



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda City Council

Tuesday, February 20, 2018

5:30 PM

Municipal Center

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

Council Chambers, Municipal Center

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

4. SPECIAL PRESENTATIONS

COM-18:006 CITIZENS BANK BUILDING PRESENTATION BY PRICE GARDNER

Sponsors: Mayor's Office

5. CONSENT AGENDA

All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.

MIN-18:015 Minutes for the City Council meeting on February 6, 2018

Attachments: [CC Minutes 02062018](#)

RES-18:012 RESOLUTION TO ADOPT A REVISED SUBSTANCE ABUSE TESTING PROGRAM POLICY FOR JET

Sponsors: Human Resources and JETS

Legislative History

2/13/18 Finance & Administration Recommended to Council
Council Committee

RES-18:013 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER NO. 1 FOR THE CEMETERY MAINTENANCE BUILDING

Sponsors: Parks & Recreation

Attachments: [JB Cemetery C.O. #1](#)
[Change Order - 1.pdf](#)

Legislative History

2/13/18 Finance & Administration Recommended to Council
Council Committee

RES-18:014 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS ACCEPTING AN INTENT TO ENTER INTO REAL ESTATE DONATION AND SALES AGREEMENT WITH FARMER ENTERPRISES, INC. (FEI)

Sponsors: Mayor's Office

Attachments: [40 acres Survey.pdf](#)

[Farmer Agreement 40 acres](#)

[FARMER ALEC_attachment B 02202018.pdf](#)

[REAL PROPERTY DONATION AND SALE AGREEMENT - Craighead Forest 4](#)

Legislative History

2/13/18 Finance & Administration Recommended to Council
Council Committee

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-18:012 AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 BUDGET FOR THE 2017 COPS HIRING GRANT

Sponsors: Grants and Finance

Legislative History

2/13/18 Finance & Administration Recommended to Council
Council Committee

ORD-18:013 AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 BUDGET FOR THE 2018 OUTDOOR RECREATION MATCHING GRANT FUNDING THE CRAIGHEAD FOREST PUMP TRACK

Sponsors: Grants and Finance

Legislative History

2/13/18 Finance & Administration Recommended to Council
Council Committee

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

ORD-17:094 AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES SECTION 117. ADDING TO THE DEFINITIONS SECTION 117-2 TO INCLUDE CLUSTER HOUSING AND SECTION 117-138, FOR THE PURPOSE OF ADDING A NEW ZONING DESIGNATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROVIDE AREAS FOR DEVELOPMENT AND REDEVELOPMENT FOR RESIDENTIAL HOUSING. THIS DISTRICT WILL PERMIT AND ENCOURAGE THE DEVELOPMENT OF DETACHED AND ATTACHED DWELLINGS IN SUITABLE ENVIRONMENTS, TO PROVIDE A RANGE OF HOUSING TYPES COMPATIBLE IN

SCALE WITH SINGLE-FAMILY HOMES AND TO ENCOURAGE A DIVERSITY OF HOUSING TYPES TO MEET DEMAND FOR A WALKABLE URBAN LIVING.

Sponsors: Metropolitan Area Planning Commission and Planning

Attachments: [Multifamily Opponents December 2017.pdf](#)
[Shirley Moore Opposing Tiny Houses.pdf](#)
[Cluster Housing Bill Hall Email.pdf](#)

Legislative History

1/2/18	Public Works Council Committee	Recommended to Council
1/18/18	City Council	Held at one reading
2/6/18	City Council	Placed on third reading

ORD-17:098 AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR DUPLEX AND TRIPLEX UNITS

Attachments: [Design Guidelines for Duplex and Triplex Units - Draft - Revised 1.26.18.pdf](#)
[Multifamily Opponents December 2017.pdf](#)
[Scenic Hills Neighborhood Association.pdf](#)

Legislative History

1/2/18	Public Works Council Committee	Recommended to Council
1/18/18	City Council	Held at one reading
2/6/18	City Council	Placed on third reading

ORD-17:099 AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Sponsors: Planning

Attachments: [Design Guidelines for Multi-Family Residential Development - Draft - Revised 1.](#)
[Multifamily Opponents December 2017.pdf](#)
[Scenic Hills Neighborhood Association.pdf](#)

Legislative History

1/2/18	Public Works Council Committee	Recommended to Council
1/18/18	City Council	Held at one reading
2/6/18	City Council	Placed on third reading

ORD-18:004 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A TIME AND ATTENDANCE MANAGEMENT SYSTEM

Sponsors: Finance

Legislative History

1/9/18	Finance & Administration Council Committee	Recommended to Council
1/18/18	City Council	Held at one reading
2/6/18	City Council	Placed on third reading

ORD-18:005 AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 GENERAL FUND BUDGET FOR ADDITIONAL PROFESSIONAL SERVICES AND TO PURCHASE A TIME AND ATTENDANCE MANAGEMENT SYSTEM

Sponsors: Finance

Legislative History

1/9/18	Finance & Administration Council Committee	Recommended to Council
1/18/18	City Council	Held at one reading
2/6/18	City Council	Placed on third reading

ORD-18:006 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE UPGRADE OF MICROSOFT EXCHANGE SERVER 2016 LICENSES

Sponsors: Information Systems

Legislative History

1/9/18	Finance & Administration Council Committee	Recommended to Council
1/18/18	City Council	Held at one reading
2/6/18	City Council	Placed on third reading

ORD-18:010 AN ORDINANCE TO VACATE AND ABANDON JACKSON AVENUE BETWEEN CHURCH STREET AND CARSON STREET AND A 15' ALLEY LOCATED WITHIN THE ST. BERNARDS WASHINGTON AVENUE PARKING LOT AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING ON BEHALF OF ST. BERNARDS HEALTHCARE

Sponsors: Engineering and Planning

Attachments: [Abandonment Request.pdf](#)

[Petition.pdf](#)

[Plat.pdf](#)

[Notice of Public Hearing.pdf](#)

[Eng and Planning Letters.pdf](#)

[Utility Letters.pdf](#)

EMERGENCY CLAUSE

Legislative History

2/6/18	City Council	Waived Second Reading
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8. MAYOR'S REPORTS

COM-18:008 Financial statements for the Jonesboro Airport Commission for January, 2018

Sponsors: Municipal Airport Commission

Attachments: [JAC Jonesboro Airport Financials 01_18.pdf](#)

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes.

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-18:006 **Version:** 1 **Name:** CITIZENS BANK BUILDING PRESENTATION BY PRICE GARDNER
Type: Other Communications **Status:** To Be Introduced
File created: 2/5/2018 **In control:** City Council
On agenda: **Final action:**
Title: CITIZENS BANK BUILDING PRESENTATION BY PRICE GARDNER
Sponsors: Mayor's Office
Indexes: Presentations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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CITIZENS BANK BUILDING PRESENTATION BY PRICE GARDNER



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-18:015 **Version:** 1 **Name:** Minutes for the City Council meeting on February 6, 2018
Type: Minutes **Status:** To Be Introduced
File created: 2/8/2018 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the City Council meeting on February 6, 2018
Sponsors:
Indexes:
Code sections:
Attachments: [CC Minutes 02062018](#)

Date	Ver.	Action By	Action	Result
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Minutes for the City Council meeting on February 6, 2018



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, February 6, 2018

5:30 PM

Municipal Center

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

PUBLIC HEARING AT 5:20 P.M.

Mayor pro tem Chris Moore presided at the Public Hearing on the abandonment. He said that Mayor Harold Perrin is on his way back from Little Rock, but he should be here shortly. John Easley, 507 CR 371, Bono, with Associated Engineering said he is here on behalf of St. Bernard's. We are asking for Jackson to be abandoned along with an alley that pretty well runs down the middle of St. Bernard's Washington Avenue Parking lot. St. Bernard's, A Pair of Docs, LLC which is also Sue's Kitchen, and Centennial Bank are all in agreement to have this street and alley closed. We have contacted all of the utility companies and have gotten responses back except for Suddenlink. We got no response or communication from them. They will not be affected because in exchange for the abandonment of the right-of-way, we will also dedicate an easement, a utility easement the same width. So, whatever they have in place now is still going to be covered by an easement. Closing the street because of construction and a new entrance made the best sense, that is why we are closing it. The alley is just a matter of housekeeping. I would like to request that the Council waive the second and third readings due to scheduling. We have a crane coming in about two weeks with a lot of steel being hung. It would just make for an easier and more safe job. Thank you.

Mayor pro tem Chris Moore asked if the alley ran north, south through the parking lot. Mr. Easley said it runs east, west. The alley runs between Sue's Kitchen and Centennial Bank. It's kind of a jagged edge. Once it gets past Sue's Kitchen, it is straight all the way down to Carson.

There was no one in attendance in opposition.

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent 1 - Charles Coleman

4. SPECIAL PRESENTATIONS

[COM-18:004](#) STATE OF THE CITY PRESENTATION BY MAYOR HAROLD PERRIN

Attachments: [2017 State of City V7.pdf](#)

The State of the City was presented by Mayor Harold Perrin.

5. CONSENT AGENDA

Approval of the Consent Agenda

Councilmember Chris Gibson motioned to adopt the consent agenda unless any changes are noted. Councilmember Chris Moore asked that RES-18:009 and RES-18:011 be removed from the consent agenda. Councilmember Chris Gibson motioned, seconded by Councilmember Chris Moore, to adopt the consent agenda with the exception of RES-18:009 and RES-18:011. All voted aye.

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

Aye: 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 1 - Charles Coleman

[MIN-18:010](#) Minutes for the City Council Meeting on January 18, 2018

Attachments: [Council Minutes 01182018.pdf](#)

This item was **APPROVED** on the consent agenda.

[RES-18:001](#) A RESOLUTION TO THE CITY OF JONESBORO TO PLACE TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

This item was **APPROVED** on the consent agenda.

[RES-18:007](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH BAILEY CONTRACTORS, INC. FOR THE JMC PARK SHOP BUILDING (2017:99)

Attachments: [JMPC Shop Building Contract](#)

This item was **APPROVED** on the consent agenda.

6. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-18:009](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS REQUESTING CITY WATER & LIGHT (CWL) PAY FOR THE REMAINDER OF THE NEW JONESBORO FIRE DEPARTMENT PUMPER TRUCK

Attachments: [Pierce Mfg. Purchase Order.pdf](#)

Councilmember John Street asked to recuse himself due to his membership on the CWL Board. Councilmember Charles Frierson asked to recuse himself due to the fact that he is an attorney for CWL.

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

Aye: 9 - Ann Williams;Chris Moore;Mitch Johnson;Gene Vance;Chris Gibson;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 1 - Charles Coleman

Abstain: 2 - Charles Frierson and John Street

[RES-18:011](#) RESOLUTION TO SET THE JUDGES, CLERKS AND ALTERNATE WORKERS FOR THE 2018 CITY WATER AND LIGHT ELECTION

Councilmember John Street asked to recuse himself due to his membership on the CWL Board. Councilmember Charles Frierson asked to recuse himself due to the fact that he is an attorney for CWL.

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

Aye: 9 - Ann Williams;Chris Moore;Mitch Johnson;Gene Vance;Chris Gibson;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 1 - Charles Coleman

Abstain: 2 - Charles Frierson and John Street

ORDINANCES ON FIRST READING

[ORD-18:010](#) AN ORDINANCE TO VACATE AND ABANDON JACKSON AVENUE BETWEEN CHURCH STREET AND CARSON STREET AND A 15' ALLEY LOCATED WITHIN THE ST. BERNARDS WASHINGTON AVENUE PARKING LOT AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING ON BEHALF OF ST. BERNARDS HEALTHCARE

Attachments: [Abandonment Request.pdf](#)
[Petition.pdf](#)
[Plat.pdf](#)
[Notice of Public Hearing.pdf](#)
[Eng and Planning Letters.pdf](#)
[Utility Letters.pdf](#)

Councilmember Chris Moore motioned, seconded by Councilmember Chris Gibson to suspend the rules and offer by title only. Councilmember Charles Frierson said that he needed to recuse himself because he serves on the Board for St. Bernard's. All voted

aye. Councilmember Chris Moore said there were no objections raised at the Public Hearing earlier. Councilmember Chris Moore motioned, seconded by Councilmember Gene Vance, to suspend the rules, waive the second reading, and hold it there. All voted aye.

A motion was made by Councilman Chris Moore, seconded by Councilman Gene Vance, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 10 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 1 - Charles Coleman

Abstain: 1 - Charles Frierson

7. UNFINISHED BUSINESS

RESOLUTIONS THAT HAVE BEEN HELD IN COUNCIL

[RES-18:003](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS ESTABLISHING THE ELECTED OFFICIALS COMPENSATION COMMITTEE FOR A PERIOD OF 6 MONTHS

Councilmember John Street motioned to adopt. Mayor Perrin said he had a couple of comments to make.

Mayor Perrin said that the last time that we read that, I think Councilmember David McClain said he would like to have more members on there. Councilmember McClain said that was right. Mayor Perrin said what we have right now is three from administration that is on the committee. I think he had suggested that we have additional people on the committee from the outside. My suggestion would be after visiting with him, is that you may want to amend this resolution if you can and just say up to six members which would give you three more people that any of you all would like to recommend. We would screen those and then send them back out to you all to vote on them so they could be on this committee.

Councilmember John Street said he would amend his motion to reflect an additional three persons to make it a total of six. Councilmember Joe Hafner asked if he could make an additional amendment. The City Attorney had talked about amending the start and end date based on this being pushed back. City Attorney Carol Duncan said right. Whatever date it becomes effective, you want to go six months from that date is my understanding. But, you are going to have to bring a resolution back to add those members so are you saying you want the committee to go ahead and start working with three and then add three. Councilmember McClain said he would like to see it start with six or up to six. Ms. Duncan said you can't start with six until you have the other three names. Mayor Perrin stated what she is saying is that you would have to have a whole new resolution. Ms. Duncan said you are going to have to have a resolution to add those three so it is the same difference. Councilmember Hafner said you could table it and hold it here. Mayor Perrin said we could go ahead and start the committee. Ms. Duncan said however you want to do it, but you could have these three get started and then you could add your other three. I thought that is what you all did the last time.

Councilmember Hafner said we might as well get the other ones added before we start that way we don't have to bring them up to speed. Mayor Perrin said ok.

Councilmember Chris Moore motioned, seconded by Councilmember LJ Bryant, to postpone temporarily until the Mayor can bring three names forward. All voted aye.

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

Aye: 11 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 1 - Charles Coleman

ORDINANCES ON SECOND READING

[ORD-17:094](#)

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES SECTION 117. ADDING TO THE DEFINITIONS SECTION 117-2 TO INCLUDE CLUSTER HOUSING AND SECTION 117-138, FOR THE PURPOSE OF ADDING A NEW ZONING DESIGNATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROVIDE AREAS FOR DEVELOPMENT AND REDEVELOPMENT FOR RESIDENTIAL HOUSING. THIS DISTRICT WILL PERMIT AND ENCOURAGE THE DEVELOPMENT OF DETACHED AND ATTACHED DWELLINGS IN SUITABLE ENVIRONMENTS, TO PROVIDE A RANGE OF HOUSING TYPES COMPATIBLE IN SCALE WITH SINGLE-FAMILY HOMES AND TO ENCOURAGE A DIVERSITY OF HOUSING TYPES TO MEET DEMAND FOR A WALKABLE URBAN LIVING.

Attachments: [Multifamily Opponents December 2017.pdf](#)
 [Shirley Moore Opposing Tiny Houses.pdf](#)

Councilmember David McClain said he had a question for City Planner Derrel Smith. Is this going to create a multifamily look or feel to a certain area or are they small homes? Mr. Smith said they don't have to be small homes. They will be small lots. They will be single-family homes. The majority will all be single-family. It shouldn't take on a multifamily look I wouldn't think. Councilmember McClain said ok.

Councilmember Gene Vance said he had a question that perhaps Mr. Smith can make a statement on because I have been asked and I know we have one letter about "tiny homes." At least one tv station network has been advocating some tiny homes and showing them. They are actually on wheels. We are not looking at anything like that, but we are looking at the ability to have some smaller homes. Mr. Smith said smaller lot sizes. Councilmember Vance said smaller lot sizes that could have smaller homes on it, but not tiny homes like you see on television. Mr. Smith said that would require another ordinance to allow what people would consider a tiny home. If they meet building code within the State of Arkansas, they won't be considered a tiny home.

Councilmember Chris Moore said Mr. Smith, one of the reasons, I think you gave to the City Council, was to allow redevelopment of some existing lots that don't meet the current lot width in the downtown area. Do you see this ordinance being used to come up with a solution for those lots as opposed to being used on new development? In other words, if someone comes in and their lot is only 45 feet wide and the minimum width is 50 feet, this would give the ability to develop that 45 foot lot. Do you see that as the use of this as opposed to someone who wants to come in and rezone a large tract of land for this and build a thousand, 25 foot lots. Mr. Smith said he thinks it will mainly be used in redevelopment in the downtown area and the built areas of Jonesboro. It could be used if someone wanted to develop a subdivision, it is a new, additional zone. They could apply for a rezoning just like trying to do a RS-4 or RS-8.

Councilmember Moore said the reason why he asked that is that your recommendation holds weight with this Council. Do you see that as something that your office would recommend for new construction on a RS-8 type development? Mr. Smith said I think it needs to be used mainly in older areas that are redeveloping. Councilmember Moore said as you know, you have some leeway on when it is within the 10% of the square footage to be acceptable. You can waive and offer a variance. What you are saying is you see this as being an option to reinforce your right to offer a solution to a smaller lot in the downtown area. Mr. Smith said yes. Councilmember Moore said my concern is that, and I am all about that, is because right now we have some lots that can't be developed because of their size, but I would be opposed to for instance, someone taking a five acre new tract to rezone and breaking it down and putting 400 or 500 twenty-five foot lots on there.

Councilmember Charles Frierson said that would eventually reach this Council. We could decide to turn that down. Councilmember Moore said sure, but I want to know the planner's view on if that is what he would support or if this is an attempt to be able to come up with a solution for people who don't have a solution under the current zoning laws. Mr. Smith said what we are looking at is, when we came up with this, is mainly for redevelopment, that is what we were trying to do. Councilmember Moore said that is what I understood your meaning to be because I know we have had some issues in the downtown and the West End Association where lots were close, but couldn't quite meet the criteria to be able to be developed and you either had to make a decision to give an exemption or not and there should be some other means to justify that.

Councilmember John Street motioned to hold it there. Mayor Perrin said that we would just hold it there.

Patti Lack, 4108 Forrest Hill Road, said that I think you brought up a lot of concerns that I think that I have heard from a lot of people too. I am not against them or for them. I think they serve a purpose. If you read that last sentence, it says, "to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for a walkable urban living." Jonesboro is not an urban living. If you look at the definition of urban, you think of Little Rock or Detroit or San Francisco. I have done a lot of reading on these tiny homes that are not on wheels. I think they have advantages. I think if you look at what they show on Facebook and if you google the smaller homes, there is an area that they have for that trends that they have made in Michigan, in San Francisco. They have them for low-income families and they also have them for the homeless people. I am kind of concerned with, I think the letter that is also on this right here is from Shirley Moore, talking about the older neighborhoods where they might tear down a house and then put a couple of the small homes right there. What happens to the people living on the other side of that lot right there. What happens to those people? Just because there is a lot that can't build a decent size house, why are you going to put a smaller house there just to fill in that lot right there? I don't know why we always have to fill in the spaces that you have. Also, I have an acre in front of my yard. What is going to stop me from putting two little small houses right there? So, I think it has to be more specific and then also too, is that you look at the neighborhoods in Jonesboro. You look at the neighborhoods on both sides of town, Sage Meadows and Ridgepoint. You look at the communities, Hilltop and stuff like that. They have a building of assurance. They are guaranteed that these little houses won't be in their neighborhoods. I think you all are our building of assurance and the MAPC Board is our building of assurance to make sure that we don't have those houses in our neighborhoods too because we

don't want those smaller houses just because we have an empty lot right there. So, I am not against these. I think that if you had a community of smaller houses to provide for the veterans or the homeless or low-income families, I think these houses are wonderful. But, just because you have a small little lot between a house doesn't mean you need to put a smaller house because that is so not fair to those other two houses on the other sides. I hope if it does pass, that when you vote on that, is that you take into consideration of whether you were living in that house on the other side that you would want that smaller house right there.

Judy Casteel, 1902 Independence Cove, said I am wearing my Scenic Hills hat tonight. A lot of my concerns are the same as Ms. Lack's concerns. Of course, we have a property in our area that is vacant at the moment that is an odd size that could be rezoned. I guess, what it boils down to is there is basically one page of information on this rezoning whereas we have 19 pages on the design objectives for multifamily and a couple of pages on the duplexes and triplexes. There is not a lot of information here. There is not a lot of restriction and that concerns me. There is not a lot of talk about details of what is allowed and landscaping and how these are going to be handled. I assume that these are not going to be front facing buildings if you are going to break up a lot. That is my assumption and I may be totally off the mark there. There are a lot of things that I think are not addressed and need to be looked at in a closer manner. A more detailed manner is actually what I am getting after. I would appreciate your consideration on that.

Placed on third reading

[ORD-17:098](#)

AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR DUPLEX AND TRIPLEX UNITS

Attachments: [Design Guidelines for Duplex and Triplex Units - Draft - Revised 1.26.18.pdf](#)
[Multifamily Opponents December 2017.pdf](#)

Placed on third reading

[ORD-17:099](#)

AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Attachments: [Design Guidelines for Multi-Family Residential Development - Draft - Revised 1.26.18.pdf](#)
[Multifamily Opponents December 2017.pdf](#)

Councilmember John Street motioned that we hold that for a third reading. Councilmember Joe Hafner said he does have a comment. I brought this up at the last meeting. On these last two, on the 17:098 and 17:099, did City Planner Derrel Smith and City Attorney Carol Duncan have a chance to get together? It looks like some of the language was changed. City Attorney Carol Duncan said we did. We met and we edited the language as requested that we thought needed to be edited. I think you will find very little in there that doesn't give a definite. Councilmember Hafner said he looked through it and it looked stronger to him. Ms. Duncan said there were one or two areas that we felt that you pretty much have to leave some leeway for design guidelines because it may not fit in every circumstance. But, overall, it is shall or must, I think anywhere that you look in there. If you see anything that we missed, let us know, but we tried to make it as firm as possible. Councilmember Hafner said I will. Thank you for looking through that. I think it will help down the road. Mayor Perrin said I agree.

