



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, July 2, 2024

5:30 PM

Municipal Center, 300 S. Church

SPECIAL CALLED NOMINATING & RULES COMMITTEE MEETING AT 5:00 P.M.

Council Chambers, Municipal Center

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

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

MIN-24:058 MINUTES FOR THE CITY COUNCIL MEETING ON JUNE 18, 2024

Attachments: [CC Minutes 06182024](#)

RES-24:039 A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR ADDITIONAL FUNDS UNDER 49 U.S.C. SECTION 5339 FROM THE FEDERAL TRANSIT ADMINISTRATION (FTA) FOR THE JONESBORO ECONOMICAL TRANSPORTATION (JET) SYSTEM

Sponsors: Grants, JETS and Finance

Attachments: [2024-04-26 HSIT Split Letter FFY2021 Funds](#)

Legislative History

6/18/24	Public Services Council Committee	Recommended to Council
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RES-24:071 A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH CONTINENTAL UTILITY

SOLUTIONS, INC TO UTILIZE 2ND FLOOR OFFICE SPACE IN THE MUNICIPAL CENTER

Sponsors: Mayor's Office and Finance

Attachments: [CUSI Lease Agreement with City of Jonesboro 6.20](#)

Legislative History

6/25/24 Finance & Administration Recommended to Council
Council Committee

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

RES-24:033

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 132 N. Bridge St. Jonesboro, AR 72401; Parcel # 01-144181-51800

Sponsors: Code Enforcement

Attachments: [132 Bridge Inspection Report](#)

[132 N Bridge Map](#)

[132 N Bridge Pre condemnation Notice Returned Certified Letter Mabry](#)

[132 N Bridge Precondemnation Notice Affidavit Anderson](#)

[132 N Bridge Precondemnation Notice Affidavit Mabry](#)

[132 N Bridge Precondemnation Notice Returned Signature Card Anderson](#)

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[WIN_20240308_11_14_21_Pro](#)

[WIN_20240308_11_15_14_Pro](#)

[WIN_20240308_11_15_36_Pro](#)

[WIN_20240308_11_15_58_Pro](#)

[WIN_20240308_11_16_21_Pro](#)

Legislative History

5/21/24 Public Safety Council Recommended to Council
Committee

RES-24:034

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 407 N. Bridge St. Jonesboro, AR 72401; Parcel # 01-144181-31700

Sponsors: Code Enforcement

Attachments: [407 N Bridge Inspection Report](#)
[407 N Bridge Map](#)
[407 N Bridge Boarding and Securing Affidavit](#)
[407 N Bridge Boarding and Securing Returned Cert Letter](#)
[407 N Bridge Precondemnation Notice Affidavit](#)
[WIN_20231220_09_38_49_Pro](#)
[WIN_20231220_09_39_11_Pro](#)
[WIN_20231220_09_39_59_Pro](#)
[WIN_20231220_09_41_40_Pro](#)
[WIN_20231220_09_42_02_Pro](#)

Legislative History

5/21/24 Public Safety Council Recommended to Council
 Committee

RES-24:035 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS
 TO CONDEMN PROPERTY LOCATED AT: 815 Witt St. Jonesboro, AR 72401; Parcel #
 01-144192-36600

Sponsors: Code Enforcement

Attachments: [815 Witt Inspection Report](#)
[815 Witt Map](#)
[815 Witt Boarding and Securing Returned Signature Card](#)
[815 Witt Precondemnation Notice Affidavit](#)
[815 Witt Precondemnation Notice Returned Signature Card](#)
[WIN_20230830_15_41_57_Pro](#)
[WIN_20230830_15_45_51_Pro](#)
[WIN_20230830_15_47_49_Pro](#)
[WIN_20230830_15_48_14_Pro](#)
[WIN_20230830_15_51_25_Pro](#)
[WIN_20230830_15_51_30_Pro](#)
[WIN_20230830_15_52_19_Pro](#)
[WIN_20230830_15_52_31_Pro](#)
[WIN_20230830_15_53_56_Pro](#)

Legislative History

5/21/24 Public Safety Council Recommended to Council
 Committee

RES-24:070 A RESOLUTION FOR THE CITY OF JONESBORO TO APPROVE THE 2024-2025
 CDBG ANNUAL ACTION PLAN THAT INCLUDES THE 2024-2025 COMMUNITY
 DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS, ACTIVITIES, AND BUDGET

Sponsors: Community Development and Grants

Legislative History

6/25/24 Finance & Administration Recommended to Council
 Council Committee

RES-24:072 A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR THE FUTURE JONESBORO SPORTS COMPLEX FACILITY

Sponsors: Parks & Recreation

Legislative History

6/25/24 Finance & Administration Recommended to Council
Council Committee

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-24:018 AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Sponsors: Engineering

Legislative History

6/18/24 Public Safety Council Recommended to Council
Committee

ORD-24:020 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 5415 SOUTHWEST DRIVE AS REQUESTED BY JEREMY MOORE

Attachments: [Appeal Letter](#)
[Zoning Application](#)
[Zoning Plat](#)
[Zoning Mail Receipts](#)
[MAPC Meeting Minutes](#)
[Publication Receipt](#)

ORD-24:021 AN ORDINANCE TO ESTABLISH AN ENTERTAINMENT DISTRICT IN HISTORIC DOWNTOWN JONESBORO, ARKANSAS

Attachments: [Exhibits](#)
[Handout_DJA_Entertainment District](#)

Legislative History

6/18/24 Public Safety Council Recommended to Council
Committee

7. UNFINISHED BUSINESS

8. MAYOR'S REPORTS

COM-24:028 APRIL 2024 FINANCIAL STATEMENTS

Attachments: [April 2024 Financials](#)

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

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

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:058

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON JUNE 18, 2024



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, June 18, 2024

5:30 PM

Municipal Center, 300 S. Church

PUBLIC SERVICES COUNCIL COMMITTEE MEETING

PUBLIC SAFETY COUNCIL COMMITTEE MEETING

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

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

4. SPECIAL PRESENTATIONS

Mayor Harold Copenhaver stated, I want to make a few presentations myself council. Well, good evening council. It is always a pleasure to stand before you and especially when I get to make recommendations and highlight the services of you the councilmembers. I would like Chris Gibson to come forward please. And, while he is doing that, I want to give you the reason why he's coming forward. He has been awarded the Marvin Vincent Commitment to Excellence Award. In honor of former Mayor Marvin Vincent of Clarksdale who served as league president from 1992 to 1993 and hereby bestowed upon you Chris Gibson, Councilmember of the City of Jonesboro. This is in dedication to your service for the past twelve years at AML. And, we just wanted to say thank you from the community and AML as well. This is from your dedication and we appreciate your service from the community. Councilmember Chris Gibson said, thank you Mayor.

Mayor Harold Copenhaver stated, the next special presentation, he doesn't like to come up much, but I'm going to ask him to anyway and that would be Councilmember Chris Moore. And, as he approaches as well, council, I would just like to say that this is a dedicated individual. Many of you have worked with him. Hopefully, many of you have seen his work and his commitment to our community. And, I can't say enough about this. He's been a good friend and also an individual that has provided guidance to this council on many occasions and to my office as well as we began our career four years ago in this role. So, this is a 25-year pin. How about that?! 25 years, so it is an honor that I am able to bestow it to you on behalf of the citizens of our community. Councilmember Moore, I appreciate your dedication and service to the City of Jonesboro. Councilmember Chris Moore said, thank you very much Mayor. Mayor

Copenhaver said, thank you.

Mayor Copenhaver stated, I am going to move on then to continuing of the special presentations. Before we do so, I'm going to have our legal counsel go ahead and speak on how this is handled. So, that way, we are all on the same note when it comes to the process of the next two Communication Files. City Attorney Carol Duncan said, it just so happens council that we have two appeals from MAPC tonight on your agenda. And, I know it has been a long time since we have had an appeal from MAPC to the council, so I just wanted to remind you and also remind the audience that these are just like a legal appeal. So, your decision is based on not what would you have done if you were on MAPC, but do you think, much like when it is appealed from this body to court, you know, the standard is were they clearly erroneous? Did they not follow our statutes and our ordinances to such an extent that the decision is not justified by our rules and regulations. So, we don't have public comment on an appeal. It's taken strictly on the record. So, it would be, and I know you all have had an opportunity to review the notes from staff about the rezoning, the minutes from that meeting, which should include commentary that was made at that meeting, and the appeal letter from the appellants on each of these issues. So, that's just a reminder and I am sorry if anyone in the public came with the intent of speaking, but if the appeal should be granted, and it goes on to the City Council agenda, then it would go through it's three regular hearings, at which point, of course, you would be heard. So, that's the basic rules unless anyone has questions.

Councilmember Joe Hafner asked, can you clarify that a yes vote. Ms. Duncan said, yes, the vote. So, since it is an appeal, at the end of each of these appeal hearings, we will need to cast a vote whether we are affirming the lower decision. So, I think, for the point of clarification, a yes vote is you are granting permission for it to be placed on the agenda and a no vote would be the same as denying the appeal. Does that make sense? That way it is less confusing. I know when you make a motion, I will say it one more time, a yes vote means you are granting the appeal which means you are allowing the rezoning to go forward to the City Council agenda. A no vote would mean that you are denying the appeal and that's the end. Okay. So, the first one is C.W. Post Road. Mayor Copenhaver asked, what is the willingness of the council? Ms. Duncan said, I think you have the appellant here to make a presentation and then I will answer any questions if you all have any of me and I am sure he will do the same. Mayor Copenhaver asked, if you would please come forward and state your name and address.

[COM-24:024](#)

APPEAL HEARING ON THE DENIAL OF MAPC OF A REZONING REQUEST FOR 5500 C.W. POST ROAD, JONESBORO, AR

Attachments: [Appeal Letter](#)
[Proposal](#)
[Staff Summary](#)
[Plat](#)

Scott Troutt, attorney for the appellant, said, ladies and gentlemen, with regard to the reasons for the appeal, it is fairly simple, fairly straightforward, in the MAPC bylaws, it is required of the MAPC to do two things. To have their deliberations in their regular meetings and to provide the reasons for their decisions. That didn't happen in the matter of my clients. It's just that simple. Apparently, in the time between whenever I did the first of the hearings for my clients of the adjoining property that's in front of the property that we were asking to be rezoned this time, so between then and the second time I went before the MAPC, it appears that they have taken up a practice of

basically holding a pre-meeting. I'm certain that that's the benefit, that's innocent, that is for the benefit of the people that are actually requesting a change. But, in practice, what it lead to was basically a presentation that I made that got absolutely no questions and that was ultimately voted down. The question simply stated to me is that is rather or not the process was followed, plain and simple. And, council, you can see the documents that are before you, it was not. There is no explanation, at least not that I am aware of unless there is some document that I did not receive as to why it was denied. It's that in particular that is a major problem here because going into this, in the event that I am unsuccessful here and in the event that I have to go back before the MAPC in six months, I am going to have no idea what to argue, what to fix, what needs to be amended here, what the concerns were, I just don't. All that was given at the time of the MAPC meeting was a single member of the public who spoke on it in objection. And, am I to rely on what that person said? How much did that weigh on the MAPC's decision? We have no idea and I never will I suppose short of calling each and every individual member, but then again, all I would get from that is the understanding from that individual member. The way that I understand the bylaws, the decision, the adverse decision would come with what amounts to, it doesn't say that it is a formal opinion or anything like that, but it's supposed to be a detailed denial. And, I am supposed to have more of an understanding of this, might be what the individuals want of the MAPC, but this is the MAPC's position in general and that is what I need to be able to work with, to be able to amend my request to the extent necessary. That's what I need to rely on. We don't have it. And, we are asking that this appeal be granted so that we can go forward before the city and hopefully some of those issues can be resolved. Thank you.

City Attorney Carol Duncan said, so, the only thing that I will say is that I know that Mr. Troutt cited a couple of cases in his brief that state that because they didn't follow their rules exactly that the decision is invalid. And, the case that he cited was Taggart, I believe, yes, Taggart and Taggart Seed Company vs. Augusta which was a case that was decided by the Supreme Court of Arkansas in 1983. I think the facts are important in that case because in that case what happened was a city council that did have a MAPC just circumvented the MAPC completely and ruled on a rezoning without it going through any of the planning process. There was no action of the Planning Commission at all. And, so, what the court said was there was a total failure to comply with the zoning code and that is why they determined that the decision was invalid. There is another case that was cited that is Mings vs. Ft. Smith which is a 1986 case in which they talk about Taggart, but the ruling in that case says while we recognize that a city may not ignore the procedures that it has set up for the participation of citizens in municipal government, we have held that a city's actions are not invalid when it has substantially complied with the proscribed procedures. So, the question is do you believe they have substantially complied with our zoning code and the rules? I understand that MAPC sets bylaws and those are rules of construction to follow, but one failure in the bylaws is not a complete disregard of the rules of the City of Jonesboro would be my argument. And, they distinguish Taggart in that same way and said in Taggart, there was flagrant abuse and no hint of substantial compliance. So, again, your standard is similar to the court standard of arbitrary and capricious which is similar to clearly erroneous. I think those two standards are used and they are similar. When it goes to Circuit Court, it is arbitrary and capricious which means there was really no basis in the zoning code. So, that is where we are. I am not necessarily arguing. I just think since a case was cited, I needed to clarify the rule on that.

Mayor Copenhaver said, thank you. So, council, we will go ahead and take electronic vote. Councilmember Chris Moore said, we need a motion first. Ms. Duncan said, well, really it is just if you vote for you are granting the appeal and if you vote against you are

denying the appeal. I don't know that you actually have to have a motion. Councilmember Moore asked, would a motion make it clearer for the record? Ms. Duncan said, I don't know, April? Councilmember Moore asked, or do you want us to vote it straight up or down? City Clerk April Leggett said, it has been explained, but sometimes those get lost in explanation as well. Ms. Duncan said, the motion needs to be worded that a vote for it is the same way I said it. Mayor Copenhaver asked, Chris, if you would go ahead and make a motion then stating. Councilmember Chris Moore said, I'll make a motion to approve and we have a second on that and a vote up would be to send it to full council and a vote no would be to turn it down. Councilmember Chris Gibson said, I will second as stated. Mayor Copenhaver said, we do have an active motion on the floor council. A vote yes would send it to council and a vote no would not. If you would please cast your ballot?

The vote cast was 1 yes – Johnson and 11 no – Porter, Emison, C. Coleman, Moore, Williams, Gibson, McClain, A. Coleman, Hafner, Bryant, Street. The motion FAILS to pass.

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

Aye: 1 - Mitch Johnson

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

[COM-24:025](#)

APPEAL HEARING ON THE DENIAL BY MAPC OF A REZONING REQUEST FOR 5415 SOUTHWEST DRIVE, JONESBORO, AR

Attachments: [Appeal Letter](#)
[MAPC Meeting Minutes](#)
[Staff Summary 1](#)
[ZoningApplication5415SWDrive](#)

Councilmember Chris Moore asked the record to reflect that he is recusing himself from discussion and voting on the Appeal Denial COM-24:025 because the appellant is his brother. Jeremy Moore said, congratulations brother on your 25-year pin.

Jeremy Moore, 2013 Jamestown Drive, said, so I am here due to the fact that of course I am appealing the or I did not receive a favorable approval by the MAPC back on Tuesday, April 9, 2024. I believe that the MAPC did not take into account all of the available information that I provided while also blurring the lines between a variance and a rezoning hearing. So, the property that I own sits on the corner of Darr Hill and Southwest Drive. Y'all can see in the packet that was provided whenever I turned that in. There are four corners at that intersection and the other three corners that are currently there are all rezoned commercial, anywhere from C-3 to C-4. The lot that I am looking at rezoning is currently residential and I was trying to get that rezoned as well to a commercial use. In the past, that property has been used, even though it was far in the past, it was previously used as a commercial site as a former neighborhood grocery store. That property also sits with the city planning staff whenever they review the proposed zone change, they reported that the current future use recommend that was a high intensity growth sector to go along that and it also fell along in the same lines for the future land use plan. The guidelines in your packet, you will see I received six check marks from the planning commission. To go along with that, so the guidelines outline in the approval criteria Chapter 117 show compliance in all six

categories set forth for consideration for the rezoning. So, right now, I am batting 100 going across. All of my other corners are commercial, the city future land use plan call for it to be commercial. I've got six out of six checkmarks going along with that. I think part of what the problem was as well was I was told that I was going to seek a variance at the same time, just simply to move my setback 5 feet. So, I applied for that variance at the same time that I applied for my rezoning. And, I believe there was a little bit of a miscommunication there, some blurring of the lines. If you will go back and look at the video, at video mark 31:20 of the MAPC meeting on that Tuesday, Paul Ford, one of the members of the MAPC, asked one question and one question only. "Is it correct that you requested a variance?" And, that was the only thing and I believe that that blurred some lines there as well. Since then, I have dropped the variance. I really don't need that rear setback to be dropped back to 5 feet. I can live without that rear setback, but I believe that probably in turn turned around and blurred the lines with him and some of the other commissioners that were on that board as well. I realized that there were a couple of people that spoke up neighbor wise that are currently living in houses there. If you look up and down Southwest Drive, everything commercial butts up to residential as well. I own another house on Southwest Drive that butts up to Sonic and it doesn't get any more commercial with that, but I realize that the future plan for the city that's already been laid out by the city calls for that to be commercial. So, that's part of it. I just really feel like even though those couple of people came up and showed opposition to that, I have a list of 40 people as well that I have spoken to on Southwest Drive, Darr Hill, and Jamestown that have no issue with it what so ever. So, it's just the fact that I didn't have those 40 people show up so even though you have two or three show up, there are still hundreds out there that have no issue with it whatsoever. So again, I feel like all my boxes were checked, everything aligns for it with the city. MAPC is here to represent the city and what y'all have laid out for the future plan, I don't feel like they went by that plan. Any questions? We're good?

City Attorney Carol Duncan said, he didn't state any case law that I felt like I needed to clarify. So, I don't have a dog in this hunt. Mr. Moore said, no, no case law. Mayor Harold Copenhaver asked, what is the willingness of the council? Councilmember Joe Hafner said, I make a motion that we approve the appeal and place it on the agenda for the next meeting. Councilmember Mitch Johnson said, I will second that.

The vote cast was 8 yes – Porter, Emison, C. Coleman, Williams, A. Coleman, Hafner, Bryant, Johnson; 3 no – Gibson, McClain, Street; and 1 abstain/recuse – Moore. The motion does carry. Mayor Copenhaver stated, that appeal denial request is approved. City Attorney Carol Duncan stated, that means this will be on your next council agenda for the first reading. Automatically April? or do you need anything from the appellant? City Clerk April Leggett stated, they provided an ordinance. Ms. Duncan said, okay, so automatically it will be on the next council agenda. Mayor Copenhaver said, thank you very much.

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

Aye: 8 - Brian Emison; Joe Hafner; Mitch Johnson; Anthony Coleman; Janice Porter; Charles Coleman; LJ Bryant and Ann Williams

Nay: 3 - Chris Gibson; David McClain and John Street

Abstain: 1 - Chris Moore

[COM-24:026](#)

UPDATE ON THE CITIZEN MOSQUITO SCIENCE PROGRAM BY THE ARKANSAS STATE UNIVERSITY ENTOMOLOGIST TEAM

Attachments: [Jonesboro City Mosquito Meeting 6 18 2024](#)
 [ASU Mosquito Handouts](#)

Mayor Copenhaver stated that this is Dr. Tanja McKay from Arkansas State University. I have asked her to come forward and kind of give you an update of where we are in the community. I am real excited about this partnership that we have grown into here in the last year and a half with Arkansas State University. And, what they are going to be doing is they are going to be using the Mayor's Youth Advancement Council as well, but it is also going to be holding Vector more accountable, I feel, in the process of what they are doing in exactly what we have been asking for. So, Dr. McKay, I'm going to turn the floor over to you.

Dr. Tanja McKay, said thank you very much. I'm from Arkansas State University in the Department of Biological Sciences and tonight I want to introduce my team here. These are grad students as well. Undergraduate and graduate students all coming to support the project. So, we thought we would give you an update on what we are doing as our partnership. So, we are the Jonesboro Citizen Science Mosquito Survey and we are educating. The idea is educating the community about mosquitoes. We just had a mosquito here. You know, we could talk a little bit about biology, but one of the main, really important parts of any type of mitigation program for any insect including mosquitoes is to do some monitoring, to actually doing trapping, to figure out what the populations are in any location. So, that is what we are doing and have been in collaboration. So, I will give you a little bit of background of what the project is about and just to get the word out in how we are, where we are to this point, and where we intend to go.

So, this is the team. Here, we have myself, Dr. Tanja McKay. This is also with Dr. Karen Yanowitz. She is a psychologist in the Department of Psychology and she is helping coordinate some really cool surveys that we are going to be putting out when we actually go out and do some monitoring. We also have my technician Laura Starkus, Becca Lett, Norman Hunter, James Stone (a high school teacher), Berenice Reyes (who is from Queretaro, Mexico, part of our campus), Ashley Lestina, and Marin Hirata. We are a group of faculty as well as students in order to put this forth to the city and how we can figure out some solutions here. So, the goal of this project is basically to do some monitoring. So, when I say monitoring is looking to see how many mosquitoes we have in particular areas in Jonesboro. And, what we are going to do is we are going to rely on the citizens of Jonesboro to kind of help us with that. And, so, the idea with this is we are going to work with the members of our community to educate them about what we can do with mosquito mitigation in our own backyards. We are here, not to solve a problem of figuring out how to get rid of mosquitoes. We will leave that up to Vector. But, the idea of helping to get data to help Vector make decisions, that is what we are here to do. When we talk about any type of getting rid of an insect, like a mosquito, we talk about integrated pest management. What that is it relies upon a multifaceted approach where the first thing we look at is monitoring, to figure out what our numbers are. If numbers are at a particular point, we have to do some prevention. What that is to go in our backyards to see perhaps we have a container of water that we have left behind, the tires in our backyard that could be issues where mosquitoes could be developing. And, so, that is what our objectives, how this project works is we are going to ask the citizens to actually contact us and we will go out to your backyards and place a mosquito trap. This is actually used by the CDC, Center of Disease Control, and to actually monitor. A trap looks like this. It is basically a little air, a little fan where mosquitoes come in the back and then will be sucked in. The team will come place it, come visit you in the evening. You can sign up. There is a QR code. We also have some other mechanisms for signing up. We will

come out. We will contact. We will actually set the trap in your backyard. The next morning, we will come and collect and the team will actually count. The idea figuring out what the count is. The other night we had 960 at a location overnight. We won't say where that will be. But, with those decisions, so, we are just starting this. So, we have been, this is our second week of actually monitoring and putting out the traps. We will be working with Vector, giving that count number to them, knowing exactly where they are located, where the location is in Jonesboro, and then they will make the decision if it is a decision, if they need to mitigate where that particular population. So, it is kind of a back and forth plan. We are working with the citizens here in Jonesboro. So, we have had a great start. We have eight different trapping sessions that we have conducted so far. Over 1,700 mosquitoes and over 900 capture in one trap in one night. That is over 900 in one place. So, we do have issues here in Jonesboro. But, the idea that we all as citizens can actually contribute to actually mitigating some of our issues in our own backyards. So, here is how you can set up. We have a QR code, but you can also contact myself at the university. There are multiple ways that you can get on the list. So, then we can come to your backyard. We are going to be doing surveys. So, the idea is that this is hopefully a start to a larger project. We are collecting data so we can actually write a National Science Foundation grant where we are going to hopefully have more citizens science projects that kind of envelop upon this. We thank the city. Thank you so much for funding, but the idea of hopefully making Jonesboro a little bit better place and hopefully figuring out ways to kind of mitigate. Monitoring is the key here. I am here to help and answer any questions.

Mayor Copenhaver said, Dr. McKay, before you go any further, I would just like you to go ahead and state the cost that is involved because these traps are just not inexpensive. So, they are limited in number and then you are also checking these traps every day, correct? Dr. McKay said, correct. One of the issues that we had the traps, I have actually used, there has been some kind of supply chain issues in the entomological world if you really believe it. One of the main entomological supply companies in the United States actually stopped. The company went down about three years ago. That is where we would actually collect, we actually got our traps ten years ago. When we went to look for more traps, the traps now, and in one company, is averaging about \$900 per trap which is ridiculous. But, we can actually get those from another company. The number of hours it takes to actually go and sample, the idea of counting, we want to give Vector also the species. We will be giving that data set as well. Here in Jonesboro, there are about 18 different species of mosquitoes. So, it is very complex and in every mosquito, the biology is very, very different. It is a much more difficult situation. Each mosquito is different in its biology.

Councilmember Dr. Charles Coleman asked, Dr., you said you were going to give that information to Vector? Dr. McKay said, yes. Councilmember Dr. Charles Coleman asked, but you will be giving it to the council too also, right? Dr. McKay said, definitely, you can have access to that as well, yes. Councilmember Dr. Charles Coleman said, if we are putting money to help do what we started here. Dr. McKay said, most definitely, yes. Councilmember Dr. Charles Coleman said, I don't want Vector to have an edge upon us. Dr. McKay said, I understand, that data is for you. Mayor Copenhaver said, as you mentioned, you are going to incorporate possibly schools and our youth as well. Dr. McKay said, very much. So, one of the things here, we have five individuals. It is the human power to actually do this. The idea of working with youth, we would love to get them, to educate them too, to have them come to the lab, to have them help us. The more people that can help us, the better so that we can have more locations, more traps put out. We are limited to ten traps per night. We are also limited with ten, that is significant. So, right now, we are at, what are we at Becca? Becca Lett said, the most we have done so far in one night is four. Also, we are still in the sign up process.

Our team could probably set out for Tuesday night. We are bringing back anywhere from 50 to 900 mosquitoes in a night. That is one person counting and going back through them to identify. So, that takes time. Dr. McKay said, that is a lot of work. We would love volunteers, any folks that would love to learn about mosquito biology, we will train you. City Attorney Carol Duncan said, you should reach out to our East Lab teachers at the different schools? I think some of them would find this an interesting project. Dr. McKay said, most definitely. And, the idea to promote science, we need more scientists. We need the next generation to do what we do. If you think about disease management and mosquito management, integrated pest management, we need the next generation. So, the idea of getting folks excited about what we are doing. We are not going to solve the mosquito problem in Jonesboro, but we can attempt to show exactly what it takes to start that, what a mosquito mitigation program is all about. Monitoring is the first step. Mayor Copenhaver said, thank you Dr. McKay.

Councilmember David McClain said, when you said, you will determine, you said there are 18 different species of mosquitoes. Dr. McKay said, in a study done in 2012, we trapped in six locations and we collected over 92,000 mosquitoes over a year over a six month period, of which there were about 18 different species of mosquitoes. Councilmember McClain said, so would you, and this is just me trying to understand, educate myself just a little bit, do you treat the different species, do you treat them differently or do you treat them all the same? Dr. McKay said, pretty much treating them the same. Now, there are different sectors. There is a nighttime mosquito and daytime mosquito. I can say you can likely treat those a little bit differently. Now, treating, you use insecticides most of the time, but there is some other mitigation. So, the small daytime feeders are actually in tires. They are actually container breeders. They are in standing water and even in the small, little bottlecap and those are specific so those are very different from the floodwater mosquitoes that you would have breeding in our ditches and in our rice fields. So, that would be a totally different story. But, yes, it's pretty much the same. There are a variety of different techniques. The first thing to do is to get rid of your standing water too. Councilmember McClain asked, when it comes to mitigation, what are your thoughts, I am just curious as to your thoughts on introducing, there is some breed of mosquito that I understand that has been introduced in different parts of Florida and I want to say in Texas, there is a certain breed that you introduce into the population and what are your thoughts on that? Dr. McKay said, okay, are you referring to genetically modified? Councilmember McClain said, this is a genetically modified mosquito. Dr. McKay said, yes, I am in favor, that is actually, one of the companies is called Oxitech. And, what they are doing, you have to remember what they are doing, they are releasing males and males are non-biters. It is the female that is causing the disease issue. So, you have a genetically modified male, when they breed with that female, that is going to cause a stop in the cycle. And, also, that gene gets incorporated and there is less hatching. It stops the actual cycle of continuing that mosquito population. Unfortunately, that is one specific species that is not encountered here. It is used for issues of Zika. It is 80's aedes egypti which we had in the past, but we have actually had some other mosquitoes push it out. So, there's really a lot. If you would like to talk more, you can come visit me. We don't want to use aedes egypti.

Councilmember Dr. Anthony Coleman said, I know we are coming up to the discussing or trying to renegotiate or whatever his contract. I just wondered if you had communication with other companies besides Vector. Dr. McKay said, I do not. I am not in that business. So, I actually also work in stored rice and making sure that insects don't get into your stored rice. So, I have a variety of projects and this is just one of them. Councilmember Dr. Anthony Coleman said, thank you. Dr. McKay said, you are welcome. Councilmember Joe Hafner said, I have one quick question. This is

a curiosity question. Which part of town were the 900 mosquitoes in? Becca Lett said, its past Craighead Forest. I think it was Lawson. Dr. McKay said, it was on Lawson. But, we will get that data to council. Councilmember Dr. Charles Coleman said, well it's not just the data. You mentioned a few minutes ago, I think the Mayor mentioned about his team, are they the ones that are going to be going, the educational part. Dr. McKay said, yes. Councilmember Dr. Charles Coleman asked, how are you going to handle it? I mean, from house to house? Dr. McKay said, so what we are doing when we go to the house, we actually have a survey and we are asking them, are you familiar with mosquitoes? Are you familiar with your backyard, like what are some of the strategies for mitigating mosquitoes in your own backyard? And, so, it is a series of questions. It is a questionnaire. Councilmember Dr. Charles Coleman said, I guess the other part of that question, not trying to tell you what to do, but can that also be extended because a lot of people, even though you are doing this science part, there's also a part of individual's that might not quite understand what you are doing, but is there pamphlets that can be handed out during that process of the whole community to get them educated on it. Dr. McKay said, yes, and Becca. Becca Lett said, I actually have some in my car if you would like for me to run out and get them from my car. Dr. McKay said, yes, we have pamphlets. We also have it translated in Spanish. So, Berenice Reyes on the team has translated everything into Spanish including some of our presentations and some of our pamphlets and things like that. So, we are trying to get at all areas, all community members. Norman Hunter said, also social media pages that have been created that we put information out on a regular basis with technology shared. Dr. McKay said, and Facebook, things like that. Instagram and we have little tidbits about doing things in your backyard to mitigate mosquitoes. Councilmember Dr. Charles Coleman asked, could that also be put on the city's webpage? Dr. McKay said, very much and we will share that with you. Councilmember Joe Hafner said, you may have mentioned this and I just missed it. I apologize if I did. Is there a chemist on the team? Dr. McKay said, there is not and what is your question? Councilmember Hafner asked, I often wonder about we are told that we are using this, this, and this and just kind of verify that they are using this, this, and this. Dr. McKay said, I understand, that is not something I am, that's not my specialty. Councilmember Hafner said, okay.

Mayor Copenhaver said, Dr. McKay and your team, thank you very much and we look forward to seeing how it moves forward. Dr. McKay said, thank you so much. Mayor Copenhaver said, thank you so much. I appreciate you being here tonight. Dr. McKay said, thank you. Let me know if you have any questions.

