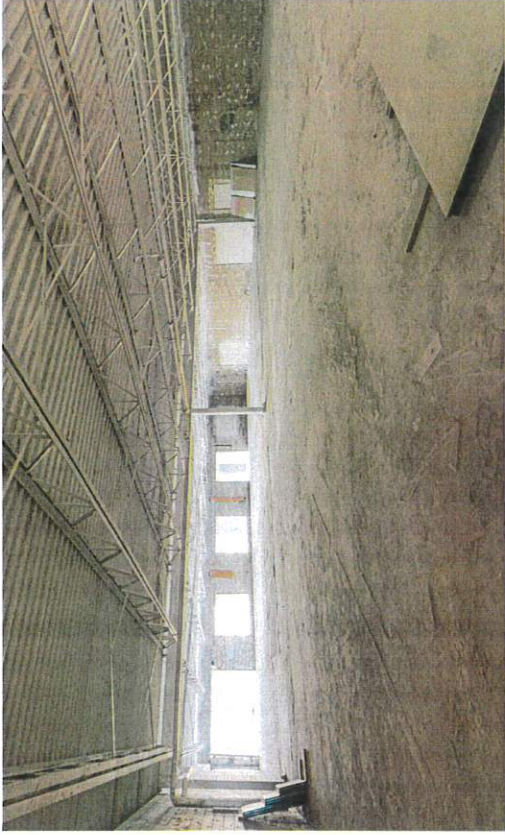
**1421 S Caraway Rd,
Jonesboro, AR**

Carroll Caldwell
870-931-8233
870-935-7800



<https://www.cbworldwide.com>

1421 S CARAWAY RD SUITE A, JONESBORO, AR

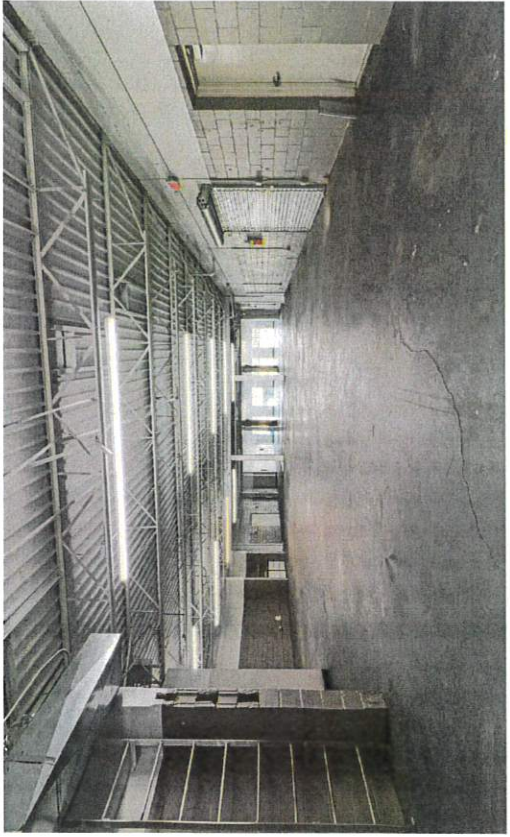
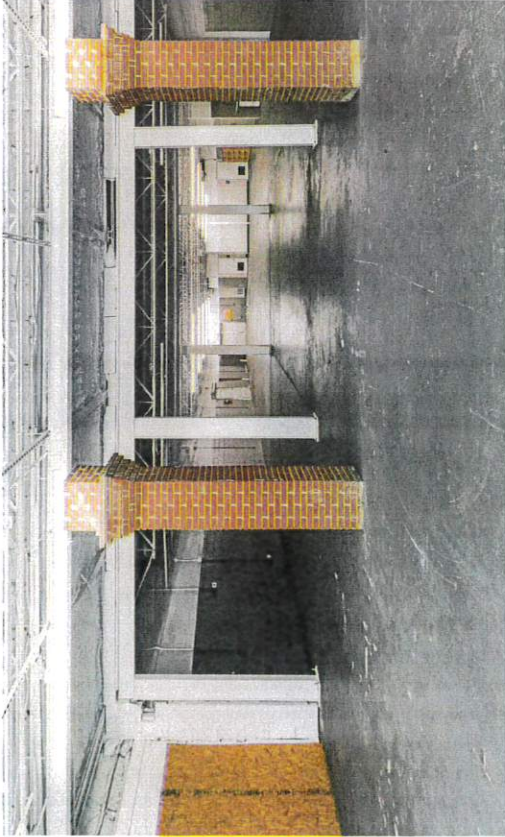


