



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Public Works Council Committee

Tuesday, November 5, 2019

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

3. Approval of minutes

[MIN-19:102](#) Minutes for the Public Works Committee meeting on October 1, 2019.

Attachments: [Minutes](#)

4. New Business

ORDINANCES TO BE INTRODUCED

[ORD-19:065](#) AN ORDINANCE TO REPEAL AND REPLACE 117-255 Section C OF THE JONESBORO CODE OF ORDINANCES RELATING TO HEIGHT LIMITATIONS OF ACCESSORY BUILDINGS IN THE CITY OF JONESBORO

Sponsors: Planning

5. Pending Items

[RES-19:141](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS, AUTHORIZING THE MAYOR AND CITY CLERK TO TRANSFER PROPERTY LOCATED AT 5713 EAST NETTLETON AVENUE, JONESBORO, ARKANSAS, TO CITY WATER AND LIGHT (CWL), A PUBLIC ENTITY

Sponsors: Engineering

Attachments: [5713 E Nettleton Avenue Appraisal](#)

Legislative History

10/1/19	Public Works Council Committee	Postponed Temporarily
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6. Other Business

7. Public Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-19:102 **Version:** 1 **Name:** Minutes for the Public Works Committee meeting on October 1, 2019
Type: Minutes **Status:** To Be Introduced
File created: 10/11/2019 **In control:** Public Works Council Committee
On agenda: **Final action:**
Title: Minutes for the Public Works Committee meeting on October 1, 2019.
Sponsors:
Indexes:
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Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the Public Works Committee meeting on October 1, 2019.



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Public Works Council Committee

Tuesday, October 1, 2019

3:30 PM

Municipal Center

NOTE: TIME CHANGE

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Present 6 - Gene Vance; Mitch Johnson; John Street; Chris Moore; Charles Coleman and Ann Williams

Absent 1 - LJ Bryant

3. Approval of minutes

[MIN-19:088](#)

Minutes for the Public Works Meeting on September 3, 2019

Attachments: [PW090319 MINUTES](#)

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

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Abstain: 1 - LJ Bryant

4. New Business

ORDINANCES TO BE INTRODUCED

[ORD-19:053](#)

AN ORDINANCE TO CHANGE THE NAME OF AGGIE ROAD AND FRONT STREET TO DR. MARTIN LUTHER KING JR. BOULEVARD AND TO ERECT APPROPRIATE SIGNS AND FOR OTHER PURPOSES

Sponsors: Charles Coleman, David McClain and LJ Bryant

Attachments: [Letter to the Public Works Committee pdf.pdf](#)

Councilmember Chris Moore said, I am personally opposed to re-naming streets in general John so I am going to make the motion to postpone the ordinance indefinitely on this first ordinance. Councilmember Gene Vance said I second.

Gary Tate, 2300 Manchester Street Drive said, I served on this committee. As for as reference to the Freedom Trail, the committee was unanimous. But, as for re-naming streets, it was not. There were nine members present and the vote was six to three on both this ordinance and the next one. My opposition still stands the same as for re-naming existing city streets. I have never been opposed to naming a new street or the extension of the eastern arterial. But, when it comes to re-naming streets I am still opposed to that. I have gotten several calls asking for support in not changing any streets so that's my position on it. Chairman John Street said, Thank You Mr. Tate. Perry Vann, 1009 Glendale, Jonesboro, Arkansas. Councilmember Chris Moore said, I am sorry but I did not hear your name. Perry Vann. Mr. Vann said, I'm against the trail, and I am against Aggie Road too because nobody travels that. We need something that will stand out for Dr. King. Changing street names don't cost that much. The business that's causing this, they don't have to change their signs. They could take Johnson on up. I'm against the bike trail, nobody rides their bike anymore. This is something for people out of town to see and for Jonesboro, really to just enjoy and travel on. Dr. King did stuff for all people not just one race. I am against the trail, but I am for a street. Aggie Drive is out of the way and Commerce Drive is way out of the city where it can't be seen. We need a street that is traveled so people can see it to honor Dr. King. Chairman John Street said, Thank You Sir.