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2023 Year End Report by NAIDC

Attachments: [NAIDC Report Annual Report 2023 - FINAL](#)
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Mayor Copenhaver stated, Mark, this is going to be hard for you to follow that, but we appreciate Mark. I know he has got other members of NAIDC here. Mark is going to come in and give us kind of an update. I think we have done a year-end up date already. He is going to give us a little bit of a presentation of where we have moved into this year. So, Mark, the floor is yours.

Mark Young, President and CEO of the Chamber of Commerce, said, what is the saying, don't follow children or animals. I will count the mosquito as an animal. Is it an animal? Maybe, I don't know. She did a great job and it is exciting to see what they are doing in partnership with the city. I really appreciate Arkansas State and all that they

do. It is great to see you and thank you for the introduction Mayor. I really appreciate the opportunity to be here among the councilmembers. We have had an opportunity to see each other a lot recently at a lot of great events and activities to celebrate whether it improvement of infrastructure, etc. So, good to be with you today. As the Mayor mentioned, I want to do a couple of things today. One is to kind of give you an update of what has gone on in the last six months. So, we will start in January and bring you up-to-date to today. Really focus more on that and what a couple of initiatives that we are working on moving forward. You have all of the information in regards to last year here and even the first quarter. So, again, good to be with you.

I'll start off by saying what we have experienced the first part of this year, the first six months in terms of inquiries, prospects, visits, etc. Things are better. So, when we look at 2023, both in a quantity standpoint and a quality standpoint, the number of inquiries that we are receiving and the quality of those inquiries have gotten much better. So, we are encouraged by that. The first six months, we have had 14 inquiries, 4 prospect visits, 12 business retention and expansion projects, and we talked before about those are specific to our existing business and industry and 13 market research requests. And, those market research requests are typically commercial and retail related as well. So, activity has been positive and good and it has actually continued to pick up and we are encouraged and enthused by that.

A couple of things that have occurred over the last six months, Hytrol Distribution Center opened in February. This is located in the E-Commerce Park, developed by Haag-Brown. We are excited that this is on line. If you pass by in the evening in particular, it is beautiful all of the time, but if you come in in the evening, it's a great entrance to our community. 150,000 square feet of new space for Hytrol really has, according to them, has helped them in terms of their efficiency and distribution. And, they are excited about what this continues to do for them and what this will mean for the future. So, we are excited to see that, that great opportunity. In addition to that, not far from there also, Amazon recently announced a new facility in Jonesboro. A last mile facility and we are excited that they selected our community and wanted to be here renovating 58,000 sq. ft. on Moore Road. Renovations are underway. And, again, good news for our community. Jobs are being created and investment being made here locally which is what we want to see occur.

A couple of key, important infrastructure items that you all had an important part in. Number one is the \$5 million grant from the Economic Administration. It is extremely important to the community as we continue to grow as a community, having air service is important. It is critical. And, making sure that we have a facility that can not only meet our needs today, but meet our needs in the future is important as well. So, we were excited to work with the Airport Commission and others to work on this project and really appreciate the fact that EDA saw fit to invest \$5 million in Jonesboro. I think it is extremely important. I also wanted to mention the \$500,000 infrastructure grant for CTP South. That is the Craighead Technology Park. Recently, when I was before you last, we talked about the 612 acres that we acquired south of the existing Craighead Technology Park. Infrastructure improvements are needed and we were pleased to receive this grant to help us with that. And, I will talk a little bit more about another program that we are pursuing right now that that I want you to be aware of as well. But, good news for the community and good news for our continued growth.

We spent a lot of time talking about building a pipeline of workers in making sure that Jonesboro, again, has the workforce that we need today, but also the workforce of the future. I am pleased to report that this year's draft day was a huge success. If you remember, three years ago, the first draft day which is a partnership with the state

Chamber of Commerce and Be Pro, Be Proud, occurred in Jonesboro, Arkansas. Two years ago, I believe it was at four different locations. This year, it was at seven locations and continues to be here as the first location it ever occurred. We had 150 high school students who are getting ready to enter the workforce that had an opportunity for interviews with our companies in our community and in the region. It is very important to make those connections. As part of that day as well, there is a career fair. It is important that our students know and understand the types of careers that are available to them in all aspects. So, hundreds of students participated in that activity. Those were sophomores, juniors, and seniors, primarily and those that interviewed were only seniors. So pleased with those results. Building on that in the future and encouraging more students to participate, more schools to participate throughout the region.

TekStars is a manufacturing camp. We talked about the importance of career exploration and awareness. TekStars is one of the ways that we do this. For eleven years, this is our eleventh year, we have hosted roughly 15 students per year who are junior high to expose them to the manufacturing careers and technology careers that are available here in Jonesboro. They spend several days with us, tour lots of plants. You can see some of the activities that they are involved in. And, probably most importantly, they actually build something. They build a lamp and they are able to see from design to construction of that or implementation of that and then distribution of that product, what manufacturing really looks like. But, in addition to that, all of the careers within manufacturing are considered as well. So, if you want to be a nurse, you can work in manufacturing. If you want to be an accountant, you can work in manufacturing. If you want to be an engineer, you can work in manufacturing. And, making sure that our students understand and are exposed to that is important. So, we had a great year this year. It literally wrapped up last week and we are pleased with the results of that. I will quickly tell you an anecdotal story that actually occurred here a year ago. I was before the MAPC talking about a rezoning request for a piece of property. There was a young man who was there who looked familiar to me, but I really couldn't place him. In the short version of the story, he is a young man who went through our camp nine years before and he had just graduated with his engineering degree and was here. So, planting that seed early on as a seventh grader is important. You can't start early enough and that's what TekStars recognizes and what we continue to do.

A couple of other important activities over this last six months, I can't say enough about NYIT. For those who are familiar with what they are doing, over the last couple of months, they held both their match day and graduation. And to see the students and where they have matched is incredible. They are making a difference in the healthcare of our region and the healthcare of Jonesboro and throughout the Delta. When you look at their statistics, you can see that that continues to happen. That will continue to be the case. It's important, it's needed, and we are excited for what they are doing and the economic impact that it has on Jonesboro. In the middle, you will see a picture of Stephanie Issacson. Stephanie is with the Office of Skills Development. We hosted a lunch and learn with many of our employers and what we were there to talk about was work based learning and the importance of that. When you engage a college student in particular or any student, but a college student in particular with an internship, with an apprenticeship, they are more likely to stay in your community. If they have those employment opportunities and those good experiences early, that's best. And, so, giving them an opportunity to do that is something that we are focused on and something that program will allow them to do. So, Stephanie, who was here to talk about that, how Office of Skills Development can assist with that from a funding standpoint and we were really pleased with that outcome.

In the upper right hand corner, you will see mention banking leadership program that was implemented this past year. We had twenty people that graduated from that. When we conducted our strategic plan a few years ago, one of the things of a skills gap that was identified by our financial institutions was helping those from entry level to sort of that mid-management level of financial services. So, we wanted to be able to do something to help with that. With their support, with our local lenders support and input and the Delta Center for Economic Development, Arkansas State University, a program was put together. It is a five month program. They meet once a month. Had great evaluations. This is going to happen again. They are actually starting registration right now and that will start in September and go through February. So, the 20+ people that participated really spoke very highly of it. I can't say enough good things about the Delta Center and their delivery of that. And, we think we are going to help make a difference in that need moving forward. Lastly, Thrown to the Wolves is something that we are pleased to support and promote. It is a business plan competition for high school students for the region. I'm glad to be partnered with that and I'm glad to play our role in that process.

Speaking of partnerships, we partnered with the City of Jonesboro, now, a year and a half ago I guess to look at a study on soft track trails around Jonesboro. The International Mountain Biking Association conducted that. That ribbon was cut on April 23rd after the city did a wonderful job with construction and partnering with all of the appropriate things to do. That is already yielding positive results. I keep talking to people and ask who are mountain bikers, what is it like? I am not a mountain biker. I probably need to be, but I am not. And, those who have ridden it say it is phenomenal and stacks up with any mountain bike trail that there is. So, doing this and doing more types of these efforts is important for our quality of life overall and to continue that moving forward. So, we are pleased with the activity and look forward to lots of good things to come.

We talked about jobs and how to connect people with jobs. A little over a year ago now, we started myjonesborojobs.com that you see represented here. And, I wanted to give you some results related to that effort. So, since January of this year, so in six months until the first of June, we actually had 30,389 unique visitors to that site. It is a site dedicated to local jobs. We have a marketing plan around that so we can reach out to people who are in our region and people outside of our region to encourage them to look for employment opportunities here. To bring the skills that they have here. We think that is critically important as we move forward. And, I will mention another initiative that we are working on now. But, it has had tremendous success and we look forward to more success. We continue to work with companies to make sure that they are aware of the site to get them to participate in the site and to list those jobs which is critical.

On the right hand side, the other thing that I will mention is our internship page. So, I mentioned the importance of work based learning. We partnered with Arkansas State University and through the College of Business and the College of Engineering, started an internship page of this as well. It is free for any employer who has an internship to list it. It is there to connect those students who are looking for that internship opportunity. Again, having success there, but working with every single business that we can come in contact with to encourage them to have an internship. We have a guide on how to develop an internship program to help those companies who might be concerned with how to do that, what kind of program to put together, etc. And, then we continue to have a marketing initiative effort around our students and with our students and through the faculty and staff at Arkansas State University to encourage more

students to have an internship, to do an internship. I did an internship a few years ago. I'm not going to tell you how many. And, it was one of the most worthwhile things that I did throughout my college career. So, it's important. We think this is going to give our students a great opportunity to do great things. We have had 2,200 unique visitors to the internship page as well. So, good success being shown there.

When we talk about recruiting people, I want to give you a head's up. If you are on Instagram or Facebook, please follow [alwaysjonesboro.com](https://www.alwaysjonesboro.com). If you know Bethania Beret Harrison as part of our Jonesboro Unlimited team, she is doing an outstanding job. She is four months into her work and doing a great job of promoting quality of life and the kinds of things that people might want to live here, who are thinking about moving here, answering those questions, engaging with those individuals, and providing support services to them. Currently, you can find her on [alwaysjonesboro.com](https://www.alwaysjonesboro.com) on Instagram and Facebook. And, I will announce that [alwaysjonesboro.com](https://www.alwaysjonesboro.com) website is coming soon. The first week in July after the 4th of July, it will be rolled out. The important part of the website, it will include tools for HR professionals to use. So, as all of HR professionals throughout our community are reaching out and recruiting people to our community as well, we want to make sure that we can provide services and tools to them as well. So, the cost of living calculator is on there. So, if you want to compare how far your dollar goes in Jonesboro versus Chicago or wherever you might want to compare to, I think there are 300 communities to compare to. It gives you that opportunity to do that. There are other tools there as well. So, we encourage you and around April 7th-8th rolls around, login into [alwaysjonesboro.com](https://www.alwaysjonesboro.com) and check it out. I think you will be pleased with some of the activity.

You will see an individual in the right hand corner. One of the things that we are working on is to have community ambassadors and it is people who love our community, love Jonesboro, and want to tell other people about our community. And, so, each of them sort of have a niche role to play as you will. And, as questions come in, if you are an outdoor enthusiast, we want to partner with somebody that is an outdoor enthusiast. If you are somebody that is interested in the shooting range, we want to partner you with somebody that does that. So, this is a way that we can do that. People can reach out and get additional information which we think is important. More of that to come, but we are excited about what we are doing and the progress that has been made.

Many of you have seen this slide that I will mention. The next two slides, one is population growth over the last three years. This goes up through April 1st 2023. You can see the growth that Craighead County and the City of Jonesboro has had. The City of Jonesboro and Craighead County have sort of outpaced the state if you will. What's interesting is the number of people who are moving to the south in general. So, you can see down below, significant number of people moving to the south and see that increase there. And, so, we are doing well. We want to do more. That's part of that whole effort that I just mentioned with [alwaysjonesboro.com](https://www.alwaysjonesboro.com). So, I want to encourage people to come take our opportunities in Jonesboro and take a look at the opportunities that we have and bring those skills with them. In addition to that, one of the things that we have talked about in here that I think is incredibly important is looking at the civilization labor force. And, we always want to see the civilization labor force increase. So, in the future we can meet the needs of our current businesses and continue to grow that. On the left is a chart that demonstrates to you the number of people employed in Craighead County. And, on the right is the total civilization labor force. This is from the federal reserve. The reason I like these two charts is that it does illustrate that every community economic ebbs and flows. So, when you look at this, you can see the chart kind of goes up and down, but in general, the trend

continues to go from left to right. So, we are continuing to grow, continuing to increase, and that is a good thing. What you can't see on here and I apologize for that, actually, I can see it on that screen. The gray shaded areas are recessions and covid. So, as you look at that, you will be able to see how our community responded during those times as well. And, that's when you'll typically see fairly significant dips in employment or in the civilian labor force. Something that we continue to monitor, something that we continue to pay attention to and I think is important for our future, so I wanted you to be aware of that, but also where that, again, the good news is historically, we have continued to see that trend line going in the correct direction that we want to see and we will do everything we can to make sure that continues to be the case.

Lastly, I want to talk about two initiatives that we are working on and have just started. The first on the left, you will see the Arkansas Site Development Program. Some of you may have read about this. The State of Arkansas really wants to continue to promote communities and to promote available developed industrial sites across the state. So, about two weeks ago, they announced this new program that puts \$10 million out there for competition if you will for grants for communities to apply for. What's interesting about that across the U.S., and in particular across the area where we see our touch states, several states are investing significant amounts in that regard. I think that one of the things that we will see as a state is what that pent up demand is for that support and that help for development of property. So, \$10 million is going to be interesting to see how far that goes. We intend to submit a grant application on the Craighead Technology Park South. We will keep you guys posted as we do that. If I am not mistaken, they will not award funds until November. So, it is a process to participating in, but we are encouraged the state is doing this. What I anticipate happening is that the demand is going to far outstrip the amount of resources available and I would hope and expect the state to come back and maybe increase that amount moving forward in terms of what might be available as we go forward as a state. So, it's good news for the state. I am encouraged that they have done this and think that there is going to be a lot of desire for people to participate in it.

Lastly, on the right, you will see a picture of Ted Abernathy. Jonesboro Unlimited engaged Ted Abernathy recently, just within the last month to start working with us and help us with a couple of projects. Most importantly, we want to make sure our community continues to do what we need to do to be able to support the workforce and have the workforce pipeline that all of us want. So, what Ted Abernathy is going to help us with, number one, is to look at our labor and employability. So, he's going to look at the different types of skills that are out there, what are transferable skills and how that can go from one type of profession to another. So, what's out there, etc. Another key component of what he is going to do is really take a look at is career and technical programming at all levels, k-12, 2-year college, and a 4-year university, to ensure that we are aligned correctly with what the needs of our businesses and industries are. We are looking forward to his final report which should be toward the end of October. I'll come back to you and visit with you about what he found and what suggestions or recommendations he has made. But, all of us know that the world changes quickly around us and while we have a plan in place that is a five year plan and things can change in 2 ½ years and we wanted to engage with someone to help us ensure that we are on the right path doing the right things as a community to continue to support our business and industry and grow. So, we think it is an important process and are looking forward to the results of that. And, we will share that with you guys when we get it.

With that, I know it wasn't, I didn't have like cool little graphics there like big

mosquitoes, so I apologize for that, but I would be happy to answer any questions that you might have. Councilmember David McClain said, I have a question. When we look at the big industrial, I know that has been our main focus for a long time. Hino announced recently that they are closing in West Memphis. So, I think it is 1,300 jobs or more. When it comes to those type of things happening, that sometimes gives me concern with our focus being so heavily on it. What are we doing, I know you said the five year plan, but what are we doing to try to diversify ourselves so we don't get a call that, hey, this company decides, depending on what happens in November, a company may say well we are going to shut down operations in the states. What does that look like? What are we doing to go forward? Mr. Young said, so in our plan, we have four targeted industries and part of the reason we targeted those industries is they all pay at or above the current wage rate in Craighead County. We are trying to raise the economy here. And, while one of those is advanced manufacturing another is logistics and distribution. Another one is healthcare. And, another one is professional services. And, we are working in each of those areas to recruit companies, talent, etc. So, IT when you think about, so IT fits into the professional services, but when you think also about accounting, engineering, all of those types of things, we are working in each of those areas. The other thing that I would add is one of the reasons why it is so critically important to have a good existing industry program as well. We communicate with our businesses and industries, every single day. One of the reasons why that is important is, you made a great point, if there are concerns, you want to be able to anticipate what those might be. So, moving forward if there are concerns with any one type of business or industry, etc., this really being challenged and we need to be aware of that. So, we do that in a number of ways. One of those things is that we have regular plant manager, we visit plant managers. We talk to them. We have plant manager roundtables. We have an existing industry association that we can communicate on a regular basis. In addition to that, we communicate with them via a couple of surveys. And, what is interesting about that is we've conducted these surveys over 25 years. And, I will give you an example. So, one of the surveys is called a new and expanded industry survey. And, so, companies report to us the amount of funds that they typically have invested in new machinery and equipment. They will talk to us about the number of employees that they have added and one of the interesting things is that you can look over time and I will ask this as a rhetorical question, if the City of Jonesboro doesn't invest in technology over a period of time, that is a concern. The same with any business or industry. If a business or industry, if we see someone has not invested over a period of time, that is a concern and we will typically have a conversation with those folks to say, is everything okay? What is your gross cycle look like? What does your business cycle look like? Because, again, we are trying to make sure if there are concerns or issues that we can identify if there is assistance that, when I say we, collectively, the community, that the state and others can provide, then we will do that. So, you are spot on, great question. So, thank you. Any other questions? I really appreciate your support. I appreciate your continued efforts. What you do makes a difference for our business community, so thank you. Mayor Copenhagen said, Mark, thank you very much for your presentation. You know our floor is always available. So, any time you need to bring us updates, please feel free to do so. Mr. Young said, will do. Thank you so much. Mayor Copenhagen said, thank you.

Filed

5. CONSENT AGENDA

Approval of the Consent Agenda

Councilmember Chris Moore motioned to adopt the Consent Agenda unless there is an

item to be removed. Councilmember Dr. Charles Coleman seconded the motion. Councilmember David McClain said he would like to remove a couple of items. I would like to remove RES-24:064 and RES-24:065. Councilmember Chris Moore amended his motion. Councilmember Joe Hafner seconded the motion.

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

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

[MIN-24:053](#)

MINUTES FOR THE CITY COUNCIL MEETING ON JUNE 4, 2024

Attachments: [CC Minutes 06042024](#)

This item was passed on the Consent Agenda.

[RES-24:050](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MARCK INDUSTRIES, INC TO PERFORM RECYCLING PROCESSING SERVICES

Attachments: [Bid 2024-01 Recycling Processor Tabulation](#)
[Recycling contract with Marck--one party signed](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-050-2024

[RES-24:052](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 504 BELT STREET, PARCEL 01-144074-16200, OWNED BY AMY HUTSON IN THE AMOUNT OF \$415; LEGAL DESCRIPTION: WAGNER SUB

Attachments: [1. Notice of Violation](#)
[2. Billing Request](#)
[3. 504 Belt St Invoice Notice](#)
[4. 504 Belt Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-051-2024

[RES-24:054](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A DRAINAGE EASEMENT FROM WILLIAM CHILDERS THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

Attachments: [Permanent Drainage Easement](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-052-2024

[RES-24:055](#)

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO

TO UTILIZE FEDERAL-AID MONIES FOR THE FOLLOWING PROJECT: HIGHWAY 49/CHRISTIAN VALLEY DRIVE INTERSECTION IMPROVEMENTS

Attachments: [ArDOT 04302024](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-053-2024

[RES-24:060](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A FACILITY USAGE AGREEMENT WITH JONESBORO JETS, INC.

Attachments: [JETS 2024 Agreement](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-054-2024

[RES-24:061](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A FACILITY USAGE AGREEMENT WITH SHARK WAVE AQUATICS TEAM.

Attachments: [SWAT 2024 Agreement](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-055-2024

[RES-24:062](#)

A RESOLUTION TO CONTRACT WITH EAST ARKANSAS BROADCASTERS FOR RENTAL OF JOE MACK CAMPBELL SPORTS COMPLEX

Attachments: [JULY 4TH 2024 EAB](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-056-2024

[RES-24:063](#)

A RESOLUTION TO CONTRACT WITH SAGA COMMUNICATIONS OF ARKANSAS LLC D/B/A JONESBORO RADIO GROUP FOR RENTAL OF SOUTHSIDE SPORTS COMPLEX

Attachments: [JULY 4TH 2024 JRG](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-057-2024

[RES-24:066](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ACCEPT A FY2023 SAFE STREETS AND ROADS FOR ALL GRANT AWARD FROM THE U.S. DEPARTMENT OF TRANSPORTATION AND APPROPRIATE GENERAL FUND RESERVES

This item was passed on the Consent Agenda.

Enactment No: R-EN-058-2024

[RES-24:068](#)

A RESOLUTION DECLARING AN EXCEPTIONAL SITUATION AND WAIVING THE REQUIREMENTS OF COMPETITIVE BIDDING FOR REPLACEMENT OF THE FIRE STATION #3 ROOF, 2212 BRAZOS, WHICH WAS DAMAGED DURING A HAIL STORM ON MAY 22, 2024

This item was passed on the Consent Agenda.

Enactment No: R-EN-059-2024

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

[RES-24:064](#)

A RESOLUTION TO ADOPT THE PARKS AND RECREATION MASTER PLAN FOR THE JONESBORO PARKS AND RECREATION DEPARTMENT

Attachments: [Sloan email 05162024](#)

Councilmember David McClain said, I have a question. Mayor Copenhaver asked Parks Director Danny Kapales to come forward. I think you wanted to address a question that was brought up earlier and make a correction on the Beatrice Park. Is that correct? Mr. Kapales said, yeah, I believe there is a section in there on the Beatrice Park where it stated that it was a purchase and it should have stated it was acquired, that piece of property because that was donated as opposed to being a purchase. So, that needs to be adjusted or amended within the plan. I'll do a request on that to be adjusted.

Councilmember David McClain said, the main question I had in both of these Master Parks Plan and Health Accelerator Plan, in the past, when we are adopting a plan, I am curious as to why we put it as a resolution instead of reading it three times via an ordinance. City Attorney Carol Duncan said, we looked at the ones that we passed in the past. The ones that we adopted by ordinance we thought had more included in them that gave actual guidance that would need to be, I mean you can give the specifics, I can't remember right now but it's not illegal to adopt them by resolution. Right, it is allowable to adopt them by resolution or an ordinance. But, I feel like it had more like actual guidelines for how things were to be done than the others as opposed to a plan. Chief Administrative Officer Brian Richardson said, yeah, our, Carol and I's conversation was that like the One Jonesboro Plan contained, was adopted by reference that had that very specific, technical data that couldn't be detailed such as cross sections and street types and path widths. It was highly technical as far as street cross sections go that would be implemented through that plan. So, this is more of a guidance type plan and the technical data will come later as you do individual park plans as far as drawings and schematics. Mayor Copenhaver said, and at that point in time, it would be done under ordinance. Ms. Duncan asked, does that make sense? Councilmember McClain said, no. Ms. Duncan said, of course not. Councilmember McClain said, I am just trying again to understand the bike or the One Jonesboro Plan has been referenced. I understand that we had technical things in there. Ms. Duncan said, it had more technical to the point of like this is how wide you are going to build this, this is what it is going to look like, this is how, you know, it had that type of technical stuff in it that we adopted via ordinance because that was going to be the rules people had to follow when they developed those pathways. That was the difference. I mean, really, it can go either way. It can be a resolution or it can be a ordinance.

Councilmember Dr. Anthony Coleman said, can I ask a question? So, that really kind of stems to my question that I was going to ask. My concern was even in the prior committee meeting was this plan does not give specifics. We are not parks experts

and so on and so forth. And, so, my concern was with the plan, is that it does give just generalities and I understand some of those details. But, what is the point in adopting the plan if it's just a general recommendation and it's not telling us, okay you need to consider this and do that. To me, based on the questions that I asked the gentleman, what are specific needs, the areas, you know, what are you suggesting? Okay, you are telling us you want us to consider this area, but what in that area? So, I don't understand the purpose of even adopting a plan if it is not giving us specifics and it is generalities. Can you help me in understanding that? Councilmember Joe Hafner said, you can answer, I mean, I have a comment and a question. Mayor Copenhagen said, I think ultimately through this the community was asking for direction in what would be our overall viewpoint of where our parks are, what our parks are doing, how we are connecting our parks, what are the future things. We are missing out on inclusivity in many of our parks. It gives us directions and I think they did prioritize. I can't quote the page number on specific areas that we need to address in our community pretty quickly with parks. And, then to what degree we need the evolution of those parks. So, it does give us guidance and priorities that we will be bringing back for to council based off of the information that was provided to us because if we don't have that information, then the other question is going to be how are you getting your information. What is the reason for having a park in east Jonesboro, north Jonesboro, as a priority and what needs to be accessed in that area. So, again, this is a guidance for us as a community to say yes, we have done this. We visited other parks and utilizing those concepts and ideas of what other communities are doing, it will provide us a road map that we will provide you then more details on with your help of the priorities of those each parts of our communities that will be addressed.

Councilmember Hafner said, thank you. I will say that the appendixes do offer specific recommendations for each park, each current park. It provides cost estimates for those repairs or improvements. I think it offers programming recommendations, you know, programs that are performing greatly or very successful programs that are not as successful as they may be once were that maybe we need to look at. But, they are not directives. They are recommendations. I think, you know, when you look at the \$4.8 million or \$4.9 million, whatever it is of improvements that need to be made to our current parks, some of them, like in the Beatrice Park case, you know, some of them may be a little bit premature or not how it is going to be handled because of the deed restrictions and things like that. But, I do think it, you know, like in the overview, it doesn't get specific, but in the appendixes, there are some very specific recommendations and directions that are given to us. As far as it being a resolution versus an ordinance, this process has been going on for months, a year, over a year. It got in front of public services two months ago. I can't remember exactly when. So, there has been a lot of time for discussion in committee. I think questions were ran the first time in public services, it was a presentation where we were able to ask questions and then the next time it was it, it was on the actual agenda. That was another time we were able to ask questions. So, to me, this is a little bit like a budget. Budgets aren't exactly. They are temporary. This is, hopefully, a little bit of a longer term than just a yearly budget, but, to me, I don't really understand if it's adopted by resolution or adopted by ordinance, what difference that it holds as far as the legal ramifications of it. Ms. Duncan said, it doesn't. I mean those are both legal, right. They both give guidance to the city. I always think of ordinances typically as things that are changing something in our code, those, if you have something that was adopted by ordinance previously, obviously you would amend it by ordinance. It's usually something that's making a change to our code. You also, if you have anything attached to it that you are adopting by reference, you know if you don't publish the whole entire thing, if you adopt something by reference by placing copies in the Clerk's office, you have to do that by ordinance. You can't do that by resolution. Some of them

are just rules like that that apply that require it to be an ordinance versus a resolution. But, typically, I think of things that we codify that go into our code and whether parts of them are going to go into our code. It could be that the previous one could have been done by resolution, we just didn't for whatever reason. But, legally, I think that it doesn't change. Councilmember Hafner said, that was one of my earlier questions was why are we doing this one by resolution instead of by ordinance. Ms. Duncan said, it doesn't really change the force and effect of it. But, all of these are just plans. It is sort of like the Land Use Plan. It is an ongoing moving document. Sometimes when we adopt a Land Use Plan in one direction, we think that the growth is going to be in this part of the city and then all of a sudden, the growth is in this part of the city and it kind of changes and we end up changing our Land Use Plan. They are all guidance and plans. We try to follow them as best we can or make changes, but I don't know if it, legally, I don't think there's a big difference.

Councilmember Dr. Anthony Coleman said, I would just like to comment and say that my question while I understand the response somewhat, to me, I could receive it as cynical, but I wasn't asking the question as if I didn't understand. It was just I had specific questions regarding the plan itself. And, so, that's what I was really referencing, not holistically the fact that I do understand that we do need a plan and we need direction. Thank you. Mayor Copenhagen said, thank you councilman. Thank you Danny.

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

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

Enactment No: R-EN-060-2024

[RES-24:065](#)

A RESOLUTION TO ADOPT THE JONESBORO HEALTH ACCELERATOR PLAN FOR THE JONESBORO PARKS AND RECREATION DEPARTMENT

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

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

Enactment No: R-EN-061-2024

[RES-24:048](#)

A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR TRAFFIC SIGNALS

Councilmember John Street asked that the record reflect that he is recusing himself from discussion and voting on RES-24:048 due to his membership on the CWL Board of Directors. Councilmember Joe Hafner stated he would like to thank City, Water and Light. Mayor Copenhagen noted absolutely, they are a great partner.

Councilmember David McClain had no recorded vote because he removed himself from the Chamber before voting and discussion on this matter.

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

Aye: 10 - Brian Emison;Chris Moore;Chris Gibson;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;Charles Coleman;LJ Bryant and Ann Williams

Absent: 1 - David McClain

Recused: 1 - John Street

Enactment No: R-EN-062-2024

[RES-24:049](#)

A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR CITY-OWNED PROPERTY

Councilmember John Street asked that the record reflect that he is recusing himself from discussion and voting on RES-24:049 due to his membership on the CWL Board of Directors.

Councilmember David McClain had no recorded vote because he removed himself from the Chamber before voting and discussion on this matter.

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

Aye: 10 - Brian Emison;Chris Moore;Chris Gibson;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;Charles Coleman;LJ Bryant and Ann Williams

Absent: 1 - David McClain

Recused: 1 - John Street

Enactment No: R-EN-063-2024

6. NEW BUSINESS

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

[ORD-24:015](#)

AN ORDINANCE ADOPTED PURSUANT TO ACT 1112 OF 2017, AND APPLICABLE ABC REGULATIONS APPROVING THE RESTAURANT PRIVATE CLUB APPLICATION OF BRICK OVEN OF JONESBORO, INC. D/B/A LA TORCIA BRICK OVEN PIZZA AT 604 E. HIGHLAND DRIVE, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

Attachments: [Brick Oven Application_Redacted](#)
[Publication Receipt](#)

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

Aye: 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;John Street;Charles Coleman;LJ Bryant and Ann Williams

Nay: 1 - Janice Porter

Enactment No: O-EN-019-2024

[ORD-24:016](#)

AN ORDINANCE FOR THE APPROVAL OF AN APPLICATION FOR A PRIVATE CLUB PERMIT FOR THE ARTS ANNEX INC.

Attachments: [Application Redacted](#)
 [Publication Receipt](#)

Councilmember Joe Hafner stated I would like to say something. At the last meeting I think I inadvertently kind of got lost in the weeds when I was asking about the food. I think we are only supposed to look at, as council, we are supposed to look at location and the people on the application. And, also, it was brought to my attention that, you know, we've already dealt with this once this year. Back on February 6th, we approved the transfer of a license from the Parsonage, is that correct?, not the Parsonage. City Attorney Carol Duncan said, I don't remember where it came from. Councilmember Hafner said, we approved the transfer of a license to this location for the same applicant, but I think that there was an issue with the license or something so it came back to us and we approved that 11-0. So, it's not the first time this has been in front of us. I think that if there is any issues outside of our scope that the ABC will deal with that at the appropriate time. So, I didn't mean to get lost in the weeds last time. Ms. Duncan stated, I think the issue with ABC was that a permit can only be inactive for a short amount of time and by the time they got through our process and back to ABC, they were like a month or so outside that scope. So, it had been inactive for too long which required them to go back through the new process to have a new application. I believe that is what happened. Mayor Copenhaver said, thank you council. Councilmember Hafner said, I'm sorry. I said the Parsonage. I know that is not right.