Carroll Caldwell
870-931-8233
870-935-7800



<https://www.cbcworldwide.com>

1421 S CARAWAY RD SUITE B, JONESBORO, AR



Carroll Caldwell
870-931-8233
870-935-7800

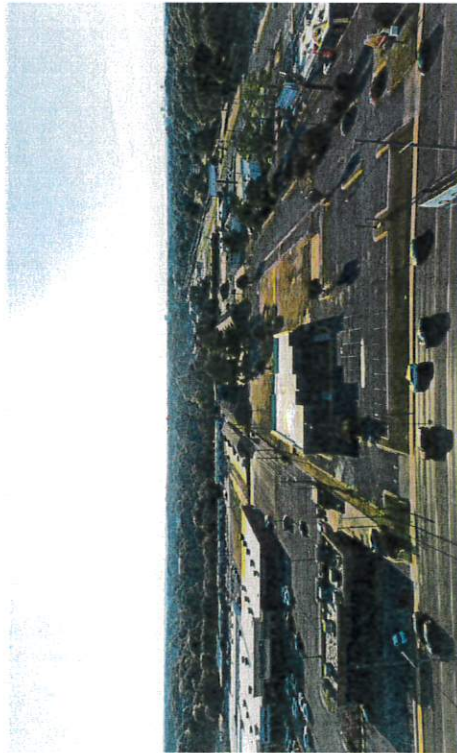


<https://www.cbcworldwide.com>

1421 S CARAWAY RD, JONESBORO, AR

Property Description

Coldwell Banker Commercial is pleased to present 1421 S. Caraway Road in Jonesboro, AR. This property offers a prime location with excellent visibility and traffic counts of approximately 25,000 vehicles per day. Spanning ±12,279 square feet, the space is ideally suited for businesses seeking to establish a presence in one of Jonesboro's most active trade areas. The property adjoins McDonald's and is surrounded by a strong mix of national quick-service and full-service restaurants, as well as leading retailers including Burger King, Old Navy, HomeGoods, TJ Maxx, Natural Grocers, Kroger, Sherwin-Williams, Plaza Tire, Texas Roadhouse, Walmart, Sam's Club, and many more.