Barbara Ring, 712 East Nettleton Road. I would like to speak in opposition to the re-naming of Aggie Road. The following passage was taken directly from the ASU website. This is a quote, "ASU developed from an agriculture school founded on April 1, 1909, by Act 100 of the 37th General Assembly. It was created as one of four Arkansas High Schools to teach agriculture, horticulture, and the art of textile manufacturing. Despite its agricultural focus, the Aggie School offered a well-rounded curriculum from the beginning." This is a quote from the ASU story. "The history of Arkansas State University by, Lee Dew. The contract for the main building was let in August, 1910. Contracts for the residence halls were let in on September 15, 1910. Dew said, the two new dormitories, which were Barnhart and Lewis Halls, "were to be built across the road from the main building which is now Wilson Hall. A road already coming to be known as Aggie Road. The new campus was occupied in the fall of 1911. So, as early as 1911 and maybe even 1910 references were made to Aggie Road. As you can see this is a history of well over a hundred years. It's a small thing but I think it is an important piece of Jonesboro's and Arkansas State's history and we need to preserve it. Chairman Street said, okay, Thank You Ma'am. Councilmember Chris Moore said, I think this woman just exemplified the exact reason why I am opposed to re-naming roads. Every road has some history that is going to cause grief with somebody. I think she summed it up in here statement about Aggie. I'll yield the floor to the people that want to speak.

Don Bridger, 103 Azalea Lane, just off of Aggie Road. I have spent the biggest part of eighty years living on Aggie Road and I think it is a poor choice to re-name. Number one it's not a boulevard, it's a two lane street and I don't think it will be anything more

than that anytime soon. And then, of course with its connection with Arkansas State University as the Aggie School, an agriculture school, I am opposed to it. Chairman Street said, okay, thank you Sir.

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

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[ORD-19:054](#)

AN ORDINANCE TO CHANGE THE NAME OF COMMERCE DRIVE, ALONG WITH ITS FUTURE EXTENSIONS, TO DR. MARTIN LUTHER KING JR. DRIVE AND TO ERECT APPROPRIATE SIGNS AND FOR OTHER PURPOSES

Sponsors: Charles Coleman, David McClain and LJ Bryant

Attachments: [Letter to the Public Works Committee pdf.pdf](#)

Councilmember Chris Moore said, maybe City Engineer Craig Light or somebody can tell me the technical, I know like when we go to New Orleans, Canal Street and Lafayette Street is Martin Luther King Expressway. But, they are still called by their street names. Is that what Commerce Street would be? Chairman Street said, that is not what this ordinance says. Mayor Perrin said, there are two issues there. Councilmember Moore said, my question is could we leave Commerce Drive as Commerce Drive but make the entire stretch of Commerce Drive and the new extension, could it be named the Martin Luther King Expressway and signage be put up because I have seen that in several other cities where the original street name is still on the corner, but on the big signs on the interstate it will say the Martin Luther King Expressway or the something expressway. Mr. Light said, I believe that you can do that. My only question would be that you could mark it on the Pacific end and then up on Highway 49 but then the middle, it would be in the County. Councilmember Vance said, yes, that is how the Highway Department does it when they do memorial highways like the stretch of highway down by Marked Tree is a memorial highway for a State Trooper. Councilmember Moore said, my point with this ordinance, and I'm in favor of recommending this to the full council, but I think what we should recommend is naming the entire stretch, including the future extensions The Martin Luther King Expressway while maintaining the short section still as Commerce and Martin Luther King Expressway. That way, no business or factory on that street should have an objection to that, because they will still be able to receive mail at the original address, but, yet the entire stretch of road would be labeled the Martin Luther King Expressway. Councilmember Vance said, I have a question for the Mayor. Is this what we are considering our new Eastern Bypass and is this going to become part of the state system? Mayor Perrin said, yes. This is through the STIP, the state program of taking the Arterial or Eastern Bypass which goes from I-555 all the way to Highway 49 and the city limit ends at Pacific. What Mr. Light is talking about from Pacific on, it is in Craighead County. So, I don't know how that is going to work other than if they acquire the land, they will be acquiring the land from the owners that is in Craighead County which would be a state project. So the answers to your question, it would be a state project. Councilmember Vance asked, does the State Highway Department have the option, if the County did not want to, the State Highway Department would have the option to name the entire stretch from Highway 49 to I-555? Mayor Perrin said, the naming of roads on that is done by the cities and submitted to ARDOT for approval. In most cases all of those are approved when they send it down. So, we would have to pass a resolution of naming, let's just say Commerce Drive, Dr. Martin Luther King Memorial highway or Expressway or whatever come up on that. You would have the signs on each end of that deal. Now, the question that Councilmember Moore asked about is that you can have it the memorial highway or whatever and that is what was discussed on Johnson and you wouldn't have to change the addresses. But, it depends on what your ordinance reads or the way it is written the way that it is written now, you would change everything. Chairman Street said yes, this would have to be amended. Councilmember Vance said, my next question would be, should we, be recommending a resolution to the