James Elwin Hinds, 508 Ridgecrest, said, I didn't speak on the other one because I needed to reserve most of this one. And, by the way, I want you all to know, it seems like you all say, actually, we don't approve these, we just send them onto ABC, but you know what happens? Have you ever been to an ABC Board meeting on any of these? All they do is pretty much rubberstamp whatever and they say the City Council decided this. You all need to get with ABC and decide who is actually doing the granting of the permit. They say it is you. You say it is them. Nobody wants to accept responsibility. This is a facility that most of the time is used for children and folks, to have this and say well when the kids are present we will keep the liquor cabinet locked, is just not good enough. We do not need this facility that is used most of the time for children, but then after the children leave, we break out the liquor. Please vote against this one. Mayor Copenhaver said, thank you sir.

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

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

Enactment No: O-EN-020-2024

[ORD-24:017](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 6103 DALTON FARMER DRIVE FROM R-1 TO I-1 AS REQUESTED BY JOHN EASLEY ON BEHALF OF FARMER ENTERPRISES

Attachments: [Ordinance and Plat](#)
 [Staff Summary - CC](#)
 [jeasley](#)

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

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

Enactment No: O-EN-021-2024

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

I'll try to keep this simple. I know you all have been here for quite a while today.

So, summer is in full swing and now we have a new pool. Jonesboro residents are utilizing and summer is here. So, the heat is here. We celebrated the grand opening at the pool at Parker Park on Friday and were joined by many of the community. I want to say a special thanks to Danny Kapales and his staff for all of their hard work in preparing the pool to have it open for this summer. As a matter of fact, Danny, I want to go ahead and extend it to Engineering and many other departments as well that participated to make sure that the opening of the park is a reality. So, Craig, I am even giving you a shout out there buddy. So, I appreciate your staff's hard work on that to make that a reality and stay on top of the architects and that project coming to fruition. I know it was a dream project to Dr. Charles Coleman and he was one of the first to wade off. I hope you saw him on the front page. You couldn't miss it. But, again, this is a reality and it's due to communication. It's a zero entry pool. And, again, I am having a hard time getting those legs out of my mind. But, as we move forward, councilmembers that were present were Dr. Charles Coleman, Ann Williams, Dr. Anthony Coleman, Janice Porter, and John Street. And, I want to say thank you for officially opening and helping us open the pool. It was wonderful. We had a great crowd there with city staff, community leaders, and dozens of kids were ready to dive in. It was heartwarming to see the line of children lining up. It is a wonderful facility. I did want to give a shout out to LaToshia Woods who did the honors of cutting the ribbon on the new pool in memory of late Councilman Rennell Woods who advocated so highly for our Jonesboro youth. I want to say thank you to Bailey Construction team and Brackett-Kennerich Architectural Firm for their hard work to take the design of this facility. And, folks, we completed that in under a year. So, that was a great feat, especially in this day and time. Projects like this are not only to improve the quality of life in Jonesboro, but to provide activities for our young people, keeping them safe and productive. The pool opening was a monumental event that many of us drove straight from Little Rock where we came from AML Summer Conference. I want to thank the councilmembers who joined us as well at that conference. It's always encouraging to gather and hear from city leaders, Mayors, and experts as we continue to find solutions for our challenges. And, that is good to know that Jonesboro, though, isn't alone. Many cities are finding themselves facing similar challenges as Jonesboro. And, I must say, many more difficult situations. We are a very fortunate community and people really lean on us for a lot of ideas and support for their communities as well throughout the state. And, I want to say that is a due reflection on all of our city employees because

they work to make this community better. And, I appreciate our city employees.

Speaking about outstanding employees, our city June Employee of the Month was Teresa Shaver. She's a quiet one. She is behind the scenes. Nobody knows who Teresa is. She remains, though, a consistent and constant presence bringing balance and experience. She's ASTATE's biggest fan and we are thankful for First Security Bank for sponsoring the Salute to the City Award and employees like Teresa who embody our motto, Jonesboro always moving.

Jonesboro is home now to some of the finest and always residents. I was able to honor one of our own, Christie McNeill, with a key to the city in celebration and appreciation of her 60-years as owner and dance instructor of Christie McNeill Dance Studio. McNeill closed the curtain with a final performance celebrating her retirement on May 18th at the Jonesboro High School Performing Arts Center. Now, get these figures. McNeill's influence within the community has impacted over 400,000 lives through her dance career of 60 years. We are thankful for her measurable impact on the lives of so many of our local families.

June marks half way through the year and as I mentioned before it is hard to believe that. In our monthly Neighborhood Clean-Up Service continues to grow. Now, in reflection to what we had a presentation earlier on mosquito control, keep this in mind. In the first six months, we have collected 57 tons of trash, almost 58 tons of trash and 512 tires. We have already collected in six months of 2024 more than we did on tires of all of 2023. That was, I think, 473 tires, and we are already over 500 tires. We want to keep fighting those mosquitoes and so the community is doing their jobs. So, we have got to keep that going. So, please mark your calendars for the July cleanup on July 13th. We did move it to a second Saturday of the month due to a holiday weekend. It gives you a little bit more time to prepare for that.

The other upcoming events, we have got Juneteenth in Jonesboro Proclamation and Fireworks will take place tomorrow, that is Wednesday, June 19th at 8:30 p.m. at the Lions Club University Park. So, be prepared. There will be fireworks. So, I know we do have some residents that their animals will need taken care of that and be aware of the surroundings tomorrow evening.

The Grants Department is hosting the 3rd Outdoor Recreation Matching Grant Public Input Meeting. Again, this is for the public to come and attend and ask your questions from 11:00 a.m. to 1:00 p.m. on June 25th, at Allen Park Community Center. Your input is important. So, let your voice be heard for an inclusive playground structure.

The July Low Cost Pet Vaccination Clinic is coming up on July 13th. So, be sure to preregister by noon on July 10th for a \$10 shot clinic. Thank you to Animal Services and NAFA Rescue for their hard work to make sure these clinics are possible. And, I will give you an update on some of the animals that were not eligible for adoption due to an unsightly house several months ago, by the way, which has cost the city \$137,000 to upkeep those pets during this time. Over fifteen have now been adopted. So, we are proud to say we are moving in the right direction for that.

So, please make sure and take care of yourselves during the summer heat. Stay hydrated, stay weather aware, and please stay safe.

9. CITY COUNCIL REPORTS

Councilmember Janice Porter said, I am very thankful for the opportunity to get to

attend the Arkansas Municipal League meetings. They are informative and very helpful and I appreciate the opportunity. Mayor Copenhagen said, thank you councilmember.

Councilmember Chris Moore said, I want to thank the Mayor for my 25-year pin. I think it is the first one I have ever received since I have been on the council. So, I appreciate it Mayor. I appreciate you engaging ASU. I know David McClain and I have been asking for that. I am looking forward to their results with mosquitos. When it comes to quality of life, I can't imagine an item any higher on the list. So, I look forward to that. Mayor Copenhagen said, thank you for your comments.

Councilmember Ann Williams said, I want to say the pool is beautiful and I have heard a lot of comments from people that have seen the pictures on the city's Facebook page, just marveling at how beautiful it is. It really is. Mayor Copenhagen said, thank you.

Councilmember John Street said, the pool looks great. It is going to take a long time to get those legs of Dr. Coleman's out of my mind. Some of those things, once you see it, you can't unsee it. Too bad the Sun shared it with the community, but it was on the front page. I have gotten calls. I know some of you others may have too about the potholes. I know Steve Tippitt and the Street Department are working hard to take care of those. The winter was bad, but some of the streets that the city is catching blame for are actually highway department property. Everybody thinks that since they are driving in the city limits it is a city street. It is not. Check those things, but the state is working on it as well. It was a bad winter and everybody is working on repairing those as soon as they can. I think Craig can attest to that as well. But, asphalt is coming now. Hopefully a lot of those will get filled. Mayor Copenhagen said, thank you councilman.

10. PUBLIC COMMENTS

11. ADJOURNMENT

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

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

_____ Date: _____

Harold Copenhaver, Mayor

Attest:

_____ Date: _____

April Leggett, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:039

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Public Services Council Committee

File Type: Resolution

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR ADDITIONAL FUNDS UNDER 49 U.S.C. SECTION 5339 FROM THE FEDERAL TRANSIT ADMINISTRATION (FTA) FOR THE JONESBORO ECONOMICAL TRANSPORTATION (JET) SYSTEM

WHEREAS, the Arkansas Department of Transportation (ARDOT) is the FTA designated recipient of the 49 U.S.C Section 5339 formula grant and the City of Jonesboro, Arkansas a direct recipient of this grant through ARDOT; and,

WHEREAS, Hot Springs Intracity Transit (IT) has given ARDOT permission to transfer \$23,396 of its remaining FY21 5339 funds to JET; and,

WHEREAS, 5339 funds are available during its allocated fiscal year plus three additional years and must be applied for and obligated or the funds will be returned; and,

WHEREAS, JET requests the \$23,396 in federal funding with a 20% local match for a JET service vehicle.

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

SECTION 1: The Jonesboro City Council pledges its full support for the submission of an application for the additional FY21 5339 funds for a JET service vehicle.

SECTION 2: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all necessary documents to effectuate the grant application.

SECTION 3: The Grants and Community Development Department is hereby authorized by the City Council for the City of Jonesboro, Arkansas to submit all necessary documents for this federal-aid program.

SECTION 4: The Mayor and City Clerk are hereby authorized and directed to execute all appropriate agreements and contracts regarding any future award of this FY21 Section 5339 formula

funding.



ARKANSAS DEPARTMENT OF TRANSPORTATION

ArDOT.gov | IDriveArkansas.com | Lorie H. Tudor, P.E., Director

LOCAL PROGRAMS DIVISION

10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261 | Phone: 501.435.3255

April 26, 2024

Ms. Gail Lyssy
 Regional Administrator, Region 6
 Federal Transit Administration
 819 Taylor Street, Suite 14A02
 Fort Worth, TX 76102

Dear Ms. Lyssy:

Hot Springs Intracity Transit (IT) has given the Department authority to sub-allocate FFY 2021 Buses and Bus Facilities Formula Program (Section 5339) funds to another urbanized area in Arkansas. Jonesboro Economical Transportation (JET) is being sub-allocated the remaining balance of \$23,396 as shown below. JET will be informed of the sub-allocation and instructed to apply for the funds through TrAMS.

UZA	CITY	PROJECT	FEDERAL FISCAL YEAR	FEDERAL AMOUNT	LOCAL AMOUNT	TOTAL AMOUNT
054350	Jonesboro	Service Vehicle (Truck)	FFY 2021	\$23,396	\$5,849	\$29,245
Total Sub-allocation				\$23,396	\$5,849	\$29,245
Federal Appropriation				\$23,396	\$5,849	\$29,245
Remaining Federal Balance				\$0	\$0	\$0

If there are any questions, please advise.

Sincerely,

Latina Sisco
 Section Head – Public Transportation



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:071

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH CONTINENTAL UTILITY SOLUTIONS, INC TO UTILIZE 2ND FLOOR OFFICE SPACE IN THE MUNICIPAL CENTER

WHEREAS, the City of Jonesboro, Arkansas desires to renew a lease agreement with Continental Utility Solutions, Inc. (CUSI) to lease space in the Municipal Center located at 300 South Church Street, Jonesboro, Arkansas; and

WHEREAS, CUSI desires to continue renting office space on the 2nd floor off the Jonesboro Municipal Center in accordance to the attached agreement.

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

SECTION 1. The City of Jonesboro approves the Lease Agreement for office space in the Municipal Center to be utilized by CUSI.

SECTION 2. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") dated July 1, 2024, between City of Jonesboro ("Landlord") and CONTINENTAL UTILITY SOLUTIONS, INC., an Arkansas corporation ("Tenant").

WITNESSETH:

In consideration of the covenants and agreements herein and other good and valuable consideration the receipt of which is hereby acknowledged, Landlord and Tenant agree as follows:

1. Lease. Landlord hereby leases to Tenant and Tenant hereby accepts the following described premises: a portion of the 2nd floor, consisting of approximately 8,520 net leasable square feet, in the Municipal Center (the "Building"), located at 300 South Church Street, City of Jonesboro, Craighead County, Arkansas (the "Premises") for the exclusive purpose of using the Premises as an office for Tenant's business operations.

2. Term. Subject to the terms and conditions contained herein, this Lease shall commence on July 1, 2024 (the "Commencement Date"), and shall terminate on June 30, 2029 (such term referred to herein as the "Term"). Both, Landlord and Tenant agree that each possess the right to terminate this lease upon a twelve (12) month advance notice to the other before becoming effective.

3. Rent. Tenant agrees to pay to Landlord \$10,525.00 per month for the term of the lease agreement. Rent is payable in advance with monthly installments in addition to any other sums which may be due and payable pursuant to this Lease. All rentals due under this Lease shall be payable without demand to the order of Landlord at the address stated herein. In the event any installment of rent is not received within ten (10) days of the date due, Tenant shall pay a late charge for each such delinquent installment equal to five percent (5%) of the amount of such delinquent installment.

4. Common Areas. The "Common Areas" are the parts of the Building designated by Landlord from time to time for the common use of all tenants and their invitees, including among other facilities, parking area, sidewalks, landscaping, curbs, loading areas, private streets and alleys, lighting facilities, hallways, elevators, restrooms, the lobby and other areas and improvements provided by Landlord for the common use of all tenants, all of which shall be subject to Landlord's sole management and control and shall be operated and maintained in such manner as Landlord, in its reasonable discretion, shall determine. Tenant and its employees, customers and invitees shall have the non-exclusive right and license to use the Common Areas as constituted from time to time, such use to be in common with Landlord, other tenants of the Building and other persons permitted by Landlord to use the same, and subject to such reasonable rules and regulations governing use as Landlord may from time to time prescribe. Tenant shall not take any action which would interfere with the rights of other persons to use the Common Areas without the prior written consent of Landlord. Landlord may temporarily close any part of the Common Area for such periods of time as may be necessary to make repairs or alterations, but such repairs or alterations shall be done in a manner to cause minimum interference with Tenant's business.

5. Proof of Payment. The burden of proof of any payment due under this Lease in case of controversy shall be upon Tenant.

6. Nuisance, Waste, Environmental Laws, Etc. Tenant covenants and agrees with Landlord that the Premises shall be used and occupied in a careful, safe and proper manner; that no nuisance, trade or custom which is unlawful or known to be ultrahazardous shall be permitted therein; that no waste shall be committed upon, nor any damages be done to the Premises. In addition, Tenant warrants and represents to Landlord that all activities by Tenant on or about the Premises will be in compliance with all state, federal, local or other laws, regulations and ordinances.

7. Alterations. Tenant shall not make any alterations to the Premises without Landlord's prior written consent and all additions and improvements made by Tenant, and all fixtures installed by Tenant shall become the property of Landlord and be surrendered with the Premises or removed by Tenant at the termination of the Lease. In the event that Tenant removes any additions or improvements put in place by Tenant, then Tenant shall return the Premises to their condition as existed at the inception of this Term, ordinary wear and tear excepted.

8. Subletting. Tenant hereby covenants and agrees that neither the Premises, nor any part thereof, shall be sublet without the prior consent in writing of Landlord, nor shall this Lease be assigned (whether for the benefit of the creditors of Tenant or otherwise) without such prior written consent. In no event shall any subletting or assignment of this Lease relieve Tenant of any of the covenants, agreements and obligations imposed on Tenant in this Lease. Any assignment or subletting in violation hereof shall be void. Tenant shall not mortgage, pledge or otherwise encumber its interest under this Lease. Landlord's interest and obligations hereunder may be assigned, transferred or sold without Tenant's consent. In the event of any sale, transfer or assignment of Landlord's interest in this Lease or the premises, Tenant shall attorn to the purchaser, recognize such purchaser as Landlord hereunder, and promptly execute and deliver any instrument necessary to evidence such attornment. Tenant shall, upon Landlord's request, execute and deliver to Landlord, in form reasonably satisfactory to Landlord or Landlord's mortgagee, a written statement certifying that Tenant has accepted the Premises, that this Lease is unmodified (or, if modified, set forth the modifications) and that the Lease remains in full force and effect, that Landlord is not in default hereunder, and the date to which Rent and other charges have been paid in advance, if any.

9. Delivery at End of Term. Tenant agrees to deliver the Premises to Landlord at the expiration of the Term of this Lease in good order and condition and make good all damages to the Premises, usual wear and tear excepted, and also to remain liable for Rent until all the Premises, with keys to the same be returned to Landlord in like good order, and no demand or notice of such delivery shall be necessary. In the event Tenant fails to surrender the Premises as provided herein, Tenant will, in addition to any damages generally recoverable, be liable to Landlord for all damages Landlord may sustain, including claims made by any succeeding tenant against Landlord which are founded upon delay or failure in delivering possession of the Premises to the succeeding tenant.

10. Default. The happening of any one or more of the following shall be deemed an event of default under this Lease: (a) Tenant becomes bankrupt, makes an assignment for the benefit of its creditors or

becomes insolvent; (b) A receiver is appointed for Tenant or Tenant's leasehold interest hereunder or for any of Tenant's property used in connection with Tenant's business; (c) A writ of execution or attachment is levied on or against Tenant's fixtures, equipment, or any other personal property within the Premises used in connection with Tenant's business if such writ is not released or discharged within thirty (30) days thereafter; (d) Proceedings are instituted in a court of competent jurisdiction for the reorganization, liquidation, or involuntary dissolution of Tenant, or for its adjudication as a bankrupt or insolvent, and said proceedings not being dismissed, and any trustee or liquidator appointed therein not being discharged within thirty (30) days after the institution of such proceedings; (e) Tenant's failure to pay any installment of Rent or other charge or money obligation herein required to be paid by Tenant within the time such payment is due and payable and following expiration of fifteen (15) days thereafter (such grace period not affecting the obligation of Tenant for late fees set forth in this Lease); (f) Tenant's failure to comply with any other covenant or provision of this Lease and following expiration of fifteen (15) days thereafter.

11. Remedies. Upon occurrence of any event of default, Landlord shall have the option to pursue any right, claim or remedy to which Landlord may be entitled at law or in equity in case of Tenant's default. Pursuit by Landlord of an available remedy shall not preclude pursuit of any other remedy available at law or in equity; nor shall pursuit of any remedy constitute a forfeiture of waiver of any rent due to Landlord hereunder or of any damages accruing to Landlord by reason of the violation of any of the covenants and provisions herein contained. Forbearance by Landlord to enforce one or more remedies herein set forth upon an event of default shall not be deemed or construed to constitute a waiver of such default. Acceptance of late performance or payment by Landlord shall not constitute modification of this Lease by course of dealing.

12. Lien. As security for the Rent and the performance of the covenants of Tenant herein contained, and as security for the payment of all damages which may be sustained by Landlord in the event there is a breach of any of the terms of this Lease by Tenant, Landlord shall have a lien on all furniture, fixtures and other property, excepting merchandise carried in stock for sale, which may be brought into or upon the Premises, including any additions and improvements constructed and installed by it, which may, at any time during the term hereof. Landlord shall have the right to file appropriate notices in public records evidencing and perfecting such lien. As an additional remedy, Landlord shall have the power to sell such furniture, fixtures or other property at a public sale, and to apply all amounts realized therefrom to the payment of the accrued rent or to the claim or claims of Landlord from damages. Before making such sale, Landlord shall comply with all applicable law for such sales including, the publication of a ten (10) day notice thereof by one (1) insertion in a daily newspaper published in Craighead County, Arkansas. Landlord may bid thereat as any third person might, and Tenant hereby waives any and all rights of redemption granted by the laws of the State of Arkansas.

13. Holdover. Should Tenant or any of its successors in interest hold over the Premises, or in any part thereof, after the expiration of the term of this Lease, such holding over shall not operate to extend the Term of this Lease, but such continued possession shall create a tenancy from month to month upon the same terms and conditions herein, except the monthly rental rate shall be one hundred fifty percent (150%) of the amount of Rent payable during the Term of this Lease. The rights of Landlord concerning the rental due from Tenant shall be determined by applicable Arkansas law concerning holdover of commercial property. No receipt of money by Landlord from Tenant after termination of this Lease shall reinstate or extend this Lease or affect any prior notice given by Landlord to Tenant.

14. Advertising/Signage. Except for all signage currently existing on the Premises, Tenant shall not affix or attach, or cause to be fixed or attached, any signs on the Premises without the prior written consent of Landlord. Landlord shall have the right to refuse such written permission if, in the opinion of and in the reasonable discretion of Landlord, any proposed sign is not aesthetically complimentary to the Premises. During the term of this Lease, Tenant agrees to keep any sign placed on the Premises in proper condition. Tenant agrees to either repair or remove any sign upon notice from Landlord that said sign, in the opinion of and at the reasonable discretion of Landlord, has not been maintained in an acceptable manner. Upon termination of this Lease, Tenant shall remove any sign, advertisement or notice painted on, affixed to or attached to the Premises and restore the place it occupied in the condition which it existed as of the date of this Lease, ordinary wear and tear excepted. Tenant shall be solely responsible for compliance with all applicable laws, ordinances and regulations regarding signs.

15. Increased Premium. Tenant is not to suffer anything to be or remain on or about the Premises nor carry on nor permit upon the Premises any trade or occupation or suffer to be done anything that causes an increased or extra premium payable for the insurance of property owned by Landlord adjacent to the Premises against fire, unless consented to in writing by Landlord and if so consented to, Tenant shall pay such increased or extra premium within ten (10) days after Tenant shall have been advised of the amount thereof.

16. Condition of Premises. It is hereby further agreed that Tenant has examined the Premises and is satisfied as to the condition thereof, accepts the Premises in AS IS, WHERE IS condition, and Tenant expressly agrees that no representation as to the condition of the Premises has been made by Landlord or agents of Landlord or relied upon by Tenant.

17. Liability for Repairs. Tenant will keep the Premises, including any plate glass located in the Premises, in good repair throughout the Term of this Lease. If Tenant refuses or neglects to repair and maintain the Premises, as required hereunder, to the reasonable satisfaction of Landlord as soon as reasonably possible, Landlord may but shall not be obligated to make such repairs and perform such maintenance, and Tenant shall upon demand pay Landlord's cost for making such repairs and performing such maintenance plus fifteen (15%) percent of such cost for Landlord's overhead expense and supervision as additional rent due hereunder. Upon the expiration or termination of this Lease, Tenant will restore the Premises to Landlord in as good condition as when possession was taken by Tenant, ordinary wear and tear excepted. Landlord shall keep the Building, including without limitation the exterior of the Building, the roof, walls, plumbing, heating, electrical and air conditioning in good repair throughout the Term of this Lease. Landlord shall provide and maintain adequate facilities to allow Tenant to have access to electricity, telephone and internet services within the Premises.

18. Right of Entry. Landlord may enter the Premises at proper times to view and inspect same, or to make such repairs, additions and alterations, or to run such pipe or electric wire as Landlord may deem necessary for the safety, improvement, or preservation of the Premises. Such entry shall not operate to impose any obligation for repair or maintenance beyond the obligations of Landlord specifically set forth in Section 18 of this Lease, nor diminish the obligations of Tenant under this Lease.

19. Fire Clause. In case the Premises shall be so injured or damaged by fire or other cause as to be rendered untenable, and so that necessary repairs or rebuilding cannot be made with one hundred twenty (120) days, this Lease shall be terminated and Tenant shall be allowed an abatement of rent from the time the Premises were rendered untenable. However, if the damage is such that rebuilding

and repairs can be completed within one hundred twenty (120) days, Landlord agrees to make such repairs with reasonable promptness and dispatch, and to allow Tenant an abatement in rent for such time as the building remains untenable and Tenant covenants and agrees that the terms of this Lease shall not be otherwise affected.

20. Taxes. Landlord shall pay all ad valorem real property taxes for the Premises, and Tenant shall be responsible for all taxes related to Tenant's personal property and business operations.

21. Utilities. All heat, water, electric current, gas or other utilities used on the Premises shall be paid by Landlord. Any charges for telephone service, cable or satellite television, or internet service shall be paid by Tenant.

22. 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 of any of the covenants and agreements herein contained, Tenant shall be liable for reasonable attorney's fees, costs and expenses incurred by Landlord.

23. Permitted Use. The business to be conducted on the Premises shall be limited to storage of equipment and materials and general administrative offices, associated with Tenant's business operations. Tenant will not use the Premises for any other purpose without first obtaining the written consent of Landlord.

24. Notices. Any notice or document required or permitted to be delivered by this Lease shall be deemed to be delivered (when actually received or rejected) if delivered personally, when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties at their respective addresses set out below, or sent by any overnight carrier which routinely issues receipts. Either Landlord or Tenant may add additional addresses or change its address for purposes of receipt of any such communication by giving ten (10) days prior written notice of such change to the party in the manner prescribed in this Section.

If to Tenant:

Continental Utility Solutions, Inc.
Michael F Guerriero
300 South Church Street, Suite 200
Jonesboro, Arkansas 72401

If to Landlord:

Mayor, City of Jonesboro
300 South Church Street
Jonesboro, Arkansas 72401

25. Eminent Domain. If the Premises are subjected to any eminent domain proceeding, or private purchase under threat thereof, or are taken for any public or quasi-public use under any governmental law, ordinance or regulation, the Lease shall terminate. In such condemnation proceedings Tenant may claim compensation for the taking of any removable installations which by the terms of this Lease, Tenant would be permitted to remove at the expiration of this Lease, but Tenant shall be entitled to no additional award, it being agreed that all damages allocable to full fee simple ownership of the Premises shall in any event be payable to Landlord.

26. Waiver of Breach. It is hereby covenanted and agreed that no waiver of a breach of any of the covenants of this Lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

27. Quiet Possession. In consideration of the covenants and agreements herewith contained, as so long as Tenant is not in default under this Lease, Tenant may enjoy the quiet and peaceful possession of the Premises during the term of this Lease.

28. Binding Effect. It is further agreed by the parties to this Lease that all of the covenants and agreements enumerated herein shall be binding upon both parties' successors and assigns for the maximum period allowed by law.

29. Subrogation. Landlord and Tenant hereby waive any right of subrogation which they may have against the other for any losses paid to them on policy or policies carried on the Premises, each agreeing to use reasonable effort to cause all policies to be so endorsed.

30. Subordination. At the option of Landlord or Landlord's mortgagee, Tenant agrees that this Lease is subordinate to any mortgage, deed of trust or encumbrance which Landlord may have placed, or may hereafter place, on the Premises. Tenant agrees to execute, on demand, any instrument, which may be deemed necessary or desirable by any lender of Landlord to evidence that such mortgage, deed of trust or encumbrance whenever made, is superior and prior to this Lease. However, such subordination is subject to the right of Tenant to maintain its undisturbed possession of the building as long as Tenant remains in compliance with the terms of this Lease.

31. No Brokers; Agency; Disclosure. Landlord and Tenant each warrant to the other that it has not dealt with any broker or agent in connection with the negotiation or execution of this Lease.

32. Severability. If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws, then the remainder of this Lease shall not be affected thereby and in lieu of such clause or provision, there shall be added as a part of this Lease a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

33. Governing Law. The laws of the State of Arkansas shall govern the validity, construction, enforcement and interpretation of this Lease.

34. No Oral Modification; Survival. This Lease may not be amended except by an instrument in writing referring to this Lease and signed by Landlord and Tenant. No provision of this Lease shall be deemed to have been waived by Landlord or Tenant unless such waiver is in writing signed by Landlord or Tenant, and no custom or practice which may evolve between the parties in the administration of the terms of this Lease shall waive or diminish the right of Landlord or Tenant to insist upon the performance by Landlord or Tenant in strict accordance with the terms hereof. The indemnification and hold harmless provisions of this Lease shall survive the expiration or termination of this Lease.

35. Captions; Construction; Counterparts. All captions contained in this Lease are for convenience of reference only and do not limit or enlarge the terms and conditions of this Lease. This Lease may be executed in several counterparts, each of which shall be fully effective as an original and all of which together shall constitute one and the same instrument. The provisions of this Lease have been negotiated by Landlord and Tenant, each having the benefit of legal counsel and advice, and should not be construed more favorably to either Landlord or Tenant.

36. Entire Agreement. Landlord and Tenant mutually understand and agree that this Lease is the final and complete expression of their agreement. This Lease supersedes any prior discussions and agreements between Landlord and Tenant regarding the Premises. In the event of a conflict between this Lease and any other agreement between Landlord and Tenant concerning the Premises, this Lease shall supersede and control. The parties specifically warrant to each other that there are no other agreements, warranties or clauses not contained herein.

WITNESS WHEREOF, the parties of this Lease have set their hand and seals, this _____, day of _____ 2024.

LANDLORD: City of Jonesboro, Arkansas

Harold_Copenhaver, Mayor

Attested by _____

TENANT: CONTENTAL UTILITY SOLUTIONS, INC.

Name: Michael F Guerriero, President



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:033

Agenda Date: 7/2/2024

Version: 1

Status: Recommended to
Council

In Control: Public Safety Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO
CONDEMN PROPERTY LOCATED AT: 132 N. Bridge St. Jonesboro, AR 72401; Parcel #
01-144181-51800

OWNER: Wayne and Karen Anderson, Seller of Property, & Charles Lamar Mabry and Candice P.
Mabry, Buyer of Property via Land Contract

LEGAL DESCRIPTION: Lot 6 of Block 9 of Matthews Addition to the City of Jonesboro,
Arkansas, LESS AND EXCEPT the following tract: Part of Lot 6 of Block 9 of Matthews Addition
to the City of Jonesboro, Craighead County, Arkansas, more particularly described as follows:
Starting at the Southeast corner of Lot 4, Block 9; thence North 00° 05' 14" West along the East line
thereof a distance of 142.68 feet to a point on the Southerly existing right of way line of U.S. Highway
63B; thence South 89° 42' 36" West along said existing right of way line a distance of 130.33 feet for
the point of beginning, said point being on the Southerly proposed right of way line of U.S. Highway
63B; thence South 42° 17' 47" West along said proposed right of way line a distance of 30.52 feet to
a point on the Easterly existing right of way line of Bridge Street; thence North 00° 24' 25" West along
said existing right of way line a distance of 22.47 feet to a point on the Southerly existing right of way
line of U.S. Highway 63B; thence North 89° 42' 36" East along said existing right of way line a
distance of 20.70 feet to the point of beginning and containing 233 square feet more or less.

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: 132 N. Bridge St. Jonesboro, AR 72401.