Placed on third reading

[ORD-18:004](#) AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A TIME AND ATTENDANCE MANAGEMENT SYSTEM

Councilmember John Street motioned that we hold that for a third reading.

Placed on third reading

[ORD-18:005](#) AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 GENERAL FUND BUDGET FOR ADDITIONAL PROFESSIONAL SERVICES AND TO PURCHASE A TIME AND ATTENDANCE MANAGEMENT SYSTEM

Councilmember John Street motioned that we hold that for a third reading.

Placed on third reading

[ORD-18:006](#) AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE UPGRADE OF MICROSOFT EXCHANGE SERVER 2016 LICENSES

Mayor Perrin asked Information Systems Director Jason Ratliff if there was a need to rush this. Mr. Ratliff said no. Councilmember John Street motioned that we hold that for a third reading.

Placed on third reading

ORDINANCES ON THIRD READING

[ORD-18:009](#) AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-1 TO GENERAL COMMERCIAL DISTRICT LUO, C-3 FOR PROPERTY LOCATED AT 2301 CULBERHOUSE AS REQUESTED BY BLUE PLATE, LLC

Attachments: [Plat of Survey.pdf](#)
[BLUE PLATE ORDINANCE NO.pdf](#)
[Application.pdf](#)
[Questions on Applications.pdf](#)
[Staff Summary - Council.pdf](#)
[Views of Location.pdf](#)
[Handout.pdf](#)
[Warranty Deed.pdf](#)
[Property Owners Notification.pdf](#)
[USPS Receipts.pdf](#)
[Returned USPS Green Cards.pdf](#)

Mayor Perrin asked Skip Mooney, Jr. if he had any comments. Mr. Mooney said he was here if case anyone had any questions. I think we went over this at the last council meeting. Mayor Perrin said we did.

Councilmember David McClain asked if this still had the emergency clause attached to it or is it going to be separate. Mr. Mooney said that we are certainly requesting that. Councilmember Joe Hafner said he had asked for the emergency clause the last time. Mayor Perrin said there was not an emergency clause on there. Since he is not an attorney, Mayor Perrin asked when the ordinance would go into effect. City Attorney Carol Duncan said it would go into effect in 30 days. Mayor Perrin said the question would be how can you speed that up? Is that going to be your question Mr. Mooney?

Mr. Mooney said yes sir it is. I thought that we had talked about that at the last meeting. I thought that I had actually submitted an emergency clause. Councilmember Gene Vance said I thought you were going to submit one to the clerk. Mr. Mooney said he thought it was submitted to the clerk. City Clerk Donna Jackson said we may have gotten it and it might have gotten overlooked. Mr. Mooney said he is 100% sure that he submitted one. Councilmember Vance asked Mr. Mooney if he had a copy of one with him. Mr. Mooney said I may.

Councilmember Chris Moore asked Ms. Duncan if they could just make an amendment to add the emergency clause at this point. Mr. Mooney said I can certainly submit one. I know that it was submitted online. I do have one. As a matter of fact, I have the email. Councilmember Vance said if there is any way that we can legally do it, I would like to try, but it is up to the City Attorney to tell us whether we can or not. Ms. Duncan said my only concern is that you have already passed the ordinance and now you are going to amend it so I think you are going to have to procedurally figure out how you are going to handle that. Ms. Jackson asked if they could not withdraw. Ms. Duncan said possibly. Councilmember Vance asked if we could redo our vote. Can we undo our vote? Ms. Duncan said you would need a motion. Councilmember Charles Frierson motioned, seconded by Councilmember Vance, to reconsider the vote. Ms. Duncan said a motion for reconsideration would work. Councilmember McClain asked if we were reconsidering the original ordinance including the emergency clause. Ms. Duncan said this vote would be just to reopen the original ordinance. Councilmember McClain asked if we would still do the emergency clause separately. Mayor Perrin said you are going to put it back on the table.

Councilmember Charles Frierson motioned, seconded by Councilmember Vance, to reconsider the vote. All voted aye. Mayor Perrin said it is now back on the table.

Councilmember Moore motioned, seconded by Councilmember Vance, to amend the original ordinance and add the emergency clause. Councilmember McClain asked if this was for the ordinance with the emergency clause. Councilmember Moore said that was correct. Would we vote separately? Ms. Duncan said you reopened it so your vote before doesn't count. You are voting on the amendment to add the amendment to it and then you will still have to vote on the ordinance. Then, you would have to vote on the emergency clause.

Councilmember Vance said you would have to vote on the emergency clause separately. Ms. Duncan said right, it would be the third vote. Councilmember Moore said right now my motion as stands is to amend the ordinance and add the emergency clause. I would call for a vote. Councilmember Vance seconded his motion. Mayor Perrin said that the motion on the floor is a motion to add an emergency clause to ORD-18:009. All voted aye.

Mayor Perrin said you have the emergency clause tied to the ordinance. Ms. Duncan said the you need to vote on the ordinance. Councilmember John Street motioned, seconded by Councilmember Bobby Long, to adopt the ordinance. All voted aye.

Councilmember Moore motioned, seconded by Councilmember Long, to adopt the emergency clause. All voted aye except Councilmember McClain.

NOTE: The emergency clause was on the original ordinance and no amendment was needed.

A motion was made by Councilman John Street, seconded by Councilman LJ Bryant, that this matter be Passed . The motion PASSED with the following

vote.

Aye: 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 1 - Charles Coleman

8. MAYOR'S REPORTS

Mayor Harold Perrin reported on the following items:

Mayor Perrin said that on our permits last month, commercial was \$1,534,100 and residential was \$6,425,000 which is almost \$8,000,000 in permits. That is 81% residential and 19% on commercial.

Mayor Perrin stated that tomorrow, we will have our Game and Fish dedication for the Jonesboro Shooting Range. I hope everyone got their invitation. The Arkansas Game and Fish will be here. I know of two commissioners that will be here along with all of the staff and the new Director of the Arkansas Game and Fish Commission. If you have time, please drop by. It will be at 10:30 a.m. at 3702 Moore Road.

Mayor Perrin said that we have an audit going on in the 911. I will give you updates as that goes forward.

Mayor Perrin said that last Saturday, we had our volleyball tournaments, if I am not mistaken. We had 82 teams here in town. We used every gym that we could possibly get our hands on with 82 teams. That is absolutely incredible. The people coming into town to shop and play.

Mayor Perrin stated that most of you all have received your financial statements in detail. We talked about sales tax and we are going to have a meeting at the Municipal League this Thursday in Little Rock. The sales tax for January for the City of Jonesboro was only up 0.23% as compared to January 2017. Also, if you remember, we ended the full year with it being up a little less than 3%. There has been a lot of discussion particularly on the fair market tax or the taxes on internet sales. It is not only hitting us. If you will take your City & Town magazine and look in the back, it gives you every city by line item. It also gives you by the county. Craighead County is also up just a little bit, but less than 1% in January. That was in November, if you will remember, we are always 60 days behind. So this January sales tax for this city to put a deposit in the bank is up 0.23%. That November includes Black Friday and all of your Christmas shopping in the City of Jonesboro. You would think that that sales tax would be 2-3% or somewhere in there and it is not. Now, did people buy things? Yes, they did. Did they buy them online? A lot. Until we get that law established and changed and work on that, these smaller cities are really scraping the barrel on these sales tax that they are going to receive to run their cities. I am deeply concerned about it and I wanted to share that with you. That is why we budgeted highly conservative on sales tax projection for the city in 2018. That is why you see us trying to go get every dollar and grant, everything we can in additional revenue and those public/private partnerships with slide #2. If you don't have those, you are not going to get too far on this dollar amount that we are putting in the bank. In fact, you can't even run the City on it. I just wanted to share that with you.

[COM-18:005](#)

DECEMBER 2017 FINANCIALS

Attachments: [12-2017 Sales tax.pdf](#)
[12-2017 State Turnback Report.pdf](#)
[2017 December Franchise tax report - Copy.pdf](#)
[2017 December Rev. Exp and Changes in FB.pdf](#)
[December 2017 cash Deposits Collateralization.pdf](#)
[December 2017 Expenditure Report.pdf](#)
[December 2017 Hotel Tax comparison.pdf](#)
[Required Reserves December 2017.pdf](#)
[December 2017 Revenue Report..pdf](#)

Read

9. CITY COUNCIL REPORTS

Councilmember John Street said, Mayor, I want to commend you for the excellent "State of the City" report. I thought it was detailed and very good. I commend you and your staff for the excellent level of service that you work to provide the citizens of Jonesboro. Thank you. Mayor Perrin said we have a great group out there. Most of them are in this room tonight.

Councilmember Joe Hafner said he wanted to remind everyone to hopefully attend the public hearings on the bike/ped plan on the 15th and 22nd of this month at 6:00 p.m. at this building right here. I think you are going to be blown away by some of the presentation. I have seen some preliminary stuff and it was amazing. Hopefully, we can get the Craighead Forest property resolved. Hopefully, we can find a way to keep all of that property where the citizens can use it and the bike trails and stuff like that. The Finance and Administration Committee had a special called meeting today. I would like to request that we suspend the rules and walk on ORD-18:011. Councilmember John Street seconded that motion. All voted aye.

ORD-18:011

AN ORDINANCE AUTHORIZING THE MODIFICATION OF A GENERAL REVENUE PROMISSORY NOTE (MIRACLE LEAGUE PARK PROJECT REFUNDING), SERIES 2016; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE NOTE; DECLARING AN EMERGENCY; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

Attachments: [2018-2-2 Note Modification](#)

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and waive the second and third readings. All voted aye.

Councilmember Mitch Johnson motioned, seconded by Councilmember LJ Bryant, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Mitch Johnson, seconded by Councilman Bobby Long, that this matter be Passed. The motion PASSED with the following vote.

Aye: 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 1 - Charles Coleman

Councilmember Chris Moore asked Mayor Perrin if he could give the Council an update on the Citizens Bank building. I was kind of concerned when I read in the paper that Price Gardner seemed to be more interested in marketing the property for us than giving us our solutions. Mayor Perrin said he will be here to bring that and present to us at the next council meeting on February 20, 2018. Councilmember Moore said ok. I know I have been pushing you hard to find a solution on that and we hired Price Gardner and I was expecting him to come and give us a, b, and c options, not to be telling the newspaper he thinks he's got some buyer in the paper.

10. PUBLIC COMMENTS

Steve Ewart, 212 Windover, said he came tonight basically following some conversations that he has had with his neighbors that share some concerns that they have about the new recycling. Some of us on our street generally put two to three bags a week out. Every time we get a chance, we put two to three out. The size of that container is going to be kind of problematic. When we get to a fifth Tuesday, what we have been doing is that we have been stashing blue bags in the back of our garage so there is nothing unusual about six or eight bags coming out on a fifth Tuesday. That container is not going to hold that. So, do we now just put it in the regular trash? Is that what the proposal is? We are not going to worry about recycling? I think it is going to be somewhat problematic. Mayor Perrin asked Chief Operations Officer Ed Tanner if he wanted to address that. Mr. Tanner said there are many ways that you can resolve that. You can compress the material. Councilmember Chris Moore asked if he could buy a second container. Mr. Tanner said yes. Mr. Ewart said it looked like we couldn't buy a second container. Mr. Tanner said you can only buy one at the discounted rate, but the second one will be full price. Mr. Ewart said it looks like we are restricting the ability to recycle.

Mayor Perrin said if you will remember, we were first doing it ourselves. Then, it went to Abilities Unlimited. The contact that we had with them kept going up. We were getting complaints about the way it was being picked up. I kept saying that we need to go to the carts, being a First-Class City. We needed to go ahead and bite the bullet and buy the two trucks. The first year, you are going to be in the hole because buying those trucks, you are looking at about \$1.2 million. I was thinking that might drive folks the other way and not recycle and what I am finding is that it is driving everyone more to recycling with these carts. Yes, you can buy as many as you want.

11. ADJOURNMENT

A motion was made by Councilman Mitch Johnson, seconded by Councilman Joe Hafner, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 11 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 1 - Charles Coleman

_____ Date: _____

Harold Perrin, Mayor

Attest:

_____ Date: _____

Donna Jackson, City Clerk



Legislation Details (With Text)

File #: RES-18:012 **Version:** 1 **Name:** ADOPT A REVISED SUSBTANCE ABUSE TESTING PROGRAM POLICY FOR JET

Type: Resolution **Status:** Recommended to Council

File created: 2/6/2018 **In control:** Finance & Administration Council Committee

On agenda: **Final action:**

Title: RESOLUTION TO ADOPT A REVISED SUSBTANCE ABUSE TESTING PROGRAM POLICY FOR JET

Sponsors: Human Resources, JETS

Indexes: Employee benefits, Policy - creation/amendment

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/13/2018	1	Finance & Administration Council Committee		

RESOLUTION TO ADOPT A REVISED SUSBTANCE ABUSE TESTING PROGRAM POLICY FOR JETS

WHEREAS, the City Council of Jonesboro, Arkansas of Jonesboro Economical Transit System is dedicated to providing safe and dependable passenger transportation services; and

WHEREAS, it is our policy to assure that employees are not impaired in their ability to perform assigned duties in a safe, productive and healthy manner and that our workplace environment is free of the adverse effects of drug abuse and alcohol misuse; and

WHEREAS, it is also our policy that the unlawful manufacture, distribution, dispensing, possession or use of any controlled substance is prohibited and that we encourage our employees to seek professional assistance anytime personal problems, including alcohol or drug dependency, adversely affects their ability to perform their assigned duties; and

WHEREAS, the U.S. Department of Transportation, Federal Transit Administration has mandated a compliant Drug and Alcohol Testing Program regulated under 49 CFR Part 655, as amended, and 49 CFR Part 40, as amended, for safety-sensitive employees of public transportation agencies as a condition of federal funding; and

WHEREAS, the attached Drug and Alcohol Testing Program Policy meets the requirements of the FTA regulations;

THEREFORE, IT IS RESOLVED, that the City Council of Jonesboro, Arkansas of Jonesboro Economical

Transit System hereby adopts the attached Testing Program Policy, revised on January 31, 2018, in compliance with FTA regulations.



Legislation Details (With Text)

File #:	RES-18:013	Version:	1	Name:	APPROVE CHANGE ORDER NO. 1 FOR THE CEMETERY MAINTENANCE BUILDING
Type:	Resolution	Status:		Status:	Recommended to Council
File created:	2/7/2018	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:		Final action:	
Title:	A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER NO. 1 FOR THE CEMETERY MAINTENANCE BUILDING				
Sponsors:	Parks & Recreation				
Indexes:					
Code sections:					
Attachments:	JB Cemetery C.O. #1 Change Order - 1.pdf				

Date	Ver.	Action By	Action	Result
2/13/2018	1	Finance & Administration Council Committee		

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER NO. 1 FOR THE CEMETERY MAINTENANCE BUILDING

WHEREAS, the City of Jonesboro entered into a contract for the construction of the Cemetery Maintenance Building with AWT Constructors, LLC;

WHEREAS, the City of Jonesboro desires to change the project with Change Order No. 1 as attached increasing the contract amount \$63,734.90, and adding thirty (30) calendar days to the contract time;

WHEREAS, funding for the execution of the change order shall come from the Capital Improvement budget and compensation shall be paid in accordance with the contract documents.

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

Section 1: That the City of Jonesboro hereby accepts Change Order No. 1 in the amount of \$63,734.90 and an additional thirty (30) calendar days from AWT Constructors, LLC.

Section 2. Funding for the execution of the change order shall come from the Capital Improvement budget and compensation shall be paid in accordance with the contract documents.

Section 3. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro to accept this Change Order and direct the Purchasing Agent to increase the Purchase Order amount.



February 6, 2018

Kyle Cook

Brackett Krennerich Architects

RE: Cemetery Maintenance Building

Change order request

Complete site work in accordance with plan sheet C001 revised 01-26-18

1. Additional fill and grading	400.00
2. Concrete curb and gutter, walk and swale	15,972.00
3. Asphalt and markings	24,848.00
4. Sod, seeding and topsoil	5,502.00
5. Parking bumpers (7)	292.00
6. Remove tree	300.00
7. Layout	500.00
8. Testing	250.00
9. Circuit for water heater	450.00
10. Circuit for grinder pump	3015.00
11. Supervision and job overhead	5500.00
Total cost	57,029.00
Plus 10% overhead and profit	5702.90
Plus additional bond and insurance	1003.00
Total this request	63,734.90

For your consideration

Wayne Tate

Aaron Tate

aaron.awtconstructors@gmail.com
870.919.1976

Office

870.520.6380 870.520.6381

Wayne Tate

wayne.awtconstructors@gmail.com
870.931.8380



AIA® Document G701™ – 2017

Change Order

PROJECT: (Name and address)
Cemetery Maintenance Building
City of Jonesboro
Jonesboro, Arkansas

CONTRACT INFORMATION:
Contract For: General Construction
Date: September 08, 2017

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date:

OWNER: (Name and address)
City of Jonesboro
300 South Church Street
Jonesboro, Arkansas 72401

ARCHITECT: (Name and address)
Brackett-Krennerich & Associates P.A.
100 E. Huntington Ave. Suite D
Jonesboro, AR 72401

CONTRACTOR: (Name and address)
AWT Constructors, LLC
2629 Hwy 91 W
Jonesboro, AR 72404

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Complete site work in accordance with plan sheet C001 revised 01-26-18.....Add \$63,734.90
(See attached documentation for details/breakdown)

The original Contract Sum was	\$	485,880.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	485,880.00
The Contract Sum will be increased by this Change Order in the amount of	\$	63,734.90
The new Contract Sum including this Change Order will be	\$	549,614.90

The Contract Time will be increased by Thirty (30) days.
The new date of Substantial Completion will be May 9, 2018

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Brackett-Krennerich & Associates P.A.
ARCHITECT (Firm name)

SIGNATURE

Kyle Cook, President
PRINTED NAME AND TITLE

February 9, 2018
DATE

AWT Constructors, LLC
CONTRACTOR (Firm name)

SIGNATURE

Wayne Tate
PRINTED NAME AND TITLE

2-9-18
DATE

City of Jonesboro
OWNER (Firm name)

SIGNATURE

Mayor Harold Perrin, Mayor
PRINTED NAME AND TITLE

DATE



February 6, 2018

Kyle Cook

Brackett Krennerich Architects

RE: Cemetery Maintenance Building

Change order request

Complete site work in accordance with plan sheet C001 revised 01-26-18

1. Additional fill and grading	400.00
2. Concrete curb and gutter, walk and swale	15,972.00
3. Asphalt and markings	24,848.00
4. Sod, seeding and topsoil	5,502.00
5. Parking bumpers (7)	292.00
6. Remove tree	300.00
7. Layout	500.00
8. Testing	250.00
9. Circuit for water heater	450.00
10. Circuit for grinder pump	3015.00
11. Supervision and job overhead	5500.00

Total cost 57,029.00

Plus 10% overhead and profit 5702.90

Plus additional bond and insurance 1003.00

Total this request **63,734.90**

For your consideration

Wayne Tate



**BRACKETT
KRENNERICH**

architects

Architect's Proposal Request (PR)

Project:	Cemetery Maintenance Building	PR #	One (1)
	City of Jonesboro	Project #	10217
	Jonesboro, Arkansas	Date	01.29.18

Owner:	City of Jonesboro	Architect:	Brackett-Krennerich & Associates P.A. 100 E. Huntington Ave. Suite D Jonesboro, AR 72401
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Attn: Wixson Huffstetler – Owners Representative
Craig Light – Owners Representative

Contractor: AWT Constructors, LLC
2629 Hwy 91 W
Jonesboro, AR 72404

- Owner (email)
- Contractor (email)
- Consultant (email)
- Field (email)
- Other _____ (email)

Attn: Wayne Tate

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein. **This is not a change order nor a direction to proceed with the work described herein.**

Description:

Exterior Site Improvements

The attached site plan and grading plan indicate modifications to the initial scope of work. The modifications are indicated as "delta 4" on the attached C001 drawings, as well as, modified grading to the site.

1. Omit gutter edge detail in areas shown and provide curb and gutter (detail 3/C001). Gutter edge condition to remain at drainage swale area.
2. Omit parking space and bumper where indicated and relocate another parking space to the east side of accessible parking area as indicated.
3. Provide asphalt paving at south side of building in lieu of crushed stone.
4. Provide new concrete curb and gutter along edge of newly paved south parking area.

Attachments: *(List documents that support description)*

C001 – Site Plan (Architectural)

C002 – Site Development Plan (Grading Plan)

Issued by:

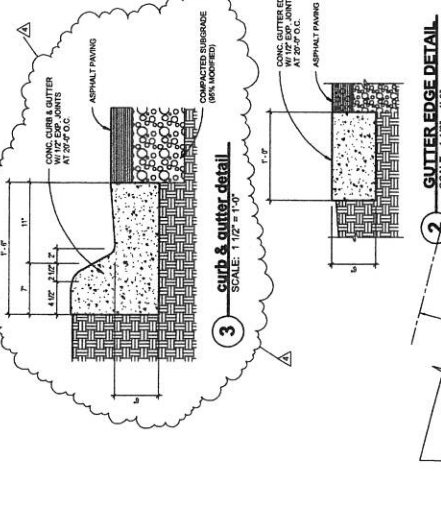
Kyle Cook, A.I.A. (Architect)

(Printed name and title)

- DEMOLITION NOTES**
- 1 SWICHT AND REMOVE PORTION OF EXISTING ASPHALT PAVING AS INDICATED BY HATCH PATTERN
 - 2 OVERHEAD ELECTRICAL LINE POLE AND GUY WIRE TO BE DEMOLISHED BY OWNER PRIOR TO CONSTRUCTION
 - 3 SWICHT AS REQUIRED AND REMOVE EXISTING CONCRETE PAVING
 - 4 REMOVE EXISTING CHAINLINK FENCE, POST, AND FOUNDATION BY OWNER

- GENERAL DEMOLITION NOTES**
1. DASHED LINES INDICATE WHICH ITEMS ARE TO BE DEMOLISHED.
 2. THESE DRAWINGS DO NOT REFLECT THOSE ITEMS THAT ARE TO BE DEMOLISHED AS PART OF MECHANICAL AND ELECTRICAL SYSTEMS, THAT SCOPE IS TO BE PROVIDED BY THE CONTRACTOR.
 3. THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL SCOPE OF DEMOLITION REQUIRED TO ACCOMPLISH THE NEW WORK. IT IS NOT INTENDED TO SHOW EVERY ITEM OF WORK TO BE DEMOLISHED. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND ACCOMPLISH THE NEW WORK, INCLUDING THAT REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING.
 4. REMOVE MISCELLANEOUS NON-FUNCTIONAL ITEMS ATTACHED TO INTERIOR WALLS INCLUDING: LIGHT FIXTURES, MIRRORS, PAINT, FLOORING, MECHANICAL, ELECTRICAL AND ELECTRICAL DEVICES, ETC.
 5. CONTRACTOR WILL BE RESPONSIBLE FOR DEMOLITION OF CONCRETE FLOOR SLABS AS REQUIRED FOR NEW PLUMBING WORK.
 6. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.