council instead of an ordinance to the Council? Counselor? City Attorney Carol Duncan said, in the past we have done it both ways. In the past, we have renamed streets both by ordinance and by resolution. I don't know that it matters a whole lot. We just determined that we liked the formatting on the ordinance we had used in the past better and we were going to be consistent with that. It seemed to have more language and just be better written than some of the old resolutions we had done. But, I think either can be appropriate. Councilmember Vance said, we could have time to think it through and amend it properly when it hit the council floor. MS. Duncan said either way.

Councilmember Chris Moore said, there are two issues that I see that could derail this. We don't have the right to name the section that is in the County. So, if we maintain the section on Commerce in the city and we name it the memorial highway, but the people in the county decide to name that little section something else, I think we could success with having the memorial highway designation with the Highway Department. Chairman Street asked, well, will not the start of it off Highway 49 be inside of the city limits of Jonesboro? Councilmember Moore said, when it crosses the tracks, it won't be. Chairman Street said, no, it won't be, but if it was in this side. Councilmember Moore, said, I am just telling you. Let me just finish stating the two issues that I see that could derail this and I am trying to avoid. One is that we already have the rights to name inside of the city limits. Someone else has the other. If we call it the memorial highway, it doesn't matter what they call the other end. Second is we would avoid any objection from the factories, businesses or residences in that area if we also maintain the designation of Commerce Drive also. So that is the two things I am trying to avoid.

Tony Thomas, 915 Live Oak Circle, said, there has been some discussion with the county personnel. Craighead County Judge Marvin Day did indicate that the county would be willing to follow suit along with the City in the event that the name changes to Martin Luther King Drive, Boulevard, or whatever. Judge Day has the sole authority for naming recommendations in the County, and it would not require the approval of the Quorum Court in that regard and so, his support is there. Chairman Street said, you answered my question. Councilmember Vance said, I have had that same indication from the Judge. I was unsure and I was going to ask. I am pretty sure that the Judge has that authority on his own. Councilmember Mitch Johnson asked, would we be better off to wait until this is actually brought into play and the road is actually built and then do the renaming instead of doing a memorial and just rename the whole thing when it is done? Councilmember Vance said, well, I think we have kicked the can long enough and it needs to go to council for discussion. If the council votes it down, then the council votes it down. But, I would like to recommend and maybe my motion to change the ordinance to where it reflects the memorial highway. That we have the authority and maybe even amend it to ask the county to take their part of it and make it a memorial highway from end to end and leave the postal designations alone.

Councilmember Moore said, and that is what I am asking. I am asking that we still leave that section call Commerce. Chairman Street said, well right now we have a motion and a second on the floor Gene. Councilmember Vance said, I am making an amendment to my motion. Chairman Street asked, well what about the second, Dr. Coleman? Councilmember Dr. Coleman said, I will second that amendment, Chairman Street said, state your motion again Gene. Councilmember Vance said, that we ask the City Attorney to rewrite the ordinance to where it reflects instead of a total name change, that this section of city street and future city street be named a memorial highway and also ask the administration work with the County Judge and hopefully end up with a memorial highway designation from I-555 to Highway 49 while maintain the postal designation as they stand. Councilmember Dr. Coleman said, I am still saying second as long as we do something. Chairman Street said, so we have a motion and a second. Is there any discussion?

Debra Rochelle, 795 South Hill Drive, said, I was involved with some of the initial