Carroll Caldwell
870-931-8233
870-935-7800



<https://www.cbcworldwide.com>

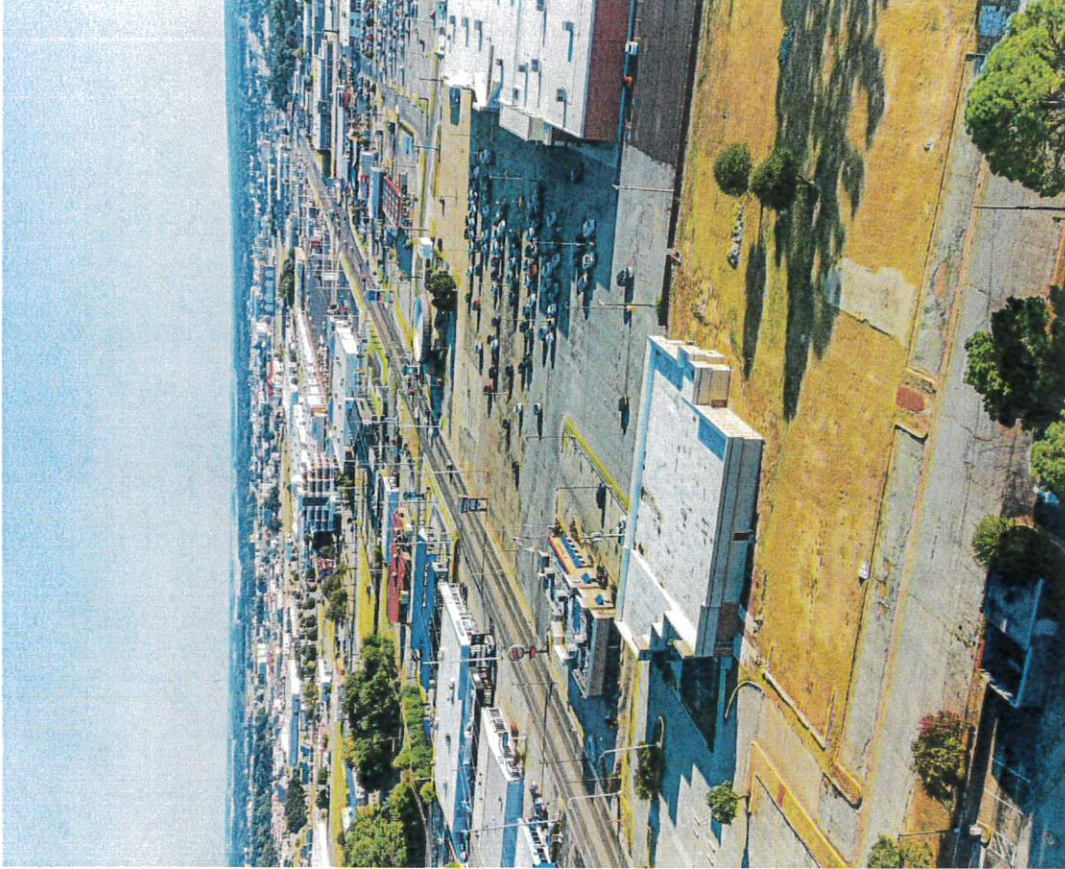
1421 S CARAWAY RD, JONESBORO, AR

Overview

- Located near national QSR's, FSR's, and local and national retailers
- South Caraway Road frontage
- 25,000 VPD
- Multiple ingress egress points

Units & Pricing

- Suite A \$16/SF/YR (6,057 SF+/-)
- Suite B \$16/SF/YR (6,222 SF+/-)



Carroll Caldwell
870-931-8233
870-935-7800



<https://www.cbcworldwide.com>

DEMOGRAPHICS

1421 S CARAWAY RD, JONESBORO, AR

Demographics	0-5 Min. Drive Time	5-10 Min. Drive Time
2025 Population	11,208	60,511
2030 Population	11,481	62,984
2025 Households	4,412	24,874
2030 Households	4,576	26,231
Median 2025 Income	\$40,231	\$49,370
Median 2030 Income	\$44,017	\$56,219

Demographics	0-1 Mile	1-3 Mile	3-5 Mile
2025 Population	4,428	49,484	25,547
2030 Population	4,524	51,645	26,572
2025 Households	1,846	20,713	9,426
2030 Households	1,907	21,901	9,930
Median 2025 Income	\$40,937	\$47,175	\$82,433
Median 2030 Income	\$45,979	\$52,971	\$92,081



Carroll Caldwell
870-931-8233
870-935-7800

<https://www.cbcworldwide.com>



COLDWELL BANKER COMMERCIAL

VILLAGE COMMUNITIES

CARROLL CALDWELL

M: 870-931-8233

E: carrollcaldwell1@gmail.com

Coldwell Banker Village Communities

Contact Information

Company Address

2704 S Culberhouse St Suite A Jonesboro AR

Company Phone Number

870-935-7800

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

LEASE AGREEMENT

This lease is entered into by and between Gera Investments LLC (“Landlord”), and the City of Jonesboro (“Tenant”), to be effective this _____ day of April, 2026 (the “Effective Date”). The terms and conditions of this Lease are as follows:

1. **Leased Premises.** In consideration of the rents, covenants, and agreements herein reserved and contained on the part of Tenant to be observed and performed, Landlord demises and leases to Tenant, and Tenant leases and accepts from Landlord the premises located at the common address of 1421 South Caraway Road, Jonesboro, Arkansas (Parcel No. 01-144204-00420) (the “Premises”).
2. **Term.** The initial term of this Lease shall begin on _____, 2026 (the “Lease Commencement Date”). On the Lease Commencement Date, Landlord shall deliver possession of the Leased Premises to Tenant. The first payment of rent shall become due on the Lease Commencement Date and rental payments shall continue thereafter for a period of five (5) years from the first day of the month following the Lease Commencement Date.
3. **Options.** Landlord hereby grants unto Tenant two (2) options of five (5) years to renew this Lease. Should Tenant desire to exercise either option, then Tenant shall provide Landlord written notice thereof at least six (6) months prior to termination of the then existing lease term. Failure to provide timely notice shall constitute termination of this Lease unless otherwise agreed between Landlord and Tenant in writing. All of the terms and conditions contained in this Lease shall apply through the applicable option period.
4. **Rent.** During the primary term, Tenant shall have the following options for the payment of rent by placing an “X” in one (1) of the two (2) brackets below:

[_____] to pay via ACH payment to the account provided by Landlord, or at such location as Landlord may from time to time designate in writing, annual rent of One Hundred Ninety-two Thousand Dollars (\$192,000.00) in equal monthly installments of Sixteen Thousand Dollars (\$16,000.00) each, payable in advance on the first day of every calendar month, provided that the Premises are taken by the Tenant in its current “as is” condition.