- GENERAL NOTES**
1. LOCAL TO BUILDING AND ADJACENT SHALL CONTACT UTILITIES INVOLVED TO VERIFY LOCATION AND DEPTH OF UTILITIES ON THE GROUND.
 2. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO REMAINING STRUCTURES AND VEGETATION AND ADJACENT PROPERTIES.
 3. CONTRACTOR SHALL ASSURE THAT THE UNDERSTANDING OF THE BUILDING UNDERSTANDY AND FULL BASED ON THE CONTRACT RECORD. THIS IS TO BE INCLUDED IN THE BASE BID.
 4. ROCK ON THE SITE SHALL BE REMOVED AND THE ADDITIONAL OR REDUCTIVE WORK SHALL BE APPROVED BY THE OWNER AND APPROVED BY THE OWNER.
 5. ALL DISTURBED AREAS OF SITE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION TO RECEIVE SOIL.
 6. CONTRACTOR SHALL ASSURE THAT THE UNDERSTANDING AND ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION. 1-800-468-3888 RESPONSE TOOL W/O.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.



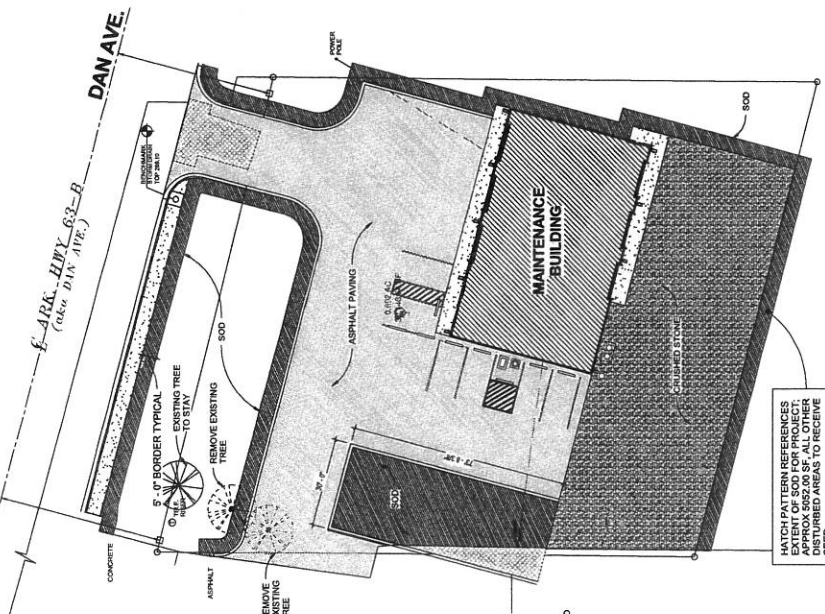
City of Jonesboro
Cemetery Maintenance Building
Jonesboro, Arkansas

BRACKETT KRENNERICH architects

Project No.	102
Project Name	Cemetery Maintenance Building
Project Location	Jonesboro, Arkansas
Project Date	10/30/17
Project Status	Final

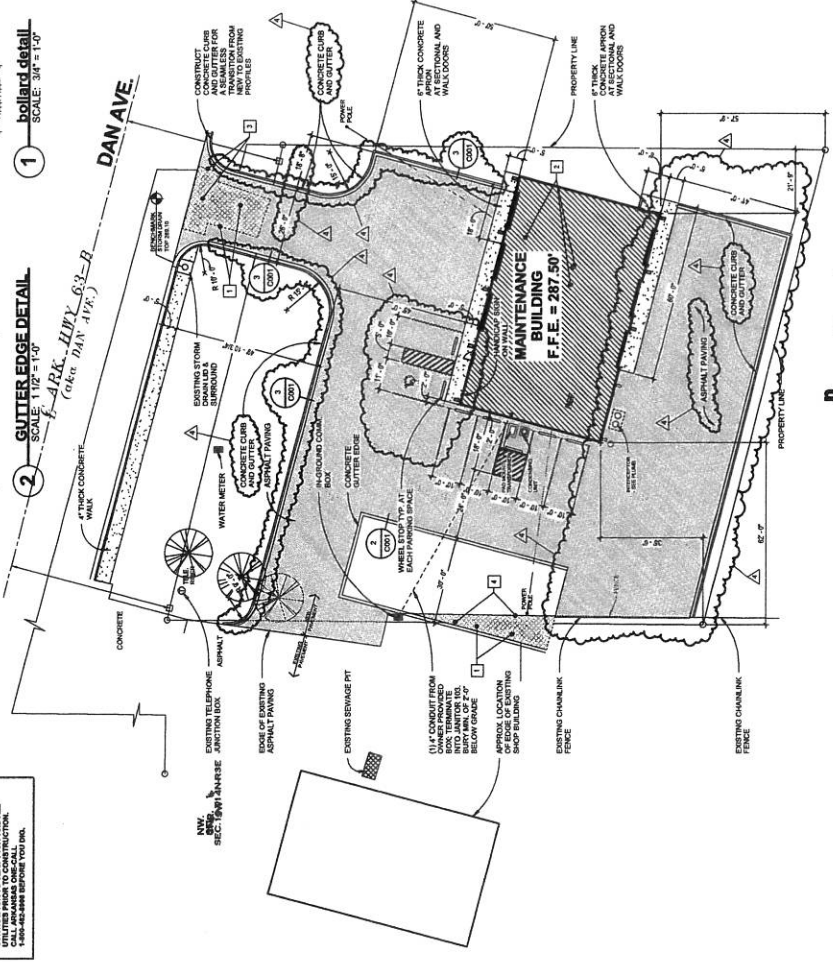


Construction Number
C001
Date: May 24, 2017



sod plan
SCALE: 1" = 20'-0"
NOT TO SCALE

sod plan
SCALE: 1" = 20'-0"
NOT TO SCALE



site plan
SCALE: 1" = 20'-0"



Legislation Details (With Text)

File #:	RES-18:014	Version:	1	Name:	ACCEPTING AN INTENT TO ENTER INTO REAL ESTATE DONATION AND SALES AGREEMENT WITH FARMER ENTERPRISES, INC. (FEI)
Type:	Resolution	Status:			Recommended to Council
File created:	2/13/2018	In control:			Finance & Administration Council Committee
On agenda:		Final action:			
Title:	RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS ACCEPTING AN INTENT TO ENTER INTO REAL ESTATE DONATION AND SALES AGREEMENT WITH FARMER ENTERPRISES, INC. (FEI)				
Sponsors:	Mayor's Office				
Indexes:					
Code sections:					
Attachments:	40 acres Survey.pdf Farmer Agreement 40 acres FARMER ALEC attachment B 02202018.pdf REAL PROPERTY DONATION AND SALE AGREEMENT - Craighead Forest 40 acres.pdf				

Date	Ver.	Action By	Action	Result
2/13/2018	1	Finance & Administration Council Committee		

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS ACCEPTING AN INTENT TO ENTER INTO REAL ESTATE DONATION AND SALES AGREEMENT WITH FARMER ENTERPRISES, INC. (FEI)

WHEREAS, Farmer Enterprises, Inc. owns 40 (forty) acres of property located at Craighead Forest that the City of Jonesboro wishes to obtain; and

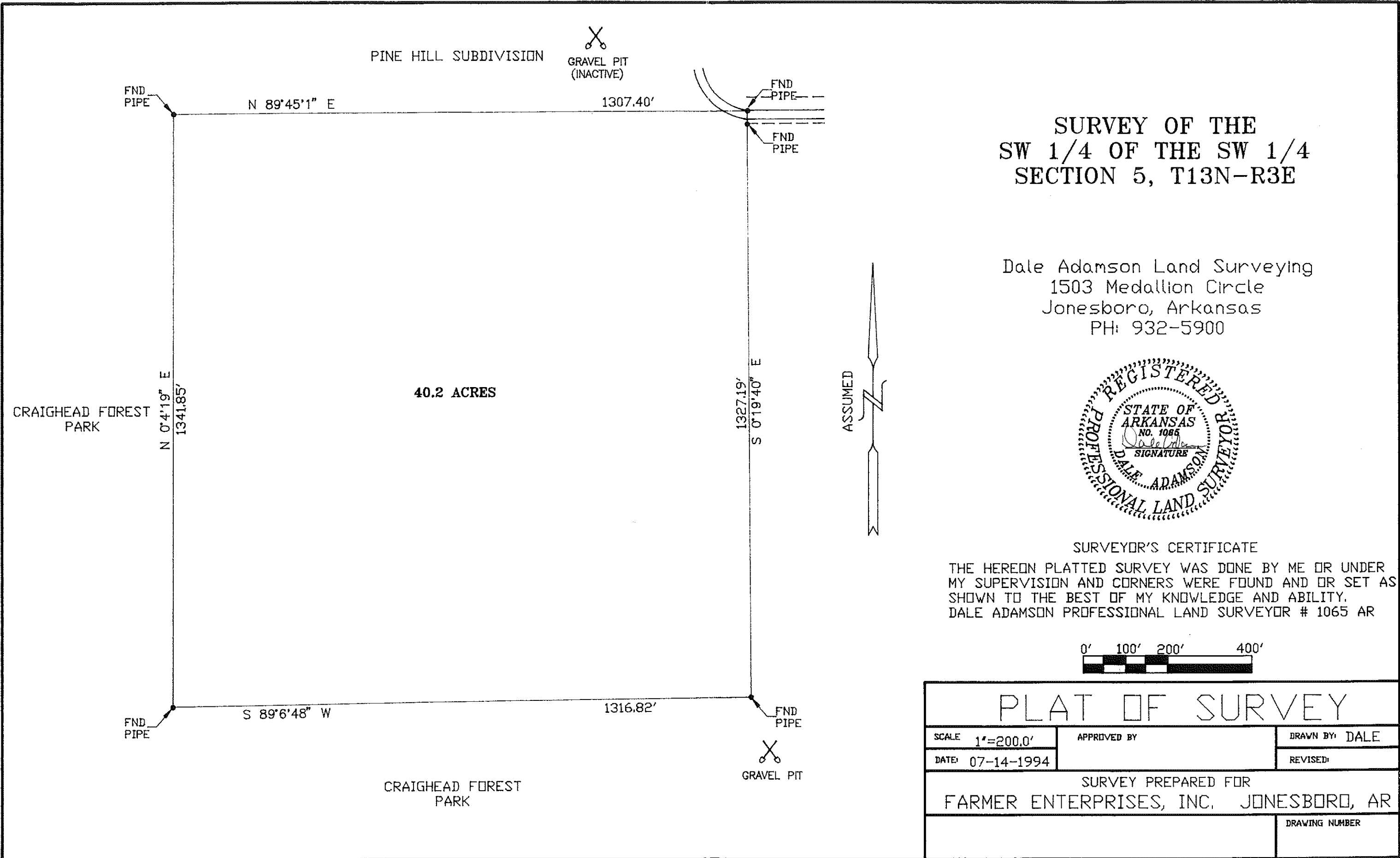
WHEREAS, the property value is determined to be \$550,000.00 or higher based upon a certified appraisal; and

WHEREAS, the City of Jonesboro agrees to pay \$450,000.00 and agrees to accept for the non-cash charitable contribution of \$100,000.00 or higher based on a certified appraisal; and

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

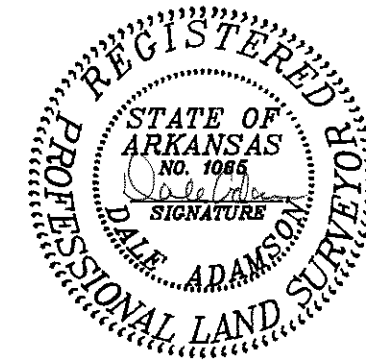
Section 1: The City of Jonesboro accepts the Intent to Enter into Real Estate Donation and Sales Agreement.

Section 2: That Mayor Harold Perrin, and City Clerk Donna Jackson are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.



**SURVEY OF THE
SW 1/4 OF THE SW 1/4
SECTION 5, T13N-R3E**

Dale Adamson Land Surveying
1503 Medallion Circle
Jonesboro, Arkansas
PH: 932-5900



SURVEYOR'S CERTIFICATE

THE HEREOFN PLATTED SURVEY WAS DONE BY ME OR UNDER MY SUPERVISION AND CORNERS WERE FOUND AND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.
DALE ADAMSON PROFESSIONAL LAND SURVEYOR # 1065 AR



PLAT OF SURVEY		
SCALE 1"=200.0'	APPROVED BY	DRAWN BY: DALE
DATE: 07-14-1994		REVISED:
SURVEY PREPARED FOR FARMER ENTERPRISES, INC. JONESBORO, AR		
		DRAWING NUMBER

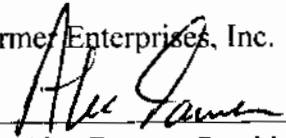
INTENT TO ENTER INTO REAL ESTATE DONATION AND SALE AGREEMENT
Craighead Forest property (40 acres) owned by Farmer Enterprises, Inc. (FEI)

FEI agrees to enter into a Real Property Donation and Sale Agreement with the City of Jonesboro, Arkansas, based on following conditions:

1. The property's description is the following: Southwest Quarter of the Southwest Quarter of Section 5, Township 13 North, Range 4 East of Craighead County, Arkansas, containing 40 acres, more or less, and subject to any public easements, rights-of-way or other encumbrances;
2. The property value is determined to be \$550,000.00 or higher based upon a certified appraisal:
 - a. City agrees to pay \$450,000.00 cash to FEI at closing;
 - b. City agrees to accept gift from FEI for the non-cash charitable contribution of \$100,000.00 or higher based upon a certified appraisal;
3. FEI and City agree to split the ordinary and customary closing costs;
4. FEI agrees to pay the real estate commission from its cash proceeds;
5. City agrees to pay for a new survey of the Property (1994 survey attached);
6. I.R.S. Code Section 1031 Like-Kind Exchange language may be included in Agreement;
7. Parties agree that closing will occur on or before April 15, 2018;
8. Any Agreement is conditioned upon the approval of the Jonesboro City Council on or before March 8, 2018.

DATED this 13th day of February, 2018.

Farmer Enterprises, Inc.


By: Alec Farmer, President

City of Jonesboro

By: Harold Perrin, Mayor

ATTEST:

By: Donna Jackson, City Clerk

PINE HILL SUBDIVISION



GRAVEL PIT
(INACTIVE)

FND
PIPE

N 89°45'1" E

1307.40'

FND
PIPE
FND
PIPE

388

380

386

370

380

360

370

380

360

350

350

360

CRAIGHEAD FOREST
PARK

N 0°4'19" E
1341.85'

1327.19'
S 0°19'40" E

ASSUMED

360

350

360

350

360

350

350

360

350

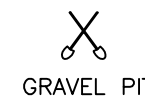
360

FND
PIPE

S 89°6'48" W

1316.82'

FND
PIPE

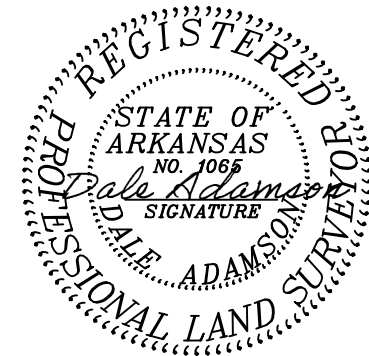


GRAVEL PIT

CRAIGHEAD FOREST
PARK

TOPOGRAPHIC SURVEY OF THE SW 1/4 OF THE SW 1/4 SECTION 5, T13N-R4E

Dale Adamson Land Surveying
1503 Medallion Circle
Jonesboro, Arkansas
PH: 932-5900



SURVEYOR'S CERTIFICATE

THE HEREON PLATTED SURVEY WAS DONE BY ME OR UNDER
MY SUPERVISION AND CORNERS WERE FOUND AND OR SET AS
SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.
DALE ADAMSON PROFESSIONAL LAND SURVEYOR # 1065 AR



PLAT OF SURVEY

SCALE 1"=200.0'	APPROVED BY	DRAWN BY: DALE
DATE: 07-14-1994		REVISED: 02/14/18
SURVEY PREPARED FOR FARMER ENTERPRISES, INC. JONESBORO, AR		
		DRAWING NUMBER

02/14/18 REVISION TO CORRECT
ERROR IN RANGE, R3E TO R4E.

REAL PROPERTY DONATION AND SALE AGREEMENT

This Real Property Donation And Sale Agreement (“Agreement”) is made between FARMER ENTERPRISES, INC., (“Farmer”) AND CITY OF JONESBORO, ARKANSAS (“City”).

RECITALS

A. The contact information of the parties to this Agreement is as follows:

City:

City of Jonesboro
ATTN: Mayor Harold Perrin
300 South Church Street
Jonesboro, AR 72401

Farmer:

Farmer Enterprises, Inc.
ATTN: Alec Farmer
2500 Alexander Drive, Suite C #116
Jonesboro, AR 72401

- B. Farmer is the sole owner of the certain real property located on New Hope Lane, Jonesboro, AR, consisting in the aggregate of approximately 40.2 acres of land, and more particularly described in Exhibit A hereto (“the Land”) and depicted on Exhibit B hereto. The Land, together with any and all improvements located thereon and all privileges, rights, easements appurtenant to the Land, including without limitation all minerals, oil, gas, and other hydrocarbon substances on and under the Land, and other easements and other rights-of-way included in, adjacent to, or used in connection with the beneficial use and enjoyment of the Land, shall be collectively referred to in this Agreement as the “Property”.
- C. City is a local government entity exempt from taxation under Title 26 United States Code Section 115.
- D. The parties agree that the Property has a value of \$555,000.00, a portion of which, \$450,000.00, Farmer shall receive from City as consideration for the transfer of the Property, the remainder to be a donation by Farmer to City, said contribution to be utilized exclusively for public purposes as allowed by 26 U.S.C. 170 (c) (1).
- E. Farmer intends that the fair market value of the Property, less the cash consideration paid City, the sum of \$450,000.00, shall be a charitable contribution to City. Farmer understands and acknowledges that City makes no representation as to the tax consequences of the transaction contemplated by this Agreement. Farmer will obtain independent tax counsel and be solely responsible for compliance with the gift value substantiation requirements of the Internal Revenue Code.

NOW THEREFORE, the parties agree as follows:

1. Donation of Property. Farmer agrees to sell and gift to City the Property on the terms and conditions set forth in the Agreement. City shall not be obligated to accept title or condition of the Property if City's Council, its governing body, fails to approve this transaction or if City does not approve of the title or condition of the Property. Farmer understands that the gift being made is irrevocable.
2. Farmer's Estimated Value of the Property. Farmer estimates that the current fair market value of the Property is \$555,000.00.
3. Appraisal; Charitable Deduction. Farmer has obtained an appraisal, at Farmer's sole cost and expense, the appraisal being completed by a qualified licensed appraiser, and substantiating current fair market value of the Property. It is understood that Farmer intends to claim the value of the Property, less the consideration paid, as a non-cash charitable contribution for tax purposes. City will sign the acknowledgment section of IRS Form 8283 that correctly completed by Farmer and Farmer's appraiser. In the event City sells the Property within three (3) years of the donation, then City shall be responsible for completing and filing IRS Form 8282 and will send a copy of that form to Farmer. Farmer shall be solely responsible for any audits, costs, or liabilities that may arise against Farmer from the charitable deduction claimed by Farmer in this transaction and shall hold City harmless for any claims related to the same. Farmer has not relied on any representation from City related to the gift provided in this Agreement. City makes no representation regarding the fair market value of the Property or any tax-related consequences of the transaction contemplated in this Agreement.
4. Title. Farmer shall convey title to the Property to City subject only to the following title exemptions: (i) exceptions for a lien for local real estate taxes and assessments not yet due or payable; (ii) the standard preprinted exceptions and exclusions listed on a title commitment or preliminary title report ("Title Report") issued by a reputable title company acceptable to City; (iii) any exception or matter arising from the existence of recreational trails on the Property which connect to Craighead Forest Park; and (iv) any other exception shown on the Title Report, other than exceptions for monetary liens, which City does not object to by written notice. City shall examine the Title Report and shall have twenty (20) days to furnish to Farmer a written statement of any objections to title. If Farmer is unable or unwilling to satisfy all of the stated title objections by the date set for Closing, City may, at its option: (a) waive the title objections and proceed to close; (b) at City's expense, cure such title defects as may be cured by the payment of money; or (c) terminate this

Agreement, in which case Farmer and City shall have no Further rights, obligations or duties hereunder.

5. Title Insurance. City shall receive an owner’s policy of title insurance in full amount of the fair market value of the Property ensuring that title to the Property is vested in City, with exceptions accepted by City as provided in Section 4 above.

6. Right to Inspect Property. City may require and/or conduct inspections and tests with respect to the physical and environmental condition of the Property. City and its consultants, agents, engineers, inspectors, contractors, and employees must be given reasonable access to the Property for the purpose of performing such due diligence. City shall not conduct any intrusive or destructive inspections without Farmer’s prior written consent, which consent shall be at Farmer’s sole and absolute discretion. If City finds the results of any to be unsatisfactory, City shall deliver to Farmer, on or before March 7, 2018, written notice that City desires to cancel this Agreement. If the March 7, 2018, inspection deadline expires without City delivering the above notice to Farmer the Property shall be deemed acceptable by City.

7. Closing. At Closing Farmer shall convey by general warranty deed fee simple title in the Property, and in exchange City shall provide:

- | | |
|--|--------------|
| a. Cash payment to Farmer Enterprise, Inc. | \$450,000.00 |
| b. Acceptance of gift for the non-cash charitable
Contribution of | \$105,000.00 |

Appropriate adjustments at Closing for closing costs shall be made in accordance with Section 9.

Closing shall occur on or before April 15th, 2018, at a date, place and time agreed to by the parties.

8. Real Estate Tax. Farmer shall be responsible for all real estate taxes, assessments, penalties and interest associated with the payment or nonpayment of taxes and assessments for 2017 and prior years related to the Property. All real estate taxes, assessments, penalties and interest associated with the payment or nonpayment of taxes and assessments for 2018 related to the Property shall be prorated as of Closing.