conversations regarding the renaming. What I am hearing here is not a re-naming, it is a designation of a memorial highway, or expressway, and or drive. But, that extension that is being built could be named anything, and so, what I want to ensure is that at the very minimum is that this resolution designates that the extension will be named Martin Luther King Highway. Councilmember Moore said, I 100% agree with your statement. I would expect that after this the Mayor work with the County Judge. That extension is out of our control when it is out of the city limits. Ms. Rochelle said, but the resolution that you just recommended was that it would be. Councilmember Moore said, but it would only govern our section of the road in the city limits. Mr. Thomas just told you that the County Judge has sole authority to name streets in the county, but our resolution will reflect that we are going to ask the County Judge to work with us regarding the naming when that extension is built. Ms. Rochelle said, I would appreciate it if it had stronger language that states that this is our recommendation. Councilmember Vance said, some of us have already had those conversations and do not think that there is a problem, but by putting it in writing, we have asked the Mayor to work with the County Judge to take care of that and make that designation. Councilmember Moore said, it will be a formal request. We are going to instruct the Mayor to ask the County Judge to formally name that section that has yet to be built. Ms. Rochelle said, I just don't want to see us get to the point we wind up again with pieces. It has got to be better than this. Councilmember Dr. Coleman said, I don't think we are going to get to that point again. That is why the amendment was made so we can do that and it will be proper, especially since Mr. Thomas spoke. It will be taken care of. Ms. Rochelle said, thank you. Chairman Street said, thank you ma'am. Gary Tate, 2300 Manchester Drive, said the people that have been call me would not be opposed to leaving Commerce Drive as Commerce Drive but making it a memorial highway in honor of Dr. Martin Luther King. The opposition is about changing addresses. But, as far as doing a memorial highway, I don't think any of them would have a problem with that. I don't Chairman Street said, this proposal would not change any of the addresses on Commerce. Councilmember Moore said, that's my intent altogether. I just want to head that fight off because I know that will be the next fight if we go to change all of those addresses. That was my intent of the memorial highway designation was to leave their addresses as Commerce Drive and cut that fight off. Councilmember Johnson said, for clarification, addresses don't change, Commerce Drive signs remain in place. Councilmember Moore said, that is right. Councilmember Jonson said, we are not changing the official name of a street. Councilmember Vance said, that is the intent of the motion. Councilmember Johnson said, I am just asking for clarification here before I cast my vote. Councilmember Vance said, well where your vote will count is at the Council meeting and that is all cording to how our attorney writes it, whether it is that way or not, but that is the intent. Councilmember Johnson said, that is why I am asking for the clarification now because the last time this came up, I was not going to vote something "aye" just to take something to council if my belief is to not change the official name of a street. Councilmember Moore said, and, that is me Mitch. I can't pass it onto the council if we were just headed for a stall at the Council. Councilmember Johnson said, I will totally agree with that. I want to make sure all of this before us "aye," that we are all on the same page. Councilmember Vance said, if my Sedgwick verbiage was correct, that is the total intent of what I said. Councilmember Johnson said, okay. Well, I will take your Sedgwick verbiage. Tony Thomas, 915 Live Oak Circle, said, I understand that Commerce will remain Commerce. There is a new section of roadway within the city limits and it has no name. There is an existing roadway that goes all the way through the city limits. City Attorney Carol Duncan said, I got a text message from Chief of Staff Mike Downing who sat in on a lot in the committee that there is a section of road that is just known as highway 49 that does not have name and so that is your point of clarification. Mr. Thomas said, there is a street in the city limits that has not name. Ms. Duncan said, he (Mike

Downing) said it is the extension just north of the current Commerce Drive doesn't have a name that the city has designated, Councilmember Moore asked, and it's a city street with no name yet? Ms. Duncan said it is just referred to as Highway 49 unless we name it. Councilmember Vance said, it cannot be Highway 49. Councilmember Moore said, it can't be Highway 49 because that is Johnson Avenue. Ms. Duncan said, I would have to have a map to look at to know what road. Councilmember Vance said, I think he is mistaken about what we are talking about. Ms. Duncan asked, what do you know Craig? Mr. Light said, there will be a section north of Pacific that goes to the ditch and I'm not sure how far how far it would be, maybe a quarter of a mile that will be in the city limits that would be a continuation of Commerce Drive, but it will be a new street. Chairman Street asked, it is just north of Pacific, right, starting there and calling it Martin Luther King. That section is in the city too. Councilmember Vance said, well than that should be part of my amendment. Chairman Street said, that is a brand new street. I mead it would be brand new. It wouldn't affect anyone.