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

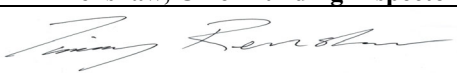
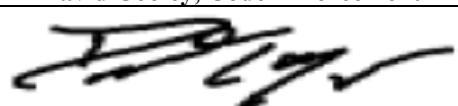
RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	MARCH 8, 2024	CASE NUMBER: 241017
PROPERTY ADDRESS:	132 BRIDGE ST.	
PROPERTY OWNER:	WAYNE E & KAREN ANDERSON/CHARLES & CANDACE MABRY	

The residence is on a pier foundation. The brick foundation has missing, loose, and broken bricks. The mortar is falling out in places. The crawl space access points are not secure. The entire foundation needs to be closely inspected and repaired where it is starting to fail. All of the windows and doors are either broken or boarded. All windows and doors must be repaired or replaced. The internal walls have been stripped and destroyed due to copper theft. The entire electrical system must be replaced, brought up to current code, and pass inspection. The entire plumbing system must be replaced, brought up to current code, and pass inspection. The siding is very deteriorated and needs repaired or replaced. The roof is sagging and bowing. The northwest corner of the roof is falling off. The entire roof (underlay, tar paper, & shingles) must be replaced and the rafters inspected for damaged. Any damaged rafters must be replaced.

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

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





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

CERTIFIED MAIL



9589 0710 5270 0975 5798 81

3-13-24

~~3-19~~

~~3-28~~

CHARLES & CANDACE MABRY
1200 N. FLOYD
JONESBORO, AR 72401

RETURNED
TO
SENDER
UNCLAIMED



47

PLACE STICKER AT TOP OF ENVELOPE
OF THE RETURN ADDRESS, FOLD A

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:

CHARLES & CANDACE MABRY
 1200 N. FLOYD
 JONESBORO, AR 72401



9590 9402 8667 3244 4242 46

2. Article Number (Transfer from service label)

9589 0710 5270 0975 5798 81

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

3. Service type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Restricted Delivery

241017 DC



AFFIDAVIT

Wayne E + Karen Anderson
1030 Boland RD
Whitesboro TX 76273-6600

RE: 132 Bridge 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 8th day of March, 2024

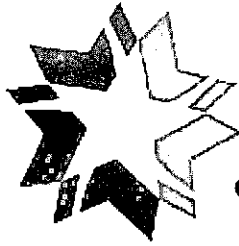
Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 8th day of March, 2024.

Jennifer Tyner
Notary Public



My commission expires: 1/13/2031



JONESBORO

ARKANSAS

Notice of Violation

03/08/2024

WAYNE E & KAREN ANDERSON
1030 ROLAND RD
WHITESBORO TX 76273-6600

Case #: 241017
Subject: 132 BRIDGE, 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 your intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

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

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

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

Cell 870-926-1404

Sincerely,

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



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT



RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	MARCH 8, 2024	CASE NUMBER: 241017
PROPERTY ADDRESS:	132 BRIDGE ST.	
PROPERTY OWNER:	WAYNE E & KAREN ANDERSON	

The residence is on a pier foundation. The brick foundation has missing, loose, and broken bricks. The mortar is falling out in places. The crawl space access points are not secure. The entire foundation needs to be closely inspected and repaired where it is starting to fail. All of the windows and doors are either broken or boarded. All windows and doors must be repaired or replaced. The internal walls have been stripped and destroyed due to copper theft. The entire electrical system must be replaced, brought up to current code, and pass inspection. The entire plumbing system must be replaced, brought up to current code, and pass inspection. The siding is very deteriorated and needs repaired or replaced. The roof is sagging and bowing. The northwest corner of the roof is falling off. The entire roof (underlay, tar paper, & shingles) must be replaced and the rafters inspected for damaged. Any damaged rafters must be replaced.

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

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

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Wayne E + Karen Anderson

1030 Roland Rd

Whitesboro TX 76273



Postmark
Here

52

9589 0730 5270 0975 5799 35



AFFIDAVIT

Charles + Candace Mabry
1200 N. Floyd
Jonesboro AR 72401

RE: 132 Bridge 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 12th day of March, 2024.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 12th day of March, 2024.

Jennifer Tyner
Notary Public



My commission expires: 01-13-2031



Notice of Violation

03/12/2024

CHARLES & CANDACE MABRY
1200 N. FLOYD
JONESBORO, AR 72401

Case #: 241017
Subject: 132 BRIDGE, JONESBORO, AR 72401

Dear Property Owner:

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

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

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

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

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

Cell 870-926-1404

Sincerely,

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

9589 0710 5270 0975 5798 81

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To

Charles + Candace Mabry

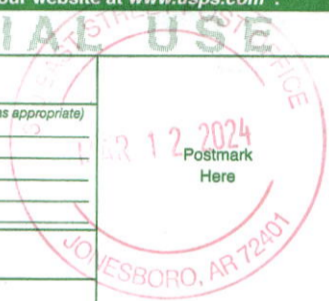
Street and Apt. No., or PO Box No.

1200 N Floyd

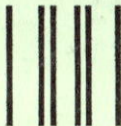
City, State, ZIP+4®

Jonesboro AR 72401

55



USPS TRACKING #



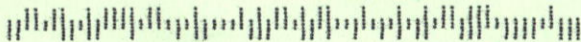
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8667 3244 4238 98

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

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



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:

WAYNE E & KAREN ANDERSON
 1030 ROLAND RD
 WHITESBORO TX 76273-6600



9590 9402 8667 3244 4238 98

2. Article Number (Transfer from service label)

9589 0710 5270 0975 5799 35

COMPLETE THIS SECTION ON DELIVERY

A. Signature

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

Service type

-
- Adult Signature
-
-
- Adult Signature Restricted Delivery
-
-
- Certified Mail®
-
-
- Certified Mail Restricted Delivery
-
-
- Collect on Delivery
-
-
- Collect on Delivery Restricted Delivery

-
- Priority Mail Express®
-
-
- Registered Mail™
-
-
- Registered Mail Restricted Delivery
-
-
- Signature Confirmation™
-
-
- Signature Confirmation Restricted Delivery

 Mail Restricted Delivery
 Mail Restricted Delivery
57















City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:034

Agenda Date: 7/2/2024

Version: 1

Status: Recommended to
Council

In Control: Public Safety Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO
CONDEMN PROPERTY LOCATED AT: 407 N. Bridge St. Jonesboro, AR 72401; Parcel #
01-144181-31700

OWNER: Floyd Earl Simpson, Jr.

LEGAL DESCRIPTION: Lot 14 in Block 13 of Meyer's Addition to the City of Jonesboro,
Arkansas, being a part of the Northwest Quarter of the Northeast Quarter of Section 18, Township
14 North, Range 4 East, as shown by plat recorded in Deed Record 48 page 116 of the recorder's
office at Jonesboro, Arkansas.

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

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property
located at: 407 N. Bridge St. Jonesboro, AR 72401.



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT



RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	DECEMBER 20, 2023	CASE NUMBER: 232444
PROPERTY ADDRESS:	407 N BRIDGE ST.	
PROPERTY OWNER:	FLOYD EARL SIMPSON JR	

THE HOME IS ON A PIER FOUNDATION. THE SILT PLATE AROUND THE HOME IS ROTTEN. THE ENTIRE SILT PLATE NEEDS TO BE CLOSELY INSPECTED AND ANY DAMAGED AREAS REPAIRED OR REPLACED. THE ROOF IS STARTING TO SAG. THE RAFTERS AND UNDERLAY NEED TO BE CLOSELY INSPECTED AND REPAIRED OR REPLACED. THE SHINGLES NEED TO BE REPLACED. THE SIDING IS FALLING OFF OR MISSING IN PLACES. THERE IS A HOLE IN THE FRONT OF THE HOME. MANY OF THE WINDOW FRAMES ARE ROTTEN AND FALLING APART. ALL WINDOWS AND DOORS NEED TO REPAIRED OR REPLACED. THE FRONT PORCH IS COMPLETELY FULL OF ITEMS/HOME GOODS. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure	<input type="checkbox"/>	Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure	<input type="checkbox"/>	Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure	<input type="checkbox"/>	Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is	<input type="checkbox"/>	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





AFFIDAVIT

Floyd Earl Simpson Jr
407 N Bridge St.
Jonesboro, AR 72401

RE: 407 N. Bridge St. Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 6th day of June, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 8th day of June, 2023.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



Notice to Board and Secure

06/05/2023

FLOYD EARL SIMPSON JR
407 N BRIDGE ST
JONESBORO AR 72401

Case #: 232444

In regards to property located at 407 N BRIDGE ST, JONESBORO, AR 72401

Dear FLOYD EARL SIMPSON JR,

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

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

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

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

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

Cell 870-926-1404

Sincerely,

David Cooley
Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

- 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

Floyd Earl Simpson Jr

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

407 N Bridge St.

City, State, ZIP+4®

Jonesboro, AR 72401

69



7022 2410 0084 0000 0142 2202

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

Is delivery address different from item 1? Yes
If so, enter delivery address below: No

FLOYD EARL SIMPSON JR
407 N BRIDGE ST
JONESBORO AR 72401



9590 9402 7013 1225 9265 41

2. Article Number (*Transfer from service label*)

7022 2410 0003 0084 1264

3. Service type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



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

CERTIFIED MAIL



7022 2410 0003 0084 1264

FLOYD EARL SIMPSON JR
407 N BRIDGE ST
JONESBORO AR 72401

C/O

RETURNED
TO
SENDER
UNCLAIMED

1st NOTICE
2nd NOTICE
RETURNED

6-7-23
6-13
6-22



JONESBORO, AR 72401




AFFIDAVIT

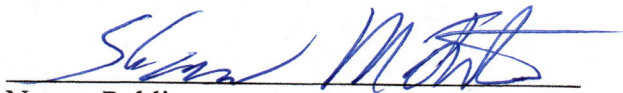
Floyd Earl Simpson Jr
407 N Bridge St
Jonesboro, AR 72401

RE: 407 N Bridge St. Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 20th day of December, 2023.


Michael McQuay
Jonesboro Code Enforcement

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


Notary Public



My commission expires: May 20, 2032



Notice of Violation

12/20/2023

FLOYD EARL SIMPSON JR
407 N BRIDGE ST
JONESBORO AR 72401

Case #: 232444
Subject: 407 N BRIDGE ST, JONESBORO, AR 72401

Dear Property Owner:

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

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

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

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

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

Cell 870-926-1404

Sincerely,

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





DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	DECEMBER 20, 2023	CASE NUMBER: 232444
PROPERTY ADDRESS:	407 N BRIDGE ST.	
PROPERTY OWNER:	FLOYD EARL SIMPSON JR	

THE HOME IS ON A PIER FOUNDATION. THE SILT PLATE AROUND THE HOME IS ROTTEN. THE ENTIRE SILT PLATE NEEDS TO BE CLOSELY INSPECTED AND ANY DAMAGED AREAS REPAIRED OR REPLACED. THE ROOF IS STARTING TO SAG. THE RAFTERS AND UNDERLAY NEED TO BE CLOSELY INSPECTED AND REPAIRED OR REPLACED. THE SHINGLES NEED TO BE REPLACED. THE SIDING IS FALLING OFF OR MISSING IN PLACES. THERE IS A HOLE IN THE FRONT OF THE HOME. MANY OF THE WINDOW FRAMES ARE ROTTEN AND FALLING APART. ALL WINDOWS AND DOORS NEED TO REPAIRED OR REPLACED. THE FRONT PORCH IS COMPLETELY FULL OF ITEMS/HOME GOODS. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS 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

9589 0720 5270 0132 3734 75

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

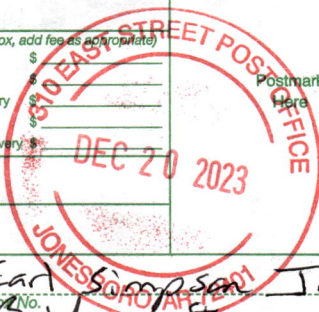
Certified Mail Fee

\$

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

Floyd Earl Simpson Jr
Street and Apt. No., or PO Box No.
4070 N Bridge St

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

75













City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:035

Agenda Date: 7/2/2024

Version: 1

Status: Recommended to
Council

In Control: Public Safety Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO
CONDEMN PROPERTY LOCATED AT: 815 Witt St. Jonesboro, AR 72401; Parcel #
01-144192-36600

OWNER: James Walker, III and Woodrow Walker, as tenants in common

LEGAL DESCRIPTION: That part of Lot 4 of Witt's Addition to the City of Jonesboro, more particularly described as follows: Begin at the Northeast corner of said Lot 4, thence run West 150 feet, thence South 75 feet, thence East 150 feet, thence North 75 feet to the point of beginning; also described as the North 75 feet of the East 150 feet of Lot 4 of Witt's Addition to the City of Jonesboro, Arkansas, LESS AND EXCEPT THE FOLLOWING tract conveyed to Piero M. Trimarchi and Sara J. Trimarchi by Warranty Deed recorded June 26, 1996: A Part of Lot 4 of Witt's Addition to the City of Jonesboro, Arkansas more particularly described as follows: Commence at a point 138.5 feet West of the Northeast corner of Lot 4, thence run South 75 feet, thence West 11.5 feet, thence North 75 feet, thence East to point of beginning.

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: 815 Witt St. Jonesboro, AR 72401.



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT


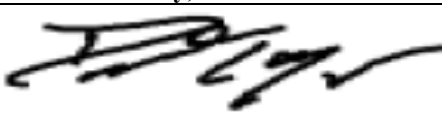
DATE OF INSPECTION:	AUGUST 31, 2023 (updated 3/21/2024)	CASE NUMBER: 234060
PROPERTY ADDRESS:	815 WITT ST.	
PROPERTY OWNER:	WOODROW WALKER & JAMES WALKER III	

THE HOME WAS BOARDED AND SECURED BY A CONTRACTOR HIRED BY CODE ENFORCEMENT ON SEPTEMBER 19, 2023. BOARDING AND SECURING ORDINANCE 105-259 STATED A PROPERTY CAN ONLY BE BOARDED AND SECURED FOR A PERIOD OF 6 MONTHS WHILE REPAIRS ARE BEING COMPLETED. NO REPAIRS HAVE OCCURRED AT THE PROPERTY. THE HOME HAS CONTINUED TO DEGRADE SINCE THE PRIMARY INSPECTION WAS COMPLETED ALMOST 7 MONTHS AGO.

THE HOME IS ON A SLAB FOUNDATION WITH BASEMENT. THERE ARE CRACKS IN THE FOUNDATION WALLS, WHICH MUST BE CLOSELY INSPECTED AND REPAIRED. THE ROOF NEEDS TO BE THOROUGHLY INSPECTED DUE TO THE RIDGELINE STARTING TO SAG IN PLACES AND THE DAMAGED SHINGLES. THE WOOD SIDING ON PARTS OF THE HOME IS STARTING TO ROT AND FALL OFF THE HOME. MANY OF THE WINDOW FRAMES ARE ROTTING AND EXPOSING THE INTERIOR OF THE WALLS. MANY OF THE WINDOWS ARE BROKEN OUT. ALL WINDOWS MUST BE REPAIRED OR REPLACED. THE FRONT DOOR HAS BEEN DAMAGED AND WILL NO LONGER PROPERLY CLOSE. NONE OF THE DOOR ON THE PROPERTY ARE SECURE. ALL DOORS MUST BE REPAIRED AND THE HOME SECURED. THE SOFFIT OF THE HOME IS ROTTEN AND FALLING OFF THE HOME. DUE TO THE LACK OF MAINTANCE TO THE SOFFIT THE GUTTERS ARE ALSO FALLING OFF THE HOME. THE ENTIRE INSIDE OF THE HOME HAS BEEN RANSACKED. SQUATTERS, WHO ARE DAMAGING THE HOME, ARE USING THE HOME TO LIVE IN. THE FLOORING IN THE HOME IS COMING UP DUE TO THE INTERIOR BEING EXPOSED TO THE ELEMENTS AND LACK OF MAINTANCE TO THE HOME. THE PROPERTY HAS NOT HAD ELECTRICAL SERVICE SINCE MARCH OF 2019. DUE TO THIS, ELECTRICAL WOULD HAVE TO BE INSPECTED AND BROUGHT UP TO CURRENT CODE BEFORE POWER COULD BE RESTORED. THE CARPORT IS ALSO IN DISREPAIR. THE NORTH SIDE SLAT WALL IS FALLING OFF THE BUILDING. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME MUST BE RAZED OR REPAIRED 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. FAILURE TO RAZE OR REPAIR THE HOME WILL LEAD TO THE CONDEMNATION OF THE PROPERTY. CONDEMNATION OF THE PROPERTY WILL LEAD TO THE DEMOLITION OF THE PROPERTY AT THE OWNER'S EXPENSE.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure	XX	Is		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

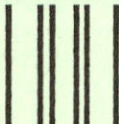


USPS TRACKING #



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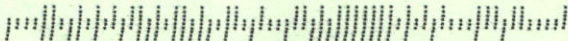
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Jonesboro Code Enforcement
P. O. Box 1845
Jonesboro, AR 72403



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- 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:

WALKER JAMES III & WOODROW
 602 Church St
 Mobile AL 36602-1602



9590 9402 8278 3094 9018 50

2. Article Number (Transfer from service label)

9589 0710 5270 0630 0167 44

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/11/23

D. Is delivery address different from item 1?

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or delivery address below:

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|| Restricted Delivery

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AFFIDAVIT

Woodrow + James Walker III
1002 Church St
Mobile AL 36602-1602

RE: 815 Witt St Jonesboro AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of March, 2024.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 22nd day of March, 2024.

Jennifer Tyner
Notary Public



My commission expires: 01-13-2031



Notice of Violation

03/21/2024

WOODROW & JAMES WALKER III
602 Church St
Mobile AL 36602-1602

Case #: 234060
Subject: 815 WITT ST, JONESBORO, AR 72401

Dear Property Owner:

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

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating your 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: dcooley@jonesboro.org

Sincerely,

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



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

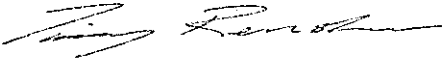

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PROPERTY ADDRESS:	815 WITT ST.	
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In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Suitable for human habitation.
In my opinion, this structure	<input checked="" type="checkbox"/>	Is	<input type="checkbox"/>	Is not	Physically feasible for rehabilitation.
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In my opinion, this structure	<input checked="" type="checkbox"/>	Is	<input type="checkbox"/>	Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

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

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Woodrow + James Walker III

Street and Apt. No. or PO Box No.

602 Church St

City, State, ZIP+4®

Mobile AL 36602-1602

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9589 0710 5270 1321 3987 67

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1. Article Addressed to:

WOODROW & JAMES WALKER III
 602 Church St
 Mobile AL 36602-1602



9590 9402 8667 3244 4226 48

2. Article Number (Transfer from service label)

9589 0710 5270 1321 3987 67

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

- Adult Signature
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- Certified Mail®
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- Collect on Delivery Restricted Delivery

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- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

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City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:070

Agenda Date:

Version: 1

Status: Recommended to Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION FOR THE CITY OF JONESBORO TO APPROVE THE 2024-2025 CDBG ANNUAL ACTION PLAN THAT INCLUDES THE 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS, ACTIVITIES, AND BUDGET

WHEREAS, the City of Jonesboro, Arkansas has held two public hearings and one public review and comment period for the Annual CDBG Action Plan; and

WHEREAS, the 2024-25 CDBG Action Plan is in the third year of the (2022-2026) Five-Year Consolidated Plan designed to address goals set for the community needs; and

WHEREAS, the FY 2024-2025 CDBG Action Plan contains the projects, activities and budget for the allocated Federal funds of \$652,155. The 2024-2025 Action Plan's budget has been listed below:

CDBG FY 2024-2025 BUDGET ALLOCATION:

\$652,155

ADMINISTRATION

\$130,000

Public Services

CASA of the 2nd Judicial District

\$12,270

West End Neighborhood Association

\$10,823

Hispanic Community Services, Inc.

\$10,000

Sure Foundation

\$15,000

North Jonesboro Community Development Corporation

\$16,754

Hope Found of Northeast Arkansas
\$15,400

Jonesboro Business Association
\$16,754

LMI Homeowner Rehab (performed by Habitat for Humanity of Northeast Arkansas on behalf of the City of Jonesboro)
\$125,000

Public Facility Improvements
\$100,000

Public Infrastructure Improvements
\$200,154

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

SECTION 1: The 2024-2025 Action Plan, attached hereto, is hereby approved by City Council.

SECTION 2: The 2024-2025 CDBG projects, activities and budget are hereby approved for the Action Plan.

SECTION 3: The Grants and Community Development Department is hereby authorized by the City Council for the City of Jonesboro, AR to submit all necessary documents for the CDBG program.

SECTION 4: The City Council does hereby authorizes the Mayor and his designees to execute all agreements and contracts regarding these CDBG grant funds or approved funds for the action plan year.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:072

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR THE FUTURE JONESBORO SPORTS COMPLEX FACILITY

WHEREAS, the Jonesboro Public Facilities Board (the “Facilities Board”) and the Jonesboro Advertising and Promotion Commission (the “A&P Commission”), each created by ordinances adopted by the City of Jonesboro, Arkansas (the “City”), are developing a sports complex facility (the “Sports Complex”) that will be available for the use of the citizens of the City; and

WHEREAS, the City supports the Facilities Board and the A&P Commission in their development, construction and operation of the Sports Complex and believe that it will be a benefit to the City’s citizens;

WHEREAS, the City is requesting that City Water and Light (“CWL”) provide free utilities at the following location: Future Jonesboro Sport Complex Facility located on Race Street

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

Section 1: That City Water and Light is hereby asked by this resolution to provide free utilities to the location listed above.

Section 2: To permit such services to be provided without charge, the City hereby affirms to CWL that the ultimate use of CWL utilities by the Facilities Board and the A&P Commission will be and shall remain a use or purpose which each is engaged in as part of its governmental or community functions under authority of state law and ordinances of the City.

Section 3: This Resolution shall be in full force and effect from and after its adoption.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:018

Agenda Date:

Version: 1

Status: First Reading

In Control: Public Safety Council Committee

File Type: Ordinance

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

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

ESTABLISH 25 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Revere Street
Bosworth Street
Copley Drive
Hernando Court
Sherman Grove
Pacific Grove
Oak Street between Church and Kitchen

ESTABLISH 30 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Ashburton Drive

ESTABLISH 35 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Southern Ridge Boulevard

INSTALL STOP SIGNS AT THE FOLLOWING LOCATIONS:

On Pacific Grove at Palm Grove Drive
On Pacific Grove at Mariposa Grove Drive
On Acorn Grove Lane at Palm Grove Drive
On Acorn Grove Lane at Beech Grove Drive
On Beech Grove Drive at Pacific Grove Drive
On Sherman Grove Drive at Mariposa Grove Drive
On Sherman Grove Drive at Pacific Road

On Pacific Grove Drive at Pacific Road
On Hernando Court at Village View Parkway
On Hernando Court at Village View Parkway
On Village View Parkway at Adam Drive
On Eve Cove at Adam Drive
On Julia Cove at Adam Drive
On Merrell Cove at Adam Drive
On Alan Cove at Adam Dr
On Merrell Cove at Evan Dr
On Alan Cove at Evan Drive
On Southern Ridge Road at Culberhouse Street
On Jaxon Lane at Southern Ridge Road
On Adam Drive at Southwest Drive

ESTABLISH ONE WAY DESIGNATION ON THE FOLLOWING ROAD:

Northbound on Bowling Lane between Catalina Cove and Victoria Lane during the hours of
7:15 A.M. - 8:00 A.M. and 2:30 P.M. - 3:30 P.M.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:020

Agenda Date: 7/2/2024

Version: 1

Status: First Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 5415 SOUTHWEST DRIVE AS REQUESTED BY JEREMY MOORE

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, AR

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, AR, BE AMENDED BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: R-1 SINGLE FAMILY MEDIUM DENSITY
TO: C-3 GENERAL COMMERCIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PT SW SW STR 02-13-03 0.36 ACRES

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.
- 2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted, reviewed, and approved by the Planning Department prior to any redevelopment of the property.
- 3) Any change of use shall be subject to Planning Department approval in the future.
- 4) This development shall comply with all Overlay District requirements.

April 10, 2024

RE: CITY OF JONESBORO
REZONE REQUEST APPEAL
5415 SOUTHWEST DRIVE

Dear City Council Members,

A rezoning request was brought before the MAPC on Tuesday, April, 9th to rezone 0.36 acres +/- located at 5415 Southwest Drive. The rezoning request was to amend the zoning from R-1 single family medium density to C-3 general commercial district. The purpose of the rezoning was to bring the vacant lot into a commercial zoning status that coincides with *Jonesboro's Comprehensive Plan and the Current/Future Land Use Plan*.

The rezoning request did not receive favorable approval by the MAPC on Tuesday, April 9th and the conviction is that the commissioners did not take into consideration all of the available information while also blurring the lines between the rezoning hearing and a variance hearing.

*The property in question sits at the corner of Southwest Drive and Darr Hill Road. The other 3 corners of this intersection are currently zoned C-3 and C-4 which aligns with the City's Current/Future Land Use Plan. All of these properties share borders with other R-1 properties.

*The property in question was also home to a neighborhood/country store at one point in time solidifying its use as a commercial site in years past. The City Planning Staff reviewed the proposed zone change and reported that the "Current/Future Land Use Map recommends this location as a High Intensity Growth Sector." This High Intensity Growth Sector designation does not fit the current R-1 zoning.

*The guidelines outlined in the Approval Criteria Chapter 117 Amendments showed compliance in all 6 categories as set forth for consideration of rezoning by the MAPC.

*A variance application was also filed for 5415 Southwest Drive to move the rear setback 5ft north of the current setback. A variance hearing is separate from a rezoning hearing with a separate group of commissioners. It is my belief that commissioner Paul Ford took this into consideration when casting his vote while possibly influencing other commissioners. Mr. Ford asked in the hearing: "Is it correct that you've requested a variance?" I believe he erred in this question. *The variance application has since been terminated.*

With all of this information taken into consideration and the desire to obtain a C-3 zoning to meet compatibility with the Current/Future Land Use Plan, I would like to appeal this decision to the City Council and request that the property located at 5415 Southwest Drive be rezoned.

Thank you for your consideration,
Jeremy Moore, Owner



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 4/9 Date Received: 3/15
Meeting Deadline: 3/18 Case Number: R2-24-06

LOCATION:

Site Address: 5415 Southwest Drive

Side of Street: _____ between _____ and _____

Quarter: _____ Section: 2 Township: 13 Range: 3

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

SITE INFORMATION:

Existing Zoning: R1 Proposed Zoning: C3

Size of site (square feet and acres): 15,680 / .36 Street frontage (feet): 174 & 73

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: corner of Southwest & Darr Hill

Does public water serve the site? NO

If not, how would water service be provided? NOT NEEDED

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? NOT NEEDED

Use of adjoining properties:

North Residential

South Commercial

East Residential

West Commercial

Physical characteristics of the site: vacant lot - former grocery store

Characteristics of the neighborhood: Frontage is Southwest / Hwy 49 which is marked for commercial use in the City's master plan

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

REZONING INFORMATION:

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

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

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: Jeremy & Cara Moore
 Address: 2013 Jamestown
 City, State: Jonesboro, AR ZIP 72404
 Telephone: 870-919-3369
 Facsimile: _____
 Signature: [Handwritten Signature]

Applicant:

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

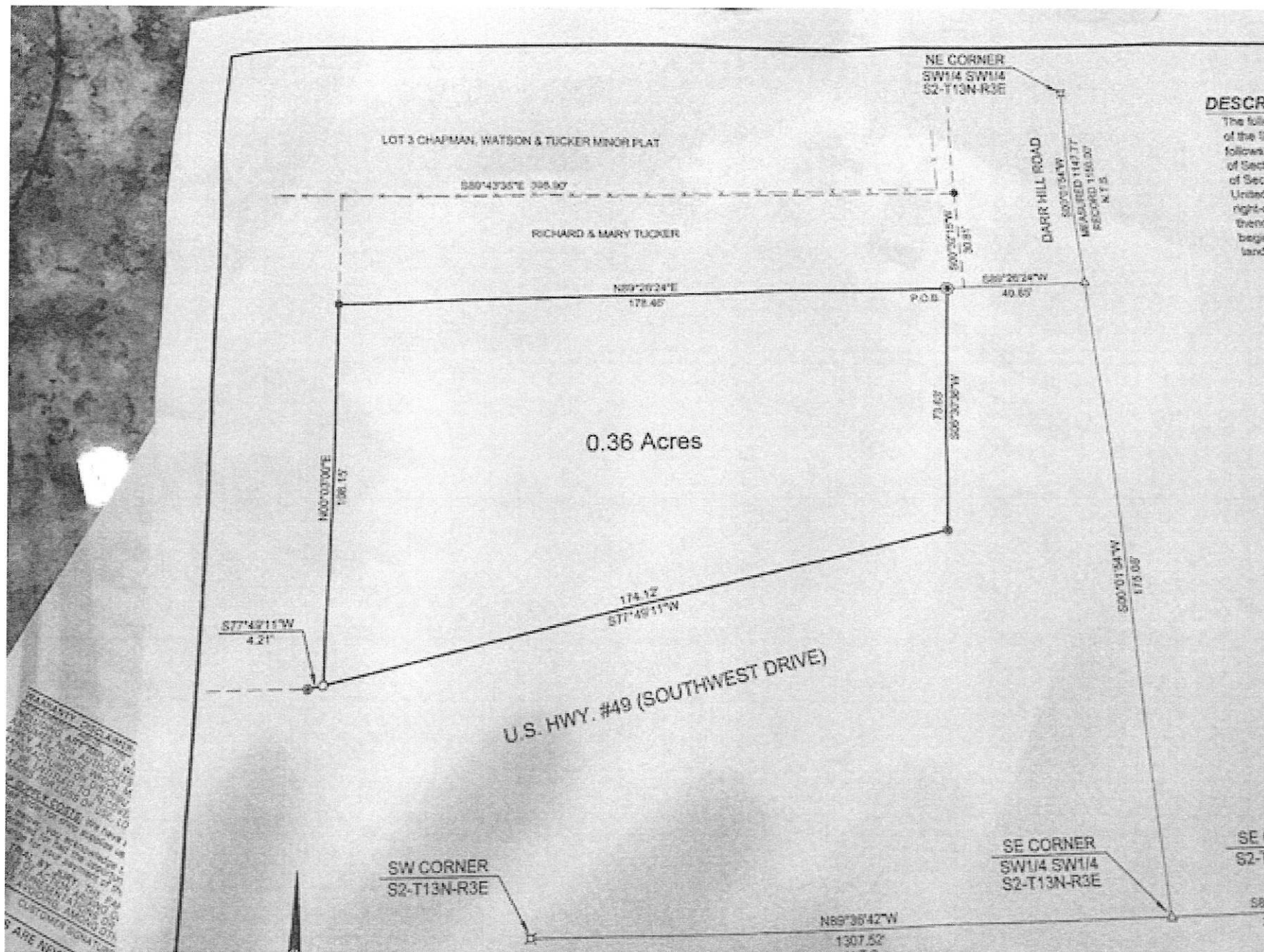
Name: Jeremy Moore
 Address: 2013 Jamestown
 City, State: Jonesboro, AR ZIP 72404
 Telephone: 870-919-3369
 Facsimile: _____
 Signature: [Handwritten Signature]

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

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

REZONING INFORMATION

1. R1 Residential
2. The purpose is to conform to the most reasonable zoning for the lot and area to coincide with the City's Future Land Use Plan.
3. Currently we have a self-contained coffee shop that would like to occupy the.
4. One building consisting of 400sqft +/-
5. Yes
6. There is lack of similar establishments in the area
7. Commercial is sitting to the West and South of the property
8. The current zoning of R1 would not be compatible for a coffee shop
9. There would be no negative impact on surrounding properties
10. 20+ years
11. There would be no impact on utilities because there is no water or sewer available
12. As soon as possible
13. Letters were sent to all neighbors
14. N/A



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JONESBORO, AR 72401
870-931-5151 Store: 487

Packaging Mat 5 @ 0.25 1.25 TX
Shipment-----

USPS First Class Mail

Ship To:

PATSY FLOYD
5421 SOUTHWEST DR
JONESBORO, AR 72404-9020

Package ID: 577754 8.88

Tracking #: 9407111206210397946042

Actual Wt: 0.05 lbs

Rating Wt: 0.06 lbs

Certified [\$8.00]

Shipment-----

USPS First Class Mail

Ship To:

GLE PROPERTIES
3000 BROWNS LN
JONESBORO, AR 72401-7224

Package ID: 577755 8.88

Tracking #: 9407111206210397972225

Actual Wt: 0.05 lbs

Rating Wt: 0.06 lbs

Certified [\$8.00]

Shipment-----

USPS First Class Mail

Ship To:

RICHARD TUCKER
5321 DARR HILL RD
JONESBORO, AR 72404-9085

Package ID: 577756 8.88

Tracking #: 9407111206210397971976

Actual Wt: 0.05 lbs

Rating Wt: 0.06 lbs

Certified [\$8.00]

Shipment-----

USPS First Class Mail

Ship To:

SHARON PARISH
116 W LAWSON RD
JONESBORO, AR 72404-9427

Package ID: 577757 8.88

Tracking #: 9407111206210397992643

Actual Wt: 0.05 lbs

Rating Wt: 0.06 lbs

Certified [\$8.00]

Shipment-----

USPS First Class Mail

Ship To:

DOYLE YARBROUGH
600 W LAWSON RD
JONESBORO, AR 72404-9423

Package ID: 577758 8.88

Tracking #: 9407111206210397929960

Actual Wt: 0.05 lbs

Rating Wt: 0.06 lbs

Certified [\$8.00]

SUBTOTAL 45.65

TAX

State Tax on 1.25 0.08

County Tax on 1.25 0.01

City Tax on 1.25 0.01

TOTAL 45.75

TEND Visa 45.75

Total shipments: 5

JEREMY MOORE

ANDI

03/15/2024

#203980

11:02 AM

Workstation: 25 - Aux-2

CCTran# 4548b601-586e-4251-97de-ade3b794c951

Signature _____

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113

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-06, 2800 5415 Southwest Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on April 9, 2024

REQUEST: To consider a rezoning of one tract of land containing 0.36+/- acres

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

APPLICANT: Jeremy Moore, 2013 Jamestown Dr., Jonesboro, AR 72404

OWNER: Same

LOCATION: 5415 Southwest Drive

SITE DESCRIPTION: **Tract Size:** Approx. 0.36Acres
Street Frontage: Approx. 174 ft. on Southwest Drive & 73 ft. on Darr Hill Road

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	C-4 - Vacant
East	C-3 – Commercial
West	R-1 – Residential

HISTORY: Property has been vacant for several years.