9. Closing Costs. All closing costs, to include the premium of an owner's policy of title insurance; all Property transfer taxes, including documentary transfer stamps; deed preparation and recording; and any closing agent fees are to be equally divided and borne by the parties.
10. Representations, Warranties and Covenants. As an inducement to City to proceed to Closing hereunder, Farmer hereby represents, warrants and covenants, as of the effective date of this Agreement and as of the date of Closing that:
- a. Farmer has full power, authority and legal right, and has obtained all necessary consents and approvals to execute, deliver and perform Farmer's obligations under this Agreement;
 - b. The execution, delivery and performance by Farmer of Farmer's obligations under this Agreement will not conflict with or result in a breach of or constitute a default under any of the provisions of any law, government rule, regulation, judgment, decree order by which Farmer is bound or by any of the provisions of any contract or lease to which Farmer is a party or by which Farmer is bound;
 - c. This Agreement and Farmer's obligations hereunder are valid, legal and binding obligations of Farmer, enforceable in accordance with their terms, and there are no adverse rights or options, claims, defenses or offsets whatsoever to the enforceability or validity of this Agreement; and
 - d. Farmer hereby represents to City that, to the best of Farmer's knowledge:
 - (i) No mandatory statutory disclosure document concerning the environmental condition of the Property needs to be provided;
 - (ii) The Property does not appear on any state or federal CERCLA (Comprehensive Environment Responsibility Compensation and Liability Act) or Superfund List; and
 - (iii) The Property is not subject to any federal, state or local "Superfund" lien, proceedings, claim, liability or action, or the threat or likelihood thereof, for the cleanup, removal or remediation of any hazardous material or substance from the Property.

11. Risk of Loss. All risk of loss shall remain with Farmer until Closing. In the event the Property is destroyed or damaged prior to close of escrow, City may rescind this Agreement. If the Property contains improvements, Farmer agrees that upon close of escrow such improvements shall be in the same order and condition as on the date of this Agreement, except for reasonable wear and tear, and Farmer shall maintain in full force a policy of all-risk hazard insurance, insuring against loss of or damage to said improvements.

12. Notices. Any notice required or permitted to be given by the parties hereto shall be given to:

City:

Office of Mayor
300 South Church Street
Jonesboro, AR 72401

Farmer:

Farmer Enterprises, Inc.
2500 Alexander Dr., Ste. C #116
Jonesboro, AR 72401

With copy to:

Carol Duncan
City Attorney
410 West Washington Avenue
Jonesboro, AR 72401

13. Brokers. The parties hereto acknowledge and agree that Farmer has retained the services of Joel King, a real estate broker, with regard to the transaction contemplated hereunder, and that City has not retained the services of a real estate broker or agent regarding same. The parties hereby further agree to indemnify each other and hold one another harmless from and against the claims, if any, of any and all brokers, agents, finders, and other intermediaries claiming by, through, or under the parties in connection with the sale of the Property.

14. Conditions of Agreement. The following are conditions to the obligations imposed by the parties under this Agreement, all of which are to be performed in consideration thereof.

a. City acknowledges the possible desire and intention of Seller to exchange the Property in an exchange qualifying as a tax free exchange under Section 1031 of the Internal Revenue Code. City shall cooperate fully to implement such exchange as hereinafter provided (at no additional expense to City). In order to permit Seller to implement a deferred (or non-simultaneous) exchange City agrees that Seller may cause this Agreement to be assigned to a Qualified Intermediary pursuant to the applicable regulations.

- b. Retention by Farmer of the right to review and approve a plaque to be placed along a walking/bike trail upon the Property by the City acknowledging the Farmer family identity and partial donation of the Property.
15. Time of the Essence. Time is of the essence in this Agreement.
16. Binding on Successors. This Agreement shall inure to the benefit of and be binding on the parties to this Agreement and their respective successors and assigns.
17. Additional Documents. Farmer and City shall execute such additional documents as may be reasonable and necessary to carry out the provisions of this Agreement.
18. Entire Agreement, Modification. This Agreement constitutes the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations, and understandings. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by the parties.
19. Severability. If any provision of this Agreement as applied to either party or to any circumstance is adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, this fact shall in no way affect (to the maximum extent permissible by law) any other provision of this Agreement, the application of any such provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this Agreement as a whole.
20. No Merger. This Agreement, each provision of it, and all warranties and representations in this Agreement shall survive the Closing and shall not merge in any instrument conveying title to City. All representations, warranties, agreements, and obligations of the parties shall, despite any investigation made by any party to this Agreement, survive Closing, and the same shall inure to the benefit of and be binding on the parties' respective successors and assigns.
21. Counterparts. This Agreement may be signed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile signatures shall be acceptable as evidence of execution of this Agreement, without the need for sending or receiving the original, executed, document. Facsimile signatures are deemed to be original signatures.

22. Assignability. City may freely assign this Agreement but only to an organization recognized under Section 501(c) (3) of the Internal Revenue Code of 1986 as a charitable organization, or to a public agency. Provided, however, that any increase in real property transfer taxes arising by reason of any such assignment shall be the sole responsibility of the assignee.

23. Governing Law. This Agreement will be governed by the laws of the state of Arkansas.

24. Waiver. The failure of either party to enforce any provision of the Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

25. Board Approval contingency. City's performance of its obligations under this Agreement is subject to and contingent upon City obtaining approval of the transaction by the Jonesboro City Council.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date indicated below.

FARMER

Farmer Enterprises, Inc.

Date _____

By _____
Alec Farmer, President

CITY

City of Jonesboro, Arkansas

By _____
Harold Perrin, Mayor

Date _____

By _____
Donna Jackson, City Clerk

EXHIBIT A
(Legal Description)

The Southwest Quarter of the Southwest Quarter of Section 5, Township 13 North, Range 4 East, of Craighead County, Arkansas, containing 40 acres, more or less, subject to all utility easements or rights-of-way of record.

EXHIBIT B
(Attached Survey)



Legislation Details (With Text)

File #: ORD-18:012 **Version:** 1 **Name:** AMEND THE 2018 BUDGET FOR THE 2017 COPS HIRING GRANT

Type: Ordinance **Status:** First Reading

File created: 2/1/2018 **In control:** Finance & Administration Council Committee

On agenda: **Final action:**

Title: AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 BUDGET FOR THE 2017 COPS HIRING GRANT

Sponsors: Grants, Finance

Indexes: Budget amendment

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/13/2018	1	Finance & Administration Council Committee		

AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 BUDGET FOR THE 2017 COPS HIRING GRANT
 WHEREAS, the City of Jonesboro passed Resolution Number 17:188 on December 19, 2017 for the execution of the 2017 COPS Hiring Grant; and

WHEREAS, the City of Jonesboro passed the 2018 Budget in Ordinance Number 17:087, which will need to be amended in order to effectuate said change in the Federal Funds Fund budget and General Fund Budget for the 2017 COPS Hiring Grant; and

WHEREAS, the budgeted expenditure changes will consist of the following:

01-101-0201-00	Salaries - Police	-51,750.00
09-953-0201-00	Salaries - CHP	+51,750.00
01-101-0203-00	Group Insurance	-13,605.00
09-953-0203-00	Group Insurance	+13,605.00
01-101-0205-00	LOPFI - City's Contribution	-11,902.50
09-953-0205-00	LOPFI - City's Contribution	+11,902.50
01-101-0279-00	Unemployment/Wkms Comp	-421.50
09-953-0279-00	Unemployment/Wkms Comp	+421.50
01-101-0284-00	Medicare Contributions	-750.38
09-953-0284-00	Medicare Contributions	+750.38

WHEREAS, the budgeted revenue changes will consist of the following:

09-953-0662-00

Federal Funding - DOJ

+78,429.38

WHEREAS, said budget changes represent the 75% Federal share of the 2017 COPS Hiring grant, leaving the 25% Applicant share match of \$26,143.12 within the Police Department's General Fund budget.

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

SECTION 1: The 2018 Budget is hereby amended to provide a change in the Federal Funds Budget and the General Fund Budget for the 2017 COPS Hiring Grant.



Legislation Details (With Text)

File #: ORD-18:013 **Version:** 1 **Name:** AMEND THE 2018 BUDGET FOR THE 2018 OUTDOOR RECREATION MATCHING GRANT FUNDING THE CRAIGHEAD FOREST PUMP TRACK

Type: Ordinance **Status:** First Reading

File created: 2/1/2018 **In control:** Finance & Administration Council Committee

On agenda: **Final action:**

Title: AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 BUDGET FOR THE 2018 OUTDOOR RECREATION MATCHING GRANT FUNDING THE CRAIGHEAD FOREST PUMP TRACK

Sponsors: Grants, Finance

Indexes: Budget amendment

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/13/2018	1	Finance & Administration Council Committee		

AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 BUDGET FOR THE 2018 OUTDOOR RECREATION MATCHING GRANT FUNDING THE CRAIGHEAD FOREST PUMP TRACK

WHEREAS, the City of Jonesboro passed Resolution Number 17:201 on January 18, 2018 for the execution of the 2018 Outdoor Recreation Matching Grant; and

WHEREAS, the City of Jonesboro passed the 2018 Budget in Ordinance Number 17:087, which will need to be amended in order to effectuate said change in the Federal Funds Fund budget and Capital Improvement Fund Budget for the 2018 Outdoor Recreation Matching Grant funding the Craighead Forest Pump Track; and

WHEREAS, the budgeted expenditure increases will consist of the following:

09-925-0232-00	Fixed Assets	89,203.50
09-925-0253-00	Land and Improvements	6,000.00
09-925-0232-01	Minor Equipment and Furniture	1,750.00
09-925-0217-00	Professional Services	2,011.50
07-123-2300-04	Grants Match - CFP Pump Track	98,965.00

WHEREAS, the budgeted revenue increases will consist of the following:

09-925-0659-00	Federal Funding - DOI	98,965.00
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WHEREAS, the funds for the 50% Match in the Capital Improvement Fund Budget shall come from excess reserves in the General Fund.

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

SECTION 1: The 2018 Budget is hereby amended to provide an increase in the Federal Funds Budget and the Capital Improvement Fund Budget for the 2018 Outdoor Recreation Matching Grant.



Legislation Details (With Text)

File #: ORD-17:094 **Version:** 2 **Name:** AMENDING THE JONESBORO CODE OF ORDINANCES SECTION 117. ADDING TO THE DEFINITIONS SECTION 117-2 TO INCLUDE CLUSTER HOUSING AND SECTION 117-138, FOR THE PURPOSE OF ADDING A NEW ZONING DESIGNATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO P

Type: Ordinance **Status:** Third Reading

File created: 12/13/2017 **In control:** Public Works Council Committee

On agenda: **Final action:**

Title: AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES SECTION 117. ADDING TO THE DEFINITIONS SECTION 117-2 TO INCLUDE CLUSTER HOUSING AND SECTION 117-138, FOR THE PURPOSE OF ADDING A NEW ZONING DESIGNATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROVIDE AREAS FOR DEVELOPMENT AND REDEVELOPMENT FOR RESIDENTIAL HOUSING. THIS DISTRICT WILL PERMIT AND ENCOURAGE THE DEVELOPMENT OF DETACHED AND ATTACHED DWELLINGS IN SUITABLE ENVIRONMENTS, TO PROVIDE A RANGE OF HOUSING TYPES COMPATIBLE IN SCALE WITH SINGLE-FAMILY HOMES AND TO ENCOURAGE A DIVERSITY OF HOUSING TYPES TO MEET DEMAND FOR A WALKABLE URBAN LIVING.

Sponsors: Metropolitan Area Planning Commission, Planning

Indexes:

Code sections:

Attachments: [Multifamily Opponents December 2017.pdf](#)
[Shirley Moore Opposing Tiny Houses.pdf](#)
[Cluster Housing Bill Hall Email.pdf](#)

Date	Ver.	Action By	Action	Result
2/6/2018	2	City Council		
1/18/2018	2	City Council	Held at one reading	
1/2/2018	2	Public Works Council Committee	Recommended to Council	Pass

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES SECTION 117. ADDING TO THE DEFINITIONS SECTION 117-2 TO INCLUDE CLUSTER HOUSING AND SECTION 117-138, FOR THE PURPOSE OF ADDING A NEW ZONING DESIGNATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROVIDE AREAS FOR DEVELOPMENT AND REDEVELOPMENT FOR RESIDENTIAL HOUSING. THIS DISTRICT WILL PERMIT AND ENCOURAGE THE DEVELOPMENT OF DETACHED AND ATTACHED DWELLINGS IN SUITABLE ENVIRONMENTS, TO PROVIDE A RANGE OF HOUSING TYPES COMPATIBLE IN SCALE WITH SINGLE-FAMILY HOMES AND TO ENCOURAGE A DIVERSITY OF HOUSING TYPES TO MEET DEMAND FOR A WALKABLE URBAN LIVING.

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

SECTION 1: Cluster Housing Development is hereby described as: Cluster housing refers to a development in which homes are situated in groupings relatively close together, while larger areas of open space within the

development form a buffer with adjacent land uses. Often this is accomplished through small individual lots, with the remainder of the land becoming common ground.

SECTION 2: The Metropolitan Area Planning Commission held their regularly scheduled meeting on Tuesday December 12, 2017 at 5:30 pm. and recommended the following addition to Chapter 117 Section 117-138 - Residential Districts by adding the following new residential district.

RI-U Residential Intermediate-Urban District

Purpose: The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

Permitted Uses:

Single -family detached
Single - family attached
Duplex, triplex,
Accessory dwellings
Cluster housing development
Utility, minor

Conditional Uses:

Emergency housing unit
Manufacture housing, residential design
Cemetery
Church
Communication tower
Government Service
Safety Services
Utility, major

Density: None

Lot, yard, and height regulations:

Lot width minimum 25 feet, lot area None, Maximum height 30/45 feet, *A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of 30 feet. Buildings or portions of the building setback greater than 10 feet from the master street plan right-of-way shall have a maximum height of 45 feet.

Setback Requirements:

A build-to zone that is located between the front property line and a line 25 feet from the front property line.

Side setback 5 feet, Rear setback 5 feet or 12 feet from the centerline of an alley.

Building Area: The area occupied by all buildings shall not exceed 60% of the total lot area.

Minimum Buildable Street Frontage: 50% of the lot width.

-----Original Message-----

From: Patti Lack [<mailto:pglack@icloud.com>]

Sent: Thursday, December 14, 2017 9:50 PM

To: Harold Perrin, Derrel Smith, Charles Frierson, Gene Vance, Dr. Charles Coleman, Chris Moore, Ann Williams, Chris Gibson, John Street, Mitch Johnson, L.J. Bryant, Joe Hafner, Bobby Long, David McClain

Subject: Moratorium on multifamily

Hello,

This email is asking all of the members of our Jonesboro City Council to place a moratorium, starting January 1, 2018 on all rezoning requests for apartments/duplexes/multifamily units until the new Apartment Guidelines are approved and are in place.

Thank you,

Patti Lack

4108 Forest Hill Road

Jonesboro, Arkansas 72404

Sent from my iPhone

From: Mary Ransone [<mailto:mary.ransone@valleyviewschools.net>]

Sent: Friday, December 15, 2017 9:36 AM

To: Harold Perrin, Derrel Smith, Charles Frierson, Gene Vance, Dr. Charles Coleman, Chris Moore, Ann Williams, Chris Gibson, John Street, Mitch Johnson, L.J. Bryant, Joe Hafner, Bobby Long, David McClain

Subject: moratorium on rezoning and building of apartments and duplexes

I am writing you to please consider putting a moratorium on rezoning and building apartments/duplexes UNTIL the new Apartment Guidelines are in place and can be enforced. It may make a few people unhappy but looking at the current situation we need to take the time so that the City can evaluate the needs and wants to make our city a more desirable place for us to live and for people to come visit. I strongly feel that placing a moratorium will alleviate the current situation and allow you, Mr. Smith, and the council time to discuss, review, and vote on the new guidelines. The current path we are on is having a devastating effect on the most historical neighborhood of our city. Please consider the simple act of pausing the devastation for a while so that we can get a set of guidelines in place and enforced.

Thank you.

Mary Ransone

--

Mary M. Ransone, M.Ed.
National Board Certified
Valley View Elementary Art

-----Original Message-----

From: Missy Baldwin [<mailto:missy927@suddenlink.net>]

Sent: Sunday, December 17, 2017 3:07 PM

To: David McClain <DMcClain@jonesboro.org>; Bobby Long <blongjcc@gmail.com>; Joe Hafner <Joeforjonesboro@gmail.com>; lj@ljbryant.com; Mitch Johnson <johnsons3@suddenlink.net>; John Street <jwstreet@sbcglobal.net>; clgrehabman@yahoo.com; Ann Williams <edgecoffeeshouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>

Cc: Donna Jackson <DJackson@jonesboro.org>; Harold Perrin <HPerrin@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>

Subject: Moratorium

Considering the rapid rate that multi family units are being built in Jonesboro and the fact that the city is reviewing new guidelines in order to make Jonesboro more desirable I am requesting that you please consider a moratorium on all multi family units until the City has had time to review and implement these new guidelines.

Thank you,
Melissa Baldwin

Sent from my iPad

From: jmjones0626@gmail.com [<mailto:jmjones0626@gmail.com>]

Sent: Friday, December 15, 2017 5:16 PM

To: Charles Frierson <cdfrierson3@hotmail.com>; Gene Vance <GVance@jonesboro.org>; Charles Coleman <crcjab@sbcglobal.net>; chrismooreplumbing@yahoo.com; Ann Williams <edgecoffeehouse@hotmail.com>; John Street <jwstreet@sbcglobal.net>; johnson3@suddenlink.net; lj@ljbryantcom; Joe Hafner <Joeforjonesboro@gmail.com>; Harold Perrin <HPerrin@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; Donna Jackson <DJackson@jonesboro.org>; clgrehabman@yahoo.com; Bobby Long <blongicc@gmail.com>

Subject: APARTMENT GUIDELINES

I would like to ask each of you to place a moratorium, starting January 1, 2018, on all new rezoning requests for apartments, duplexes and multi-family units until the new Apartment Guidelines are approved and are in place.

Thank you for this consideration.

Julie Jones

Sent from [Mail](#) for Windows 10

Jan 2-2018

Shirley Moore

1902 Mt. Vernon Dr

This is about having a new zone for single family residence, tiny houses on lots that could be 50' wide, side set back 5' etc.

This seems to be happening in some towns. In our town it could be a new strategy for building in older neighborhoods, disregard for people who own homes in older part of town. It would add to the Area or Value to houses.

A town is the people living in the town, and they should have say in those areas, where they live.

I hope our City government won't decide that older neighborhoods would be the place for tiny houses.

It's about our people, not what other towns may be doing, or what developers want to see happen. If a need for tiny houses is for Jonesboro, why not develop land for that type of housing.

and not invading older parts
of town.

Do we have a need going on?

This concept, tiny house, could
be a new twist to do what's
happening now, in older part of
town.

I pray that our City government
will come together for the people
in older part of our town.

We need help to build up, these
areas, tiny houses is not going
help. Please, think what could happen in
long run.

Thanks

Shirley Moore

From: William Hall [<mailto:hall-mort@sbcglobal.net>]

Sent: Thursday, February 15, 2018 9:18 PM

To: Charles Frierson <cdfrierson3@hotmail.com>; Gene Vance <GVance@jonesboro.org>; Charles Coleman <crcjab@sbcglobal.net>; chrismooreplumbing@yahoo.com; Ann Williams <edgecoffeehouse@hotmail.com>; clgrehabman@yahoo.com; John Street <jwstreet@sbcglobal.net>; Larry J. Bryant <LBryant@jonesboro.org>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>

Cc: Harold Perrin <HPerrin@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; Donna Jackson <DJackson@jonesboro.org>; Carol Duncan <CDuncan@jonesboro.org>; lonnierroberts@yahoo.com; Kevin@baileygc.com; jim@little-arch.com; jimandflo1@att.net; dmzlawyer@gmail.com; jwreece@suddenlink.net; jim@s-ind.com; Jeb Spencer <jeb.spencer@yahoo.com>; Tyler Brown <ddhanddhdtbrown@uaex.edu>

Subject: Cluster Housing, RI-U, Design Guidelines

Dear Council Members,

I am writing in regard to the proposed ordinances related to Cluster Housing, RI-U, and Design Guidelines. I support the concepts behind all of these proposals and I commend the City Planning Staff for bringing these them to you for consideration. It is this type of forward thinking that will allow Jonesboro to grow and prosper in a sustained manner. Well-designed developments within these proposed ordinances and guidelines can bring a renewed vitality to the central core of our city. This type of development makes great economic sense in that it takes advantage of existing infrastructure (streets, stormwater systems, water lines, sanitary sewer lines, electric service).

In order for these developments to be truly successful and good for sustained community growth there must be safeguards in place. These safeguards would include:

CLUSTER DEVELOPMENT

1. Development Review Process - specifically identifying how proposed developments are to reviewed.
2. Number of Units Permitted - set a maximum number of units that can be built within a single cluster development.
3. Minimum Lot Area - specify minimum lot area.
4. Exterior Lot Setback Requirements - cluster housing developments should have exterior property line setbacks that are set by the underlying zoning district. This provides a buffer for existing adjacent buildings.
5. Common Ground Maintenance - provisions for the maintenance of common ground either through a condominium association, a homeowners' association, or other similar mechanism.
6. Building Orientation - provide requirements that will ensure that a reasonable percentage of buildings within the development will be oriented toward a common green space or street right of way.
7. Common Ground - provide requirements for open space based on total building square footage within the proposed development.
8. Private Open Space - Provide a minimal requirement for private open space for each unit.
9. Parking - identify parking requirements, location, size, etc.
10. Pedestrian Connectivity - provide requirements for providing pedestrian connectivity within the development.

RU-I

1. Parking Requirements - both for multi-family and single-family. These requirements address both location and maximum width or front lot coverage.
2. Building Orientation - requirement for orientation toward street right of way.
3. Sidewalks - requirement of sidewalks along the street right of way.

Our proposed design guidelines begin to address some of these issues, but I feel they do not go into the detail that is required to ensure that development under these designations is a positive addition for the surrounding neighborhood and the city.

In summary, I would encourage you to postpone passage of these proposals in order to fully investigate how the above issues could be incorporated and how the stated goals of the ordinances can be ensured of being met. My desire is for Jonesboro to be the best that it can be.