Perry Vann, 1009 Glendale Street, asked, why is it so hard to name a street after Dr. King? When you sit back and name a street, remove it, remove the address and everything and named it Red Wolf after something that is almost extinct, but you can't name a street after Dr. King after all the work that he did. Councilmember Moore said, please let the record reflect that I and John Street voted against re-naming Red Wolf. Chairman Street said, and so did Mitch Johnson. I will state for the record, I will not vote to change the name of an existing street for anyone. Mr. Vann said, we came here to ask what this was all about was to name a street after Dr. King to honor him. We've gone from naming a street after him to calling it a memorial highway. If someone comes from Post Road, they are not going to know that the street is honoring Dr. King. What is the problem with naming a street after Dr. King for the work he did? Every other city has done it and had no problem doing it. Councilmember Vance said, I will say one thing to what you just said about every other city. You go check every other city, and there are a lot of cities that have streets named one thing but are Martin Luther King Memorials, and that's all we are trying to do here. Mr. Vann said, every city that I have been to has a Dr. King Boulevard and not a two-way street. Most of them are four lane and it should be no problem to name a street after Dr. King. Why do you hate him so much? Councilmember Moore said, that doesn't have anything to do with it. Chairman Street said, I don't think anybody hates him, Councilmember Vance said, we don't hate him. It is not naming a street that is the issue, it is renaming a street. Councilmember Moore said, this is not a referendum on Dr. King. Mr. Vann said, what is the problem with naming a street after Dr. King? Chairman John Street said, Mr. Vann, if you have a comment that is pertinent to what we are discussing, you're welcome to make it, but we are not going to go there. Do you have anything to say about the proposal? Mr. Vann said, the committee asked for a street. We said a street. Chairman Street said, we are talking about the proposal that is before the committee. Moore said, we asked for a comment about the proposal that is before the committee. Mr. Vann said, we are asking for his name on a street. Chairman Street asked, do you want to make a comment that is before this committee, if not we are done. Thank you sir.

Roy Ockert, 3617 Alabama Road, said, I volunteered to have my street re-named, I have never been too fond of Alabama Road. But, that wasn't part of the suggestions. After you postponed the resolution for Johnson Avenue it just so happened I became unemployed again about that time, so I volunteered to help the Unity Coalition that you established. Therefore, I sat through all of the meetings and kept minutes. I think the group that was appointed debated every possible angle that they could have. I would just like to remind you though that if you just want a memorial highway you could have done that with Johnson Avenue without changing any addresses. Thank you.

Chairman Street asked, are there any other comments? If not, the motion before the committee right now is to have the City Attorney Carol Duncan draft, redraft this

ordinance with an amendment that makes from the city limits no1th at the pleasure of the County Judge, Martin Luther King Boulevard, Street or whatever and from the city south it would be Martin Luther King Boulevard. Is that correct? Ms. Duncan said, the City Attorney doesn't get to pick whether it is a Boulevard or an Expressway or Memorial Highway. You all have to pick that. That is not something that I get to pick. Councilmember Vance said, I think it should be Expressway. I don't think it is going to be a Boulevard for many, many years. I particularly like Expressway, but I am willing to go with anything anyone else here thinks. Councilmember Moore said, Boulevard means it has a divider in the middle. So, it is not going to have a divider. Eventually, it is going to be a major four lane road. Mr. Light said, typically, an expressway has control of access. This is going to be minimal control of access. Council member Vance asked, well, what should we call it? Mr. Light said, Boulevard is probably as accurate as it could be or Highway. Councilmember Vance said, I don't have a problem with Highway, Expressway. It doesn't matter to me. Chairman Street said, ok, but Carol has to have something specific. Councilmember Vance said, Boulevard it is. Mr. Ockert said, the Unity Coalition asked that it be named Drive. Councilmember Moore said, I am not opposed to Drive. I will second that. Councilmember Vance said, my motion means Drive. Ms. Duncan said, one more question because there was also discussion. Are you asking that we include any section not designated Commerce shall so be named Martin Luther King Drive within the city? Councilmember Moore said, yes. Councilmember Vance said, yes Councilmember Dr. Coleman said, yes. Ms. Duncan said, that motion was technically that I redraft it. Are you asking that it come back to committee or are you asking that it go to council? Councilmember Vance said, full council. Ms. Duncan said, we probably need that motion. Chairman Street asked, is that your motion Gene? Councilmember Vance said, that is my motion, yes. Councilmember Dr. Coleman said, yes on second.