[_____] to pay via ACH payment to the account provided by Landlord, or at such location as Landlord may from time to time designate in writing, annual rent of Two Hundred Sixteen Thousand Dollars (\$216,000.00) in equal monthly installments of approximately Eighteen Thousand Dollars (\$18,000.00) each, payable in advance on the first day of every calendar month, provided that Tenant elects to receive from Landlord a \$200,000.00 Tenant improvement allowance.

5. **Use.** The Premises shall be used and occupied by Tenant for police, fire, public safety, or for such other needs of Tenant, in Tenant’s reasonable discretion. Any other use shall require the

consent of Landlord, which shall not be unreasonably withheld. Such use and occupancy shall be in compliance with all applicable laws, ordinances, and governmental regulations.

6. **Subordination.** Tenant agrees that this Lease shall be subordinate to any mortgages now or hereafter placed upon the Premises, provided that the mortgagee shall recognize this Lease in the event of foreclosure if Tenant is not in default. In the event the mortgagee elects to have this Lease declared a prior lien to its mortgage, then and in such event upon such mortgagee notifying Tenant to that effect, this Lease shall be deemed prior to the lien of the mortgage, whether this Lease is dated prior or subsequent to the date of the mortgage.
7. **Repairs and Maintenance.** Tenant shall, during the entire term of the Lease, be responsible for all repair and maintenance of every kind and manner, whether required by reasonable use and wear, or damage by fire or other casualty, including without limitation the roof, outside walls, foundations, sidewalks, parking area, drainage, interior walls, floors and ceilings, breakage and repairs, doors and outside windows, heating, air conditioning, plumbing systems, and interior wiring. Tenant shall use and occupy the Premises in a careful, safe and proper manner, and shall keep the Premises in a clean and safe condition in accordance with local ordinances and the lawful directions of proper public officials.

If Tenant refuses or neglects to commence such maintenance, repairs, or replacements within ten (10) days after written demand, or to adequately complete such repairs within a reasonable time thereafter, Landlord may (without any obligation) take such action without liability to Tenant for any loss or damage that may accrue to Tenant's stock or business by reason thereof, and in such event, Tenant shall pay to Landlord on demand as additional rent the costs with interest at two (2) percentage points higher than the Prime Rate as then reflected in the *Wall Street Journal* from the date of completion of such maintenance, repairs, or replacements.

8. **Improvements.**
 - a. **Landlord's Improvements.** Within ten (10) days of the Lease Commencement Date, Landlord shall authorize its contractor to perform the full scope of work as more specifically set forth in Exhibit "1" attached hereto. In the event Tenant elects to receive the proposed Tenant improvement allowed described above, then Landlord's Improvements and Tenant's improvements made under the allowance shall both be concurrently constructed.
 - b. **Tenant's Improvements.** All interior and exterior improvements, additions, alterations, structures, betterments, fixtures, or changes made by Tenant which are attached to and become a part of the wall, floor, or ceiling shall become a permanent part of the building and the Premises. Except for improvements performed by Tenant under its initial Tenant allowance, Tenant however shall not make, construct or install improvements, additions, alterations, structures, betterments, fixtures, or changes of any kind or nature on the interior or exterior of the building or on the Premises without first obtaining the written permission of Landlord. All additions, changes and other improvements erected or placed

on the Premises during the lease term shall remain thereon and shall not be removed therefrom, and, at the expiration of this Lease, all such improvements shall be the property of Landlord.

9. **Real Estate Taxes and Assessments.** Tenant shall pay all real estate taxes, special assessments, and any other taxes and fees imposed upon the Premises or Tenant's property during the term hereof, or of any renewal or extensions. Upon request by Landlord, Tenant shall provide documentary evidence that such taxes and fees, if any, have been paid. If Tenant refuses or neglects to pay said taxes and fees within ten (10) days after written demand, Landlord may (without any obligation) pay such amounts, and in such event, Tenant shall pay to Landlord on demand as additional rent the costs with interest at two (2) percentage points higher than the Prime Rate as then reflected in the *Wall Street Journal* from the date of any such payment by Landlord.
10. **Insurance.** Tenant shall place and maintain at all times during the term of this Lease and any extension period, fire insurance with extended coverage endorsement and including, at its option, "all risk" endorsement insuring the Premises in such amounts and coverage as Landlord deems necessary naming Landlord and its lender as additional insured. Such policy or policies of insurance may also at the option of Landlord, be endorsed to provide for the full payment of rent due under this Lease in the event of an abatement of rent or other casualty as hereinafter provided. Upon request by Landlord, Tenant shall provide documentary evidence that such insurance is in force.