Thank you for your consideration,

Bill Hall
1304 West Jefferson Avenue
Jonesboro, AR



Legislation Details (With Text)

File #:	ORD-17:098	Version:	1	Name:	Adopting by Reference the Design Guidelines for Duplex and Triplex Units
Type:	Ordinance	Status:		Status:	Third Reading
File created:	12/15/2017	In control:		In control:	Public Works Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR DUPLEX AND TRIPLEX UNITS				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Design Guidelines for Duplex and Triplex Units - Draft - Revised 1.26.18.pdf Multifamily Opponents December 2017.pdf Scenic Hills Neighborhood Association.pdf				

Date	Ver.	Action By	Action	Result
2/6/2018	1	City Council		
1/18/2018	1	City Council	Held at one reading	
1/2/2018	1	Public Works Council Committee	Recommended to Council	Pass

AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR DUPLEX AND TRIPLEX UNITS

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

SECTION ONE: WHEREAS, the City Council of the City of Jonesboro, Arkansas desires to encourage unique architectural expression and diverse design for multi-family residential development to promote health, safety, and welfare for the citizens of Jonesboro, and

WHEREAS, to ensure this occurs the City Council desires to adopt these guidelines for development.

WHEREAS, pursuant to ACA 14-55-207, public notice was given of the City's intent to adopt said guidelines by reference, and advised that three (3) copies of the document were on file and available for public review and examination in the Office of the City Clerk, and

WHEREAS, a public hearing was held on these guidelines on December 4, 2017, and

WHEREAS, all comments, views, suggestions and recommendations have been considered and addressed.

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

The Design Guidelines for Duplex and Triplex Units is hereby adopted.

Design Guidelines for Duplex and Triplex Units

Purpose: This document articulates the design principles for duplex and triplex residential development to assist the City Council, City staff and project planners and architects by identifying the City's design criteria. The intent is to achieve well-designed projects that enhance the community's overall value and appearance.

This sections intent is to encourage unique architectural expression and diverse design, not limit building styles. It is understood that modern buildings can still meet these design principles; however, exceptions shall be provided when the specific design circumstances justify the exception.

A. Architectural Design Concept

Architectural design concepts of neighboring projects shall be considered by Staff when reviewing design plans. The project shall adopt a consistent or contrasting approach. For projects redeveloping in established neighborhoods, the designer shall conform to the existing architecture if possible.

B. Form and Massing

Variation of wall planes, rooflines, and building form shall be used to create visually engaging designs.

- Architectural elements such as varied roof forms, articulation of the façade, breaks in the roof, walls with texture materials, and ornamental details, and landscaping shall be incorporated to add visual interest.
- Semi-private areas such as covered front porches and/or courtyards are highly encouraged.

B-2 Proportional relationship between adjacent buildings and between the building and the street shall be maintained.

- Building layout ensure the gradual transition of building height and mass.
- Pedestrian scaled entry shall be a prominent feature of the front elevation.
- Architectural detail such as windows, awnings, trellises, balconies, patios, landscape planters, and material changes at street level shall be used to soften the edge of the building and enhance pedestrian scale.
- Units placed on single lots shall orient front doors to the street in front of the units.

B-3 Placement and configuration of parking areas, garages, and carports shall be considered.

- Parking areas shall be located to the side or rear of the units.

C. Exterior Building Materials and Color

C-1 Variation in color and materials shall be used to create visually engaging designs.

- High quality and durable materials, such as stone, brick, and cementitious siding are required. The development must be a minimum of 100% brick, stone, or cementitious siding.
- Creative use of plaster and stucco finishes that add visual depth and texture is highly encouraged.
- Creative and appropriate use of color is required.
- Use of color shall be consistent with the overall architectural style or theme of the project
- Variation in exterior treatment of adjacent buildings is encouraged.

C-2 Architectural treatment shall be applied to all elevations of a building and shall include elements such as color, materials, or form drawn from the design of the primary frontage.

- Front elevations of units/buildings facing a street shall be given particular emphasis.

C-3 Architectural features that enhance the façade or building form are encouraged.

- Architectural features such as decorative moldings, windows, shutter, dormers, chimneys, balconies and railings, and landscaped elements such as lattices that add detail to the façade, shall be used to create usual appeal.

D. Site Planning and Building Siting

D-1 Open Space shall be integrated into the overall design of the project.

- Open space shall be designed as an integral part of the project, not as an afterthought.

D-2 Buildings shall be placed to create a street presence and enhance neighborhood character.

- When adjacent to single-family residences, side and rear setback shall allow for a sufficient planter area to buffer impacts and screen undesirable views.

E. Garbage collection and recycling

- All refuse containers shall be placed within or behind screened storage areas or enclosures.
- Screening or enclosures shall be located to provide easy accessibility for users, adequate room for servicing by refuse trucks, and shall not hinder visibility for vehicle circulation.
- Enclosure materials and colors shall be consistent with, and complimentary to building materials and finishes.
- Landscaping shall be provided along non-accessible sides of the enclosures.

F. Streetscape Design

- A greenspace buffer with landscaping must be placed between the front of the units and the street ROW.
- HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.
- Screening for roof-mounted equipment shall be integrated into the building and roof design and use compatible materials, colors and forms. Wood lattice or fence like coverings are inappropriate for roof screening.

G. Landscaping

The open space requirement of 40% for lots containing a duplex or tri-plex shall also include 15% greenspace. Each duplex shall have a minimum of one 1 ½" caliper tree and three five gallon shrubs. Landscaping can be used for multiple objectives.

- Screening buildings and adding texture to walls
- Screening undesirable views
- Strengthening the pedestrian scale
- Providing shade in public spaces and parking lots
- Providing a visual and noise buffer
- Breaking up hard surfaces

-----Original Message-----

From: Patti Lack [<mailto:pglack@icloud.com>]

Sent: Thursday, December 14, 2017 9:50 PM

To: Harold Perrin, Derrel Smith, Charles Frierson, Gene Vance, Dr. Charles Coleman, Chris Moore, Ann Williams, Chris Gibson, John Street, Mitch Johnson, L.J. Bryant, Joe Hafner, Bobby Long, David McClain

Subject: Moratorium on multifamily

Hello,

This email is asking all of the members of our Jonesboro City Council to place a moratorium, starting January 1, 2018 on all rezoning requests for apartments/duplexes/multifamily units until the new Apartment Guidelines are approved and are in place.

Thank you,

Patti Lack

4108 Forest Hill Road

Jonesboro, Arkansas 72404

Sent from my iPhone

From: Mary Ransone [<mailto:mary.ransone@valleyviewschools.net>]

Sent: Friday, December 15, 2017 9:36 AM

To: Harold Perrin, Derrel Smith, Charles Frierson, Gene Vance, Dr. Charles Coleman, Chris Moore, Ann Williams, Chris Gibson, John Street, Mitch Johnson, L.J. Bryant, Joe Hafner, Bobby Long, David McClain

Subject: moratorium on rezoning and building of apartments and duplexes

I am writing you to please consider putting a moratorium on rezoning and building apartments/duplexes UNTIL the new Apartment Guidelines are in place and can be enforced. It may make a few people unhappy but looking at the current situation we need to take the time so that the City can evaluate the needs and wants to make our city a more desirable place for us to live and for people to come visit. I strongly feel that placing a moratorium will alleviate the current situation and allow you, Mr. Smith, and the council time to discuss, review, and vote on the new guidelines. The current path we are on is having a devastating effect on the most historical neighborhood of our city. Please consider the simple act of pausing the devastation for a while so that we can get a set of guidelines in place and enforced.

Thank you.

Mary Ransone

--

Mary M. Ransone, M.Ed.
National Board Certified
Valley View Elementary Art

-----Original Message-----

From: Missy Baldwin [<mailto:missy927@suddenlink.net>]

Sent: Sunday, December 17, 2017 3:07 PM

To: David McClain <DMcClain@jonesboro.org>; Bobby Long <blongjcc@gmail.com>; Joe Hafner <Joeforjonesboro@gmail.com>; lj@ljbryant.com; Mitch Johnson <johnsons3@suddenlink.net>; John Street <jwstreet@sbcglobal.net>; clgrehabman@yahoo.com; Ann Williams <edgecoffeeshouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>

Cc: Donna Jackson <DJackson@jonesboro.org>; Harold Perrin <HPerrin@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>

Subject: Moratorium

Considering the rapid rate that multi family units are being built in Jonesboro and the fact that the city is reviewing new guidelines in order to make Jonesboro more desirable I am requesting that you please consider a moratorium on all multi family units until the City has had time to review and implement these new guidelines.

Thank you,
Melissa Baldwin

Sent from my iPad

From: jmjones0626@gmail.com [<mailto:jmjones0626@gmail.com>]

Sent: Friday, December 15, 2017 5:16 PM

To: Charles Frierson <cdfrierson3@hotmail.com>; Gene Vance <GVance@jonesboro.org>; Charles Coleman <crcjab@sbcglobal.net>; chrismooreplumbing@yahoo.com; Ann Williams <edgecoffeehouse@hotmail.com>; John Street <jwstreet@sbcglobal.net>; johnson3@suddenlink.net; lj@ljbryantcom; Joe Hafner <Joeforjonesboro@gmail.com>; Harold Perrin <HPerrin@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; Donna Jackson <DJackson@jonesboro.org>; clgrehabman@yahoo.com; Bobby Long <blongicc@gmail.com>

Subject: APARTMENT GUIDELINES

I would like to ask each of you to place a moratorium, starting January 1, 2018, on all new rezoning requests for apartments, duplexes and multi-family units until the new Apartment Guidelines are approved and are in place.

Thank you for this consideration.

Julie Jones

Sent from [Mail](#) for Windows 10

-----Original Message-----

From: Scenic hills assoc. Jonesboro [<mailto:scenic hillsassoc@yahoo.com>]

Sent: Tuesday, February 13, 2018 8:02 PM

To: Charles Frierson <cdfrierson3@hotmail.com>; Gene Vance <GVance@jonesboro.org>; Charles Coleman <crcjab@sbcglobal.net>; chrismooreplumbing@yahoo.com; Ann Williams <edgecoffeeshouse@hotmail.com>; Chris Gibson <clgrehabman@yahoo.com>; David McClain <DMcClain@jonesboro.org>; Bobby Long <blongjcc@gmail.com>; Larry J. Bryant <LBryant@jonesboro.org>; Mitch Johnson <johnson3@suddenlink.net>; John Street <jwstreet@sbcglobal.net>; Joe Hafner <Joeforjonesboro@gmail.com>

Cc: Harold Perrin <HPerrin@jonesboro.org>; Donna Jackson <DJackson@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>

Subject: Building Guidelines for Multifamily and Duplexes/Triplexes

Ladies and Gentlemen,

We of Scenic Hills appreciate the opportunity to look over & give our input on the proposed multi-door & duplex/triplex guidelines and will do so collectively so you don't receive 100 emails. We would fully endorse the proposed guidelines for multi-door builds. There are some great ideas in there and implementing them would certainly raise our profile to a higher level in the housing department and it doesn't seem to contain anything outlandish. The only other comment would be my (Judy Casteel) personal one that the comment made at the first reading council meeting about it costing \$10,000 to enclose trash dumpsters was completely ridiculous and I hope dismissed as such.

On a closer to home aspect, in reviewing both Options A & B for duplexes & triplexes, we overall are of the opinion that Option A is a better fit & would be more pleasing to established neighborhoods. We did, however, think the lot size requirement for Option B was better than A. Additionally, a friend to Scenic Hills had mentioned a requirement on front facing window sizes may be a good addition & we concur. Perhaps, as he mentioned, 2' wider than the front door & no shorter than 4'? We've seen what no guidelines produces and think this would be a great step in the right direction. We also felt the front setback being consistent with the rest of the neighborhood would be welcome, if possible.

In closing, all we can say is...sidewalks for all!!

Thank you all for your time and for your tireless service to our city. We appreciate each & every one of you.

Sincerely,

The Scenic Hills Neighborhood Association



Legislation Details (With Text)

File #:	ORD-17:099	Version:	1	Name:	ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT
Type:	Ordinance	Status:			Third Reading
File created:	12/15/2017	In control:			Public Works Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT				
Sponsors:	Planning				
Indexes:					
Code sections:					
Attachments:	Design Guidelines for Multi-Family Residential Development - Draft - Revised 1.26.18.pdf Multifamily Opponents December 2017.pdf Scenic Hills Neighborhood Association.pdf				

Date	Ver.	Action By	Action	Result
2/6/2018	1	City Council		
1/18/2018	1	City Council	Held at one reading	
1/2/2018	1	Public Works Council Committee	Recommended to Council	Pass

AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

WHEREAS, the City Council of the City of Jonesboro, Arkansas desires to encourage unique architectural expression and diverse design for multi-family residential development to promote health, safety, and welfare for the citizens of Jonesboro, and

WHEREAS, to ensure this occurs the City Council desires to adopt these guidelines for development.

WHEREAS, pursuant to ACA 14-55-207, public notice was given of the City's intent to adopt said guidelines by reference, and advised that three (3) copies of the document were on file and available for public review and examination in the Office of the City Clerk, and

WHEREAS, a public hearing was held on these guidelines on December 4, 2017, and

WHEREAS, all comments, views, suggestions and recommendations have been considered and addressed.

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

The Design Guidelines for Multi-Family Residential Development is hereby adopted.

Design Guidelines for Multi-Family Residential Development

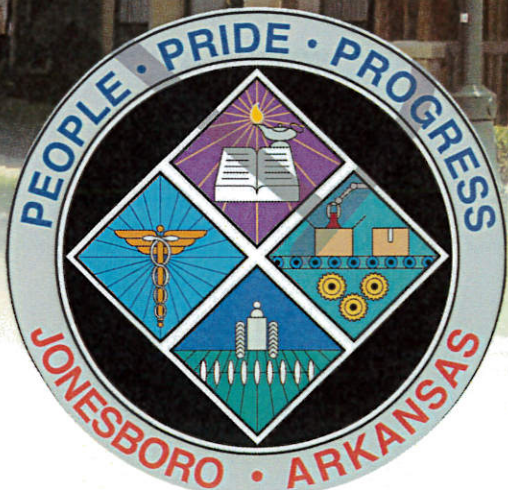
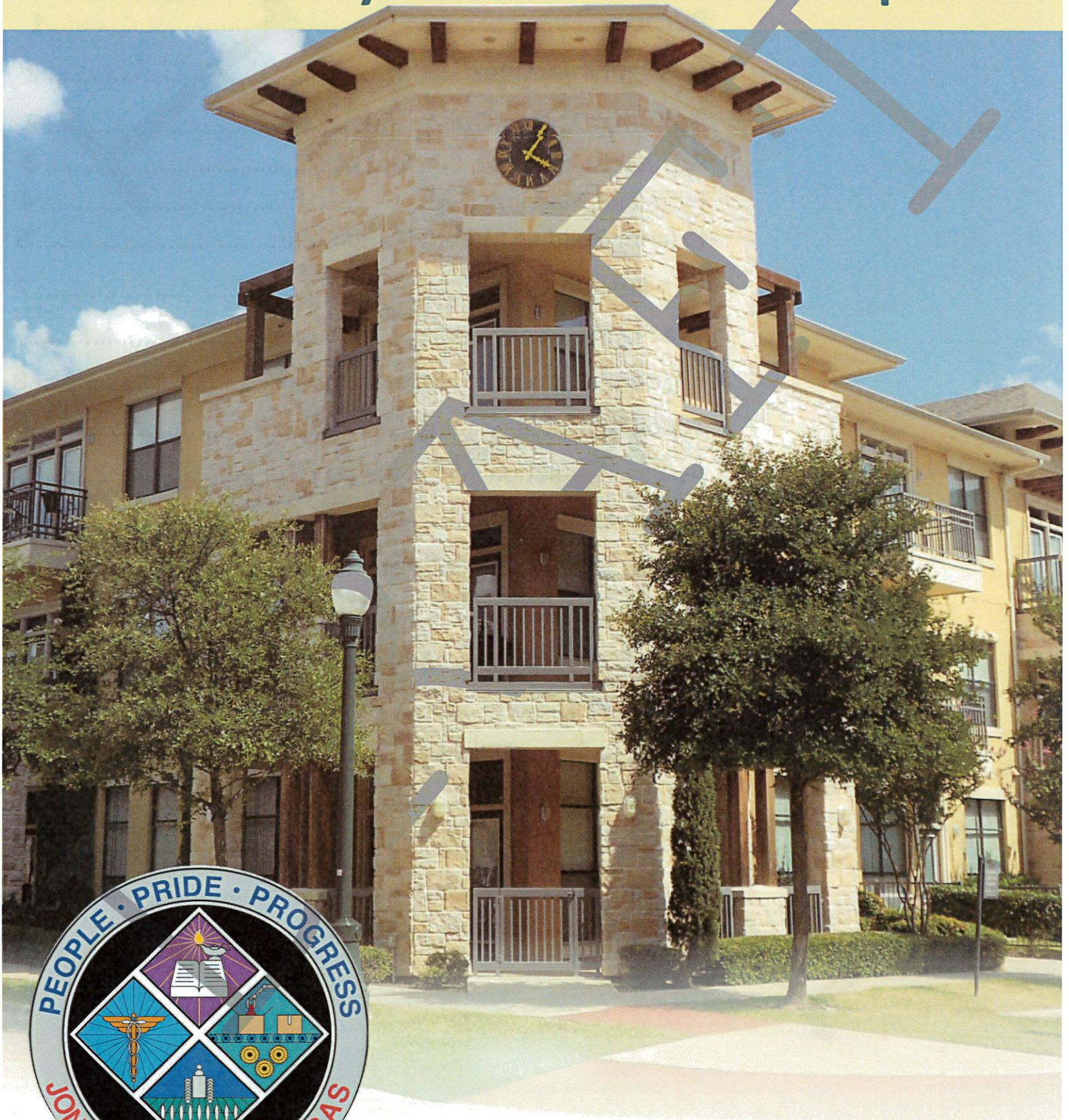


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Purpose



This document articulates the design principles for multi-family residential development. It assist the City Council, City Staff, architects, and project planners by identifying the City's design criteria. The intent is to achieve well-designed projects that enhance the community's overall value and appearance.



The intent of this manual is to encourage unique architectural expression and diverse design, not limit building styles. It is understood that modern buildings can still meet these design principles; however, exceptions may be provided when the specific design circumstances justify the exception.



Design Objectives

This manual establishes design principles for new multi-family projects. It promotes good design and development of residential apartment and condominium buildings in the city of Jonesboro. This manual shall direct and encourage efficient processes and decision making while defining the level of quality in the built environment expected by the City Council. It provides the “how to” of designing better-built outcomes. The principles contained herein are intended to promote and protect the public health, safety, and general welfare of the community by carrying out the



pedestrian friendly.

- Ensure community longevity by designing projects and neighborhoods that will endure over time.
- Incorporate environmentally sustainable features into project design.
- Consider and respond to the relationship and context of adjacent projects.

following design objectives:

- Foster project designs that create and enhance a sense of community and neighborhood.
- Create and promote usable public spaces.
- Being respectful of and creating designs that reinforce the relationship between public and private space.
- Creating neighborhoods of superior architectural and visual interest.
- Creating project designs that are transit and



Building Design Guidelines

Architecture creates visual interest, character, and identity for the project while maintaining a relationship to the human scale and the natural environment.

A. Architectural Design Concept

A-1 The overall character of the development shall be defined through the use of a consistent design concept and shall incorporate the architectural embellishments commonly associated with that style.

A-2 Architectural design concepts of neighboring projects shall be considered by staff when reviewing design plans. The project shall adopt a consistent or contrasting approach.



Variation in roofline, wall plane, and materials creates an engaging



B. Form and Massing

B-1 Variation of wall planes, rooflines and building form shall be used to create visually engaging designs.

- Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, and landscaping shall be incorporated to add visual interest.
- Balconies and small decks with landscaping shall be incorporated into 2-story or higher buildings to reduce the visual impact of tall structures.
- Architectural elements such as fenestrations and recessed planes shall be incorporated into façade design. Large areas of flat, blank wall and lack of treatment are not allowed.
- Semi-private areas such as covered front porches and/or courtyards are highly encouraged.
- Roof height, pitch, ridgelines and roof materials shall be varied to create visual interest and avoid repetition. Architectural style shall be considered when designing the roof plan.
- Stairs and other entry access requirements such as wheelchair ramps and elevators shall be integrated into the overall project design.



B-2 Proportional relationship between adjacent buildings and between the building and the street shall be maintained.

- Building layout ensures the gradual transition of building height and mass.
- Pedestrian scaled entry shall be a prominent feature of the front elevation.
- Building entry zones shall be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, colored pots, and bollards.
- Architectural detail such as windows, awnings, trellises, balconies, patios, landscape planters, and material changes at the street level shall be used to soften the edge of the building and enhance pedestrian scale.



B-3 Placement and configuration of parking areas, garages and carports shall be considered by staff during the development review process.

C. Exterior Building Materials and Color

C-1 Variation in color and materials shall be considered to create visually engaging designs.

- High quality and durable materials, such as stone, brick and cementitious siding, are required. The development must be a 100% brick, stone, or cementitious siding.
- Creative use of plaster and stucco finishes that add visual depth and texture where it enhances the building design.
- Creative and appropriate use of color is required.
- Use of color shall be consistent with the overall architectural style or theme of the project.
- Variation in exterior treatment of adjacent buildings is encouraged.



C-2 Architectural treatment shall be applied to all elevations of a building and shall include elements such as color, materials, or form drawn from the design of the primary frontage.

- Rear and side elevations of units/buildings facing a major street shall be given particular emphasis.
- Side and back walls of units/buildings on corners shall include treatment on walls facing the street, and shall incorporate design features such as pop-outs, variation in building mass, and window placement.



C-3 Architectural features that enhance the façade or building form shall be used.

- Architectural features such as decorative moldings, windows, shutters, dormers, chimneys, balconies and railings, and landscaped elements such as lattices that add detail to a facade shall be used.



B. Edge and Boundary Treatment

B-1 Major intersections and corners shall be treated as neighborhood/project entryways.

- Unit/building configuration shall maintain visual and physical connections.
- Landscaping, public spaces and/or “gateway features” shall be used to define the entryways into the project.

B-2 Entryway features reflect the overall architectural identity or character of the development.

B-3 Pedestrian, bicycle, and vehicle linkages shall be provided to adjacent developments and uses.



Enhanced paving, landscaping, and monument signage create an attractive project entry.

B-4 Cluster buildings to define, connect and activate pedestrian edges and public spaces and to locate convenient transit stops.