A motion was made by Councilperson Gene Vance, seconded by Councilperson Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[ORD-19:055](#)

AN ORDINANCE TO NAME TWO SEGMENTS OF THE JONESBORO MULTI-PURPOSE TRAIL SYSTEM IN HONOR OF DR. MARTIN LUTHER KING JR. AND TO ERECT APPROPRIATE SIGNS FOR EDUCATIONAL PURPOSES

Sponsors: Charles Coleman, David McClain and LJ Bryant

Attachments: [Letter to the Public Works Committee pdf.pdf](#)

Gary Tate, 2300 Manchester Street, said, when Dr. Coleman first brought this up and brought us information with pictures of plaques regarding the Freedom Trail, I thought this was an excellent idea. When we started discussing it originally, the discussion was to make the plaques and the markers all the way from Allen Park to downtown Jonesboro. I was the one that made the motion to forward it to this committee. My recommendation and the way that it was voted on was to keep the educational part between ASU and downtown. I am here to tell you that I've got grandkids that are 10, 11, and 13 years old that have never heard of Dr. Martin Luther King. They don't know who he was. They don't know what he did. My reasoning for keeping the educational part between downtown and ASU is so that schools could do field trips and the children could learn the history of Dr. Martin Luther King. They could let them off at one end and walk 7 /10ths of a mile which is less than 4,000 feet and they could read the history and learn something about Dr. Martin Luther King. I think this is an excellent idea. Thank you. Councilmember Mitch Johnson said, out of the three choices that we had, I thought that it was an excellent idea myself. Councilmember Chris Moore said, I did too. Councilmember Johnson said, I am afraid that the street we just voted to do is going to be confusing to people, but that has already been passed. Chairman John Street said, well, it is going to council. Councilmember Moore said, it hasn't been passed. It was forwarded to the full council for consideration. Mayor Perrin said, it will be discussed later.

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

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[ORD-19:057](#)

AN ORDINANCE TO REPEAL ORDINANCE 14:038 ADOPTING THE 2010 ADA STANDARD CODE BY REFERENCE

Sponsors: Human Resources

Attachments: [COJ ADA Complaint Guidelines+.pdf](#)

Councilmember Gene Vance asked, does this mean that the city is no longer going to assist contractors and architects in interpretation and compliance with the ADA requirements? City Attorney Carol Duncan said, what it means is that their architect is supposed to do that. They hire a design professional that is supposed to do that. Under the law as we understand it from the AML and from everyone else, other than what is in the building code, right, we will still enforce the parts that overlap into the building code or fire code. Councilmember Vance said, I didn't say enforce, I said assist. We have in the past, as contractors, been given assistance by the City Engineering Department in some interpretations and some construction methods to make sure we complied.

Ms. Duncan said, I don't know if I can answer that part. I am saying that we will not enforce. I don't know whether they will still assist people or not or if they can. Chairman John Street asked, Craig, do you have any insight? City Engineer Craig Light said, I am sure we can continue to answer questions but, we have no authority to grant variances on what the code is. Councilperson Vance said, that is not what I was talking about. I was just talking about assisting in interpretation and in construction methods. Ms. Duncan said, with the caveat that they cannot be held to that. If it ends up to be wrong and we get sued. Council member Vance said, the things that Joe used to help us with. Mr. Light said, we will continue to try to be helpful to the .building community, but we have no authority to say whether or not something is compliant or not compliant. Councilmember Vance said, I understand that but, that was not my question.

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

RESOLUTIONS TO BE INTRODUCED[RES-19:137](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS, TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM GRANT AND JACQUELIN MCDANIEL & JENNA MCDANIEL FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

Sponsors: Engineering

Attachments: [Permanent Drainage Easement - McDaniel.pdf](#)

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

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[RES-19:138](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS, TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH ALVIN CRABTREE & SON CONSTRUCTION, INC., FOR THE PATRICK STREET SIDEWALK IMPROVEMENTS -- PHASE II

Sponsors: Engineering

Attachments: [Bid Tab Patrick Street Sidewalks - Phase II.pdf](#)
[Contract Documents - Patrick Street Sidewalks - Phase II.pdf](#)

Mayor Perrin said, Mr. Chairman let me make a comment and then you can get a motion and a second. On some of these resolutions like this, I think we should start putting the dollar amount in the resolution. In the case on this resolution, I have no idea how much is coming (I probably do, but I am just saying.) from Capital Improvement of the \$198,000 and how much is coming from CBDG. Because, it is a federal grant it would to me, need to have more documentation for legislative audit if the resolution states the total will be \$198,000 with blank coming from CDBG and blank coming from Capital Improvements. Chairman John Street said, I concur. This came from Engineering like that. Mayor Perrin said, because a lot of people will say, "Well you transferred this money around." No, that is not what we have done. I think it needs to be very clear and very specific particularly when you are getting audited like that. Chairman Street said, I think that would be an internal decision that you can make. Mayor Perrin said, well, I am just telling you that is what I am going to ask. Chairman Street said, I agree with you because all you can do is go through the bid documents and look at the contract. Councilmember Gene Vance asked, does this need to go to council tonight or can it wait the two weeks? Chairman Street asked, Craig, does this need to wait or can wait? He said it can wait. Mayor Perrin said, we are still waiting on some stuff from Crabtree. City Engineer Craig Light said yes, it can wait.