Tenant shall place and maintain at all times during the term of this Lease, minimum fire and extended coverage insurance insuring the improvements, betterments, fixtures and merchandise owned or installed by Tenant in the Premises, in an amount equal to the full insurable replacement value thereof, with at least an eighty percent (80%) co-insurance clause.

Tenant shall not be liable to Landlord, and Landlord shall not be liable to Tenant, and neither of them shall be liable to any insurance company insuring them or either of them, for any loss or damage which is covered by insurance as set out herein, even though such loss or damage may have been occasioned by the negligence of Tenant or Landlord. This waiver is limited to the amounts equally received under such insurance coverage.

Tenant shall provide and keep in force during the term hereof and any extensions hereof comprehensive public liability policy or policies of insurance not cancelable without at least ten (10) days' notice to Landlord, indemnifying Landlord and Tenant against liability for injury or death to persons and damage to property occurring in, about or upon the Premises, in a company or companies acceptable to Landlord, with limits of liability of not less than One Million Dollars (\$1,000,000.00) with respect to any one person, in the amount of One Million Dollars (\$2,000,000.00) with respect to any accident, and in the amount of One Hundred Thousand Dollars (\$1,000,000.00) with respect to property damage. Tenant shall pay all insurance premiums when and as they become due and deliver certificates of such insurance with Landlord.

11. **Covenants to Hold Harmless.** Unless the liability for damage or loss is caused by the willful act or gross negligence of Landlord, its agent or employees, Tenant shall indemnify and hold harmless Landlord from any and all claims, actions, damages, liability, and expense, including reasonable attorneys' fees, and costs incurred in connection with defending the same thereof, in connection with loss of life, personal injury and/or damage to the property and persons in, upon, or from the Premises and the sidewalks adjoining the Premises, arising out of or in connection with the occupancy or use by Tenant of the Premises or any part thereof, or occasioned wholly or in part by any act or omission of Tenant, its agents, contractors, employees and servants. All property kept, stored, or maintained in the Premises shall be so kept, stored or maintained at the sole risk of Tenant. Tenant agrees to pay all sums of money with respect to any labor, services, materials, supplies, or equipment furnished or alleged to have been furnished to Tenant in or about the Premises which may be secured by any mechanic's, materialmen's, or other liens against the Premises or Landlord's interest therein and will cause each such lien to be discharged at the time performance of any obligation secured thereby matures, provided that Tenant may contest such lien, but if such lien is reduced to final judgment and if such judgment or process thereon is not stayed, or if stayed and said stay expires, then and in such event Tenant shall forthwith pay and discharge such judgment.
12. **Assignment or Subletting.** Tenant agrees not to assign or in any manner transfer this Lease or any estate or interest hereunder and not to sublet the Premises or any part thereof and not to permit any licensee or concessionaire therein without the prior written consent of Landlord in each instance. Consent by Landlord to one assignment of this Lease or to one subletting of the Premises shall not be a waiver of Landlord's right under this Paragraph as to any subsequent assignment or subletting. Landlord's rights to assign this Lease are and shall remain unqualified. Upon any sale of the Premises and providing the purchaser assumes all obligations under this Lease, Landlord shall thereupon be entirely freed of all obligations of the Landlord hereunder and shall not be subject to any liability resulting from any act or omission or event occurring after such conveyance.
13. **Access to Premises.** Landlord reserves the right to enter upon the Premises at reasonable hours to inspect the same, or to make repairs or perform maintenance to the Premises in accordance with paragraph 7, or to enter at any time in the event of an emergency.
14. **Utilities.** Tenant shall promptly pay all charges for heat, water, gas, electricity, air conditioning, and all other utilities used, consumed, or furnished to the Premises during the term of this Lease or any extension or renewal hereof. In no event shall Landlord be liable for any interruption or failure from whatever cause, whether from the Landlord's negligence or otherwise, in the supply of any such utilities to the Premises.
15. **Destruction of Premises.** In the event of a partial destruction of the Premises during the term of any cause, Tenant, using insurance proceeds shall forthwith repair the same, provided the repairs can be made within ninety (90) days. Any partial destruction shall neither annul or void the Lease, except that Tenant shall be entitled to a proportionate reduction being based on the extent to which the making of repairs shall interfere with the use of the Premises carried on by Tenant. If the repairs cannot be made in the specified time, Tenant may, at Tenant's option, make repairs within a reasonable time, this Lease continuing in full force and effect and the rent to be proportionately abated as previously set forth. In the event Tenant does not elect to make repairs that cannot be made in the specified time, this Lease may be terminated

at the option of either party. In the event sixty (60) percent or more of the building in which the Premises are located, should be damaged or destroyed by fire or other cause, Tenant may terminate the Lease.