B-5 Projects shall provide fencing as appropriate between adjacent land uses.

- Projects abutting single-family residential areas shall provide screening walls or approved fencing along the boundary except at pedestrian access points. The compatibility of adjacent land uses shall be considered in choosing appropriate fencing materials and design.
- Fencing between multi-family uses and open space is discouraged. When necessary, such fencing shall be an open type (such as wrought iron) to allow for continuous views to the open space.
- Solid wood fencing is not allowed
- Materials and finishes shall be durable and easily maintained, resistant to graffiti and water staining, and be able to withstand the local climatic variations.



C. Topography and Grading

C-1 Natural topography shall be integrated into site design to the extent feasible.

- Retaining walls shall reflect the overall architectural identity or character of the development.
- Innovative wall designs such as keystone and integral color split-face CMU shall be used when appropriate within the overall design concept.
- Finished slopes shall taper or terrace to match the existing grades and the grades on adjacent streets.

C-2 Grade changes and berming shall be used in conjunction with landscape to screen undesirable views.



Innovative wall design and open-style fencing create an attractive interface to open space.



Detention pond screened from public view.



D. Access, Circulation, and Parking

D-1 Adequate vehicular access to the site, internal circulation, and parking shall be provided.

- Guest and handicap parking shall be evenly and conveniently distributed throughout the project.
- Shared access drives between adjacent parcels shall be used when possible to minimize curb cuts.
- Reciprocal access easements for vehicles and pedestrians, and shared parking facilities between compatible adjacent uses shall be used when feasible.
- Short-term parking shall be provided at the main entry to the leasing office and at building entries.



D-2 High-level of pedestrian and bicycle connections and networks shall be provided on site.

- Sidewalks and/or green-belt connections for pedestrians and bicyclists shall be provided.

D-3 Paving material for driveways, drive aisles, and walkways shall be consistent with the architectural style of the units /buildings and shall incorporate similar accent elements.

- Stamped and/or colored concrete or other decorative accent is encouraged to enhance design.

D-4 Site circulation shall allow for and facilitate emergency access to the site and all buildings.

- Speed bumps are strongly discouraged as they impede emergency response.





Materials and colors used shall reflect the overall design



E. Service and Storage

E-1 Services and storage, including garbage collection, recycling, fire, and utilities shall be planned. Trash enclosure location, dimensions, and design shall comply with current City standards.

- All refuse containers shall be placed within screened storage areas or enclosures.
- Refuse containers shall be conveniently located throughout the project, yet sufficiently buffered from project entries and main pedestrian paths.
- Enclosures shall be located to provide easy accessibility for users, adequate room for servicing by refuse trucks and shall not hinder visibility for vehicle circulation.
- Enclosure materials and colors shall be consistent with, and complimentary to, building materials and finishes.
- Landscaping shall be provided on all non-accessible sides of trash enclosures.

Public Space Guidelines

The design of public spaces provides safe, active, and accessible gathering places in the community that encourage social interaction and a sense of community.



A. Streetscape Design

A-1 Safe and comfortable pedestrian environments shall be provided within the project.

- Physical separation from streets shall be provided through landscaping to encourage walking.
- Pedestrian amenities such as appropriate signage, street furniture, landscaping and pedestrian-scale lighting shall be provided.
- Wider sidewalks shall be provided to allow for two persons to walk comfortably side-by-side.

A-2 Pedestrian and bicycle friendly projects shall be designed to encourage walking and bicycling.

- Traffic calming elements such as enhanced paving and bulb-outs at intersections shall be provided. Other traffic calming measures shall be explored.
- Parking bays and other on- and off-street parking shall be explored.

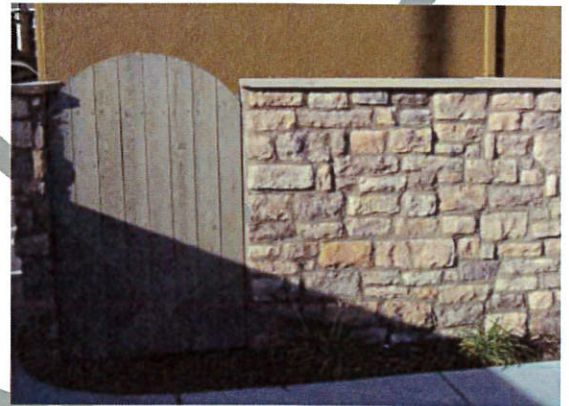
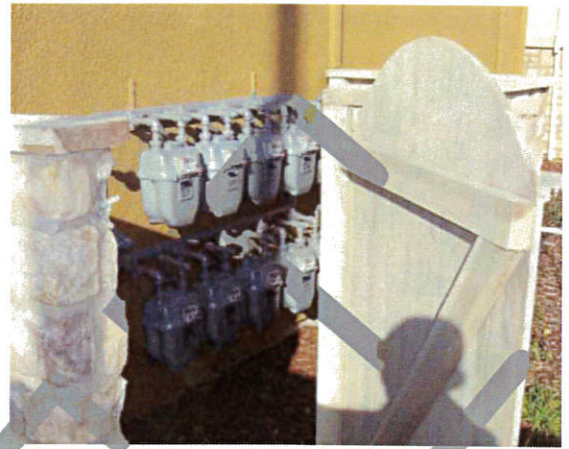
A-3 Utilities be screened from public view.

- HVAC units shall be located away from private outdoor space such as porches and patios, and screened from public view through landscaping and/or screen walls.
- Utility meters and other equipment shall be screened with landscaping or low screen walls.
- Public utility infrastructure and other utility components shall be oriented away from public view to the extent possible and screened with evergreen shrubs to the extent allowed by the Utilities.



A-4 Loading, service, and storage areas shall be screened from public view through a combination of building design and/or layout, masonry walls, grade separations, and/or dense landscaping.

- Ground or wall mounted equipment shall be located out of public view to the extent possible and screened or placed in an enclosure to the extent allowed by the utility companies.
- Screening for roof-mounted equipment shall be integrated into the building and roof design and use compatible materials, colors, and forms. Wood lattice or fence like coverings are inappropriate for roof screening.
- Roof mounted equipment, including but not limited to air conditioners, fans, vents, antennas and microwave dishes, shall be set back from the roof edge, placed behind a parapet or in a well, or painted to match their background, so that they are not visible to motorists or pedestrians on the adjacent streets.



A-5 A combination of landscaping, berming and screen walls shall be used to screen views of parked cars adjacent to the streetscape.

Painted to match building material.



Screened with landscaping.



B. Public/Private Spaces and Separation

B-1 Visual and physical connection between private and public space shall be maintained to encourage natural surveillance while creating separation between the street and living areas.

- Vertical grade separation shall be considered or product types with reduced setbacks or living area within close proximity to the sidewalk.
- Floor plans shall orient indoor activity areas toward the front of units to provide more “eyes on the street.”
- Clear definition of the semi-private space such as decks, patios and porches shall be maintained from the public space such as sidewalks and parks.

B-2 Active use of outdoor spaces shall be encouraged.

- Relationship between indoor and outdoor spaces and uses shall be considered in unit designs.



C. Landscaping

C-1 Landscaping shall be used extensively throughout the project for multiple objectives, such as:

- Screening buildings and adding texture to walls.
- Screening undesirable views.
- Strengthening the pedestrian scale.
- Buffering pedestrian walkways from the street and buildings.
- Providing shade in public spaces and parking lots.
- Assisting in neighborhood wayfinding.
- Softening transitions between horizontal and vertical planes.
- Providing a visual and noise buffer.
- Breaking up hard surfaces.



Prior to any construction or development a Tree Preservation Plan must be submitted and approved by the City.



C-2 Layered landscaping and a mix of deciduous and evergreen trees shall be incorporated in the landscape design. Plant palettes that emphasize massing and form rather than individual or small groupings of shrubs and trees.

C-3 Tree placement shall provide maximum shading of streets, sidewalks, and outdoor public spaces.

C-4 Native planting or compatible species of drought-tolerant plants shall be used as much as possible to reduce water consumption.

- Limit turf to accent areas, activity areas, or in parkway areas between sidewalks and street curbs.
- Group plants according to water needs and irrigate accordingly.

C-5 Visual surveillance of common open space, parking areas, or dwelling entries shall not be obscured through landscaping.

- Trees and shrubs shall be selected and located to maintain safe sight line distances.

C-6 Landscape designs shall consider and enhance adjacent site landscaping.

C-7 Plant materials shall be selected and located to avoid conflicts with the underground or above ground utilities.

C-8 Plant selection shall consider site geology and soil conditions. Soil shall be amended as necessary to ensure establishment.

C-9 All required landscaping improvements shall be continually preserved and maintained to professional maintenance industry standards.

- Plant materials that have died or are in a visible state of decline shall be replaced to meet the requirements of the original landscape plan approval.

C-10 Carports or trees shall provide shade to the paved parking areas.



D. Plazas, Parks, and Play Lots

- D-1 An adequate amount of site amenities, plazas and play areas shall be provided.
- D-2 Common outdoor gathering areas shall incorporate a mix of active and passive amenities.
- D-3 Recreational amenities such as playground equipment, shaded areas, picnic tables, barbecue, grills, exercise equipment and sports facilities shall be provided in common outdoor space to encourage community activity and use.



Play lots centrally and conveniently located to encourage use and foster interaction.



E. Defensible Space

- E-1 Crime Prevention Through Environmental Design (CPTED) best practices including, providing defensible space, opportunities for natural surveillance, territorial reinforcement, and access control shall be incorporated in unit/building design.
- E-2 The concept of private space and control of access points shall be reinforced through the use of low fences, walls, and landscaping, as appropriate.
- E-3 Window placement between units shall balance privacy and natural surveillance.



18



Low walls and landscaping transition grades provide separation between public and semi-private space.

F. Lighting

- F-1 Pedestrian-scale lighting shall be incorporated in outdoor areas such as pedestrian walkways, plazas, play lots, and parking areas.
- F-2 Pedestrian-scale lighting shall be integrated into building and landscape design. Light fixtures shall be compatible with the architectural style, materials, color, and scale of the project.
- F-3 Safety and security in the project and its immediate surroundings shall be enhanced through lighting design.
- F-4 Energy efficiency, color rendition and overall effect shall be considered by staff when reviewing lighting design.
- F-5 Exterior lighting shall reinforce the architectural features and blend into the landscape. Special lighting shall be used to highlight unique design elements or art features.

G. Signage

- H-1 Thoughtfully integrated design themes and styles for project signage must conform to the Sign Ordinance.
- H-2 Sign type and locations shall be consistent throughout the project and the sign materials and graphics shall complement the project design.
- H-3 Building and site addressing shall comply with applicable City addressing policies.
- H-4 A lighted directory sign that shows building and apartment numbers shall be placed at each project entrance to direct visitors to their desired destination.



-----Original Message-----

From: Patti Lack [<mailto:pglack@icloud.com>]

Sent: Thursday, December 14, 2017 9:50 PM

To: Harold Perrin, Derrel Smith, Charles Frierson, Gene Vance, Dr. Charles Coleman, Chris Moore, Ann Williams, Chris Gibson, John Street, Mitch Johnson, L.J. Bryant, Joe Hafner, Bobby Long, David McClain

Subject: Moratorium on multifamily

Hello,

This email is asking all of the members of our Jonesboro City Council to place a moratorium, starting January 1, 2018 on all rezoning requests for apartments/duplexes/multifamily units until the new Apartment Guidelines are approved and are in place.

Thank you,

Patti Lack

4108 Forest Hill Road

Jonesboro, Arkansas 72404

Sent from my iPhone

From: Mary Ransone [<mailto:mary.ransone@valleyviewschools.net>]

Sent: Friday, December 15, 2017 9:36 AM

To: Harold Perrin, Derrel Smith, Charles Frierson, Gene Vance, Dr. Charles Coleman, Chris Moore, Ann Williams, Chris Gibson, John Street, Mitch Johnson, L.J. Bryant, Joe Hafner, Bobby Long, David McClain

Subject: moratorium on rezoning and building of apartments and duplexes

I am writing you to please consider putting a moratorium on rezoning and building apartments/duplexes UNTIL the new Apartment Guidelines are in place and can be enforced. It may make a few people unhappy but looking at the current situation we need to take the time so that the City can evaluate the needs and wants to make our city a more desirable place for us to live and for people to come visit. I strongly feel that placing a moratorium will alleviate the current situation and allow you, Mr. Smith, and the council time to discuss, review, and vote on the new guidelines. The current path we are on is having a devastating effect on the most historical neighborhood of our city. Please consider the simple act of pausing the devastation for a while so that we can get a set of guidelines in place and enforced.

Thank you.

Mary Ransone

--

Mary M. Ransone, M.Ed.
National Board Certified
Valley View Elementary Art

-----Original Message-----

From: Missy Baldwin [<mailto:missy927@suddenlink.net>]

Sent: Sunday, December 17, 2017 3:07 PM

To: David McClain <DMcClain@jonesboro.org>; Bobby Long <blongjcc@gmail.com>; Joe Hafner <Joeforjonesboro@gmail.com>; lj@ljbryant.com; Mitch Johnson <johnsons3@suddenlink.net>; John Street <jwstreet@sbcglobal.net>; clgrehabman@yahoo.com; Ann Williams <edgecoffeeshouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>

Cc: Donna Jackson <DJackson@jonesboro.org>; Harold Perrin <HPerrin@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>

Subject: Moratorium

Considering the rapid rate that multi family units are being built in Jonesboro and the fact that the city is reviewing new guidelines in order to make Jonesboro more desirable I am requesting that you please consider a moratorium on all multi family units until the City has had time to review and implement these new guidelines.

Thank you,
Melissa Baldwin

Sent from my iPad

From: jmjones0626@gmail.com [<mailto:jmjones0626@gmail.com>]

Sent: Friday, December 15, 2017 5:16 PM

To: Charles Frierson <cdfrierson3@hotmail.com>; Gene Vance <GVance@jonesboro.org>; Charles Coleman <crcjab@sbcglobal.net>; chrismooreplumbing@yahoo.com; Ann Williams <edgecoffeehouse@hotmail.com>; John Street <jwstreet@sbcglobal.net>; johnson3@suddenlink.net; lj@ljbryantcom; Joe Hafner <Joeforjonesboro@gmail.com>; Harold Perrin <HPerrin@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; Donna Jackson <DJackson@jonesboro.org>; clgrehabman@yahoo.com; Bobby Long <blongicc@gmail.com>

Subject: APARTMENT GUIDELINES

I would like to ask each of you to place a moratorium, starting January 1, 2018, on all new rezoning requests for apartments, duplexes and multi-family units until the new Apartment Guidelines are approved and are in place.

Thank you for this consideration.

Julie Jones

Sent from [Mail](#) for Windows 10

-----Original Message-----

From: Scenic hills assoc. Jonesboro [<mailto:scenic hillsassoc@yahoo.com>]

Sent: Tuesday, February 13, 2018 8:02 PM

To: Charles Frierson <cdfrierson3@hotmail.com>; Gene Vance <GVance@jonesboro.org>; Charles Coleman <crcjab@sbcglobal.net>; chrismooreplumbing@yahoo.com; Ann Williams <edgecoffeeshouse@hotmail.com>; Chris Gibson <clgrehabman@yahoo.com>; David McClain <DMcClain@jonesboro.org>; Bobby Long <blongjcc@gmail.com>; Larry J. Bryant <LBryant@jonesboro.org>; Mitch Johnson <johnson3@suddenlink.net>; John Street <jwstreet@sbcglobal.net>; Joe Hafner <Joeforjonesboro@gmail.com>

Cc: Harold Perrin <HPerrin@jonesboro.org>; Donna Jackson <DJackson@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>

Subject: Building Guidelines for Multifamily and Duplexes/Triplexes

Ladies and Gentlemen,

We of Scenic Hills appreciate the opportunity to look over & give our input on the proposed multi-door & duplex/triplex guidelines and will do so collectively so you don't receive 100 emails. We would fully endorse the proposed guidelines for multi-door builds. There are some great ideas in there and implementing them would certainly raise our profile to a higher level in the housing department and it doesn't seem to contain anything outlandish. The only other comment would be my (Judy Casteel) personal one that the comment made at the first reading council meeting about it costing \$10,000 to enclose trash dumpsters was completely ridiculous and I hope dismissed as such.

On a closer to home aspect, in reviewing both Options A & B for duplexes & triplexes, we overall are of the opinion that Option A is a better fit & would be more pleasing to established neighborhoods. We did, however, think the lot size requirement for Option B was better than A. Additionally, a friend to Scenic Hills had mentioned a requirement on front facing window sizes may be a good addition & we concur. Perhaps, as he mentioned, 2' wider than the front door & no shorter than 4'? We've seen what no guidelines produces and think this would be a great step in the right direction. We also felt the front setback being consistent with the rest of the neighborhood would be welcome, if possible.

In closing, all we can say is...sidewalks for all!!

Thank you all for your time and for your tireless service to our city. We appreciate each & every one of you.

Sincerely,

The Scenic Hills Neighborhood Association



Legislation Details (With Text)

File #: ORD-18:004 **Version:** 2 **Name:** WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A TIME AND ATTENDANCE MANAGEMENT SYSTEM

Type: Ordinance **Status:** Third Reading

File created: 1/3/2018 **In control:** Finance & Administration Council Committee

On agenda: **Final action:**

Title: AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A TIME AND ATTENDANCE MANAGEMENT SYSTEM

Sponsors: Finance

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/6/2018	2	City Council		
1/18/2018	2	City Council	Held at one reading	
1/9/2018	2	Finance & Administration Council Committee	Recommended to Council	Pass

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A TIME AND ATTENDANCE MANAGEMENT SYSTEM

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

SECTION ONE: That the City of Jonesboro, Arkansas has a need for a Time and Attendance Management System to help efficiently and accurately process payroll.

SECTION TWO: The Human Resources department currently uses software from Paychex that can be expanded upon to grant Time and Attendance functionality for the sum of \$22,430.00, with implementation and training included.

SECTION THREE: That the City Council in accord with the terms of A.C.A. Section 14-58-303 hereby waives the requirement of competitive bidding since the purchase is an only source and directs the Purchasing Agent to purchase the above described for the price set forth in Section 2 above.



Legislation Details (With Text)

File #: ORD-18:005 **Version:** 1 **Name:** AMEND THE 2018 GENERAL FUND BUDGET FOR ADDITIONAL PROFESSIONAL SERVICES AND TO PURCHASE A TIME AND ATTENDANCE MANAGEMENT SYSTEM

Type: Ordinance **Status:** Third Reading

File created: 1/3/2018 **In control:** Finance & Administration Council Committee

On agenda: **Final action:**

Title: AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 GENERAL FUND BUDGET FOR ADDITIONAL PROFESSIONAL SERVICES AND TO PURCHASE A TIME AND ATTENDANCE MANAGEMENT SYSTEM

Sponsors: Finance

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/6/2018	1	City Council		
1/18/2018	1	City Council	Held at one reading	
1/9/2018	1	Finance & Administration Council Committee	Recommended to Council	Pass

AN ORDINANCE AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2018 GENERAL FUND BUDGET FOR ADDITIONAL PROFESSIONAL SERVICES AND TO PURCHASE A TIME AND ATTENDANCE MANAGEMENT SYSTEM

WHEREAS, the Finance Department has a need to hire a professional service to analyze franchise fees; and

WHEREAS, the City of Jonesboro has a need to purchase a Time and Attendance Management System; and

WHEREAS, the City of Jonesboro passed the 2018 Budget in Ordinance 17:087, which will need to be amended in order to effectuate said change in the General Fund Budget for Professional Services and a Time and Attendance Management System; and

WHEREAS, the budgeted expenditure increases will consist of the following:

01-110-0318-00	Maintenance Contracts	\$22,430.00
01-100-0217-00	Professional Services	\$25,000.00

WHEREAS, the total budgeted expenditure increase will be \$47,430.00 for the year 2018.

NOW, THEREFORE, BE IT ORDAINED by the City Council for the City of Jonesboro that:

SECTION 1. The 2018 General Fund Budget is hereby amended to provide for the an increase of \$47,430.00 for additional professional services and to purchase a Time and Attendance Management System. Said monies shall be transferred from the General Fund Reserve.



Legislation Details (With Text)

File #:	ORD-18:006	Version:	1	Name:	WAIVE COMPETITIVE BIDDING AND AUTHORIZE UPGRADE OF MICROSOFT EXCHANGE SERVER 2016 LICENSES
Type:	Ordinance	Status:		Status:	Third Reading
File created:	1/3/2018	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE UPGRADE OF MICROSOFT EXCHANGE SERVER 2016 LICENSES				
Sponsors:	Information Systems				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
2/6/2018	1	City Council		
1/18/2018	1	City Council	Held at one reading	
1/9/2018	1	Finance & Administration Council Committee	Recommended to Council	Pass

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE UPGRADE OF MICROSOFT EXCHANGE SERVER 2016 LICENSES

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

SECTION ONE: That the City of Jonesboro, Arkansas has a need to upgrade its Microsoft Exchange Server 2016 licenses.

SECTION TWO: The Information Systems department has been purchasing licenses from SHI International since 2014, and may upgrade the needed licenses from them for the sum of \$24,780.00 with monies previously appropriated in the 2018 General Fund Budget.

SECTION THREE: A change in vendor would necessitate the migration of all active Microsoft licenses to the new vendor.

SECTION FOUR: That the City Council in accord with the terms of A.C.A. Section 14-58-303 hereby waives the requirement of competitive bidding since the purchase is an only source and directs the Purchasing Agent to purchase the above described for the price set forth in Section 2 above.



Legislation Details (With Text)

File #:	ORD-18:010	Version:	1	Name:	ABANDON JACKSON AVENUE BETWEEN CHURCH STREET AND CARSON STREET AND A 15' ALLEY LOCATED WITHIN THE ST. BERNARDS WASHINGTON AVENUE PARKING LOT
Type:	Ordinance	Status:			Third Reading
File created:	1/31/2018	In control:			City Council
On agenda:		Final action:			
Title:	AN ORDINANCE TO VACATE AND ABANDON JACKSON AVENUE BETWEEN CHURCH STREET AND CARSON STREET AND A 15' ALLEY LOCATED WITHIN THE ST. BERNARDS WASHINGTON AVENUE PARKING LOT AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING ON BEHALF OF ST. BERNARDS HEALTHCARE				
Sponsors:	Engineering, Planning				
Indexes:	Abandonment				
Code sections:					
Attachments:	Abandonment Request.pdf Petition.pdf Plat.pdf Notice of Public Hearing.pdf Eng and Planning Letters.pdf Utility Letters.pdf				

Date	Ver.	Action By	Action	Result
2/6/2018	1	City Council		

AN ORDINANCE TO VACATE AND ABANDON JACKSON AVENUE BETWEEN CHURCH STREET AND CARSON STREET AND A 15' ALLEY LOCATED WITHIN THE ST. BERNARDS WASHINGTON AVENUE PARKING LOT, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

DESCRIPTION:

JACKSON AVENUE BETWEEN THE EAST RIGHT-OF-WAY OF CHURCH STREET AND THE WEST RIGHT-OF-WAY OF CARSON STREET, CONTAINING SOME 30,750 SQ. FT. OR 0.706 ACRES, MORE OR LESS.