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Gene Vance, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

[RES-19:139](#)

A RESOLUTION TO EXECUTE A TRAFFIC CONTROL DEVICE
AGREEMENT TO MAINTAIN A CONTROL DEVICE

Sponsors: Engineering

Attachments: [Traffic Control Device Agreement - Highway 18 and Caraway.pdf](#)

Mayor Perrin asked, is this the Trinity Rail or is this on Caraway and 18 which is Highland? City Chairman John Street said, Highland. Mayor Perrin said, I believe this is the one going to bid in November. Engineer Craig Light said, yes, it is Caraway and Highland. Mayor Perrin said, it is Caraway and Highland. I want make sure everyone understands that, it is where the old Coke Plant used to be. Chairman Street asked, is that the new improvements to the intersection? Mayor Perrin said, correct, that is correct.

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Gene Vance, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[RES-19:140](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO AN AGREEMENT WITH W. WILLIAM GRAHAM JR., INC., TO PROVIDE PROFESSIONAL SERVICES FOR THE JONESBORO INDUSTRIAL LEAD RAIL SPUR (COMMERCE ROAD RAIL GRADE CROSSING TO NESTLE RAIL GRADE CROSSING) PROJECT

Sponsors: Engineering

Attachments: [Industrial Lead Rail Spur Agreement+.pdf](#)

Chairman John Street said, it is noted in there that the contract ceiling price is \$255,000. Mayor Perrin said, Mr. Chairman, I have a comment and we discussed this in our Department Head Meeting. I think this contract is way too far out in my opinion. We are giving Mr. Graham up to November of 2020 and I think six months on this deal is plenty of time. Let me give you an example on why. You've got Risever Manufacturing and Delta Peanut that is fixing to open up, we've got \$2.3 million dollars from the Federal Highway Department. To give this man this much time to draw what he's going to draw, he should be able to do this in six months. I am not an engineer. City Engineer Craig Light said, I'm sorry I missed the meeting on Monday, but that is to have the construction complete. That is not to have it designed. That is to have the construction complete by November of next year. Mayor Perrin said, well, it was said Monday that it was for the drawing. So, you missed Monday's meeting, right? Chairman Street said, we do need that spur and it was great to get that TAP Grant for that. Mayor Perrin said, we are working now with the East Arkansas Development Planning District. Community Development Director Regina Burkett is working with Melissa and we are applying for an additional \$2.4 million dollars I believe. We have also talked to the Delta Regional Authority to assist on that to help with our match. To get that money, we will have to fly to Austin to get that grant. Chairman Street said, that is going to be a big boost for our Industrial Park and I think everybody is looking forward to it. Mayor Perrin said, you will see several hundred jobs in the rail spur. Trinity said they would hire x number of people, if, in fact, that rail was ever to stack up of the railcar. Risever is not open, but it will employee up to 125 people. Delta Peanut said in the press release that it will employee up to 125 people as well. So, we have got to get this done. Councilmember Mitch Johnson asked, would it be better to move this forward tonight and save two weeks-time? Mayor Perrin said, well, it would be fine with me, but I am not the committee. City Engineer Craig Light said, we are still waiting on the final agreement with CRISI. We really can't let him loose until we have that agreement in place. And since they are the ones ultimately paying for it, there is no since in moving it forward tonight since we do not have the CRISI agreement ready to execute. Mayor Perrin asked, you are talking about the Federal Grant right? When are we going to have that? Mr. Light said, we are still waiting on our contact with the Federal Railroad on the final agreement. We do not have the final draft yet. Mayor Perrin asked, they haven't given you any indication on when you are going to get it? Mr. Light said, we've looked at a couple of versions or a couple of sections of the final agreement, but we do not have the final agreement yet. One thing about this grant, they are not in a big hurry to actually spend the money. There is no ending deadline to have the money spent. They are dealing with several grants. We are having to wait on their time frame. Councilmember Gene Vance asked, Mayor are you happy with the 2020 construction and not the design? Mayor Perrin said, if, in fact what I am hearing our Chief Engineer say, is that not only will it be drawn but that it will be a turnkey job and we will have full rail ready to go and inspected by November 2020 is fine. Councilmember Vance asked, you are positive that you are going to get the rest of the money for construction because this money is just for design? Mayor Perrin said, that is exactly why we are