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

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

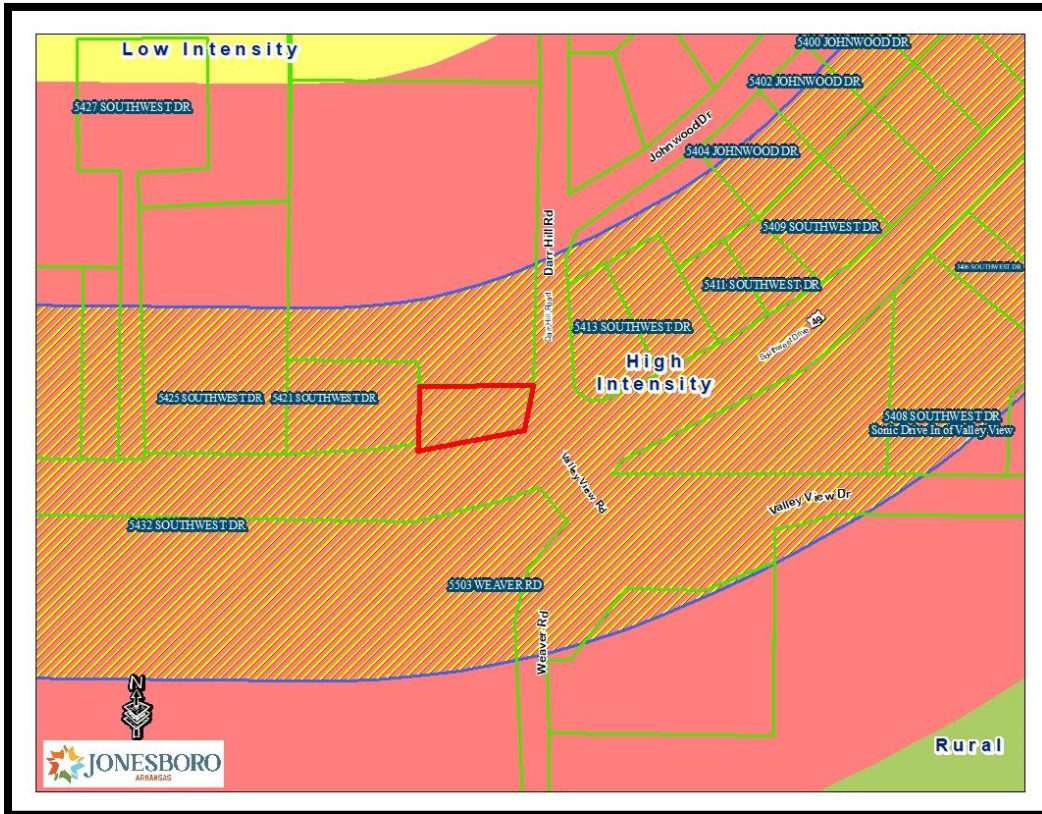
Typical Land Uses:

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

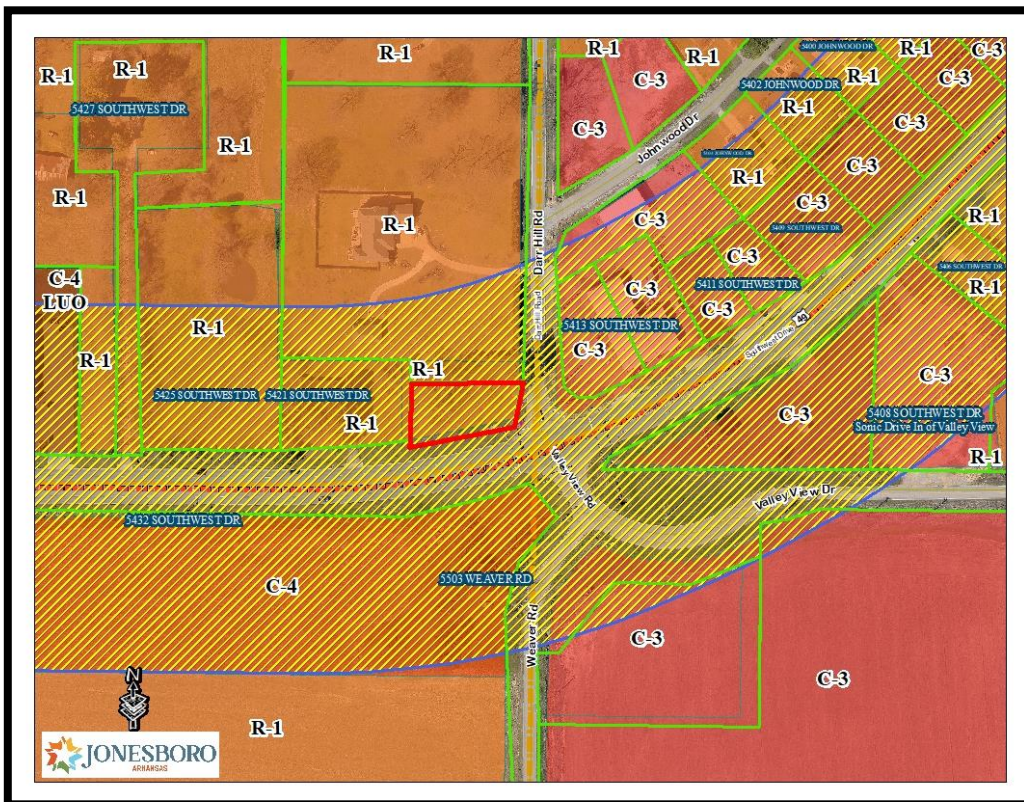
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

Master Street Plan/Transportation

The subject property will be served by Southwest Drive and Darr Hill Road. The Master Street Plan classifies Southwest as a Principal Arterial and Darr Hill as a Collector.

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

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

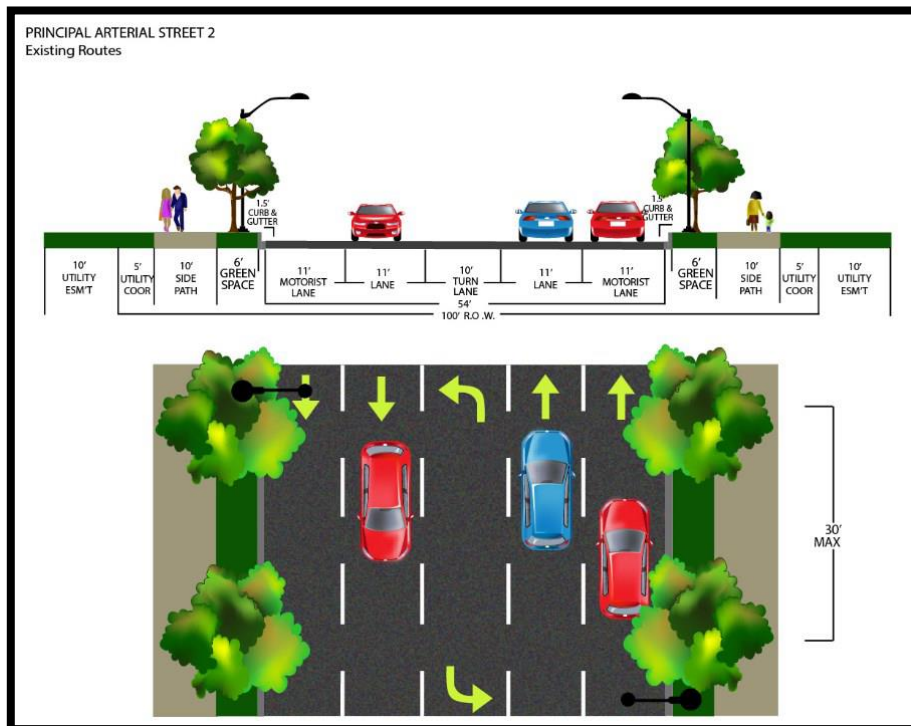
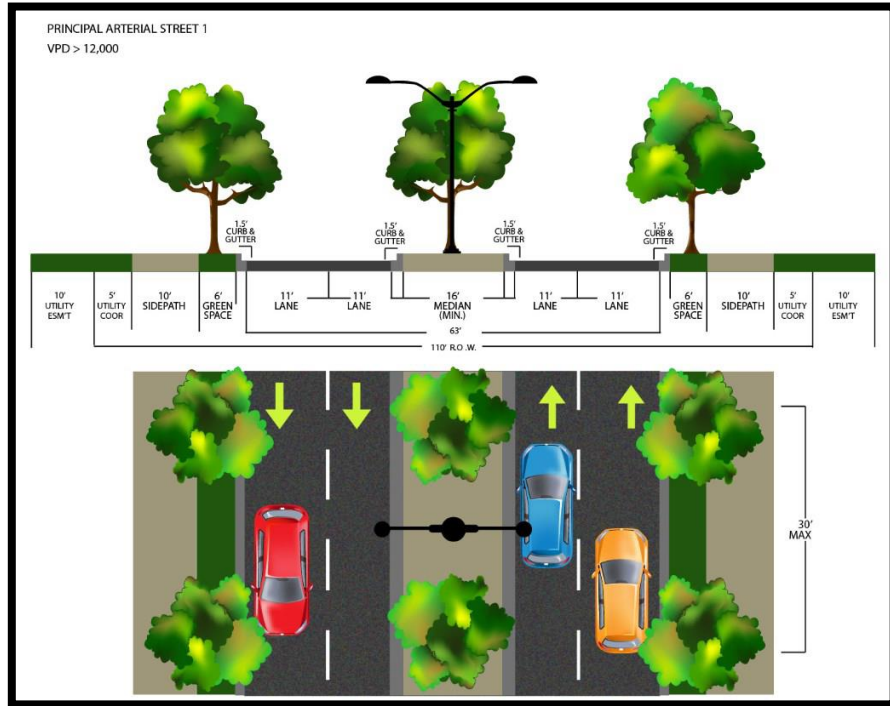
DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis.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

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

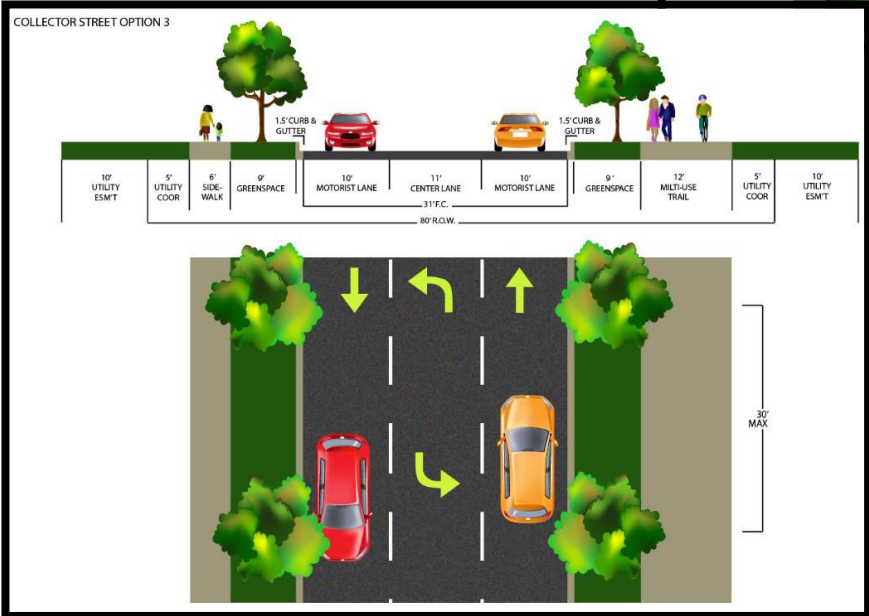
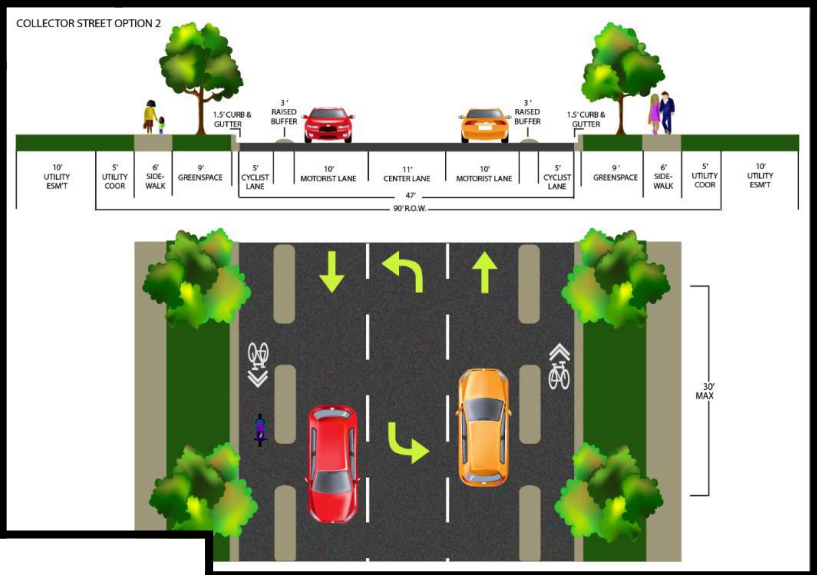
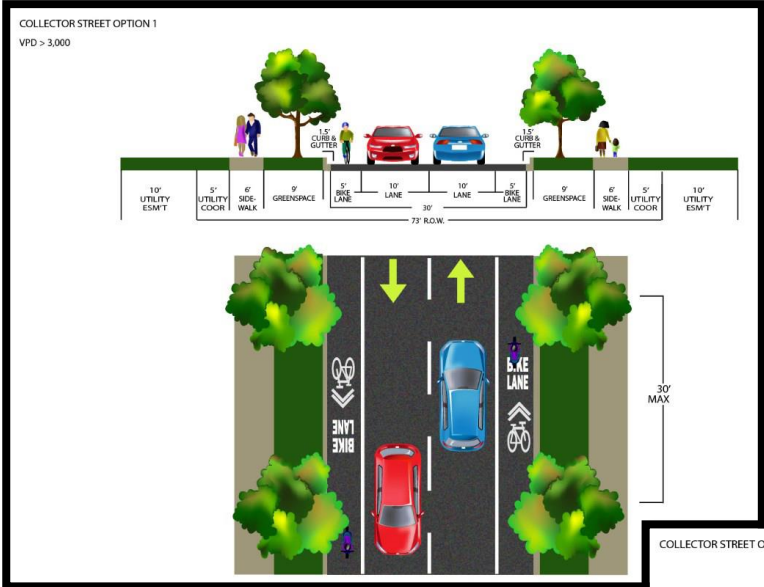
FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

Principal Arterial









Collector Street



Approval Criteria- Chapter 117 - Amendments:

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

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

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1" single family medium density district. The applicant is applying for a rezoning to allow commercial uses at this location.

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

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

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

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-06 a request to rezone property “R-1”, single family medium density district, to “C-3” general commercial district; the following conditions are recommend:

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

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

Sample Motion:

I move that we place Case: RZ 24-06 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “C-3” general commercial district will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON APRIL 9, 2024

RZ-24-06

Rezoning: 5415 Southwest Drive

Jeremy Moore is requesting a rezoning from R-1, single family medium density district, to C-3, general commercial district. This request is for 0.36 acres.

Jeremy Moore (Proponent): Jeremy Moore, I'm the owner, looking to rezone it from residential to commercial, not only do I feel that this is best use of the property, it also coincides with the city's future land use map, which calls for everything to be commercial up and down Southwest Drive. You can look at the properties beside it that are all currently commercial, the new Sonic is across, the old Ford dealership across, the only other one would be the old Floyd house next door which is residential. I realize there is a house behind it, however if you look down Southwest drive you'll see other commercial properties which have residential housing behind it as well. The Dollar General, the bingo hall, all the properties up and down, even Sonic has residential property butting up to that. I just feel that it's the best use for that, especially since that's what the city calls for.

Lonnie Roberts (Chair): Alright is that it for now?

Jeremy Moore: Yes.

Lonnie Roberts: City planner do you have the staff comments on this one?

Derrel Smith (City Planner): Yes we do, Mr. Ford it does meet all 6 criteria, so we would recommend approval with the following stipulations;

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

Lonnie Roberts: Alright now with this rezoning request is there anybody here who would like to give public comments, on this request? Would you please state your name and address for the record?

Mary Tucker (Opposed): Good evening my name is Mary Tucker, and I live at 5321 Darr Hill Road, directly behind this property. I'd like to point out that the only way to develop this piece of property is to get a variance to move it closer to our home. I am adamantly opposed to this zoning he mentioned a coffee shop twice in his application but there are no utilities on this lot and it's too close to the traffic light for a driveway. We have also received a notification that Mr. Moore is requesting a variance, changing the rear setback to 5 feet. I feel bad that Mr. Moore purchased a piece of land that he can't use but it's not my fault, and I shouldn't have to give up my property to fix this. Again, I don't want commercial property that close to my property. When we purchased this lot back in 2010 it was all residential, I respect the city's plan but without me giving up land, there isn't much that can be done to resolve this issue. I appreciate your time and respectfully ask that you deny this zoning request.

Lonnie Roberts: Alright, thank you for your comments.

Mary Tucker: Thank you

Lonnie Roberts: Anyone else here to give comments, would you please come up and state your name and address for the record.

Steve Floyd (Opposed): Good evening my name is Steve Floyd I live at 5421 Southwest Drive, my sister is here also Lisa Boward, she lives at 5427 Southwest Drive. That is the two residences that border this property. My family has owned this property since the 1940s we've always either been R-1 or Agricultural one or the other. You have residential property to the west, residential property to the north, you have a subdivision behind the old tractor dealership. I'm like Ms. Tucker I'm sorry that there's not a lot he can do with his property, but again I'm like her, that's not my problem. My problem is that I have to live next to it and I mean does anybody here really want to live next to a food truck or a coffee house? I don't. I've also heard a shop building, being built there and I don't want that either. I think that if you vote yes for this, you're going to be hurting more people than you're helping. I think it's going to drastically effect the value of our property. We own 13 and half acres also that hooks on to our property that's all R-1. The commercial property that's down there now, if you'll drive by and look at it, you can look at where the tractor dealership was, it's like a state sales place or something like that and today it's not too bad, but most of the time when you drive by it looks terrible. There's junk everywhere. The Dollar General that's down there, yesterday I picked up a garbage sack that was full of trash, on my property from the Dollar General. And I do that just about every time I mow our property. And it's just we have enough commercial property in Valley View right now. We have restaurants we have what we need. There's mini storages there. We don't need anything else right now. And I respectfully ask that you deny this. Thank you.

Lonnie Roberts: Thanks for your comments, anyone else?

Jonnie McNaff (Opposed): Hi, my name is Jonnie McNaff, I live at 2100 Paul Drive. We're situated behind the storage units and the Dollar General. I agree with the other two who have spoken as far as everything being residential. We were here not too long ago about a rezoning that was trying to take place next to the Floyd's house on the other side. And that was turned down because it is residential and anything you put there is going to impact all of the houses that are there. The one thing I haven't heard anyone speak to right now, is traffic. All of our kids go to Valley View and if you try to get to Valley View in the morning, there's a lot of traffic, Sonic is going to throw a monkey wrench into that also, but that lot is just not very big so if you're talking about people coming and going I'm not sure how you're going to do that, in any manner that's not going to impact traffic, only a daily basis. So, I'm definitely opposed to it. And my heart goes out to the people that are directly connected to that property, if this is allowed, because you know it's going to change their value a lot and just their enjoyment of their own property. Thank you.

Lonnie Roberts: Okay, thank you for your comments. We got time for about one more, anyone else? If not, we're going to open up and let the commissioners ask some questions.

Paul Ford (Commission): Is it correct that you have requested a variance for 5 feet in the rear line? Or is that incorrect?

Jeremy Moore (Proponent): No that is correct. But I appreciate Ms. Tucker's comments on the variance but that would be for another meeting, I'm just feel this is a straight rezoning, for that issue, regardless everything worth cause would be commercial and eventually if any of the other property is sold then it would have to be rezoned for that issue as well. A variance would be a totally separate issue to go along with it. But if I wanted to build a small shop building if I wanted to put in a fruit and vegetable stand or anything like that, low impact or high impact, which high impact would be very slim due to the size of the lot itself. It's still going to have to be rezoned to a commercial. When we look at best use, which I feel is what MAPC is here to do, I don't think we can say that best use for that piece of property is a residential zoning on it. There's currently a driveway coming off the property now, I realize that yesterday in the preliminary meeting, we were talking about having to have a variance in order to do that. But again I feel that, that would be for a separate meeting, where this is strictly for the rezoning portion of that.

Lonnie Roberts (Chair): So right now Jeremy is that the driveway I see coming out on Darr Hill?

Jeremy Moore: Yes.

Commission: Is that something you'd let him use Michael?

Michael Morris (City Engineer): We would have to allow him access to the property but that would probably be a temporary use, and then if the corner ever redeveloped then it would lose that temporary access.

Commission: What about Southwest drive is there room?

Michael Morris: We rather be coming off of Darr Hill than Southwest Drive because it has to be 225 from the signal and the piece of property is not that large.

Jeremy Moore: You know I currently live down Darr Hill road myself, so I mean I drive down Southwest drive on a daily basis, sure I pick up trash off of my lot just like Mr. Floyd does and I can respect him for that. Unfortunately this is a main arterial road coming into the city of Jonesboro and there's always going to be traffic, and I feel like that is one of the reasons why I again, with it hitting all 6 points is do, to the fact that it's going to be commercial, that's the best use overall.

Lonnie Roberts: Any other commissioners have questions? I'm trying to think is there issues that came up during the pre-meeting?

Kevin Bailey (Commission): Drives and cross access, you know the drive would be temporarily under permit.

COMMISSION ACTION:

Mr. Jim Little made a motion to approve Case RZ: 24-06, as submitted, to the City Council with the stipulations that were read by the Planning Department:

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

The motion was seconded by Mr. Kevin Bailey.

Roll Call Vote:

Aye: 2 – Kevin Bailey, & Jim Little

Nay: 4 – Paul Ford, Stephanie Nelson, Jeff Steiling, Jimmy Cooper

Absent: 2 – Monroe Pointer & Dennis Zolper

OFFICIAL RECEIPT

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300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

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Account/License/Permit/Category: CR 154.70

Detail:
01-000-0150-00
5414 Southwest Dr Rezoning
Appeal - Proof of Publication 154.70

Total 154.70

Payment Information:
Credit Car 0496 154.70
Change 0.00

Jeremy Moore
Customer #: 000000

Cashier: TJGeror
Station: TJGEROR



Text File

File Number: ORD-24:021

Agenda Date:

Version: 1

Status: First Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE TO ESTABLISH AN ENTERTAINMENT DISTRICT IN HISTORIC DOWNTOWN JONESBORO, ARKANSAS

WHEREAS, the State of Arkansas has passed into law A.C.A. 14-54-1412 to promote hospitality and tourism; to establish areas of a city or town that highlight restaurant, entertainment, and hospitality options; to establish temporary or permanent designated entertainment districts; and for other purposes; and

WHEREAS, the State of Arkansas passed into law Act 874 of 2021, hereinafter referred to as “Act 874,” which amended the definition concerning the creation of a designated entertainment district to read “contains any number and any combination of restaurants, taprooms, taverns, entertainment establishments, hospitality establishments, music venues, theaters, bars, private clubs, art galleries, art studios, tourist destinations, distilleries, dance clubs, cinemas, or concert halls.; “Act 874” also amended the definition concerning the creation of designated entertainment district by a city, municipality, or incorporated town to read “A city, municipality, or an incorporated town collecting a gross receipts tax on prepared food or hotel and motel accommodations under Arkansas Code §§ 26-75-602 - 26-75-613 AND located in a county with established entities authorized by the Alcoholic Beverage Control Division to sell alcoholic beverages”; and

WHEREAS, the City of Jonesboro has previously established the Jonesboro Advertising and Promotions Commission and currently collects a gross receipts tax on hotel and motel accommodations, therefore allowing the Council to establish an entertainment district within the corporate limits of the City of Jonesboro, Arkansas.

WHEREAS, the Council has considered the merits of establishing such a district and believes that it will benefit the downtown area by promoting an atmosphere aimed at facilitating business and promoting tourism.

WHEREAS, the Council finds that other cities have had success with such districts, and believes that it is in the best interest of the City of Jonesboro, Arkansas, to provide for the creation of such a district as provided in this ordinance.

WHEREAS, the Jonesboro City Council shall create an Entertainment District Oversight Committee for the “Designated Entertainment District” to serve the best interests of the residents and visitors. The Entertainment District Oversight Committee will review and approve businesses or

licensees requesting an entertainment district designation, maintain the integrity of the entertainment district as stated herein, and work with the city to process applications for special events within the downtown area of Jonesboro, Arkansas.

WHEREAS, subject to the terms and limitations of the Act and this Ordinance, the City of Jonesboro, Arkansas, wishes to establish a designated entertainment district in the downtown area.

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

Section 1. Under the authority granted in A.C.A. 14-54-1412, the City Council does hereby create and establish a permanent designated entertainment district in downtown Jonesboro, Arkansas, with the areas and boundaries set forth and designated on the Map and Legal Property Description which are attached hereto as “Exhibits 1 and 2” and incorporated herein. All buildings where government business is conducted are excluded from the entertainment district’s open container policy. By excluding these areas from the entertainment district’s open container policy, it is the intention of the City Council that the consumption of alcoholic beverages within the confines of these premises is and shall continue to be prohibited, unless such consumption is pursuant to and authorized by a duly issued license by the Arkansas Alcoholic Beverage Commission.

Section 2. The following definitions shall be added to the Code of Ordinances for the City of Jonesboro in Chapter 6, Article III, Sections 6-49 through 6-57:

Sec. 6-49 - Additional Definitions

The following words, terms, and phrases when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning and shall be in addition to the terms already defined in this chapter in Section 6-1.

Alcoholic Beverage Control Division means a government section within the Arkansas Department of Finance and Administration with the powers and duties of regulation, supervision, and control of the manufacture, distribution, and sale of all alcoholic beverages and the issuance of permits, and the regulation thereof, in pursuit of those duties and powers, within the State of Arkansas.

Designated Entertainment District/Entertainment District means the Jonesboro Entertainment District as identified in Exhibits 1 and 2.

Designated Entertainment District Boundaries means the border of the approved overall entertainment district which limits the area of public consumption of alcoholic beverages throughout the district, and is delineated in the entertainment district map and property description.

District Container and Wristband shall mean the standard, city-approved disposable cup that is used for off-premises consumption of an alcoholic beverage within the boundaries of the designated entertainment district and the official city-approved Jonesboro Entertainment District wristband.

Entertainment District Designation shall identify any business within the Jonesboro Entertainment District that has chosen to participate in the entertainment district and has been approved by the Oversight Committee. Said designation shall be identified by signage indicating their participation in the district and approved by the city. Said signage shall clearly indicate that the business is participating in the entertainment district and allows patrons to

enter the business with a district container.

Entertainment District Oversight Committee is a committee authorized by ordinance consisting of seven members who are appointed by the Mayor with the approval of the City Council of the City of Jonesboro, and having the powers as shall be authorized by this section and the ordinance creating this committee, or any future ordinances which may delineate the duties of this committee.

On-Premises Retail Alcoholic Beverage Licensee/Licensee is a business within the Jonesboro Entertainment District that holds a permit from the Arkansas Alcoholic Beverage Control Division to sell, dispense, or distribute alcohol.

Special Event Entertainment District Permit means a type of special event permit approved by the City of Jonesboro and the Entertainment District Oversight Committee which allows for the extension of the days and/or hours of the entertainment district and shall include a start and end time for the special permit and any other specified requirements pertaining to the special event.