AND

A 15 FOOT ALLEY LYING BETWEEN LOT 15 AND LOT 18 OF NASH'S ADDITION TO THE CITY OF JONESBORO, ARKANSAS, LOTS 18 THROUGH 27, LOT 36 AND LOT 37 OF COBB'S SURVEY OF THE SW1/4, SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, AND LOT 1 OF THE MID-SOUTH BANK FIRST REPLAT, CONTAINING SOME 11,851 SQ. FT. OR 0.272 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

SECTION ONE: The City of Jonesboro, Arkansas, hereby releases, vacates and abandons all of its rights,

together with the rights of the public generally, in and to the Street Right of Way and Alley designated as follows:

DESCRIPTION:

JACKSON AVENUE BETWEEN THE EAST RIGHT-OF-WAY OF CHURCH STREET AND THE WEST RIGHT-OF-WAY OF CARSON STREET, CONTAINING SOME 30,750 SQ. FT. OR 0.706 ACRES, MORE OR LESS.

A 15 FOOT ALLEY LYING BETWEEN LOT 15 AND LOT 18 OF NASH'S ADDITION TO THE CITY OF JONESBORO, ARKANSAS, LOTS 18 THROUGH 27, LOT 36 AND LOT 37 OF COBB'S SURVEY OF THE SW1/4, SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, AND LOT 1 OF THE MID-SOUTH BANK FIRST REPLAT, CONTAINING SOME 11,851 SQ. FT. OR 0.272 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION TWO: Upon action of the City Council of the City of Jonesboro, Arkansas, a plat will be filed with the Circuit Clerk for the Western District of Craighead County, Arkansas, dedicating a utility/drainage/ingress/egress easement equal in width to the right-of-way of Jackson Avenue.

SECTION THREE: A copy of the ordinance duly certified by the City Clerk shall be filed in the office of the recorder of Craighead County, Arkansas and shall be filed in the Deed Records of such office.

SECTION FOUR: Whereas, it is necessary for obtaining final building permits, provide for traffic safety and continue construction activities, now therefore an emergency is hereby declared to exist and this ordinance being necessary for the preservation of the public peace, health and safety shall take effect and be in force from and after its passage and approval.



Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

November 26, 2017

Mr. Craig Light, PE
City Engineer
City of Jonesboro
515 West Washington Avenue
Jonesboro, AR 72401

Dear Mr. Light;

On behalf of St. Bernards Healthcare, we are requesting approval for the abandonment of the following street and alley as shown on the attached drawing:

DESCRIPTION:

JACKSON AVENUE BETWEEN THE EAST RIGHT-OF-WAY OF CHURCH STREET AND THE WEST RIGHT-OF-WAY OF CARSON STREET, CONTAINING SOME 30,750 SQ. FT. OR 0.706 ACRES, MORE OR LESS.

Together with:

A 15 FOOT ALLEY LYING BETWEEN LOT 15 AND LOT 16 OF NASH'S ADDITION TO THE CITY OF JONESBORO, RECORDED IN BOOK 29, PAGE 412, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS, AND LOTS 18 THROUGH 27, LOT 36 AND LOT 37 OF COBB'S SURVEY OF THE SW1/4, SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, RECORDED IN BOOK 48, PAGE 8, PUBLIC RECORDS OF JOENSBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS AND LOT 1 OF THE MID-SOUTH BANK FIRST REPLAT, RECORDED IN PLAT CABINET "B", PAGE 95, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS.

CONTAINING SOME 11,851 SQ. FT. OR 0.272 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

This request is necessary due to the current construction of the new Surgery and Critical Care Tower. St. Bernards Healthcare will dedicate a utility/drainage/ingress/egress easement equal in width to the current right-of-way of Jackson Avenue due to facilities that are in place.

Please contact me if you have any questions or comments regarding this request. My number is 870-932-3594.

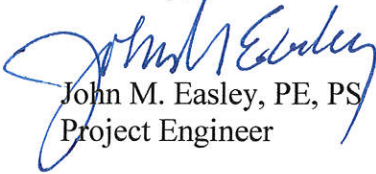


Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in blue ink that reads "John M. Easley".

John M. Easley, PE, PS
Project Engineer

JME/ss

Enclosures Stated

TO: Honorable Harold Perrin, Mayor, and members of the City Council of the City of Jonesboro, Arkansas.

PETITION TO ABANDON JACKSON AVENUE BETWEEN CHURCH STREET AND CARSON STREET, JONESBORO, ARKANSAS AND TO ABANDON A 15' ALLEY LOCATED WITHIN THE COBB'S SURVEY OF THE SW1/4, SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST.

We the undersigned, being the owners of all property adjoining to the following described 50' Road Right of Way and Alley located in the City of Jonesboro, Arkansas, described as follows:

DESCRIPTION:
JACKSON AVENUE BETWEEN THE EAST RIGHT-OF-WAY OF CHURCH STREET AND THE WEST RIGHT-OF-WAY OF CARSON STREET, CONTAINING SOME 30,750 SQ. FT. OR 0.706 ACRES, MORE OR LESS.

A 15 FOOT ALLEY LYING BETWEEN LOT 15 AND LOT 18 OF NASH'S ADDITION TO THE CITY OF JONESBORO, ARKANSAS, LOTS 18 THROUGH 27, LOT 36 AND LOT 37 OF COBB'S SURVEY OF THE SW1/4, SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, AND LOT 1 OF THE MID-SOUTH BANK FIRST REPLAT, CONTAINING SOME 11,851 SQ. FT. OR 0.272 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

Herewith file and present this petition to the City council of the City of Jonesboro, Arkansas to have all of the utility easement described above legally closed.

DATED this 21st day of December, 2017.

PROPERTY OWNERS: St. Bernards Healthcare
225 East Jackson, Avenue
Jonesboro, AR 72401

Kevin Hodges
Kevin Hodges, VP.

Subscribed and sworn to before me this 21st day of December, 2017.



Holly Kelley
NOTARY

Expiration date: Oct 25, 2027.

Centennial Bank
2901 East Highland Drive
Jonesboro, AR 72401



Davy Carter, Regional President

Subscribed and sworn to before me this 26th day of December, 2017.



Holly Kelley
NOTARY

Expiration date: October 25, 2027

Pairadoes, LLC
524 South Church Street
Jonesboro, AR 72401

John C. Williams
John Williams, Member

Subscribed and sworn to before me this 4 day of January, 2017.

(seal)  Holly Kelley
NOTARY

Expiration date: 10/25/27

NOTICE OF PUBLIC HEARING

There will be a public hearing regarding the abandonment of Jackson Avenue between Church Street and Carson Street and an alley located within the St. Bernards Washington Avenue parking lot as described as follows:

DESCRIPTION

A 15 FOOT ALLEY LYING BETWEEN LOT 15 AND LOT 18 OF NASH'S ADDITION TO THE CITY OF JONESBORO, ARKANSAS, LOTS 18 THROUGH 27, LOT 36 AND LOT 37 OF COBB'S SURVEY OF THE SW1/4, SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, AND LOT 1 OF THE MID-SOUTH BANK FIRST REPLAT, CONTAINING SOME 11,851 SQ. FT. OR 0.272 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

This matter will be heard before the city Council at _____ o'clock p.m. on _____ in Council Chambers, located at 300 South Church, Jonesboro, Arkansas. All comments will be heard at this time.

DONNA K JACKSON, CMC
CITY CLERK OF JONESBORO



December 5, 2017

Mr. John Easley
Project Engineer
Associated Engineering
103 S. Church St.
Jonesboro, AR 72401

RE: Right-of-way & Alley Abandonment

Dear Mr. Easley,

The City of Jonesboro Engineering\Planning Department concurs with the abandonment of Jackson Avenue between the east right-of-way of Church St and the west right-of way of Carson Street, containing some 30,750 sq. ft. or 0.706 acres, more or less. Together with a 15 foot alley lying between lot 15 and lot 16 of Nash's Addition to the City of Jonesboro, recorded in Book 29, Page 412, Public Records of the District of Craighead County, Arkansas, and lots 18 through 27, lot 36 and lot 37 of Cobb's Survey of the SW ¼, SE ¼ of Section 18, Township 14 North, Range 4 East, Recorded in Book 48, Page 8, Public Records of the District of Craighead County, Arkansas, and lot 1 of Mid-South bank First Replat, recorded in Plat Cabinet "B", Page 95, Public Records of the District of Craighead County, Arkansas, containing some 11,,851 sq. ft. or 0.272 acres, more or less, as shown in the abandonment and easement sketch provided by Associated Engineering drawing No. 15161-002-R1, dated 09/08/17.

If you have any questions or comments please, feel free to contact me at the above reference number.

Sincerely,

Craig Light, PE CFM
City Engineer

Derrel Smith
Planning Director

John M. Easley

From: AUSTIN, MICHAEL WAYNE <ma1527@att.com>
Sent: Thursday, December 28, 2017 12:02 PM
To: John M. Easley
Cc: MARTINEZ, ANTHONY W
Subject: RE: Jackson Avenue Closing

John,
I spoke with Anthony and called Lynda Palmer our Right of way manager, but she is on vacation until after the first of the year. They have a form letter that goes out for AT&T to release right of way and easements. I know we will not release the right of way until the plat is Signed, recorded and provided to AT&T. From my conversation with Anthony I don't see a problem with Jackson Ave being released as long as a Signed and Recorded Easement is provided for existing and future cables and Access to maintain cables along Jackson Ave.

Michael Austin
MGR OSP ENG
870-972-7605

From: John M. Easley [mailto:john.easley@assocengllc.onmicrosoft.com]
Sent: Thursday, December 28, 2017 9:03 AM
To: AUSTIN, MICHAEL WAYNE <ma1527@att.com>
Subject: Jackson Avenue Closing


Mike,

Any word on the Jackson Avenue closing from AT&T?

Thanks,

John

John M. Easley, PE, PS

 **Associated Engineering, LLC**
P.O. Box 1462
Jonesboro, AR 72403

Ph: 870-932-3594 Fax: 870-935-1263
e-mail: John.Easley@associatedengineering.com



CenterPoint Energy
401 W. Capitol, Suite 600
Little Rock, AR 72201
CenterPointEnergy.com

UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: CenterPoint Energy Date: 12/27/2017

Requested Abandonment: A 15' wide alley between Lot 15 and Lot 16, and Lots 18-27.

Legal Description:

Abandon a 15' wide alley between Lot 15 and Lot 16 of Nash's Addition to the city of Jonesboro, and Lots 18 through 27, Lot 36 and Lot 37 of Cobb's Survey of the Southwest Quarter of the Southeast Quarter of Section 18, Township 14 North, Range 4 East, and Lot 1 of Midsouth Bank First Replat.

UTILITY COMPANY COMMENTS:

No objections to the abandonment(s) described above.

No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

Objects to the abandonment(s) described above, reason described below.

Described reasons for objection or easements to be retained.

[Empty box for describing reasons for objection or easements to be retained]

Hallem Ogden
Signature of Utility Company Representative

12.27.17

Engineer II
Title



CenterPoint Energy
401 W. Capitol, Suite 600
Little Rock, AR 72201
CenterPointEnergy.com

UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: CenterPoint Energy Date: 12/27/2017

Requested Abandonment: A part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 14 North, Range 4 East, regarding Easement #'s 1, 2, and 3.

Legal Description:

Abandon a part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 14 North, Range 4 East, Craighead County Arkansas, consisting of the following easements: Easement #1 (St. Bernard's Healthcare), containing in all 23,319 Sq. Ft. or .535 Acres, more or less; Easement #2 (Blessed Sacrament Church) containing in all 4,672 Sq. Ft. or .107 Acres, more or less; Easement #3 (Pairadocs, LLC) containing in all 2,759 Sq. Ft. or .063 Acres, more or less.

UTILITY COMPANY COMMENTS:

- No objections to the abandonment(s) described above.
- No objections to the abandonment (s) described above, provided an easement is acquired for existing facilities (Exhibit A).
- Objects to the abandonment(s) described above, reason described below.

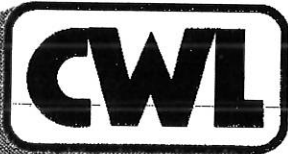
Described reasons for objection or easements to be retained.

CenterPoint Energy currently owns and operates gas facilities in Easement #'s 1, 2, and 3. We will need to obtain a utility easement for the existing 2" main in order to abandon the Jackson Avenue ROW.

Haileem Ogunbanjo
Signature of Utility Company Representative

12.27.17

Engineer II
Title



Owned by the Citizens of Jonesboro

December 21, 2017

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: Donna Jackson, City Clerk

RE: Letter for Consent of R.O.W. Abandonment

Dear Donna:

City Water and Light Plant of the City of Jonesboro ("CWL") has been requested to consent to the vacation and abandonment of a portion of Jackson Avenue described as follows ("Existing Right of Way"):

Jackson Avenue between the East Right-of Way of Church Street and the West Right-of-Way of Carson Street, containing some 30,750 sq. ft. or 0.706 acres, more or less.

CWL has no objection to the abandonment of the Existing Right of Way subject however to the following conditions. As a condition of the abandonment of the Existing Right of Way, CWL requires **St. Bernards Healthcare to dedicate a utility/ingress/egress easement equal in width to the current right-of-way of Jackson Avenue due to the water main and sanitary sewer main running east and west along the portion of the street to be abandoned ("New Easement")**. The New Easement may be as reflected in the approved final plat and plans or by separate express, written easement. Upon receipt of proper documentation reflecting the New Easement, CWL will proceed with executing any necessary documentation to reflect abandonment of the Existing Right of Way.

As required by Sections 113-49 and 113-50 of the Jonesboro Municipal Code, please present the preliminary plat and final plat to CWL for its consideration and approval. Additionally, if express, written easement is used, the form of easement is subject to final review and approval of CWL.

Further, please confirm that the vacating ordinance contains provisions that preserve the Existing Right of Way until the New Easement is properly granted.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jake Rice, III", is written over a horizontal line.

Jake Rice, III P.E.
Manager, City Water & Light

Cc: Associated Engineering, LLC

Jake Rice III, MANAGER
CITY WATER & LIGHT • 400 East Monroe • P.O. Box 1289 • Jonesboro, Arkansas 72403-1289 • 870/935-5581



Owned by the Citizens of Jonesboro

December 21, 2017

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: Donna Jackson, City Clerk

Re: Alley Abandonments
Nash's Addition Book 29, Page 412
Cobb Survey Book 48, Page 8
Mid-South Bank First Replat Cabinet "B", Page 95

Dear Donna:

City Water and Light has no objection with the closing of an Alley described as follows ("Existing Right of Way"):

A 15 foot Alley lying between Lot 15 and Lot 16 of Nash's Addition to the City of Jonesboro, Recorded in Book 29, Page 412, Public Records of Jonesboro District of Craighead County, Arkansas, and Lots 18 through 27, Lot 36 and Lot 37 of Cobb's Survey of the SW 1/4, SE 1/4 of Section 18, Township 14 North, Range 4 East, Recorded in Book 48, Page 8, Public Records of Jonesboro District of Craighead County, Arkansas and Lot 1 of the Mid-South Bank First Replat, Recorded in Plat Cabinet "B", Page 95, public Records of Jonesboro District of Craighead County, Arkansas.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jake Rice, III", written over a horizontal line.

Jake Rice, III P.E.
Manager, City Water & Light

Cc: Associated Engineering, LLC



Owned by the Citizens of Jonesboro

December 21, 2017

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: Donna Jackson, City Clerk

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Nash's Addition Book 29, Page 412
Cobb Survey Book 48, Page 8
Mid-South Bank First Replat Cabinet "B", Page 95

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Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jake Rice, III", written over a horizontal line.

Jake Rice, III P.E.
Manager, City Water & Light

Cc: Associated Engineering, LLC

Jake Rice III, MANAGER

CITY WATER & LIGHT • 400 East Monroe • P.O. Box 1289 • Jonesboro, Arkansas 72403-1289 • 870/935-5581



Owned by the Citizens of Jonesboro

December 21, 2017

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: Donna Jackson, City Clerk

RE: Letter for Consent of R.O.W. Abandonment

Dear Donna:

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CWL has no objection to the abandonment of the Existing Right of Way subject however to the following conditions. As a condition of the abandonment of the Existing Right of Way, CWL requires **St. Bernards Healthcare to dedicate a utility/ingress/egress easement equal in width to the current right-of-way of Jackson Avenue due to the water main and sanitary sewer main running east and west along the portion of the street to be abandoned ("New Easement")**. The New Easement may be as reflected in the approved final plat and plans or by separate express, written easement. Upon receipt of proper documentation reflecting the New Easement, CWL will proceed with executing any necessary documentation to reflect abandonment of the Existing Right of Way.

As required by Sections 113-49 and 113-50 of the Jonesboro Municipal Code, please present the preliminary plat and final plat to CWL for its consideration and approval. Additionally, if express, written easement is used, the form of easement is subject to final review and approval of CWL.

Further, please confirm that the vacating ordinance contains provisions that preserve the Existing Right of Way until the New Easement is properly granted.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jake Rice, III", is written over a horizontal line.

Jake Rice, III P.E
Manager, City Water & Light

Cc: Associated Engineering, LLC

Ritter Communications Inc
2400 Ritter Dr
Jonesboro, AR 72401

UTILITY RELEASE FORM

I have been notified of the petition to vacate the following described as follows:

JACKSON AVENUE BETWEEN THE EAST RIGHT-OF-WAY OF CHURCH STREET AND THE WEST RIGHT-OF-WAY OF CARSON STREET, CONTAINING SOME 30,750 SQ. FT. OR 0.706 ACRES, MORE OR LESS.

Together with:

A 15 FOOT ALLEY LYING BETWEEN LOT 15 AND LOT 16 OF NASH'S ADDITION TO THE CITY OF JONESBORO, RECORDED IN BOOK 29, PAGE 412, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS, AND LOTS 18 THROUGH 27, LOT 36 AND LOT 37 OF COBB'S SURVEY OF THE SW1/4, SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, RECORDED IN BOOK 48, PAGE 8, PUBLIC RECORDS OF JOENSBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS AND LOT 1 OF THE MID-SOUTH BANK FIRST REPLAT, RECORDED IN PLAT CABINET "B", PAGE 95, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS.

CONTAINING SOME 11,851 SQ. FT. OR 0.272 ACRES, MORE OR LESS.

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided the following described easements are retained.
- Objects to the vacation(s) described above, reason described below:

Alice Martin

Alice Martin Engineering Supervisor
Ritter Communications Inc
alice.martin@rittercommunications.com
870-243-5681 Cell

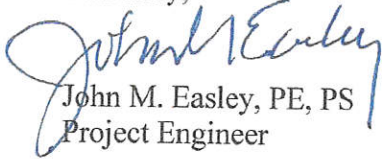


Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in blue ink that reads "John M. Easley".

John M. Easley, PE, PS
Project Engineer

JME/ss

Enclosures Stated



Legislation Details (With Text)

File #: COM-18:008 **Version:** 1 **Name:** Financial statements for the Jonesboro Airport Commission for January, 2018

Type: Other Communications **Status:** To Be Introduced

File created: 2/12/2018 **In control:** City Council

On agenda: **Final action:**

Title: Financial statements for the Jonesboro Airport Commission for January, 2018

Sponsors: Municipal Airport Commission

Indexes:

Code sections:

Attachments: [JAC Jonesboro Airport Financials 01_18.pdf](#)

Date	Ver.	Action By	Action	Result
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Financial statements for the Jonesboro Airport Commission for January, 2018

**Jonesboro Airport Commission
Financial Statements**

**For the One Month and One Month ended January 31, 2018 and January 31,
2017**

Orr, Lamb & Fegtly, PLC
P. O. Box 1796
Jonesboro, AR 72403
870-972-1170

Accountants' Compilation Report

Management
Jonesboro Airport Commission
Jonesboro, AR

Management is responsible for the accompanying financial statements of Jonesboro Airport Commission, (a governmental organization) which comprise the statement of assets, liabilities and equity-- tax basis as of January 31, 2018, and the related statement of revenue and expenses- tax basis for the one month and one month ended January 31, 2018 and January 31, 2017 in accordance with the tax basis of accounting, and for determining that the tax basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures and Statement of Cash Flows were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenue and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Jonesboro Airport Commission.

Orr, Lamb & Fegtly, PLC
Jonesboro, Arkansas
Certified Public Accountants

February 12, 2018

Jonesboro Airport Commission
Statement of Assets, Liabilities and Equity- Tax Basis
As of January 31, 2018

Assets

Current Assets	
Cash - Centennial Bank	\$ 934,541.36
Cash-Centennial Bank-Project Acct	<u>109,447.55</u>
Total Current Assets	<u>1,043,988.91</u>
Property and Equipment	
	<u>0.00</u>
Net Property and Equipment	<u>0.00</u>
Non Current Assets	
Rice Growers Stock	<u>928.25</u>
Total Non Current Assets	<u>928.25</u>
Total Assets	<u>\$ 1,044,917.16</u>

See accountants' compilation report.

Jonesboro Airport Commission
Statement of Assets, Liabilities and Equity- Tax Basis
As of January 31, 2018

Liabilities and Owners' Equity

Current Liabilities

Fica Taxes Payable	\$	649.12
FWH Taxes Payable		(15.95)
SWH Taxes Payable		228.25
State Unemployment Payable		25.44

Total Current Liabilities 886.86

Long-Term Liabilities

Total Long-Term Liabilities 0.00

Total Liabilities 886.86

Owners' Equity

Capital Contributions	1,016,589.98
Net Income (Loss)	27,440.32

Total Owners' Equity 1,044,030.30

Total Liabilities and Owners' Equity \$ 1,044,917.16

See accountants' compilation report.