16. **Eminent Domain.** If the whole of the Premises shall be acquired or condemned by eminent domain, then the term of this Lease shall terminate as of the date of title vesting in such proceeding and all rentals shall be paid up to that date. If only a part of the Premises shall be acquired or condemned as aforesaid, and in the event that such partial taking or condemnation shall render the Premises unsuitable for the Tenant's use then the term of this Lease shall terminate as of the date of title vesting in such proceeding and rent shall be adjusted to the date of such termination. In the event of a partial taking or condemnation which is not extensive enough to render the Premises unsuitable for Tenant's use, then the minimum rent shall be reduced in proportion to the amount of the Premises taken.

All damages awarded for such taking under the power of eminent domain, whether for the whole or a part of the Premises, shall be the property of Landlord, whether such damages shall be awarded as compensation for any leasehold improvements or diminution in value thereof, or for diminution in or the value of the leasehold and/or for the fee of the Premises, and Tenant hereby assigns to Landlord all of Tenant's right, title and interest in and to any and all such compensation, together with any and all rights, estate, and interest of Tenant now existing or hereafter arising in and to the Premises.

17. **Short Form or Memorandum of Lease.** Tenant agrees that it will upon Landlord's request, promptly execute duplicate originals of an instrument, in recordable form, which will constitute a short form of this Lease, setting forth a description of the Premises, the term of this Lease and any other provisions, as Landlord may request.

18. **Permits and Zoning.** Tenant shall obtain and maintain in force and effect all permits, licenses, and similar authorizations to use the Premises for the purpose referred to above required by any governmental authority.

19. **Offset Statement: Attornment.** Within ten (10) days after request therefore by Landlord, Tenant agrees to deliver a certificate to Landlord or any mortgagee, certifying (if such be the case) that this lease is in full force and effect and that there are no defenses or offsets, or stating those claimed by Tenant.

Tenant shall, in the event any proceedings are brought for the foreclosure of the Premises, attorn to the mortgagee or purchaser upon any such foreclosure and recognize the mortgagee or purchaser as Landlord under this Lease.

20. **Default of Tenant.** In the event of any failure of Tenant to pay any rental due hereunder within fifteen (15) days after it shall be due, or any failure to perform any other of the terms, conditions, or covenants of this Lease to be observed or performed by Tenant for more than thirty (30) days after written notice of such default shall have been given to Tenant, or if Tenant shall become bankrupt or insolvent, or file any debtor proceedings or take or have taken against Tenant in any court pursuant to any statute either of the United States or of any state a petition in bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or a portion of Tenant's property, or if Tenant makes an assignment for the benefit of

creditors, or petitions for or enters into an arrangement, or if Tenant shall abandon said Premises or suffer this Lease to be taken under any writ of execution, then Landlord besides other rights or remedies it may have, shall have the immediate right of re-entry and may remove all persons and property from the Premises and such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of Tenant, all without service of notice or resort to legal process and without being deemed guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby.

In case suit shall be brought for recovery of possession of the Premises, for the recovery of rent or any other amount due under the provisions of this Lease, or because of the breach of any other covenant herein contained on the part of Tenant to be kept or performed and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefor, including reasonable attorney's fees.

21. **Notices.** Any notice required or permitted under this Lease shall be deemed sufficiently given or served if personally delivered, transmitted electronically, or sent by Certified Mail, Return Receipt Requested, to Landlord and Tenant as follows:

Landlord: Gera Investments LLC
Attention: Prateek Gera
2505 Southwest Square
Jonesboro, AR 72401
e-mail: prateekgera93@yahoo.com
e-mail: carrollcaldwell1@gmail.com

With Copy to: Hurst Burnett PLC
Attention: Ronald S. Burnett, Jr.
P.O. Box 1149
Jonesboro, AR 72403
e-mail: rburnett@hbfirm.net

Tenant: City of Jonesboro
Attention: _____

e-mail: _____

With Copy to: _____

but either party may, by written notice, at any time designate a different address to which notices shall subsequently be sent.