Sec. 6-50 - Outside Consumption of Alcoholic Beverages Permitted, Conditions. Any on-premises retail alcoholic beverage licensee located within the designated entertainment district boundaries and approved as a member of the entertainment district by the Entertainment District Oversight Committee shall comply with all laws, rules, and regulations that govern its license type, except that a patron, guest, or member of that private club may exit the licensed premises between the hours of 10am and 10pm Thursday through Saturday with no more than one open container of alcoholic beverage, in a district container and with a district wristband and consume said alcoholic beverage anywhere within the designated entertainment district boundaries (except buildings where government business is conducted and businesses within the district that do not have an entertainment district designation), subject to the following regulations:

- (1) A licensee who receives an entertainment district designation shall allow alcoholic beverages to be removed from the licensed premises only in a district container that bears the entertainment district logo, no less than 2.0" wide by 1.5" tall in size, as designated by the City (logo attached hereto and incorporated herein as "Exhibit 3"). No such alcoholic beverage shall be removed from the licensed premises in a can, bottle, or glass container. Any patron leaving a licensee's premises with a district container must also have a district wristband designating that the licensee has checked photo identification to determine that the patron is legally able to consume an alcoholic beverage.
- (2) No licensee shall allow a patron, guest, or member to exit its licensed premises with more than one open container of alcoholic beverages, and it shall be unlawful for any person to exit such licensed premises with more than one such district container.
- (3) It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a can, bottle, or glass container, or to possess any open can, bottle, or glass container of alcoholic beverages on the streets, sidewalks, rights-of-way, and parking lots located within an entertainment district.
- (4) No district container in which an alcoholic beverage is dispensed and removed from the licensed premises shall exceed 16 fluid ounces in size.
- (5) No person shall possess on the streets, sidewalks, rights-of-way, parking lots, or

outdoor public areas located within the entertainment district any open alcoholic beverage container that exceeds 16 fluid ounces in size.

- (6) All licensees within the entertainment district shall display at all public exits the rules of the entertainment district and a map of the entertainment district boundaries.
- (7) Licensees and organizations with special events may apply to the Jonesboro Police Department, with approval from the Entertainment District Oversight Committee, for a Special Event Entertainment District Permit to temporarily expand the entertainment district days and/or hours of operation for special events.
- (8) Nothing herein is intended to confer any rights or entitlement; selling alcohol within the designated entertainment district is a privilege, not a right, and is subject at all times to reasonable regulation by local, state, and federal authorities.

Sec. 6-51 - Consumption of Alcoholic Beverages in a Motor Vehicle Prohibited. It shall be unlawful for any person to consume any alcoholic beverages while in the confines of a motor vehicle while the motor vehicle is located upon any public street, parking lot or other place to which the public has or is permitted to have access within the designated entertainment district.

Sec. 6-52 - Alcoholic Beverages Purchased Outside the Entertainment District Not Allowed in Open Containers in District. No alcoholic beverages purchased outside of the entertainment district shall be allowed in open containers in the entertainment district.

Sec. 6-53 - Enforcement. Any district container found outside the boundaries of the Jonesboro Entertainment District is subject to seizure by law enforcement or any officer of the Arkansas Alcoholic Beverage Commission and the contents of said container shall be destroyed. In addition, any person found with a district container inside of the Jonesboro Entertainment District who is not displaying a district wristband shall have their container seized and the contents destroyed. The seizure and destruction may be in addition to the officer exercising their legal authority to charge or arrest any person for minor in possession, public intoxication, disorderly conduct, or any other law that may be relevant to the actions of the person. In addition, any person with a district container and/or wristband is subject to age verification by law enforcement and/or any officer of the Arkansas Alcoholic Beverage Commission while in the entertainment district.

Sec. 6-54 - The Entertainment District Oversight Committee.

- (1) **Membership.** Membership shall consist of the following (7) members and shall be appointed by the City of Jonesboro Mayor with approval of the Jonesboro City Council.
 - a. One (1) member from the City of Jonesboro Governing Body.
 - b. Two (2) business owners who are members of the Downtown Jonesboro Alliance.
 - c. One (1) member of the Jonesboro Advertising & Promotion Commission or the Executive Director thereof.
 - d. Two (2) citizens of Jonesboro who live or work within the entertainment district boundaries or adjacent thereto.
 - e. One (1) member from an arts and entertainment venue within the entertainment district.

(2) **Liaison.** The Downtown Jonesboro Alliance Executive Director shall be the tie-breaking vote when necessary, otherwise shall be a non-voting resource for the Entertainment District Oversight Committee:

(3) **Terms of Office**

- a. All oversight committee members shall serve for as long as they hold their respective positions with the agency they represent.
- b. All other members shall serve a two year term. Members may be reappointed for up to 3 consecutive terms except for the Jonesboro Advertising & Promotions member and the arts and entertainment venue member, who may remain on the committee for the duration of his/her appointment. The Executive Director of the Downtown Jonesboro Alliance will keep record of terms and communicate with appointing bodies as necessary.

(4) **Powers of Members**

- a. The duties and powers of the oversight committee shall be as specified herein and the oversight committee shall ensure that the rules and regulations contained in this ordinance are followed within the entertainment district.
- b. The oversight committee shall meet bi-monthly, or a meeting may be called as needed to address urgent business by the Executive Director of the Downtown Jonesboro Alliance or by the Chairman of the oversight committee. The oversight committee shall elect officers at the first meeting of the committee. The oversight committee shall draft and adopt by-laws for the committee and review said by-laws annually for any changes or additions that may be needed.
- c. The oversight committee shall, from time to time, review the regulations and requirements of the designated entertainment district and communicate them appropriately to the downtown businesses and residents.
- d. The oversight committee is charged with issuing entertainment district designations to participating businesses/licensees. In order to preserve the integrity of the entertainment district, the oversight committee has the authority to suspend or revoke the entertainment district designation of any business or licensee that is not following the rules of the entertainment district as established by the City of Jonesboro, the State of Arkansas, or the Arkansas Alcoholic Beverage Control Division. Any decision to suspend or revoke an entertainment district designation may be appealed by the business or licensee to the City Council Public Safety Committee of the City of Jonesboro within 10 days of the date of the suspension/revocation and will be heard by the City Council Public Safety Committee within 60 days of the appeal being filed with the City Clerk. If the city council committee upholds the suspension/revocation, the appealing party may appeal the matter to Craighead County Circuit Court.

(5) Voting Rights and Responsibilities of Members

- a. All members of the oversight committee shall have full and equal voting rights and responsibilities on matters brought before the oversight committee, except for the Executive Director of Downtown Jonesboro Alliance.
- b. A Chairperson, Vice Chairperson and Secretary shall be selected by the oversight committee members. The Secretary duties will reside with the Executive Director of Downtown Jonesboro Alliance, including, but not limited to the keeping of minutes and recordings of all oversight committee meetings.
- c. The committee shall not conduct business unless a quorum is present. A quorum is defined as a majority of appointed members, excluding vacant seats.

Sec. 6-55 - Application for Events and Festivals. Any person or corporation wishing to hold an event or festival held within the district shall fill out the Special Event Permit Application available on the City of Jonesboro website and follow the rules and procedures contained therein. The Jonesboro Police Department reserves the right and maintains sole discretion over the decision to cancel or postpone any event held in/on city property at any time. Approved permits will be revoked prior to the event if conditions are not met. The Jonesboro Police Department will contact the oversight committee chairperson and/or the Downtown Jonesboro Alliance Executive Director within ten (10) business days of receiving the application to rule out scheduling conflicts within the entertainment district. Applications are evaluated in consecutive order of when they were submitted.

Section 3. Should any word, sentence, clause, paragraph, or provision of this ordinance be held to be invalid or unconstitutional the remaining provisions of this ordinance shall remain in full force and effect.

Section 4. Nothing contained in this ordinance shall diminish the requirements of the Alcoholic Beverage Control Division concerning permits issued within the designated entertainment district.

Exhibit 1.

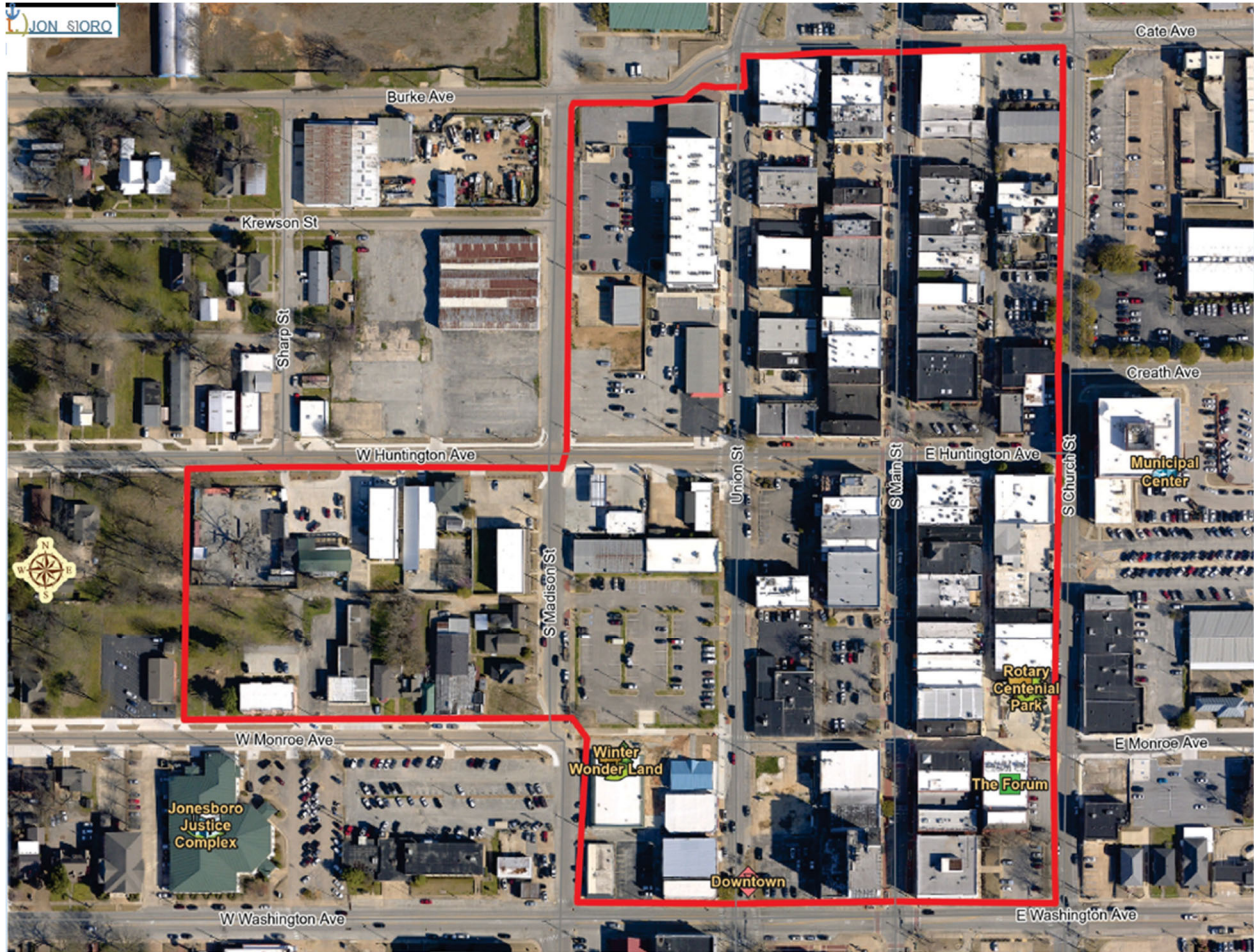


Exhibit 2. Legal Property Description of Designated Entertainment District

Beginning at the northwest corner of the intersection of E. WASHINGTON AVE and S. CHURCH ST, proceed north along the west curb line/sidewalk of CHURCH ST. to the southwest corner of CHURCH ST and BURKE AVE. Thence west along the south curb line/sidewalk on BURKE AVE until the southeast corner of the intersection of BURKE AVE and S. MADISON ST. Thence proceed south along the east curb line/sidewalk on S. MADISON ST until the southeast corner of the intersection of S. MADISON ST and W. HUNTINGTON AVE. Thence west along the south curb line/sidewalk for approximately 550 feet until the signage designating the end of the entertainment district boundary. Thence South in a straight line until you reach W. MONROE AVE. Thence east along the north curb line/sidewalk on W. MONROE AVE until the northeast corner of intersection of W. MONROE AVE and S. MADISON ST. Thence proceed south along the east curb line/sidewalk until the intersection of W. MADISON ST and E. WASHINGTON AVE. Thence east along the north curb line/sidewalk until the point of beginning at the northwest corner of the intersection of E. WASHINGTON AVE and S. UNION ST.

Exhibit 3.

Note: This is not the actual design of the Entertainment District logo, that logo will be designed by the Oversight Committee and approved by the city staff before printing occurs. This is just a sample for reference.



**AN ORDINANCE TO ESTABLISH AN ENTERTAINMENT DISTRICT IN HISTORIC DOWNTOWN
JONESBORO, ARKANSAS**

WHEREAS, the State of Arkansas has passed into law A.C.A. 14-54-1412 to promote hospitality and tourism; to establish areas of a city or town that highlight restaurant, entertainment, and hospitality options; to establish temporary or permanent designated entertainment districts; and for other purposes; and

WHEREAS, the State of Arkansas passed into law Act 874 of 2021, hereinafter referred to as "Act 874," which amended the definition concerning the creation of a designated entertainment district to read "contains any number and any combination of restaurants, taprooms, taverns, entertainment establishments, hospitality establishments, music venues, theaters, bars, private clubs, art galleries, art studios, tourist destinations, distilleries, dance clubs, cinemas, or concert halls.; "Act 874" also amended the definition concerning the creation of designated entertainment district by a city, municipality, or incorporated town to read "A city, municipality, or an incorporated town collecting a gross receipts tax on prepared food or hotel and motel accommodations under Arkansas Code § § 26-75-602 - 26-75-613 AND located in a county with established entities authorized by the Alcoholic Beverage Control Division to sell alcoholic beverages"; and

WHEREAS, the City of Jonesboro has previously established the Jonesboro Advertising and Promotions Commission and currently collects a gross receipts tax on hotel and motel accommodations, therefore allowing the Council to establish an entertainment district within the corporate limits of the City of Jonesboro, Arkansas.

WHEREAS, the Council has considered the merits of establishing such a district and believes that it will benefit the downtown area by promoting an atmosphere aimed at facilitating business and promoting tourism.

WHEREAS, the Council finds that other cities have had success with such districts, and believes that it is in the best interest of the City of Jonesboro, Arkansas, to provide for the creation of such a district as provided in this ordinance.

WHEREAS, the Jonesboro City Council shall create an Entertainment District Oversight Committee for the "Designated Entertainment District" to serve the best interests of the residents and visitors. The Entertainment District Oversight Committee will review and approve businesses or licensees requesting an entertainment district designation, maintain the integrity of the entertainment district as stated herein, and work with the city to process applications for special events within the downtown area of Jonesboro, Arkansas.

WHEREAS, subject to the terms and limitations of the Act and this Ordinance, the City of Jonesboro, Arkansas, wishes to establish a designated entertainment district in the downtown area.

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

Section 1. Under the authority granted in A.C.A. 14-54-1412, the City Council does hereby create and establish a permanent designated entertainment district in downtown Jonesboro, Arkansas, with the areas and boundaries set forth and designated on the Map and Legal Property Description which are attached hereto as "Exhibits 1 and 2" and incorporated herein.

All buildings where government business is conducted are excluded from the entertainment district's open container policy. By excluding these areas from the entertainment district's open container policy, it is the intention of the City Council that the consumption of alcoholic beverages within the confines of these premises is and shall continue to be prohibited, unless such consumption is pursuant to and authorized by a duly issued license by the Arkansas Alcoholic Beverage Commission.

Section 2. The following definitions shall be added to the Code of Ordinances for the City of Jonesboro in Chapter 6, Article III, Sections 6-49 through 6-57:

Sec. 6-49 - Additional Definitions

The following words, terms, and phrases when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning and shall be in addition to the terms already defined in this chapter in Section 6-1.

Alcoholic Beverage Control Division means a government section within the Arkansas Department of Finance and Administration with the powers and duties of regulation, supervision, and control of the manufacture, distribution, and sale of all alcoholic beverages and the issuance of permits, and the regulation thereof, in pursuit of those duties and powers, within the State of Arkansas.

Designated Entertainment District/Entertainment District means the Jonesboro Entertainment District as identified in Exhibits 1 and 2.

Designated Entertainment District Boundaries means the border of the approved overall entertainment district which limits the area of public consumption of alcoholic beverages throughout the district, and is delineated in the entertainment district map and property description.

District Container and Wristband shall mean the standard, city-approved disposable cup that is used for off-premises consumption of an alcoholic beverage within the boundaries of the designated entertainment district and the official city-approved Jonesboro Entertainment District wristband.

Entertainment District Designation shall identify any business within the Jonesboro Entertainment District that has chosen to participate in the entertainment district and has been approved by the Oversight Committee. Said designation shall be identified by signage indicating their participation in the district and approved by the city. Said signage shall clearly indicate that the business is participating in the entertainment district and allows patrons to enter the business with a district container.

Entertainment District Oversight Committee is a committee authorized by ordinance consisting of seven members who are appointed by the Mayor with the approval of the City Council of the City of Jonesboro, and having the powers as shall be authorized by this section and the ordinance creating this committee, or any future ordinances which may delineate the duties of this committee.

On-Premises Retail Alcoholic Beverage Licensee/Licensee is a business within the Jonesboro Entertainment District that holds a permit from the Arkansas Alcoholic Beverage Control Division to sell, dispense, or distribute alcohol.

Special Event Entertainment District Permit means a type of special event permit approved by the City of Jonesboro and the Entertainment District Oversight Committee which allows for the extension of the days and/or hours of the entertainment district and shall include a start and end time for the special permit and any other specified requirements pertaining to the special event.

Sec. 6-50 - Outside Consumption of Alcoholic Beverages Permitted, Conditions. Any on-premises retail alcoholic beverage licensee located within the designated entertainment district boundaries and approved as a member of the entertainment district by the Entertainment District Oversight Committee shall comply with all laws, rules, and regulations that govern its license type, except that a patron, guest, or member of that private club may exit the licensed premises between the hours of 10am and 10pm Thursday through Saturday with no more than one open container of alcoholic beverage, in a district container and with a district wristband and consume said alcoholic beverage anywhere within the designated entertainment district boundaries (except buildings where government business is conducted and businesses within the district that do not have an entertainment district designation), subject to the following regulations:

- (1) A licensee who receives an entertainment district designation shall allow alcoholic beverages to be removed from the licensed premises only in a district container that bears the entertainment district logo, no less than 2.0" wide by 1.5" tall in size, as designated by the City (logo attached hereto and incorporated herein as "Exhibit 3"). No such alcoholic beverage shall be removed from the licensed premises in a can, bottle, or glass container. Any patron leaving a licensee's premises with a district container must also have a district wristband designating that the licensee has checked photo identification to determine that the patron is legally able to consume an alcoholic beverage.

- (2) No licensee shall allow a patron, guest, or member to exit its licensed premises with more than one open container of alcoholic beverages, and it shall be unlawful for any person to exit such licensed premises with more than one such district container.
- (3) It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a can, bottle, or glass container, or to possess any open can, bottle, or glass container of alcoholic beverages on the streets, sidewalks, rights-of-way, and parking lots located within an entertainment district.
- (4) No district container in which an alcoholic beverage is dispensed and removed from the licensed premises shall exceed 16 fluid ounces in size.
- (5) No person shall possess on the streets, sidewalks, rights-of-way, parking lots, or outdoor public areas located within the entertainment district any open alcoholic beverage container that exceeds 16 fluid ounces in size.
- (6) All licensees within the entertainment district shall display at all public exits the rules of the entertainment district and a map of the entertainment district boundaries.
- (7) Licensees and organizations with special events may apply to the Jonesboro Police Department, with approval from the Entertainment District Oversight Committee, for a Special Event Entertainment District Permit to temporarily expand the entertainment district days and/or hours of operation for special events.
- (8) Nothing herein is intended to confer any rights or entitlement; selling alcohol within the designated entertainment district is a privilege, not a right, and is subject at all times to reasonable regulation by local, state, and federal authorities.

Sec. 6-51 - Consumption of Alcoholic Beverages in a Motor Vehicle Prohibited. It shall be unlawful for any person to consume any alcoholic beverages while in the confines of a motor vehicle while the motor vehicle is located upon any public street, parking lot or other place to which the public has or is permitted to have access within the designated entertainment district.

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their container seized and the contents destroyed. The seizure and destruction may be in addition to the officer exercising their legal authority to charge or arrest any person for minor in possession, public intoxication, disorderly conduct, or any other law that may be relevant to the actions of the person. In addition, any person with a district container and/or wristband is subject to age verification by law enforcement and/or any officer of the Arkansas Alcoholic Beverage Commission while in the entertainment district.

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rules and regulations contained in this ordinance are followed within the entertainment district.

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Section 4. Nothing contained in this ordinance shall diminish the requirements of the Alcoholic Beverage Control Division concerning permits issued within the designated entertainment district.

PASSED AND APPROVED THIS _____ DAY OF _____ 2024.

Harold Copenhaver, Mayor

ATTEST:

April Leggett, City Clerk

Exhibit 1.

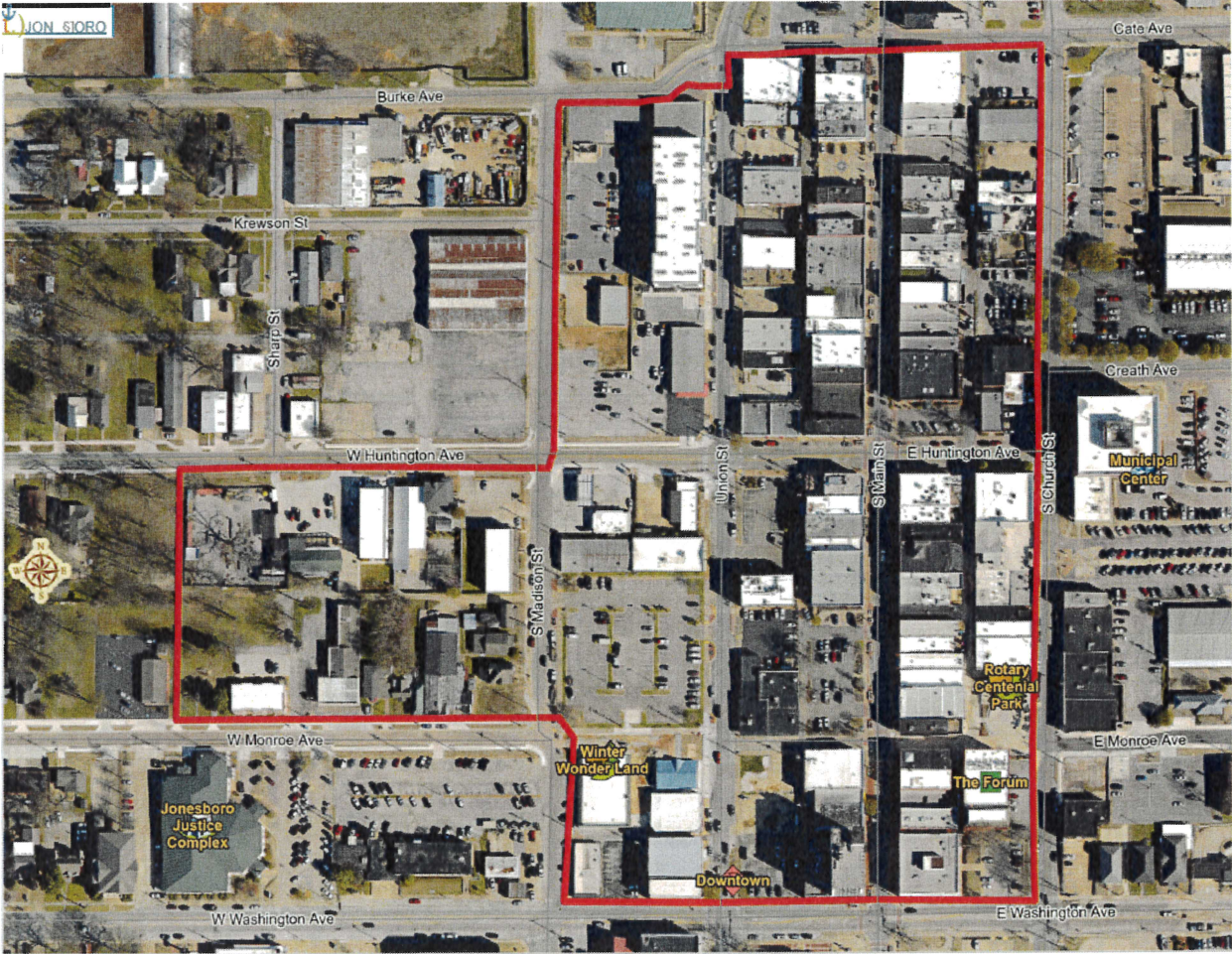


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City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-24:028

Agenda Date: 7/2/2024

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Other
Communications

APRIL 2024 FINANCIAL STATEMENTS

Overview of State Mandated Funds

Benchmark

66.67%

General Fund

Beginning Fund Balance: \$ 25,708,450 \$ 25,708,450

General Fund	YTD Actual	Total Budget	\$ Remaining	% Remaining
Revenue	\$ 21,690,663	\$ 63,504,837	\$ 41,814,174	65.8%
Expense	22,491,967	63,245,327	40,753,360	64.4%
Surplus (Deficit)	\$ (801,304)	\$ 259,510	\$ 1,060,814	

Fund Balance Actual/Projected: \$ 24,907,147 \$ 25,967,960

Street Fund

Beginning Fund Balance: \$ 1,593,364 \$ 1,593,364

Street Fund	YTD Actual	Total Budget	\$ Remaining	% Remaining
Revenue	\$ 2,858,500	\$ 9,155,917	\$ 6,297,417	68.8%
Expense	2,638,083	9,436,255	6,798,172	72.0%
Surplus (Deficit)	\$ 220,418	\$ (280,338)	\$ (500,756)	

Fund Balance Actual/Projected: \$ 1,813,782 \$ 1,313,026

Overview of Select Budget Variances

Select Data - Year to Date	Actual	Budget	\$ Variance	% Variance
Revenue				
Sales Tax (Combined)	\$ 15,930,652	\$ 15,869,349	\$ 61,303	0.4%
State Turnback (Combined)	2,558,483	2,551,016	7,467	0.3%
Expense				
Overlays	-	1,002,963	(1,002,963)	-100%
Fuel Purchases	421,690	562,333	(140,643)	-25%

Overview of Select Prior Year Variances

Select Data - Year to Date	Current Year	Prior Year	\$ Change	% Change
Revenue				
Franchise Fee	\$ 777,215	\$ 981,299	\$ (204,084)	-21%
A&P Prepared Foods	2,163,807	2,097,226	66,581	3%
A&P Original 3%	295,702	308,554	(12,852)	-4%
A&P Additional 1%	98,317	102,996	(4,679)	-5%
Alcohol Beverage Tax	249,705	233,755	15,950	7%

Table of Contents

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4	Schedule of Changes in Restricted Fund Balances
5	Schedule of Revenue vs. Expense (All Funds)
6	Schedule of O&M Departmental Overview
7	Schedule of Interest Earnings & Deposit Collateralization
8-10	Sales Tax Reports
11-13	State Turnback Reports
14	Fuel Purchase Report
15	Franchise Tax Report
16-18	Advertising and Promotion Funds Report
19	Alcoholic Beverage Tax Report
20	Fixed Asset Report
21	Nonuniform Pension Report (401a)
22	Nonuniform Pension Report (NUP)
23	Schedule of American Rescue Plan Fund
24	Schedule of Capital Improvement Fund
25	New Business Report

City of Jonesboro, Arkansas
 Schedule of Changes in FB and Required Reserve
 April 2024

Changes in Fund Balance- Cash Basis

State Mandated Funds	Activity Reflecting Changes in Fund Balance				
	Description	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)
General	\$ 25,708,450	\$ 21,690,663	\$ 22,491,967	\$ (801,304)	\$ 24,907,147
Street	1,593,364	\$ 2,858,500	\$ 2,638,083	220,418	1,813,782
Total	\$ 27,301,815	\$ 24,549,163	\$ 25,130,050	\$ (580,886)	\$ 26,720,928

Other Funds	Activity Reflecting Changes in Fund Balance				
	Description	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)
Restricted	\$ 1,296,783	\$ 575,419	\$ 730,572	\$ (155,153)	\$ 1,141,630
E-911	1,154,260	521,179	1,014,078	(492,899)	661,361
Federal Grants	(1,420,573)	2,556,391	636,879	1,919,512	498,939
Non-Federal Grants	310,477	17,264	20,295	(3,031)	307,446
Community Development Block Grant (CDBG)	14,033	171,420	175,405	(3,985)	10,048
Metropolitan Planning Organization (MPO)	122,284	85,794	41,959	43,836	166,119
Jonesboro Economical Transit System (JETS)	(484,558)	365,903	850,775	(484,873)	(969,431)
American Rescue Plan	10,087,694	127,493	1,131,722	(1,004,229)	9,083,465
Depreciation Fund	3,378,793	-	1,397,711	(1,397,711)	1,981,083
Capital Improvement Fund	8,005,051	1,462,425	2,753,040	(1,290,615)	6,714,436
Advertising & Promotion 3%	394,252	325,833	472,894	(147,061)	247,191
Advertising & Promotion 1%	651,554	107,681	-	\$ 107,681	\$ 759,235
Advertising & Promotion Prepared Foods	6,842,619	2,258,120	1,887,042	\$ 371,079	\$ 7,213,698
Total	\$ 30,352,668	\$ 8,574,923	\$ 11,112,372	\$ (2,537,449)	\$ 27,815,219

All Funds Totals	\$ 57,654,483	\$ 33,124,086	\$ 36,242,421	\$ (3,118,335)	\$ 54,536,148
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Required Reserve

Description	Fund Balance	Required Reserve	Unappropriated Reserves
General Fund	\$ 24,907,147	\$ 9,486,799	\$ 15,420,348
*The Required Reserve is established as 15% of General Fund Current Budget Expenditures.			