Jonesboro Airport Commission
Statement of Revenue and Expenses- Tax Basis

	1 Month Ended January 31, 2018	1 Month Ended January 31, 2017	1 Month Ended January 31, 2018	1 Month Ended January 31, 2017
Rental Income				
Grant Revenue-Federal & State	\$ 11,260.00	\$ 16,591.86	\$ 11,260.00	\$ 16,591.86
Construction Reimbursements- non grant	3,585.40	2,691.22	3,585.40	2,691.22
Hanger Revenue - FBO	19,191.00	17,645.00	19,191.00	17,645.00
Revenue-Sharp Aviation	2,105.80	2,105.80	2,105.80	2,105.80
Revenue-Gate Card Fees	250.00	0.00	250.00	0.00
Fuel Flowage	5,868.30	4,056.75	5,868.30	4,056.75
HANGER-FOWLER FOODS	858.78	858.78	858.78	858.78
HANGER-BAKER	1,600.00	1,600.00	1,600.00	1,600.00
Auto Rental Agency & Land Lease	0.00	300.00	0.00	300.00
HANGER-HYTROL	3,790.32	350.00	3,790.32	350.00
HANGER-GOLDEN EYE	500.00	500.00	500.00	500.00
Terminal Building Leases-AIR CHOICE	1,150.00	1,100.00	1,150.00	1,100.00
Other Income	0.00	300.00	0.00	300.00
Total Rental Income	<u>50,159.60</u>	<u>48,099.41</u>	<u>50,159.60</u>	<u>48,099.41</u>
Cost of Goods Sold				
Grounds	(728.28)	186.30	(728.28)	186.30
Hanger Expense-FBO	395.81	499.89	395.81	499.89
T-Hanger Expense	0.00	192.92	0.00	192.92
Terminal Building Expense-	14,942.69	15,122.99	14,942.69	15,122.99
Terminal Building Expense	395.81	395.81	395.81	395.81
Fire Rescue Building Expense	480.76	517.84	480.76	517.84
Sharp Aviation Expense	395.81	395.81	395.81	395.81
Total Cost of Goods Sold	<u>15,882.60</u>	<u>17,311.56</u>	<u>15,882.60</u>	<u>17,311.56</u>
Gross Profit	<u>34,277.00</u>	<u>30,787.85</u>	<u>34,277.00</u>	<u>30,787.85</u>
Operating Expenses				
Dues/Subscriptions	55.00	55.00	55.00	55.00
Insurance	450.00	0.00	450.00	0.00
Insurance - Medical	629.35	629.35	629.35	629.35
Office Expense	0.00	423.57	0.00	423.57
Payroll Taxes	350.01	320.65	350.01	320.65
Postage	210.00	94.00	210.00	94.00
Rent Expense	0.00	102.00	0.00	102.00
Repairs/Maintenance	96.92	0.00	96.92	0.00
Salaries - Manager	4,333.33	4,025.00	4,333.33	4,025.00
Salaries - Other	144.00	144.00	144.00	144.00
Telephone	609.68	304.71	609.68	304.71
Legal & Accounting	550.00	490.00	550.00	490.00
Total Rental Expenses	<u>7,428.29</u>	<u>6,588.28</u>	<u>7,428.29</u>	<u>6,588.28</u>
Rental Income (Loss)	<u>26,848.71</u>	<u>24,199.57</u>	<u>26,848.71</u>	<u>24,199.57</u>
Other Income (Expenses)				
Interest Income	591.61	654.00	591.61	654.00
Total Other Income (Expenses)	<u>591.61</u>	<u>654.00</u>	<u>591.61</u>	<u>654.00</u>
Net Income (Loss) Before Taxes	<u>27,440.32</u>	<u>24,853.57</u>	<u>27,440.32</u>	<u>24,853.57</u>
Net Income (Loss)	<u>\$ 27,440.32</u>	<u>\$ 24,853.57</u>	<u>\$ 27,440.32</u>	<u>\$ 24,853.57</u>

See accountants' compilation report.

**Jonesboro Airport Commission
General Ledger**

January 1, 2018 - January 31, 2018

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
999	Undistributed			0.00		
			Totals for 999		<u>0.00</u>	<u>0.00</u>
1020	Cash - Centennial Bank			109,385.31		
01/01/18			correcting entry		(62.24)	
01/01/18			correcting entry		31,237.37	
01/01/18			correcting entry		(109,385.31)	
01/01/18			correcting entry		907,617.43	
01/02/18			see general journal		62.24	
01/31/18			payroll tax eft		(1,230.50)	
01/31/18			payroll check		132.98	
01/31/18	P89		Payroll Journal Entry		(3,215.92)	
			Totals for 1020		<u>825,156.05</u>	<u>934,541.36</u>
1021	Cash - American State Bank			0.00		
			Totals for 1021		<u>0.00</u>	<u>0.00</u>
1030	CD - American State Bk #8168			0.00		
			Totals for 1030		<u>0.00</u>	<u>0.00</u>
1031	CD - American State Bk #7908			0.00		
			Totals for 1031		<u>0.00</u>	<u>0.00</u>
1032	CD - American State Bk #81111			0.00		
			Totals for 1032		<u>0.00</u>	<u>0.00</u>
1033	CD - Liberty Bank			0.00		
			Totals for 1033		<u>0.00</u>	<u>0.00</u>
1034	Cash-Centennial Bank-Project Acct			907,617.43		
01/01/18			correcting entry		62.24	
01/01/18			correcting entry		(31,237.37)	
01/01/18			correcting entry		(907,617.43)	
01/01/18			correcting entry		109,385.31	
01/02/18			see general journal		19,191.00	
01/02/18			see general journal		858.78	
01/02/18			see general journal		1,600.00	
01/02/18			see general journal		3,790.32	
01/02/18			see general journal		500.00	
01/02/18			see general journal		250.00	
01/02/18			see general journal		2,105.80	
01/02/18			see general journal		5,868.30	
01/02/18			see general journal		529.37	
01/02/18			see general journal		1,150.00	
01/02/18			see general journal		1,500.00	
01/02/18			see general journal		14,845.40	
01/31/18			ar blue cross		(922.87)	
01/31/18	10812		dfa		(232.48)	
01/31/18	10816		AAOA		(55.00)	
01/31/18	10817		at&t		(178.68)	
01/31/18	10818		at&t		(177.95)	
01/31/18	10819		cahoon & smith		(250.00)	
01/31/18	10820		dept of workforce		(11.10)	
01/31/18	10822		gillis inc		(750.00)	
01/31/18	10823		greenway		(21.72)	
01/31/18	10824		greg moore		(675.00)	
01/31/18	10825		lowe's		(96.92)	

**Jonesboro Airport Commission
General Ledger**

January 1, 2018 - January 31, 2018

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/31/18	10826		nea termite		(1,979.05)	
01/31/18	10827		olf		(300.00)	
01/31/18	10828		smart connect		(253.05)	
01/31/18	10829		pope lawn		(13,754.88)	
01/31/18	10830		suddenlink		(84.95)	
01/31/18	10831		suddenlink		(117.00)	
01/31/18	10832		us postal		(112.00)	
01/31/18	10833		us postal		(98.00)	
01/31/18	10834		ust		(430.95)	
01/31/18	10835		zenith insurance		(450.00)	
			Totals for 1034		<u>(798,169.88)</u>	<u>109,447.55</u>
1060	Accounts Receivable-Phillip Steed			0.00		
			Totals for 1060		<u>0.00</u>	<u>0.00</u>
1070	Allowance - Doubtful Accounts			0.00		
			Totals for 1070		<u>0.00</u>	<u>0.00</u>
1090	Notes Receivable			0.00		
			Totals for 1090		<u>0.00</u>	<u>0.00</u>
1100	Employee Receivable			0.00		
			Totals for 1100		<u>0.00</u>	<u>0.00</u>
1110	Inventory			0.00		
			Totals for 1110		<u>0.00</u>	<u>0.00</u>
1120	Prepaid Expenses			0.00		
			Totals for 1120		<u>0.00</u>	<u>0.00</u>
2010	Land			0.00		
			Totals for 2010		<u>0.00</u>	<u>0.00</u>
2015	Farm & Office Equipment			0.00		
			Totals for 2015		<u>0.00</u>	<u>0.00</u>
2016	Other Equipment			0.00		
			Totals for 2016		<u>0.00</u>	<u>0.00</u>
2020	Plant Investments			0.00		
			Totals for 2020		<u>0.00</u>	<u>0.00</u>
2021	Asset			0.00		
			Totals for 2021		<u>0.00</u>	<u>0.00</u>
2022	Current Dispositions			0.00		
			Totals for 2022		<u>0.00</u>	<u>0.00</u>
2030	Accum Depreciation			0.00		
			Totals for 2030		<u>0.00</u>	<u>0.00</u>
2031	Addl Depr			0.00		
			Totals for 2031		<u>0.00</u>	<u>0.00</u>
2032	Depr Written Off			0.00		
			Totals for 2032		<u>0.00</u>	<u>0.00</u>

**Jonesboro Airport Commission
General Ledger**

January 1, 2018 - January 31, 2018

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
2510	Other asset			0.00		
			Totals for 2510		<u>0.00</u>	<u>0.00</u>
2520	Airport Master Plan			0.00		
			Totals for 2520		<u>0.00</u>	<u>0.00</u>
2530	Rice Growers Stock			928.25		
			Totals for 2530		<u>0.00</u>	<u>928.25</u>
3010	Accounts Payable			0.00		
			Totals for 3010		<u>0.00</u>	<u>0.00</u>
3020	Notes Payable-LOC-Liberty Bank			0.00		
			Totals for 3020		<u>0.00</u>	<u>0.00</u>
3040	Fica Taxes Payable			(815.50)		
01/31/18			payroll tax eft		815.50	
01/31/18	P89		Payroll Journal Entry		(649.12)	
			Totals for 3040		<u>166.38</u>	<u>(649.12)</u>
3050	FWH Taxes Payable			(415.00)		
01/31/18			payroll tax eft		415.00	
01/31/18	10834		ust		430.95	
01/31/18	P89		Payroll Journal Entry		(415.00)	
			Totals for 3050		<u>430.95</u>	<u>15.95</u>
3060	SWH Taxes Payable			(232.40)		
01/31/18	10812		dfa		232.48	
01/31/18	P89		Payroll Journal Entry		(228.33)	
			Totals for 3060		<u>4.15</u>	<u>(228.25)</u>
3070	OCSE			0.00		
			Totals for 3070		<u>0.00</u>	<u>0.00</u>
3080	State Unemployment Payable			(11.09)		
01/31/18	10820		dept of workforce		11.10	
01/31/18	P89		Payroll Journal Entry		(25.45)	
			Totals for 3080		<u>(14.35)</u>	<u>(25.44)</u>
3120	City of Jonesboro-FAA			0.00		
			Totals for 3120		<u>0.00</u>	<u>0.00</u>
3130	Other Accrued Expenses			0.00		
			Totals for 3130		<u>0.00</u>	<u>0.00</u>
4010	Notes Payable - Liberty Bank			0.00		
			Totals for 4010		<u>0.00</u>	<u>0.00</u>
4020	Notes Payable - Addl Borr			0.00		
			Totals for 4020		<u>0.00</u>	<u>0.00</u>
4030	Notes Payable - Payment			0.00		
			Totals for 4030		<u>0.00</u>	<u>0.00</u>
5010	City Water & Light			104,860.96		

**Jonesboro Airport Commission
General Ledger**

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 5010		<u>0.00</u>	<u>104,860.96</u>
5011	Jonesboro Chamber of Commerce			0.00		
			Totals for 5011		<u>0.00</u>	<u>0.00</u>
5012	City of Jonesboro			0.00		
			Totals for 5012		<u>0.00</u>	<u>0.00</u>
5013	Federal/State Grants			0.00		
			Totals for 5013		<u>0.00</u>	<u>0.00</u>
5014	Craighead County			0.00		
			Totals for 5014		<u>0.00</u>	<u>0.00</u>
5020	Addl Paid In Capital			0.00		
			Totals for 5020		<u>0.00</u>	<u>0.00</u>
5025	C.S.I. created O.O.B. A/C			0.00		
			Totals for 5025		<u>0.00</u>	<u>0.00</u>
5030	Beg Retained Earnings			(1,121,317.96)		
01/31/18			payroll check		(132.98)	
			Totals for 5030		<u>(132.98)</u>	<u>(1,121,450.94)</u>
6001	Grant Revenue-City of Jonesboro			0.00		
			Totals for 6001		<u>0.00</u>	<u>0.00</u>
6002	Grant Revenue-Federal & State			0.00		
01/02/18			see general journal		(11,260.00)	
			Totals for 6002		<u>(11,260.00)</u>	<u>(11,260.00)</u>
6003	Construction Reimbursements- non grant			0.00		
01/02/18			see general journal		(3,585.40)	
			Totals for 6003		<u>(3,585.40)</u>	<u>(3,585.40)</u>
6009	T-Hanger Lease #2/#3			0.00		
			Totals for 6009		<u>0.00</u>	<u>0.00</u>
6010	Hanger Revenue - FBO			0.00		
01/02/18			see general journal		(19,191.00)	
			Totals for 6010		<u>(19,191.00)</u>	<u>(19,191.00)</u>
6011	Revenue-Sharp Aviation			0.00		
01/02/18			see general journal		(2,105.80)	
			Totals for 6011		<u>(2,105.80)</u>	<u>(2,105.80)</u>
6012	Revenue-Gate Card Fees			0.00		
01/02/18			see general journal		(250.00)	
			Totals for 6012		<u>(250.00)</u>	<u>(250.00)</u>
6013	Revenue-Picture Display Fees			0.00		
			Totals for 6013		<u>0.00</u>	<u>0.00</u>
6014	T Hanger Leases			0.00		
			Totals for 6014		<u>0.00</u>	<u>0.00</u>

Jonesboro Airport Commission

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
6015 Fuel Flowage				0.00		
01/02/18			see general journal		<u>(5,868.30)</u>	
			Totals for 6015		<u>(5,868.30)</u>	<u>(5,868.30)</u>
6016 HANGER-FOWLER FOODS				0.00		
01/02/18			see general journal		<u>(858.78)</u>	
			Totals for 6016		<u>(858.78)</u>	<u>(858.78)</u>
6017 HANGER-LANDRY				0.00		
			Totals for 6017		<u>0.00</u>	<u>0.00</u>
6018 HANGER-BAKER				0.00		
01/02/18			see general journal		<u>(1,600.00)</u>	
			Totals for 6018		<u>(1,600.00)</u>	<u>(1,600.00)</u>
6019 HANGER-Goldeneye				0.00		
			Totals for 6019		<u>0.00</u>	<u>0.00</u>
6020 Auto Rental Agency & Land Lease				0.00		
			Totals for 6020		<u>0.00</u>	<u>0.00</u>
6021 HANGER-HYTROL				0.00		
01/02/18			see general journal		<u>(3,790.32)</u>	
			Totals for 6021		<u>(3,790.32)</u>	<u>(3,790.32)</u>
6022 HANGER-GOLDEN EYE				0.00		
01/02/18			see general journal		<u>(500.00)</u>	
			Totals for 6022		<u>(500.00)</u>	<u>(500.00)</u>
6030 Terminal Building Leases-AIR CHOICE				0.00		
01/02/18			see general journal		<u>(1,150.00)</u>	
			Totals for 6030		<u>(1,150.00)</u>	<u>(1,150.00)</u>
6031 Terminal Building Leases				0.00		
			Totals for 6031		<u>0.00</u>	<u>0.00</u>
6040 Farm Rents				0.00		
			Totals for 6040		<u>0.00</u>	<u>0.00</u>
6050 ASU Lease				0.00		
			Totals for 6050		<u>0.00</u>	<u>0.00</u>
6060 Other Income				0.00		
			Totals for 6060		<u>0.00</u>	<u>0.00</u>
7005 Grant Project Expenditures				0.00		
			Totals for 7005		<u>0.00</u>	<u>0.00</u>
7006 Capital Expenditures- Non Grant				0.00		
			Totals for 7006		<u>0.00</u>	<u>0.00</u>
7010 Grounds				0.00		
01/02/18			frank rogers		(1,500.00)	
01/31/18	10822		gillis inc		750.00	
01/31/18	10823		greenway		21.72	
			Totals for 7010		<u>(728.28)</u>	<u>(728.28)</u>

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7020	Runways			0.00		
			Totals for 7020		<u>0.00</u>	<u>0.00</u>
7030	Hanger Expense-FBO			0.00		
01/31/18	10826		nea termite		395.81	
			Totals for 7030		<u>395.81</u>	<u>395.81</u>
7035	T-Hanger Expense			0.00		
			Totals for 7035		<u>0.00</u>	<u>0.00</u>
7040	Terminal Building Expense-			0.00		
01/31/18	10824		greg moore		675.00	
01/31/18	10826		nea termite		395.81	
01/31/18	10829		pope lawn		13,754.88	
01/31/18	10831		suddenlink		117.00	
			Totals for 7040		<u>14,942.69</u>	<u>14,942.69</u>
7041	Terminal Building Expense			0.00		
01/31/18	10826		nea termite		395.81	
			Totals for 7041		<u>395.81</u>	<u>395.81</u>
7050	Flight Service Station			0.00		
			Totals for 7050		<u>0.00</u>	<u>0.00</u>
7051	Fire Rescue Building Expense			0.00		
01/31/18	10826		nea termite		395.81	
01/31/18	10830		suddenlink		84.95	
			Totals for 7051		<u>480.76</u>	<u>480.76</u>
7052	Sharp Aviation Expense			0.00		
01/31/18	10826		nea termite		395.81	
			Totals for 7052		<u>395.81</u>	<u>395.81</u>
7053	Old Terminal Bldg - CAP			0.00		
			Totals for 7053		<u>0.00</u>	<u>0.00</u>
7060	Beacon & Field Lights			0.00		
			Totals for 7060		<u>0.00</u>	<u>0.00</u>
7100	Other Direct Costs			0.00		
			Totals for 7100		<u>0.00</u>	<u>0.00</u>
7200	Freight			0.00		
			Totals for 7200		<u>0.00</u>	<u>0.00</u>
8010	Advertising			0.00		
			Totals for 8010		<u>0.00</u>	<u>0.00</u>
8020	Amortization			0.00		
			Totals for 8020		<u>0.00</u>	<u>0.00</u>
8030	Auto Expense			0.00		
			Totals for 8030		<u>0.00</u>	<u>0.00</u>
8040	Bad Debts			0.00		

**Jonesboro Airport Commission
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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 8040		<u>0.00</u>	<u>0.00</u>
8050	Bank Charges			0.00		
			Totals for 8050		<u>0.00</u>	<u>0.00</u>
8060	Commissions			0.00		
			Totals for 8060		<u>0.00</u>	<u>0.00</u>
8070	Contributions/Donations			0.00		
			Totals for 8070		<u>0.00</u>	<u>0.00</u>
8080	Depreciation			0.00		
			Totals for 8080		<u>0.00</u>	<u>0.00</u>
8090	Dues/Subscriptions			0.00		
01/31/18	10816		AAOA		55.00	
			Totals for 8090		<u>55.00</u>	<u>55.00</u>
8100	Insurance			0.00		
01/31/18	10835		zenith insurance		450.00	
			Totals for 8100		<u>450.00</u>	<u>450.00</u>
8110	Insurance - Medical			0.00		
01/31/18			ar blue cross		922.87	
01/31/18	P89		Payroll Journal Entry		(293.52)	
			Totals for 8110		<u>629.35</u>	<u>629.35</u>
8120	Insurance - Fire			0.00		
			Totals for 8120		<u>0.00</u>	<u>0.00</u>
8130	Janitorial			0.00		
			Totals for 8130		<u>0.00</u>	<u>0.00</u>
8140	Office Expense			0.00		
			Totals for 8140		<u>0.00</u>	<u>0.00</u>
8150	Outside Services			0.00		
			Totals for 8150		<u>0.00</u>	<u>0.00</u>
8160	Payroll Taxes			0.00		
01/31/18	P89		Payroll Journal Entry		350.01	
			Totals for 8160		<u>350.01</u>	<u>350.01</u>
8170	Postage			0.00		
01/31/18	10832		us postal		112.00	
01/31/18	10833		us postal		98.00	
			Totals for 8170		<u>210.00</u>	<u>210.00</u>
8180	Rent Expense			0.00		
			Totals for 8180		<u>0.00</u>	<u>0.00</u>
8190	Repairs/Maintenance			0.00		
01/31/18	10825		lowe's		96.92	
			Totals for 8190		<u>96.92</u>	<u>96.92</u>
8200	Salaries - Manager			0.00		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/31/18	P89		Payroll Journal Entry		4,333.33	
			Totals for 8200		<u>4,333.33</u>	<u>4,333.33</u>
8210 Salaries - Other				0.00		
01/31/18	P89		Payroll Journal Entry		144.00	
			Totals for 8210		<u>144.00</u>	<u>144.00</u>
8211 Salaries-Fireman				0.00		
			Totals for 8211		<u>0.00</u>	<u>0.00</u>
8220 Supplies				0.00		
			Totals for 8220		<u>0.00</u>	<u>0.00</u>
8230 Taxes/License				0.00		
			Totals for 8230		<u>0.00</u>	<u>0.00</u>
8240 Telephone				0.00		
01/31/18	10817		at&t		178.68	
01/31/18	10818		at&t		177.95	
01/31/18	10828		smart connect		253.05	
			Totals for 8240		<u>609.68</u>	<u>609.68</u>
8245 Meetings/Travel				0.00		
			Totals for 8245		<u>0.00</u>	<u>0.00</u>
8250 Meals/Entertainment				0.00		
			Totals for 8250		<u>0.00</u>	<u>0.00</u>
8260 Utilities				0.00		
			Totals for 8260		<u>0.00</u>	<u>0.00</u>
8270 Misc Expense				0.00		
			Totals for 8270		<u>0.00</u>	<u>0.00</u>
8280 Legal & Accounting				0.00		
01/31/18	10819		cahoon & smith		250.00	
01/31/18	10827		olf		300.00	
			Totals for 8280		<u>550.00</u>	<u>550.00</u>
9010 Interest Income				0.00		
01/02/18			see general journal		(591.61)	
			Totals for 9010		<u>(591.61)</u>	<u>(591.61)</u>
9030 Interest Expense				0.00		
			Totals for 9030		<u>0.00</u>	<u>0.00</u>
9100 Income Taxes				0.00		
			Totals for 9100		<u>0.00</u>	<u>0.00</u>
			Report Total			<u>0.00</u>
Net Profit/(Loss)						
Current Period					<u>27,440.32</u>	
Year-to-Date					<u>27,440.32</u>	

Jonesboro Airport Commission

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