22. **Option to Purchase.** For ten (\$10.00) dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord hereby grants Tenant an option to purchase the Premises provided that Tenant is not in default of the terms of this Lease.
- a. **Exercise of Option.** Tenant may exercise the option at any time during the term of this Lease by providing sixty (60) days written notice to Landlord. Upon Tenant's notice, a contract shall thereupon result in which Landlord agrees to sell and Tenant agrees to purchase the Premises for the Option Purchase Price (as defined below). In the event that adequate notice is not provided by Tenant during the term of this Lease, this option shall at once cease and terminate and Tenant shall have no further rights thereunder.
 - b. **Option Purchase Price.** The Option Purchase Price may be determined by one (1) qualified appraiser as mutually agreed upon by the Landlord and Tenant. In the event the Landlord and Tenant are unable to mutually agree on a qualified appraiser within fourteen (14) days of Tenant's notice provided under Section 22a, then Landlord shall promptly appoint a qualified appraiser and shall provide written notice to Tenant of such appointment. Within ten (10) days of Landlord's providing written notice to Tenant, Tenant shall appoint a qualified appraiser and shall provide written notice to Landlord of such appointment. Both the Landlord's appraiser and the Tenant's appraiser shall appraise the Premises, and the Option Purchase Price shall be the average appraised value of the two (2) appraisals. The determination of the appraisers, or of the sole appraiser, as the case may be, shall be conclusive upon the parties. The appraisers, or the sole appraiser, as the case may be, shall notify the parties in writing of their determination and shall furnish each party with a signed copy of such appraisal. If any appraiser fails, refuses, or is unable to act, a new appraiser shall be appointed in his place. Such appointment shall be made in the same manner as provided above for the appointment of an appraiser who fails, refuses, or is unable to act. The parties shall bear equally the expenses of the appraisal conducted by the appraisers.
 - c. **Title Documents.** Upon the exercise of this option, Landlord shall provide to Tenant as promptly as possible a commitment for title insurance, without exceptions other than for current taxes, for marketable fee simple absolute title to the Premises. If other exceptions are noted by Tenant, Tenant shall allow Landlord a reasonable time within which to cure the same. In the event that Tenant does not assert any material defects in the title offered, or if the title is found acceptable to the parties, a closing date shall be set for a time mutually agreeable to the parties, but not later than ten (10) days following the expiration of the length of time necessary to cure said objectionable defects. In the event that title is not found to be marketable and the defects therein are not cured by Landlord within a reasonable time, Tenant shall have the sole and exclusive remedy of terminating the then-existing contract for the purchase of the Premises.
 - d. **Closing.** On the closing date, Landlord shall provide, execute, and deliver to

Tenant a warranty deed in proper form conveying a marketable fee simple absolute title to the Premises under consideration subject only to liens for subsequent taxes. The purchase price shall be paid, in cash, at the closing by Tenant to Landlord.

e. **Taxes.** All unpaid taxes will be paid by Tenant on the closing date.

23. **General.** This Lease does not create a relationship of principal and agent or of partnership or of joint venture or of any association between Landlord and Tenant, the sole relationship between Landlord and Tenant being that of landlord and tenant. No waiver or any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition. The consent to or approval by Landlord of any act by Tenant requiring Landlord's consent or approval shall not waive or render unnecessary Landlord's consent to or approval of any subsequent similar act by Tenant. The laws of the State of Arkansas shall govern the validity, performance and enforcement of this lease.
24. **Quiet Enjoyment.** Landlord covenants and agrees with Tenant and upon Tenant paying the rent and performing all of the terms and conditions on Tenant's part to be observed and performed Tenant may peaceably and quietly enjoy the Premises hereby leased, subject, nevertheless, to the terms and conditions of this Lease.
25. **Surrender.** On the last day of the term demised or on the sooner termination thereof, Tenant shall peaceably surrender the Premises in good order, condition and repair, broom-clean, fire and other unavoidable casualty, reasonable wear and tear only excepted. On or before the last day of the term or the sooner termination thereof, Tenant shall at its expense, remove its trade fixtures, signs and other personal property from the Premises and any property not removed shall be deemed abandoned. Any damage caused by Tenant in the removal of such items shall be repaired by and at Tenant's expense. All alterations, additions, improvements, and fixtures (other than Tenant's trade fixtures and signs) which shall have been made or installed by either Landlord or Tenant upon the Premises and all hard surface bonded or adhesively affixed flooring and carpeting shall remain upon and be surrendered with the Premises as a part thereof, without disturbance, molestation or injury, and without charge, at the expiration or termination of this Lease.
26. **Waste and Governmental Regulations.** Tenant shall not commit or suffer to be committed any waste upon the Premises. Tenant shall at Tenant's sole cost and expense, promptly comply with all laws, ordinances, and regulations now in force or which may hereafter be enforced pertaining to the Premises, improvements thereon, or the use and occupancy thereof by Tenant.
27. **Successors and Assigns.** The covenants, agreements, and obligations herein contained shall extend to, bind, and inure to the benefit of, not only the parties hereto, but their respective successors and assigns.