City of Jonesboro, Arkansas
Schedule of Changes in Restricted Fund Balances
April 2024

Changes in Fund Balance- Cash Basis

Restricted Funds Description	Activity Reflecting Changes in Fund Balance				Ending Fund Balances
	Beginning Fund Balances	Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	
Insurance Proceeds	\$ 227,486	\$ -	\$ 17,212	\$ (17,212)	\$ 210,274
Perpetual Cemetery	619,697	21,445	35,723	(14,278)	605,418
Fire Act 833	65,664	-	52,780	(52,780)	12,884
Employee Benefit	49,732	-	-	-	49,732
DARE	66,888	21,101	16,493	4,608	71,496
In Lieu of Sidewalk	95,151	-	95,151	(95,151)	-
Dog Park Donations	27,608	-	-	-	27,608
K-9 Acquisition	9,377	-	2,000	(2,000)	7,377
Police Suspense	14,635	-	-	-	14,635
Animal Control Donations	18,451	9,295	4,620	4,675	23,127
Abatement	5,626	-	-	-	5,626
Museum - E Boone Watson	300	-	-	-	300
Winter Wonderland	4,241	222	-	222	4,463
Public Safety Surveillance Equip	3,000	-	-	-	3,000
Police Hiring/Training	2,887	-	-	-	2,887
Skate Board Park	992	-	-	-	992
Jonesboro Shooting Complex	47	-	-	-	47
Fairview Park- Brazos	2,000	-	-	-	2,000
Library Millage	-	409,461	409,461	-	-
MYAC	1,055	496	665	(169)	886
State Asset Forfeiture	15,797	12,142	3,910	8,231	24,029
Federal Asset Forfeiture	6,288	92,036	-	92,036	98,324
Homelessness Committee	-	-	-	-	-
Keep Jonesboro Beautiful	-	2,500	25,973	(23,473)	(23,473)
Downtown Jonesboro Imp. District	59,862	6,721	66,584	(59,862)	0
Total	\$ 1,296,783	\$ 575,419	\$ 730,572	\$ (155,153)	\$ 1,141,630

City of Jonesboro
Schedule of Revenue vs. Expense
April 2024

State Mandated Funds

Operation and Maintenance (O&M)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 21,631,009	\$ 63,325,875	\$ 41,694,866
	Expense	21,424,936	61,345,327	39,920,391
Street	Revenue	2,783,719	9,155,917	6,372,198
	Expense	2,242,689	6,865,005	4,622,316
Total		Revenue	\$ 72,481,792	\$ 48,067,064
		Expense	23,667,625	44,542,707
		Surplus/(Deficit)	\$ 4,271,460	\$ 3,524,357

Capital Improvement (C.I.)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 59,654	\$ 178,962	\$ 119,308
	Expense	1,067,031	1,900,000	832,969
Street (Includes STIP)	Revenue	74,782	-	(74,782)
	Expense	395,394	2,571,250	2,175,856
Total		Revenue	\$ 178,962	\$ 44,526
		Expense	4,471,250	3,008,825
		Surplus/(Deficit)	\$ (4,292,288)	\$ (2,964,299)

Total O&M and C.I.	Revenue	\$ 24,549,163	\$ 72,660,754	\$ 48,111,591
	Expense	25,130,050	72,681,582	47,551,532
	Surplus/(Deficit)	\$ (580,886)	\$ (20,828)	\$ 560,058

Other Funds

Other Funds		YTD Actual	Total Budget	\$ Remaining
Restricted	Revenue	\$ 575,419	\$ 1,935,735	1,360,316
	Expense	730,572	1,970,735	1,240,163
E-911	Revenue	521,179	1,717,342	1,196,163
	Expense	1,014,078	2,194,855	1,180,777
Federal Grants	Revenue	2,556,391	1,573,914	(982,477)
	Expense	636,879	1,573,914	937,035
Non-Federal Grants	Revenue	17,264	59,056	41,792
	Expense	20,295	59,056	38,761
CDBG	Revenue	171,420	1,155,052	983,632
	Expense	175,405	1,155,052	979,647
MPO	Revenue	85,794	177,383	91,589
	Expense	41,959	177,383	135,424
JETS	Revenue	365,903	2,220,892	1,854,989
	Expense	850,775	2,220,892	1,370,117
American Rescue Plan	Revenue	127,493	-	(127,493)
	Expense	1,131,722	600,000	(531,722)
Depreciation Fund	Revenue	-	-	-
	Expense	1,397,711	3,305,559	1,907,848
Capital Improvement Fund	Revenue	1,462,425	-	(1,462,425)
	Expense	2,753,040	16,668,889	13,915,849
A&P 3%	Revenue	325,833	1,230,000	904,167
	Expense	472,894	1,023,801	550,907
A&P 1%	Revenue	107,681	320,000	212,319
	Expense	-	950,000	950,000
A&P PF%	Revenue	2,258,120	6,000,000	3,741,880
	Expense	1,887,042	1,053,677	(833,365)
Total		Revenue	\$ 16,389,374	\$ 7,814,451
		Expense	11,112,372	21,841,441
		Surplus/(Deficit)	\$ (2,537,449)	\$ (14,026,990)

All Funds (Combined)		YTD Actual	Total Budget	\$ Remaining
Grand Total	Revenue	\$ 33,124,086	\$ 89,050,128	\$ 55,926,042
	Expense	36,242,421	105,635,395	69,392,974
		Surplus/(Deficit)	\$ (3,118,335)	\$ (13,466,932)

City of Jonesboro
 Schedule of O&M Departmental Overview
 April 2024

O&M Departmental Overview

General Fund

Department		YTD Actual	Total Budget	\$ Remaining
Overview of Public Safety				
Law & Enforcement	Revenue	\$ 954,233	\$ 2,609,759	\$ 1,655,526
	Expense	7,569,969	21,433,914	13,863,945
Fire Protection	Revenue	264,280	1,381,594	1,117,314
	Expense	5,353,641	13,847,807	8,494,166
Total Public Safety				
	Revenue	\$ 1,218,513	\$ 3,991,353	\$ 2,772,840
	Expense	12,923,611	35,281,721	22,358,110
	Surplus/(Deficit)	\$ (11,705,098)	\$ (31,290,368)	\$ (19,585,270)

Overview of Non-Public Safety Departments

Parks	Revenue	\$ 401,542	\$ 1,995,455	\$ 1,593,913
	Expense	1,655,516	5,697,756	4,042,240
Sanitation	Revenue	37,396	132,835	95,439
	Expense	2,264,856	6,445,595	4,180,739
Elected Officials	Revenue	-	-	-
	Expense	562,274	1,652,526	1,090,252
General Admin.	Revenue	18,316,980	54,223,704	35,906,724
	Expense	465,057	1,254,947	789,890
Other-Admin.	Revenue	1,656,577	2,982,528	1,325,951
	Expense	3,553,622	11,012,782	7,459,160
Capital Improvement	Revenue	59,654	178,962	119,308
	Expense	1,067,031	1,900,000	832,969
Total Non-Public Safety				
	Revenue	\$ 20,472,150	\$ 59,513,484	\$ 39,041,334
	Expense	9,568,356	27,963,606	18,395,250
	Surplus/(Deficit)	\$ 10,903,794	\$ 31,549,878	\$ 20,646,084

Total General Fund				
	Revenue	\$ 21,690,663	\$ 63,504,837	\$ 41,814,174
	Expense	22,491,967	63,245,327	40,753,360
	Surplus/(Deficit)	\$ (801,304)	\$ 259,510	\$ 1,060,814

Street Fund

Department		YTD Actual	Total Budget	\$ Remaining
Street	Revenue	\$ 8,090	\$ 19,793	\$ 11,703
	Expense	1,719,870	5,247,374	3,527,504
Engineering	Revenue	57,807	177,617	119,810
	Expense	491,161	1,617,631	1,126,470
Street Admin.	Revenue	2,717,822	8,958,507	6,240,685
	Expense	31,659	-	(31,659)
Capital Improvement	Revenue	74,782	-	(74,782)
	Expense	395,394	2,571,250	2,175,856
Total Street Fund				
	Revenue	\$ 2,858,500	\$ 9,155,917	\$ 6,297,417
	Expense	2,638,083	9,436,255	6,798,172
	Surplus/(Deficit)	\$ 220,418	\$ (280,338)	\$ (500,756)

O&M Grand Total				
	Revenue	\$ 24,549,163	\$ 72,660,754	\$ 48,111,591
	Expense	25,130,050	72,681,582	47,551,532
	Surplus/(Deficit)	\$ (580,886)	\$ (20,828)	\$ 560,058

City of Jonesboro, Arkansas
 Schedule of Interest Earnings & Deposit Collateralization
 April 2024

Interest Earnings

Bank Account	Balance	Interest Earned	Rate of Interest
General Fund	\$ 25,638,374.92	\$ 76,695.00	4.05%
Jonesboro Softball	1,844.55	6.10	4.05%
Federal Grants Fund	508,833.86	3,634.13	4.05%
Restricted Funds	1,145,296.60	3,666.71	4.05%
Non-Federal Grants	308,468.24	1,022.32	4.05%
Depreciation Fund	1,988,002.34	6,919.62	4.05%
Capital Improvement Fund	5,698,562.60	22,755.70	4.05%
Payroll Clearing	87,631.34	1,414.17	4.05%
Credit Card	41,318.78	194.43	4.05%
Operating	636,663.18	4,772.46	4.05%
Total	\$ 36,054,996.41	\$ 121,080.64	
Street Fund	\$ 2,165,096.99	\$ 7,334.44	4.05%
E-911	677,327.82	2,989.31	4.05%
C.D.B.G.	10,818.51	-	0.00%
M.P.O.	168,622.12	549.39	4.05%
American Rescue Plan Funds	9,083,464.84	30,230.62	4.05%
J.E.T.S.	155,205.79	200.94	4.05%
Non Uniform Pension Payee	3,115.51	10.31	4.05%
A&P 3% Hotel & Motel	249,134.68	830.62	4.05%
A&P 1% Hotel & Motel	759,235.26	2,463.06	4.05%
A&P Prepared Foods	7,213,698.11	22,956.51	4.05%
Total Other	\$ 20,485,719.63	\$ 67,565.20	
Grand Total	\$ 56,540,716.04	\$ 188,645.84	

Total year to date interest

Actual

\$ 769,701.19

Budget

\$ 608,638.67

Deposit Collateralization

Pledge Report - Centennial Bank

Irrevocable Letters of Credit	\$ 32,000,000.00	Expires 6/30/2024
Other Pledged Securites (Mkt Val)	35,998,728.73	
FDIC Insurance	250,000.00	
Total Collateralized Balances	\$ 68,248,728.73	

City of Jonesboro, Arkansas
 Combined Sales and Use Tax Report (Cash Basis)
 2024

Historical Data

Month	2024	2023	2022	2021
January	\$ 4,208,902.39	\$ 3,856,515.15	\$ 3,697,194.79	\$ 3,075,785.44
February	4,518,839.80	4,718,018.56	4,360,357.41	3,678,943.60
March	3,504,892.28	3,656,482.75	3,183,111.17	3,058,832.16
April	3,698,017.89	3,735,516.86	3,315,274.45	2,641,419.06
May	-	3,923,692.55	3,973,786.69	3,785,178.60
June	-	4,042,928.05	3,741,152.53	3,556,747.61
July	-	3,895,788.19	3,688,689.15	3,511,044.11
August	-	3,855,671.39	3,991,764.99	3,603,176.65
September	-	3,857,410.13	3,803,716.42	3,549,348.35
October	-	4,025,134.40	3,891,040.16	3,578,101.11
November	-	3,967,655.21	3,853,821.65	3,550,414.14
December	-	3,857,914.63	3,536,833.15	3,476,229.73
Totals	\$ 15,930,652.36	\$ 47,392,727.87	\$ 45,036,742.56	\$ 41,065,220.56

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 4,208,902.39	\$ 3,856,515.15	\$ 352,387.24	9.1%
February	4,518,839.80	4,718,018.56	(199,178.76)	-4.2%
March	3,504,892.28	3,656,482.75	(151,590.47)	-4.1%
April	3,698,017.89	3,735,516.86	(37,498.97)	-1.0%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 15,930,652.36	\$ 15,966,533.32	\$ (35,880.96)	-0.2%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 4,208,902.39	\$ 3,976,324.84	\$ 232,577.55	5.8%
February	4,518,839.80	4,572,531.00	(53,691.20)	-1.2%
March	3,504,892.28	3,589,191.00	(84,298.72)	-2.3%
April	3,698,017.89	3,731,302.56	(33,284.67)	-0.9%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 15,930,652.36	\$ 15,869,349.41	\$ 61,302.95	0.4%

*The 2024 Combined budget for Sales Tax is \$49,167,000

City of Jonesboro, Arkansas
City Sales and Use Tax Report (Cash Basis)
2024

Historical Data

Month	2024	2023	2022	2021
January	\$ 2,317,133.96	\$ 2,133,729.01	\$ 2,040,928.57	\$ 1,715,538.87
February	2,517,307.78	2,635,793.76	2,423,246.98	2,065,223.04
March	1,939,232.49	2,026,463.78	1,769,568.23	1,703,045.35
April	2,041,119.32	2,076,004.55	1,888,135.01	1,467,798.28
May		2,170,092.57	2,201,074.32	2,108,493.80
June		2,254,614.98	2,131,956.39	1,982,119.61
July		2,160,108.13	2,047,774.63	1,963,838.93
August		2,131,256.75	2,207,564.87	2,004,307.56
September		2,130,151.48	2,101,899.21	1,962,162.00
October		2,228,139.32	2,166,360.53	1,959,389.66
November		2,184,989.01	2,122,886.06	1,959,880.40
December		2,130,203.21	1,960,854.97	1,919,326.33
Totals	\$ 8,814,793.55	\$ 26,261,546.55	\$ 25,062,249.77	\$ 22,811,123.83

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 2,317,133.96	\$ 2,133,729.01	\$ 183,404.95	8.6%
February	2,517,307.78	2,635,793.76	(118,485.98)	-4.5%
March	1,939,232.49	2,026,463.78	(87,231.29)	-4.3%
April	2,041,119.32	2,076,004.55	(34,885.23)	-1.7%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 8,814,793.55	\$ 8,871,991.10	\$ (57,197.55)	-0.6%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 2,317,133.96	\$ 2,203,843.15	\$ 113,290.81	5.1%
February	2,517,307.78	2,536,874.27	(19,566.49)	-0.8%
March	1,939,232.49	1,991,309.91	(52,077.42)	-2.6%
April	2,041,119.32	2,045,866.35	(4,747.03)	-0.2%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 8,814,793.55	\$ 8,777,893.69	\$ 36,899.86	0.4%

*The 2024 Budget for City Sales Tax is \$27,278,218

City of Jonesboro, Arkansas
 County Sales and Use Tax Report (Cash Basis)
 2024

Historical Data

Month	2024	2023	2022	2021
January	\$ 1,891,768.43	\$ 1,722,786.14	\$ 1,656,266.22	\$ 1,360,246.57
February	2,001,532.02	2,082,224.80	1,937,110.43	1,613,720.56
March	1,565,659.79	1,630,018.97	1,413,542.94	1,355,786.81
April	1,656,898.57	1,659,512.31	1,427,139.44	1,173,620.78
May		1,753,599.98	1,772,712.37	1,676,684.80
June		1,788,313.07	1,609,196.14	1,574,628.00
July		1,735,680.06	1,640,914.52	1,547,205.18
August		1,724,414.64	1,784,200.12	1,598,869.09
September		1,727,258.65	1,701,817.21	1,587,186.35
October		1,796,995.08	1,724,679.63	1,618,711.45
November		1,782,666.20	1,730,935.59	1,590,533.74
December		1,727,711.42	1,575,978.18	1,556,903.40
Totals	\$ 7,115,858.81	\$ 21,131,181.32	\$ 19,974,492.79	\$ 18,254,096.73

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 1,891,768.43	\$ 1,722,786.14	\$ 168,982.29	9.8%
February	2,001,532.02	2,082,224.80	(80,692.78)	-3.9%
March	1,565,659.79	1,630,018.97	(64,359.18)	-3.9%
April	1,656,898.57	1,659,512.31	(2,613.74)	-0.2%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 7,115,858.81	\$ 7,094,542.22	\$ 21,316.59	0.3%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 1,891,768.43	\$ 1,772,481.69	\$ 119,286.74	6.7%
February	2,001,532.02	2,035,656.73	(34,124.71)	-1.7%
March	1,565,659.79	1,597,881.09	(32,221.30)	-2.0%
April	1,656,898.57	1,685,436.21	(28,537.64)	-1.7%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 7,115,858.81	\$ 7,091,455.72	\$ 24,403.09	0.3%

*The 2024 Budget for County Sales Tax is \$21,888,782

City of Jonesboro, Arkansas
 Combined State Turnback Report (Cash Basis)
 2024

Historical Data

Month	2024	2023	2022	2021
January	\$ 703,774.94	\$ 722,130.46	\$ 725,110.11	\$ 585,117.03
February	664,698.70	659,466.69	639,323.60	516,793.36
March	575,268.79	546,400.33	546,128.55	451,951.78
April	614,740.56	644,691.01	628,690.16	489,461.69
May	-	607,380.40	633,804.95	589,145.05
June	-	646,793.33	618,379.61	582,699.72
July	-	851,313.69	880,833.40	794,644.37
August	-	609,925.44	663,025.33	540,098.57
September	-	660,774.12	647,169.88	543,714.18
October	-	645,402.15	658,112.49	620,097.45
November	-	605,648.19	651,637.64	596,252.64
December	-	623,165.05	663,991.34	588,771.90
Totals	\$ 2,558,482.99	\$ 7,823,090.86	\$ 7,956,207.06	\$ 6,898,747.74

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 703,774.94	\$ 722,130.46	\$ (18,355.52)	-2.5%
February	664,698.70	659,466.69	\$ 5,232.01	0.8%
March	575,268.79	546,400.33	\$ 28,868.46	5.3%
April	614,740.56	644,691.01	\$ (29,950.45)	-4.6%
May	N/A	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 2,558,482.99	\$ 2,572,688.49	\$ (14,205.50)	-0.6%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 703,774.94	\$ 696,637.06	\$ 7,137.88	1.0%
February	664,698.70	657,078.92	\$ 7,619.78	1.2%
March	575,268.79	583,042.73	\$ (7,773.94)	-1.3%
April	614,740.56	614,256.79	\$ 483.77	0.1%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 2,558,482.99	\$ 2,551,015.51	\$ 7,467.48	0.3%

*The 2024 Combined Turnback Budget is \$7,925,652

City of Jonesboro, Arkansas
 General Turnback Report (Cash Basis)
 2024

Historical Data

Month	2024	2023	2022	2021
January	\$ 158,866.78	\$ 154,090.08	\$ 154,195.42	\$ 131,133.38
February	80,517.41	75,733.77	75,785.70	60,067.50
March	80,517.41	75,733.77	75,785.70	60,051.12
April	80,517.41	75,733.77	75,785.70	59,961.14
May		75,733.77	75,785.70	59,979.51
June		71,867.19	75,785.70	112,101.13
July		272,670.16	272,507.08	289,980.84
August		71,016.33	63,515.60	57,490.09
September		80,527.52	75,785.70	68,666.43
October		80,527.44	75,785.70	75,818.89
November		80,527.44	75,750.67	75,818.89
December		80,527.44	75,750.67	75,819.79
Totals	\$ 400,419.01	\$ 1,194,688.68	\$ 1,172,219.34	\$ 1,126,888.71

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 158,866.78	\$ 154,090.08	\$ 4,776.70	3.1%
February	80,517.41	75,733.77	\$ 4,783.64	6.3%
March	80,517.41	75,733.77	\$ 4,783.64	6.3%
April	80,517.41	75,733.77	\$ 4,783.64	6.3%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 400,419.01	\$ 381,291.39	\$ 19,127.62	5.0%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 158,866.78	\$ 158,237.06	\$ 629.72	0.4%
February	80,517.41	78,298.92	\$ 2,218.49	2.8%
March	80,517.41	78,292.73	\$ 2,224.68	2.8%
April	80,517.41	75,856.79	\$ 4,660.62	6.1%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 400,419.01	\$ 390,685.51	\$ 9,733.50	2.5%

*The 2024 General Turnback Budget is \$1,195,652

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

City of Jonesboro, Arkansas
Street Turnback Report (Cash Basis)
2024

Historical Data

Month	2024	2023	2022	2021
January	\$ 544,908.16	\$ 568,040.38	\$ 570,914.69	\$ 453,983.65
February	584,181.29	583,732.92	563,537.90	456,725.86
March	494,751.38	470,666.56	470,342.85	391,900.66
April	534,223.15	568,957.24	552,904.46	429,500.55
May	-	531,646.63	558,019.25	529,165.54
June	-	574,926.14	542,593.91	470,598.59
July	-	578,643.53	608,326.32	504,663.53
August	-	538,909.11	599,509.73	482,608.48
September	-	580,246.60	571,384.18	475,047.75
October	-	564,874.71	582,326.79	544,278.56
November	-	525,120.75	575,886.97	520,433.75
December	-	542,637.61	588,240.67	512,952.11
Totals	\$ 2,158,063.98	\$ 6,628,402.18	\$ 6,783,987.72	\$ 5,771,859.03

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 544,908.16	\$ 568,040.38	\$ (23,132.22)	-4.1%
February	584,181.29	583,732.92	\$ 448.37	0.1%
March	494,751.38	470,666.56	\$ 24,084.82	5.1%
April	534,223.15	568,957.24	\$ (34,734.09)	-6.1%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 2,158,063.98	\$ 2,191,397.10	\$ (33,333.12)	-1.5%

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 544,908.16	\$ 538,400.00	\$ 6,508.16	1.2%
February	584,181.29	578,780.00	5,401.29	0.9%
March	494,751.38	504,750.00	(9,998.62)	-2.0%
April	534,223.15	538,400.00	(4,176.85)	-0.8%
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
Totals	\$ 2,158,063.98	\$ 2,160,330.00	\$ (2,266.02)	-0.1%

*The 2024 Budget for Street Turnback is \$6,730,000

City of Jonesboro, Arkansas
 Fuel Purchases Report (Cash Basis)
 2024

Comparison of Fuel Purchases vs. Prior Year

MONTH	Current Year Fuel	Previous Year Fuel	\$ Variance	% Variance
January	\$ 73,436.85	\$ 79,083.55	\$ (5,646.70)	-7.1%
February	105,302.55	145,630.38	(40,327.83)	-27.7%
March	127,484.17	81,931.01	45,553.16	55.6%
April	115,466.28	142,664.42	(27,198.14)	-19.1%
May	N/A	117,995.22	N/A	N/A
June	N/A	115,983.48	N/A	N/A
July	N/A	102,295.92	N/A	N/A
August	N/A	167,482.18	N/A	N/A
September	N/A	136,241.32	N/A	N/A
October	N/A	154,084.61	N/A	N/A
November	N/A	97,532.66	N/A	N/A
December	N/A	123,985.50	N/A	N/A
YTD Total	\$ 421,689.85	\$ 1,464,910.25	\$ (27,619.51)	-6.1%

Comparison of Fuel Purchases in Gallons

MONTH	Current Year Gallons	Prior Year Gallons	Variance	% Variance
January	28,737	29,739	(1,002)	-3.4%
February	40,903	48,742	(7,839)	-16.1%
March	46,651	28,104	18,547	66.0%
April	38,301	49,344	(11,043)	-22.4%
May	N/A	39,523	N/A	N/A
June	N/A	41,875	N/A	N/A
July	N/A	34,268	N/A	N/A
August	N/A	55,707	N/A	N/A
September	N/A	42,788	N/A	N/A
October	N/A	47,197	N/A	N/A
November	N/A	33,710	N/A	N/A
December	N/A	46,050	N/A	N/A
YTD Total	154,591	497,046	(1,338)	-0.9%

Comparison of Average Price per Gallon of Fuel Purchased

MONTH	Gasoline		Diesel	
	Current Year	Prior Year	Current Year	Prior Year
January	\$ 2.46	\$ 2.54	\$ 2.82	\$ 2.90
February	2.45	2.89	2.75	3.17
March	2.70	2.83	2.81	2.99
April	3.04	2.84	2.94	2.98
May	N/A	3.11	N/A	2.83
June	N/A	2.81	N/A	2.71
July	N/A	2.99	N/A	2.95
August	N/A	3.07	N/A	2.93
September	N/A	3.11	N/A	3.28
October	N/A	3.16	N/A	3.49
November	N/A	2.78	N/A	3.31
December	N/A	2.63	N/A	2.83
YTD Average	\$ 2.66	\$ 2.90	\$ 2.83	\$ 3.03

Comparison of Fuel Purchases vs. Budget

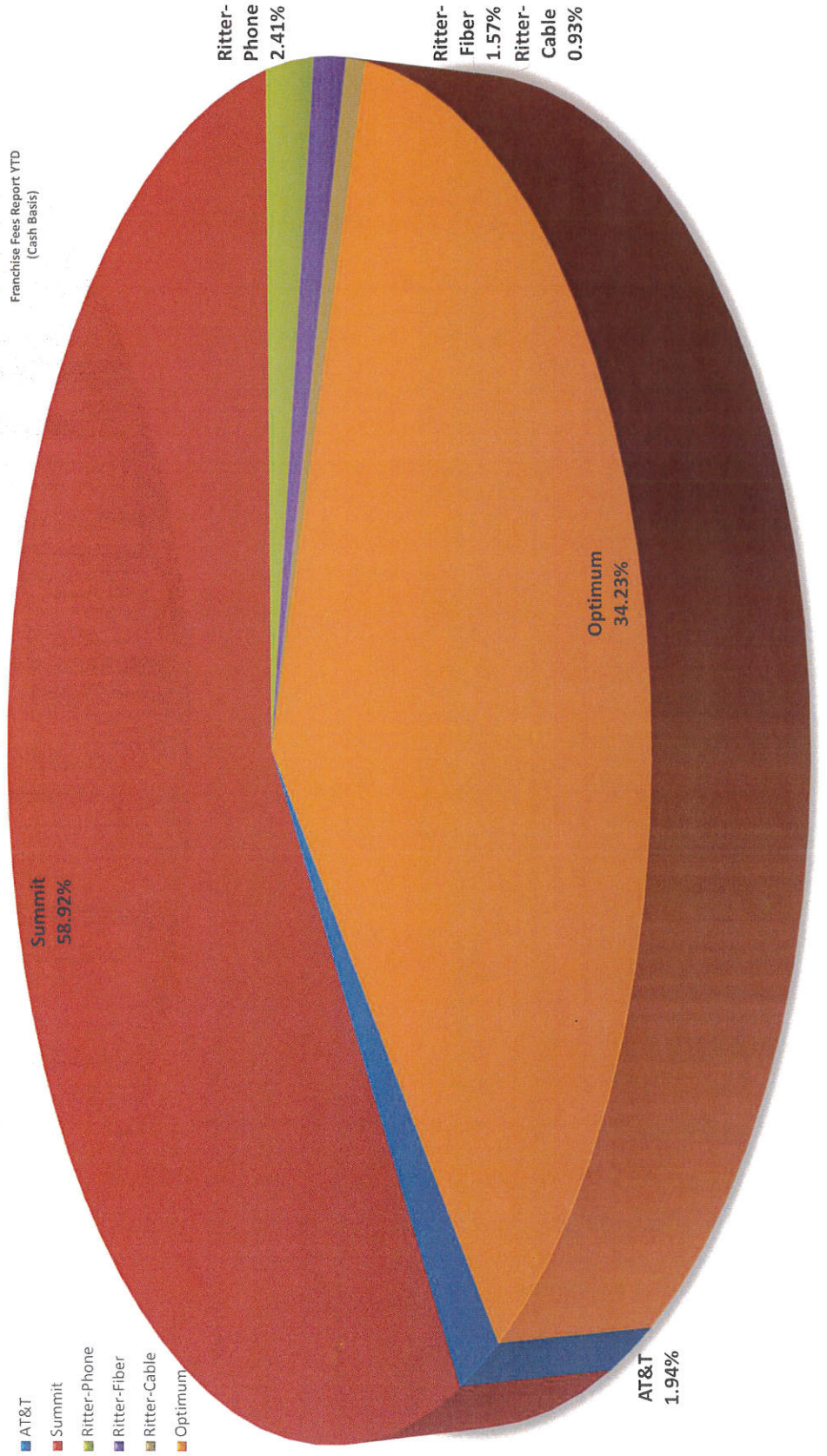
MONTH	Actual	Budget	\$ Variance	% Variance
January	\$ 73,436.85	\$ 140,583.33	\$ (67,146.48)	-47.8%
February	105,302.55	140,583.33	(35,280.78)	-25.1%
March	127,484.17	140,583.33	(13,099.16)	-9.3%
April	115,466.28	140,583.33	(25,117.05)	-17.9%
May	N/A	140,583.33	N/A	N/A
June	N/A	140,583.33	N/A	N/A
July	N/A	140,583.33	N/A	N/A
August	N/A	140,583.33	N/A	N/A
September	N/A	140,583.33	N/A	N/A
October	N/A	140,583.33	N/A	N/A
November	N/A	140,583.33	N/A	N/A
December	N/A	140,583.33	N/A	N/A
YTD Total	\$ 421,689.85	\$ 1,687,000.00	\$ (140,643.48)	-25.0%

*Timing of bulk fuel purchases may cause large comparison variances

City of Jonesboro, Arkansas
Franchise Fee Tax Report
YTD 2024

Months	AT&T	Summit	Ritter-Phone	Ritter-Fiber	Ritter-Cable	Optimum	All Others	Current Year Total	Prior Year Total
January	\$ 2,708.17	\$ 92,690.65	\$ 4,759.78	\$ 2,701.86	\$ 1,762.06	\$ 138,061.48	\$ 612.41	\$ 243,296.41	\$ 301,514.57
February	3,343.97	150,082.62	4,683.56	3,267.20	1,588.25	-	337.54	163,303.14	200,486.11
March	3,474.62	133,701.12	4,666.21	3,093.11	1,928.49	-	296.92	147,160.47	154,580.63
April	5,457.98	79,676.81	4,581.61	3,073.95	1,941.89	126,951.03	1,771.21	223,454.48	324,717.35
May	-	-	-	-	-	-	-	-	77,927.11
June	-	-	-	-	-	-	-	-	48,203.54
July	-	-	-	-	-	-	-	-	186,762.40
August	-	-	-	-	-	-	-	-	38,995.45
September	-	-	-	-	-	-	-	-	39,260.51
October	-	-	-	-	-	-	-	-	179,274.42
November	-	-	-	-	-	-	-	-	40,045.78
December	-	-	-	-	-	-	-	-	68,699.19
Totals	\$ 14,984.74	\$ 456,151.20	\$ 18,691.16	\$ 12,136.12	\$ 7,220.69	\$ 265,012.51	\$ 3,018.08	\$ 777,214.50	\$ 1,660,467.06

Franchise Fees Report YTD
(Cash Basis)



Advertising and Promotion Funds
 City of Jonesboro, Arkansas
 April 2024

	Prepared Foods Fund		3% Hotel/Motel Fund		1% Hotel/Motel Fund	
	Monthly	Annual	Monthly	Annual	Monthly	Annual
Beginning Fund Balance	\$ 7,820,066	\$ 6,842,619	\$ 241,745	\$ 394,252	\$ 729,157	\$ 651,554
NET Prepared Foods	(629,325)	276,766				
NET 3%			3,984	(90,429)		
NET 1%					27,616	98,317
Event Net Activity - Governors Conference			-	(59,096)		
Event Net Activity -2024 Eclipse			630	(1,902)		
Interest Earnings	22,957	94,313	831	4,365	2,463	9,364
Current Fund Balance	\$ 7,213,698	\$ 7,213,698	\$ 247,190	\$ 247,190	\$ 759,235	\$ 759,235

Prepared Foods Fund

	Monthly	YTD	Monthly Tax Collections			
			January	February	March	April
Revenues	\$ 548,266	\$ 2,163,807	\$ 599,719	491,743	524,080	548,266
Expenses	1,177,591	1,887,042				
NET	\$ (629,325)	\$ 276,766				
			Total	\$ 2,163,807		\$ 2,163,807

3% Hotel/Motel Fund

	Monthly	YTD	Monthly Tax Collections			
			January	February	March	April
Revenues	\$ 82,975	\$ 295,702	\$ 68,767	62,247	81,714	82,975
Expenses	78,991	386,132				
NET	\$ 3,984	\$ (90,429)				
			Total	\$ 295,702		\$ 295,702

1% Hotel/Motel Fund

	Monthly	YTD	Monthly Tax Collections			
			January	February	March	April
Revenues	\$ 27,616	\$ 98,317	\$ 22,922	20,749	27,030	27,616
Expenses	-	-				
NET	\$ 27,616	\$ 98,317				
			Total	\$ 98,317		\$ 98,317

Monthly & YTD Comparisons

	Monthly				YTD			
	Current Yr	Prior Yr	\$ Change	% Change	Current Yr	Prior Yr	\$ Change	% Change
Prepared Foods	\$ 548,266	\$ 561,589	\$ (13,323)	-2%	\$ 2,163,807	\$ 2,097,226	\$ 66,582	3%
3% Hotel/Motel	82,975	93,229	(10,254)	-11%	295,702	308,554	(12,852)	-4%
1% Hotel/Motel	27,616	31,257	(3,642)	-12%	98,317	102,996	(4,679)	-5%

Embassy Suites 3%

	January	February	March	April	May	June	Mid-Yr Totals
TOTALS	\$ 16,909.16	\$ 17,335.81	\$ 22,897.73	\$ 19,570.46	N/A	N/A	\$ 76,713.16

	July	August	September	October	November	December	YTD Totals
TOTALS	N/A	N/A	N/A	N/A	N/A	N/A	\$ 76,713.16

Fund 80 - Hotel/Motel 3% Fund Event Current Year Activities

Governors Conference on Tourism

Sponsorship

Sponsor	Description	Date	Amount
Jetton General Contracting		2/2/2024	\$ 1,000
Nabholz		2/2/2024	1,000
Simmons Bank		2/2/2024	1,000
Gearhead Outfitters		2/2/2024	1,000
Jonesboro Unlimited		2/9/2024	1,000
First Security Bank		2/16/2024	2,500
Hytrol Conveyor		2/21/2024	2,500
Signature Bank	Taste of Downtown	2/21/2024	5,000
Corinth Coca-Cola		3/12/2024	1,000
Ritter Communications		3/18/2024	1,000
Ace One Technology		3/18/2024	1,000
First National Bank	\$750 Cash & \$1,750 In-kind Conf Receptions	3/20/2024	2,500
Crafton Tull & Associates		3/29/2024	1,000
Total Event Sponsorship			\$ 21,500

Expense

Payee	Description	Date	Check No.	Amount
Art Advertising Inc	Banner	1/22/2024	153659	\$ 1,107
MESH01-Mesh Credit Card	Faulk and Borlugie	2/8/2024	CC	69
MESH01-Mesh Credit Card	Stickers	2/8/2024	CC	20
riri02 - Rig Rite US Inc	Cables for Banner	2/8/2024	CC	111
Vikki McGee-Campbell	Entertainment	2/8/2024	154079	750
Cline Tours Inc	Coach Services	2/22/2024	154155	17,501
Security (10@\$250)	Detail Available Upon Request	2/22/2024	Various	2,500
MESH01-Mesh Credit Card	Easels for govcon displays	3/8/2024	CC	99
Embassy Suites Hotels	Conference Event & Guest Rooms	3/8/2024	154430	29,049
Royal Oaks 237 Inc	Food	3/8/2024	154523	665
Urban Organics	Food	3/8/2024	154565	3,013
AJ'S Club Inc	Food	3/8/2024	154342	574
Myers Family Projects	Food	3/8/2024	154486	326
Project Awareness Inc	Food	3/8/2024	154509	743
Le Bon Temps Roule LLC	Food	3/8/2024	154734	1,799
ASU System Foundation Inc	Concert, Hall rental, t-shirts	3/8/2024	154355	19,041
Elizabeth Spencer	Flowers	3/8/2024	154429	300
Downtown Jonesboro Alliance	Supplies Reimbursement	3/8/2024	154426	253
In-Kind (First National Bank)	Conference Receptions	3/20/2024	N/A	1,750
Comfort Inn Jonesboro	Hotel Rooms for Charter Drivers	3/22/2024	154670	927
Total Event Expense				\$ 80,596

Governors Conference on Tourism Net Activities \$ (59,096)

2024 Eclipse

Sponsorship

Sponsor	Description	Date	Amount
Jonesboro Fraternal Order of Police	Video Contest	2/2/2024	\$ 250
Art Advertising Inc	Video Contest	2/16/2024	250
The Solutions Group	Video Contest	3/1/2024	250
Total Event Sponsorship			\$ 750

T-Shirt Sales

Business	Description	Date	Amount
Circa 1859 Inc	T-Shirt Sales	4/15/2024	\$ 640
Art Advertising Inc	T-Shirt Sales	4/26/2024	3,306
East Arkansas Broadcasters	T-Shirt Sales	4/26/2024	1,319
Total T-Shirt Sales			\$ 5,265

Expense

Payee	Description	Date	Check No.	Amount
MESH01-Mesh Credit Card	Eclipse t-shirts	2/8/2024	CC	136
ARAD01 - Art Advertising Inc	Eclipse t-shirts	3/8/2024	154359	\$ 3,147
ARAD01 - Art Advertising Inc	Eclipse website design	4/22/2024	155082	3,760
MOME02 - MOR Media	Eclipse Ad in 2024 Spring Edition of Explore	4/22/2024	155210	875
Note: \$4,880.32 paid Dec 2023 for Solar Eclipse glasses				
Total Event Expense				\$ 7,917

2024 Eclipse Net Activities \$ (1,902)

Advertising and Promotion Funds
City of Jonesboro, Arkansas
April 2024

Fund 80 - Hotel/Motel 3% Fund Expenditure

Grant Award				
Payee	Description	Date	Check No.	Amount
2023 Grant Awards				
Hope Foundaton	Brewing Hope Coffee Festival	1/8/2024	153552	\$ 5,000
NEA Baptist Charitable Foundation	Annual Duck Classic	2/22/2024	154231	10,000
Red Wolf Foundation	Athletic Events held in Jonesboro (2022)	3/22/2024	154769	50,000
City of Jonesboro/Hughey Nursery	Update of Welcome to Jonesboro signs	3/27/2024	154829	15,000
2024 Grant Awards				
Midwest Cubing Association	Red Wolf Cubing	1/22/2024	153754	\$ 500
The Link Theatre Company	Professional Theatre	1/22/2024	153805	10,000
Jonesboro Business Association	Jonesboro Crawfish Festival	2/22/2024	153971	5,000
Delta Symphony Orchestra	Quarterly Program Support Payments	1 @ \$5,000	Various	5,000
Downtown Jonesboro Alliance	Quarterly Program Support Payments	1 @ \$7,500	Various	7,500
The Foundation of Arts	Quarterly Program Support Payments	1 @ \$23,750	Various	23,750
Hispanic Community Services	Quarterly Program Support Payments	1 @ \$3,750	Various	3,750
University Heights Lions Club	Pickle Ball Tournament	2/22/2024	154300	2,500
Jets Aquatics Club	Spring/Summer Events	3/22/2024	154720	25,000
Disc Side of Heaven	The Jonesboro Open - Disc Golf Pro Tour	3/22/2024	154691	25,000
KLEK	Juneteenth Celebration	3/22/2024	154732	10,000
LGS Entertainment	Nerds Assemble/Schools out for the Summer	3/22/2024	154736	5,000
ASU Club Softball	Softball Tournaments & Camps	4/8/2024	154855	10,000
Friends of the Library	NEA Game Fest	4/8/2024	154922	1,000
Total Grant Award Expense				\$ 214,000

Administrative Expense				
Payee	Description	Date	Check No.	Amount
Christy Appleton	Administrative	YTD	Check	\$ 4,000
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	18,154
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	1,600
The Solutions Group	Website Hosting/Maint & Design	YTD	Check	4,350
Young Investments	Office Space	YTD	Check	3,900
Travel & Exp Reimb	Detail Available Upon Request	YTD	Check	839
Insurance & Licenses	Detail Available Upon Request	YTD	Check	120
Professional Services	Detail Available Upon Request	YTD	Check	32
Advertising & Promotion	Detail Available Upon Request	YTD	Check	18,319
Supplies	Detail Available Upon Request	YTD	Check	912
Office Supplies	Detail Available Upon Request	YTD	Check	726
Total Administrative Expense				\$ 52,953

Other				
Payee	Description	Date	Check No.	Amount
JHP/Embassy Suites	2023 Reimbursements (Q4)	Jan	Check	62,036
JHP/Embassy Suites	2024 Reimbursements (Q1 - Q3)	YTD	Check	57,143
Total Other Expense				\$ 119,179

Total 3% H/M Expense \$ 386,132

Fund 82 - Prepared Foods Fund Expenditure

Sports Complex Project				
Payee	Description	Date	Check No.	Amount
Professional Services				
Eastern Sports Management	Design Consultation	2/22/2024	154178	\$ 31,136
Mark Nichols	Traffic Impact Study - 40%	3/8/2024	154477	8,320
Waddell Cole & Jones PA	Legal Services	4/22/2024	155284	4,309
Crafton Tull & Associates	Design Services	YTD	Checks	721,491
Land Acquisition				
Professional Title Services	Land Acquisition-Race Street	4/2/2024	154837	\$ 1,102,105
Total Sports Complex Project Expense				\$ 1,867,361

Administrative Expense				
Payee	Description	Date	Check No.	Amount
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	\$ 18,154
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	1,389
Travel & Exp Reimb	Detail Available Upon Request	YTD	Check	138
Total Administrative Expense				\$ 19,681

Total Prepared Foods Expense \$ 1,887,042

Alcoholic Beverage Tax Comparison To Prior Year

April 2024

	January	February	March	April	May	June	6-Month Totals
TOTALS	\$ 68,931.83	\$ 54,663.84	\$ 58,229.01	\$ 67,880.53	N/A	N/A	\$ 249,705.21
	July	August	September	October	November	December	YTD Totals
TOTALS	N/A	N/A	N/A	N/A	N/A	N/A	\$ 249,705.21

	Current Year Month	Prior Year Month	\$ Variance	% Variance
TOTALS	\$ 67,880.53	\$ 54,038.59	\$ 13,841.94	25.6%

	YTD Current Year	YTD Previous Year	\$ Variance	% Variance
TOTALS	\$ 249,705.21	\$ 233,754.96	\$ 15,950.25	6.8%

Fixed Assets

Monthly Asset Report - April 2024

Asset	Purchased	Dept	Description	Orig Cost
01-101-11914	04-22-2024	02Police	Copy machine Sharp BP70C31 as per quote - State bid DIR-CPO-443	4,310.71
01-101-11915	04-22-2024	02Police	Radar RLR Lidar & accessories	2,695.00
01-101-11916	04-22-2024	02Police	Radar RLR Lidar & accessories Police	2,695.00 9,700.71
01-102-1499	04-08-2024	03Fire	Camper Shell LEER 100R	5,533.46
01-102-1500	04-08-2024	03Fire	Camper Shell LEER 100R	5,533.46
01-102-1501	04-22-2024	03Fire	Drager Hazmat air monitor XAM 5800	2,046.26
01-102-1502	04-22-2024	03Fire	Drager Hazmat air monitor XAM 5800 Fire	2,046.26 15,159.44
01-110-1338	04-22-2024	10Info	NVR video recorder for Allen Park - replacement Information Systems	17,785.33 17,785.33
02-100-1321	04-08-2024	50Street	Trailer 22' tilt deck 16 k	13,107.89
02-100-1322	04-22-2024	50Street	Excavator Bobcat E55 R-2	76,640.56
02-100-1498	04-22-2024	50Street	Loader Bobcat T66 Loader w/ Gold package Street	69,578.16 159,326.61
06-100-2039	04-22-2024	70E911	Motorola MCC 7500E Console - AIS server, 4 MCC 7500 Console Upgr E-911	249,160.49 249,160.49
05-100-2880	04-08-2024	80Park	Mower Husqvarna Automower 550 EPOS	4,199.68
05-100-2881	04-08-2024	80Park	Mower Husqvarna Automower 550 EPOS	4,199.68
05-100-2882	04-08-2024	80Park	Mower Husqvarna Automower 550 EPOS	4,199.68
05-100-2883	04-08-2024	80Park	UTV Kubota RTV-X1130WL-H w/Canopy - JMC	19,443.30
05-100-2884	04-08-2024	80Park	Mower Kubota 72" ZD121L Zero Turn	17,680.65
05-100-2885	04-08-2024	80Park	UTV Kubota RTV-X1130 Unility vehicle	19,443.30
05-100-2886	04-08-2024	80Park	Tractor Kubota MX5400 Cab / accessories	54,722.00
05-100-2887	04-08-2024	80Park	Mower Exmark Lazer E 60" Zero Turn	24,794.80
05-100-2888	04-08-2024	80Park	Mower Exmark Lazer E 60" Zero Turn	24,794.80
05-100-2889	04-08-2024	80Park	Excavator - Kubota KX033-4R3A Mini w/12" bucket	57,645.19
05-100-2890	04-22-2024	80Park	Maxtronics wave pool cleaner - each pool	6,293.00
05-100-2891	04-22-2024	80Park	Maxtronics wave pool cleaner - each pool	6,293.00
05-100-2892	04-22-2024	80Park	Maxi - Sweep Vacuum for new pool Parks - Administration	5,658.50 249,367.58
05-500-0041	04-08-2024	FA01103	Mower Exmark Lazer E 60"	10,959.20
05-500-0042	04-08-2024	FA01103	Mower Exmark Lazer E 60" Cemetery Dept.	10,959.20 21,918.40
Totals				722,418.56

Non-Uniform Pension 401A Account
Changes in Position
2024 Year to Date

Activity	January	February	March	April	May	June	Mid-Year
Beginning Balance	\$2,997,599.34	\$2,984,913.68	\$3,057,856.85	\$3,042,609.36	\$2,985,521.67	N/A	\$2,997,599.34
Additions:							
Employer Contributions	32,203.16	31,275.35	30,471.38	45,975.39	-	-	139,925.28
Other Additions	5,682.10	21,312.49	16,450.68	24,496.45	-	-	67,941.72
Total Additions	37,885.26	52,587.84	46,922.06	70,471.84	-	-	207,867.00
Deductions:							
Pension Benefits	43,721.24	964.40	116,828.82	13,560.69	-	-	175,075.15
Administrative Expenses	2,587.50	-	-	2,565.00	-	-	5,152.50
Other Deductions	-	-	-	-	-	-	-
Total Deductions	46,308.74	964.40	116,828.82	16,125.69	-	-	180,227.65
Adjustments:							
Unrealized Investment Gain(Loss)	(4,262.18)	21,319.73	54,659.27	(111,433.84)	-	-	(39,717.02)
Other Adjustments	-	-	-	-	-	-	-
Total Adjustments	(4,262.18)	21,319.73	54,659.27	(111,433.84)	-	-	(39,717.02)
Ending Balance	\$2,984,913.68	\$3,057,856.85	\$3,042,609.36	\$2,985,521.67	N/A	N/A	\$2,985,521.67

Activity	July	August	September	October	November	December	Y-T-D
Beginning Balance	N/A	N/A	N/A	N/A	N/A	N/A	\$2,997,599.34
Additions:							
Employer Contributions	-	-	-	-	-	-	139,925.28
Other Additions	-	-	-	-	-	-	67,941.72
Total Additions	-	-	-	-	-	-	207,867.00
Deductions:							
Pension Benefits	-	-	-	-	-	-	175,075.15
Administrative Expenses	-	-	-	-	-	-	5,152.50
Other Deductions	-	-	-	-	-	-	-
Total Deductions	-	-	-	-	-	-	180,227.65
Adjustments:							
Unrealized Investment Gain(Loss)	-	-	-	-	-	-	(39,717.02)
Other Adjustments	-	-	-	-	-	-	-
Total Adjustments	-	-	-	-	-	-	(39,717.02)
Ending Balance	N/A	N/A	N/A	N/A	N/A	N/A	\$2,985,521.67

*The Non-Uniform (401A) plan is the new pension plan. Funds are managed by INTRUST.

*These funds represent the Employer's matching portion only.

**Non-Uniform Pension Account
Changes in Position
2024 Year to Date**

Activity	January	February	March	April	May	June	Mid-Year
Beginning Balance	\$10,312,018.21	\$10,298,061.22	\$10,443,717.00	\$10,619,118.45	N/A	N/A	\$10,312,018.21
Additions:							
Employer Contributions	-	-	-	-			-
Other Additions	2,324.14	1,811.78	2,901.20	2,639.83			9,676.95
Total Additions	2,324.14	1,811.78	2,901.20	2,639.83	-	-	9,676.95
Deductions:							
Pension Benefits	39,540.97	42,710.09	43,053.94	42,149.87			167,454.87
Administrative Expenses	1,979.18	3,043.78	994.20	2,025.44			8,042.60
Other Deductions	-	-	-	-			-
Total Deductions	41,520.15	45,753.87	44,048.14	44,175.31	-	-	175,497.47
Adjustments:							
Unrealized Investment Gain(Loss)	25,239.02	189,597.87	216,548.39	(307,551.15)			123,834.13
Other Adjustments	-						-
Total Adjustments	25,239.02	189,597.87	216,548.39	(307,551.15)	-	-	123,834.13
Ending Balance	\$10,298,061.22	\$10,443,717.00	\$10,619,118.45	\$10,270,031.82	N/A	N/A	\$10,270,031.82

Activity	July	August	September	October	November	December	Y-T-D
Beginning Balance	N/A	N/A	N/A	N/A	N/A	N/A	\$10,312,018.21
Additions:							
Employer Contributions							-
Other Additions							9,676.95
Total Additions	-	-	-	-	-	-	9,676.95
Deductions:							
Pension Benefits							167,454.87
Administrative Expenses							8,042.60
Other Deductions							-
Total Deductions	-	-	-	-	-	-	175,497.47
Adjustments:							
Unrealized Investment Gain(Loss)							123,834.13
Other Adjustments							-
Total Adjustments	-	-	-	-	-	-	123,834.13
Ending Balance	N/A	N/A	N/A	N/A	N/A	N/A	\$10,270,031.82

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

City of Jonesboro
 Schedule of American Rescue Plan Funds
 April 2024

Schedule of Revenues vs. Expenses

		2021	2022	2023	2024	Total	
Revenues							
Interest Earned		9,094	143,307	466,732	127,493	746,626	
Federal Distribution		7,789,522	7,789,522	-	-	15,579,043	
Total		7,798,615	7,932,829	466,732	127,493	16,325,669	
							Encumbered
Expenses	Appropriations						
Public Safety #1	1,803,000	19,535	1,018,543	773,743	-	1,811,821	-
Public Safety #2	1,306,525			1,279,208	217	1,279,425	-
Drainage	425,000		355,541	-	76,284	431,825	-
Ditch Maintenance	500,000		489,420	-	-	489,420	-
Mosquito Abatement	250,000		60,396	-	50,000	110,396	-
Administrative & Council Upgrades	120,000	-	39,000	128,939	-	167,939	-
Jonesboro Rec Center	1,535,560		685,084	813,350	-	1,498,433	88,200
Parker Park Pool	1,418,000			447,723	970,277	1,418,000	-
JFD Additional 12 Firefighters	600,000			-	34,945	34,945	60,329
Total	7,958,085	19,535	2,647,983	3,442,964	1,131,722	7,242,204	148,529
Retained Earnings		7,779,080	5,284,846	(2,976,232)	(1,004,229)	9,083,464	

Schedules of ARPA Fund Availability

Combined Revenues	16,325,669
Combined Appropriations	7,958,085
Unappropriated ARPA Funds	8,367,584
Combined Appropriations	7,958,085
Combined Expenditures	7,242,204
Unexpended Appropriations	715,880
Unappropriated ARPA Funds	8,367,584
Unexpended Appropriations	715,880
Cash Balance	9,083,464

City of Jonesboro
 Schedule of Capital Improvement Funds
 April 2024

Capital Improvement Detail by Project

Department	Description	2023 Carryover	Grant/Other	2024 Budget	Contract Appropriation	Total Funding	2024 Activity	Open PO Remaining	\$ Remaining
General Fund Supported Projects									
Building Maint.	Forum	12,151				12,151	12,151	-	-
	Unanticipated Facilities Maint.	137,711				137,711	-	76,816	60,894
Engineering	Misc. Drainage Projects	92,605				92,605	111,940	-	(19,335)
	NEA Development (NEAIDC)	-		171,250		171,250	6,898	-	164,352
	Maintenance Gauges/Wells	17,540				17,540	1,440	9,280	6,820
Grants	University Heights Trail	1,713,408	316,000			2,029,408	-	-	2,029,408
	Downtown to A-State	1,155,930	1,057,605			2,213,535	491,544	1,532,038	189,954
	EDA/DRA Cares ACT	90,290				90,290	-	-	90,290
Parks Admin.	Parks Master Plan	25,129	115,927	1,500,000		1,641,056	112,812	23,917	1,504,327
	Parks Security Camera Upgrade	203,736				203,736	26,175	-	177,561
Softball	Public Wifi Infrastructure	26,191				26,191	26,191	-	-
	Field 10 Flip	56,723				56,723	-	-	56,723
Urban Parks	Various Park Improvements	24,785	301,030	100,000		425,815	263,647	16,471	145,697
	New Park (Pocket or Neighborhood)	300,000		300,000		600,000	-	-	600,000
	Dog Park & Other	174,510				174,510	34,777	54,410	85,323
C.F.P	Soft Surface Trail/Way Finding	136,109				136,109	20,765	115,344	0
	50 Spot Parking Lot	451,027				451,027	12,000	-	439,027
	Overlay Back Half of Loop Road	167,385				167,385	-	-	167,385
	Trail Spur from Entrance	23,748				23,748	-	-	23,748
J.M.C	Soccer Field Improvement/Artificial Turf	515,714	1,223,750			1,739,464	1,325,734	242,214	171,515
	Public Wifi Infrastructure	37,350				37,350	-	37,349	1
	Concession Siding	29,100				29,100	-	29,100	-
Admin	Welcome Signs	82,487	15,000			97,487	15,000	82,487	(0)
Comm.Centers	Winter Wonderland	57,458				57,458	-	21,483	35,975
	Gym Floors Touch Up	26,300				26,300	-	-	26,300
	Parker Park Parking Expanded	30,000				30,000	-	-	30,000
	Parker Park Pool	1,334,099	1,163,277			2,497,376	1,229,186	1,267,900	290
Shooting Comp.	Shooting Range (All)	289,860				289,860	61,000	228,860	1
	Total General Fund Projects	7,211,345	4,192,589	2,071,250	-	13,475,184	3,751,260	3,737,669	5,986,255
Street Fund Supported Projects									
Engineering	Misc. Street Projects	448,690				448,690	66,951	42,893	338,846
	Sidewalks/Misc. Concrete	9,415		1,000,000		1,009,415	388,839	-	620,576
	Caraway/Parker/Fox Meadow-R.O.W/Util	151,346				151,346	33,906	6,340	111,100
	Railroad Maintenance	7,294		400,000		407,294	23,043	378,416	5,835
	AHTD Bridge Inspections	3,000				3,000	3,221	-	(221)
	AHTD100657 MLK Extension	71,711				71,711	6,441	65,270	(0)
	AHTD100881 Hwy 18 Widening	51,545				51,545	-	51,545	(0)
	AHTD100879 49/J555-49/Parker	47,741				47,741	-	34,627	13,114
	Street Overlays	2,963		1,000,000		1,002,963	-	1,009,115	(6,152)
	Total Street Fund Projects	793,705	-	2,400,000	-	3,193,705	522,401	1,588,205	1,083,099
Capital Improvement									
		\$ 8,005,050	\$ 4,192,589	\$ 4,471,250	\$ -	\$ 16,668,889	\$ 4,273,661	\$ 5,325,875	\$ 7,069,353

Name	Application Date	Status	Customer #	License Type	Address	City, State	Phone	Email
1st Call Plumbing LLC	4/12/2024	Active	24317	Sub-Contractor	160 CR 7808	Jonesboro AR	(870) 324-0324	tywparks@gmail.com
Baxter Electric	4/1/2024	Active	24302	Sub-Contractor	108 Margie Drive	Brookland AR	(870) 926-6056	abaxter.arkansas@gmail.com
Broadway Business Consultant & Strategist	4/30/2024	Partial	24340	Consulting Service	2404 Race St. #16903	Jonesboro AR	(870) 604-9077	broadwaybusinessconsultants@outlook.com
Brown's Garage	4/17/2024	Partial	24322	Auto Repair Shops & Garages	1202 Dupue	Jonesboro AR	(901) 326-5884	Kishamiller1202@gmail.com
By the Slice LLC	4/4/2024	Active	24306	Delicatessen-Take out	41 Luster Drive	Batesville AR	(870) 612-0738	bythesliceat@gmail.com
Champagne Taste	4/26/2024	Active	24337	Computer Business-Online included	3101 Carnaby St #B103	Jonesboro AR	(618) 240-2273	shopchampagnetaaste@gmail.com
Christian Parnell	4/23/2024	Active	24329	Physician	NEA Baptist Clinic-4802 E Johnson Avenue	Jonesboro AR	(870) 936-8000	amanda.brumfield@bhmcc.org
Deborah Eberwein	4/25/2024	Active	24334	Therapist	Garland of Grace Counseling PLLC 3307 Quali Ridge Rd	Jonesboro AR	(870) 275-5071	eberwein.debbie@yahoo.com
Delta Roofing & Restoration	4/4/2024	Active	24304	Sub-Contractor	2301 Congress Cove	Jonesboro AR	(870) 393-7555	scott@deltaroofting-siding.com
Derek Ritter Plumbing	4/19/2024	Active	24305	Sub-Contractor	5305 Prospect Road	Jonesboro AR	(870) 219-8980	
Dr Lara Huffman	4/4/2024	Active	24323	Physician	Longbranch Wellness 2329 Edenborn Ave	Metairie LA	(387) 501-5038	larahuffman@yahoo.com
FP Boutique Gallery LLC	4/9/2024	Active	24315	Inventory Based Businesses	1918 CR 664	Jonesboro AR	(870) 243-5035	fboutiquegallery@gmail.com
Frankly Alterations	4/9/2024	Active	24313	Dressmaker	PO Box 1617	Jonesboro AR	(870) 930-7611	john@inttours.com
Got 2 Be Baked	4/4/2024	Active	24307	Service Business Not Classified	266 County Road 781	Jonesboro AR	(870) 278-9253	got2bebaked@gmail.com
Grasswell Lawn Care	4/5/2024	Active	24310	Yard Work	514 E. Philadelphia Rd	Jonesboro AR	(870) 351-5326	kevinbraswell121@gmail.com
Great Day Improvements LLC	4/4/2024	Active	24308	General Contractor	208 Space Park North	Goodlettsville TN	(888) 468-0700	memphis@greatdayimprovements.com
Honey and Hope Boutique	4/24/2024	Active	24332	Inventory Based Businesses	2600 Harrison Cove	Jonesboro AR	(870) 604-8144	ryanmcdonnell@yscustomsapparel.com
Jackson Troxel	4/23/2024	Active	24328	Physician	NEA Baptist Clinic 4802 E Johnson Avenue	Jonesboro AR	(870) 936-8000	amanda.brumfield@bhmcc.org
Jeffrey Deaver MD	4/16/2024	Active	24320	Physician	Pain Treatment Centers of America PLLC 108 N Shackleford Rd	Little Rock AR	(870) 275-4927	legal@ptcoa.com
Jianbin Zheng	4/23/2024	Active	24327	Physician	NEA Baptist Clinic 4916 Medical Blvd	Jonesboro AR	(870) 936-8000	amanda.brumfield@bhmcc.org
KPOT Jonesboro	4/12/2024	Active	24109	Alcoholic Beverage Permit	KHP Jonesboro 2312 E Parker Rd	Jonesboro AR	(870) 336-3690	michelle@gmail.com
Legacy Home Exteriors	4/9/2024	Active	24314	Sub-Contractor	3058 CR 318	Jonesboro AR	(870) 219-9698	trvspin@hotmail.com
Lily Valley Goods	4/24/2024	Active	24331	Computer Business-Online included	5205 Highland Park Circle #142	Jonesboro AR	(559) 623-7878	support@lilyvalleygoods.com
Luxe Permanent Cosmetics	4/25/2024	Active	24336	Beauty & Barber Shop	816 Greene 510 Road	Paragould AR	(870) 565-3798	luxepermcosmetics@gmail.com
Magdy Giurgius	4/23/2024	Active	24326	Physician	NEA Baptist Clinic-4802 E Johnson Avenue	Jonesboro AR	(870) 936-0503	amanda.brumfield@bhmcc.org
Marquis Plumbing	4/30/2024	Active	24341	Sub-Contractor	129 CR 7701	Jonesboro AR	(870) 261-2602	marquisplumbing@yahoo.com
Monument Cleaning Service	4/15/2024	Active	24319	Service Business Not Classified	3620 Lake Pointe Cove	Jonesboro AR	(870) 897-7496	runkelphil@yahoo.com
Pemberly & Finch LLC	4/24/2024	Active	24333	Ice-Dealer/Mfg/Frozen food	6405 Julia Ln	Jonesboro AR	(870) 926-3475	jrsauction24@yahoo.com
R. E. Crawford Construction	4/30/2024	Active	24342	General Contractor	6650 Professional Pkwy W #100	Sarasota FL	(941) 907-0010	jeffs@ecrawford.com
Renita's Goodies	4/8/2024	Active	24311	Inventory Based Businesses	1610 Stone St #E1	Jonesboro AR	(870) 340-1912	mcgowanrenita74@gmail.com
Ronald Smith	4/23/2024	Active	24330	Physician	NEA Baptist Clinic-4802 E Johnson Avenue	Jonesboro AR	(870) 936-8000	amanda.brumfield@bhmcc.org
Safe & Secure Inc.	4/8/2024	Active	24312	Taxi Cab/Limousine (each)	3630 Tulip Tree Cove	Memphis TN	(817) 217-8151	7carlyb@gmail.com
Sarah Slinkard	4/25/2024	Active	24335	Therapist	Garland of Grace Counseling PLLC 7131 Hwy 141 N	Jonesboro AR	(870) 275-5071	eberwein.sarah@yahoo.com
Shravan Chintalapani	4/23/2024	Active	24325	Physician	NEA Baptist Clinic-4802 E Johnson Avenue	Jonesboro AR	(870) 936-0503	amanda.brumfield@bhmcc.org
Southern Harvest Boutique	4/16/2024	Active	24321	Computer Business-Online included	926 Hale Street	Walnut Ridge AR	(870) 759-1333	southernharvestboutique@mymyahoo.com
SR Plumbing	4/15/2024	Active	24318	Sub-Contractor	508 CR 950	Brookland AR	(870) 882-6427	seanrobins062711@gmail.com
Supercharge Electric LLC	4/23/2024	Active	24324	Sub-Contractor	97 Lawrence Road 1080	Ravenden AR	(870) 202-0322	superchargeelectric@gmail.com
Tran Video Express	4/4/2024	Active	24309	Miscellaneous Occupation	504 E. College Ave	Jonesboro AR	(650) 716-3615	tve1998@yahoo.com
Triple B Lawn Care Services	4/29/2024	Active	24339	Yard Work	407 Brookstone Dr	Jonesboro AR	(870) 549-2896	richardson_bart@yahoo.com
Valley View Ready-Mix	4/11/2024	Active	24316	Sub-Contractor	9100 Highway 49 South	Jonesboro AR	(870) 882-4885	valleyviewreadymix@gmail.com

40 Total