EXECUTED this ____ day of April, 2026.

LANDLORD:

GERA INVESTMENTS LLC,
an Arkansas limited liability company

By: _____
Authorized Member

TENANT:

CITY OF JONESBORO, an Arkansas
municipality

By: _____

Attest: _____



JONESBORO ROOFING CO.

TRUSTED TO COVER THE MID-SOUTH

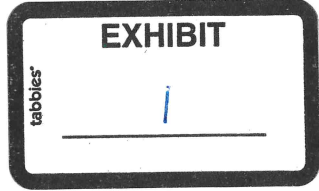
2900 WEST WASHINGTON SPUR
 P.O. BOX 9016
 JONESBORO, ARKANSAS 72403
 Phone: (870) 935-4221 • Fax: (870) 935-7670

PROPOSAL

Proposal Prepared For:			
Gera Investments 2110 Fair Park Blvd, Jonesboro, AR 72401		Date	Estimate #
		3/23/2026	19921
Project	Vacant Building	Price Good for 30 Days	Due Upon Completion

Work Description	Total
<p>Jonesboro Roofing Company will provide material and labor to complete the following scope of work to the existing FLAT roof.</p> <ol style="list-style-type: none"> 1.Remove the existing roof and flashings down to the metal deck and dispose of it properly. 2.Replace all deteriorated or damaged decking with new 22-gauge steel decking. 3.Replace any damaged wood along the parapet wall with new CD plywood. 4.Install wood nailers at roof height transitions to match insulation height. 5.Mechanically install new 2" polyisocyanurate over the metal decking with HD fasteners to match the existing insulation height. 6.Install the new .60 Mil white TPO with an InvisiWeld system with 6-8 plates per board. 7.Flash all walls up and over to ensure a watertight seal. 8.Flash all penetrations according to the manufacturer's specifications. 9.Install 5 new retrofit drains according to manufacturer's specifications. 10.Fabricate and install the new 24-gauge Kynar 500 pre-finished coping cap. 11.Clean and dispose of all job-related debris. 12.Furnish a 20-year manufacturer's warranty. <p>NOTE: The Southeast section of the lower roof is holding water and needs a new roof drain in that area to help allow positive drainage. This will need to be done by plumbers and roofed in by Jonesboro Roofing in addition to the above total.</p>	

Total *see pg 2*



Jonesboro Roofing Co., Inc. Signature



JONESBORO ROOFING CO.

TRUSTED TO COVER THE MID-SOUTH

2900 WEST WASHINGTON SPUR
 P.O. BOX 9016
 JONESBORO, ARKANSAS 72403
 Phone: (870) 935-4221 • Fax: (870) 935-7670

PROPOSAL

Proposal Prepared For:			
Gera Investments 2110 Fair Park Blvd, Jonesboro, AR 72401		Date	Estimate #
		3/23/2026	19921
Project	Vacant Building	Price Good for 30 Days	Due Upon Completion

Work Description	Total
Arkansas Contractors Lic#0010581126 Any work not mentioned on the above scope will be done on a time and material basis or by an approved change order. We will perform all work listed in a good workmanship manner for the sum of: ONE HUNDRED TWENTY SEVEN THOUSAND TWO HUNDRED NINETY ONE DOLLARS AND NO CENTS	127,291.00
Total	
	\$127,291.00

Our price stated in this proposal is based upon current material prices. Due to material price volatility, our material suppliers are unable to provide price protection for material purchases. Should our material prices increase during the term of this proposal and work completed, our price shall be increased by such direct material cost increases.

This proposal includes the payment of FICA, unemployment tax, workman's compensation, and liability insurance on all workmen performing work in this proposal.

I agree no extra work shall be performed, materials furnished, or additions made until cost of labor and material required to do any extra work is agreed upon and a written contract for said extra work is executed by contractor and owner and all sums due contractor for extra work shall be payable on completion of work. Acceptance of the proposal shall constitute and bind the parties hereto:

Accepted this ___ day of _____, 20__

Owner or Administrator _____

Nate Sheets

Jonesboro Roofing Co., Inc. Signature