trying to get the grant now to do that. I've talked to some of our Federal Legislators, Senator Boozman and others who got us the \$2.3 million in the beginning. Actually we need \$14 million dollars added to the master Plan that you all approved. We are doing in it steps. \$2.3 million has been approved. What Craig is say is that they are in no hurry to turn loose of the money. My deal is they can't even get a federal balanced budget. The House has passed to go to the Senate to go to November and to extend our federal budget for only thirty days. I don't think that has been approved yet. I am telling you now, if you have a federal grant you better go after it and get your money. Res – 19:141

Mayor Perrin said, this is a good thing for the city as well as CWL because this is money we received from FEMA on repetitive flood loss on a house. We were able to get federal money to purchase the house from the owners. This property is abutting the CWL sewer treatment plant out on Highway 63 going towards Bay. By transferring the property to CWL, the city no longer has to maintain it. Councilmember Chris Moore said, before we have a motion and vote on it, I would like to read one Attorney General's Opinion and let City Attorney Carol Duncan make a decision on it. I became aware of this the last time we did a land swap with a public entity. The opinion is 2018-003 requester, David Whitaker, State Representative. His question was, "Can a city agree to a land exchange valued in excess of \$20,000 with a state agency such as the University of Arkansas without competitive bidding?" Referred to in Arkansas Code Annotated 14-54-302 and Act 470 of 2017 question two, "can such land exchange include a monetary component to off-set the greater value of the city's proposed land, representative conveyance value to the city?" The Attorney General's opinion was that statutory changes made to Arkansas Code Antedated section 14-54-302, by Act 470 of 2017 appears to prohibit a city wishing to dispose of real property valued at \$20,000 or more from selling or exchanging without competitive bidding. In my opinion, the legislative clarification would be necessary to permit this transaction and it refers back.

So, is this property valued at \$20,000 or more? Because if it is not, then there is not an issue, but if it is over \$20,000, it is an issue. Mayor Perrin said, I am going to say that for what we paid for the house through the grant that FEMA gave us would be more than the \$20,000. City Engineer Craig Light said, the existing acre of property that is there floods, I would have a hard time saying it would be worth over \$20,000. Mayor Perrin said, I would think it would be. We tore down the house. Councilmember Moore said, I would think so either but, we have an Attorney General's Opinion dated less than a year ago that says that we cannot exchange or convey property even to another public entity without competitive bidding. Mayor Perrin asked, are you talking about giving or selling? Councilmember Moore said, well, we will just let Carol read it. Mr. Light said, we can check the appraisal if you just want to hold this. Councilmember Moore said, well it may be that we want an appraisal on it. Mr. Light said, we have the pre-appraisal before the house torn down. Councilmember Moore said, I know that we spent more than \$20,000 when we bought it and, but that doesn't reflect the value of it today. Councilmember Gene Vance said, the appraisal should tell you what the property was worth prior to the house being condemned. Basically, the federal government has condemned the property for any use at all. Councilmember Moore said, I'm just saying in order to cross our T's, we may need an appraisal that reflects less than a \$20,000 value. Mayor Perrin said, if the appraisal we have from Bobby Gibson, I am assuming he did that one, doesn't show the land like Councilman Vance said then we will get another one. Mr. Light said, his appraisal would not include the deed restriction that's on the property. Councilmember Moore said, that is correct. Mr. Light said, it's not buildable. You can't put a structure on it. Councilmember Moore said, what I am saying is that we may need CWL to reimburse us for the price of the appraisal that reflects its current value as opposed to the value we actually gave for it. We will let the City Attorney Carol Duncan make a decision on it. Mr. Light said, we are

not in a big hurry to move this one to council. Mayor Perrin said, they are not either. We have got time. Ms. Duncan asked, how much time would it take? Councilmember Moore said, it is not going anywhere. Mayor Perrin said, we can get it in two weeks, until the next council meeting. That is no big deal. Ms. Duncan said, you could postpone it until the next committee meeting. Councilmember Moore said, it will only need to come back to the committee if the value reflects over \$20,000. If it doesn't, you can go ahead and move it on to council as long as the appraisal reflects a value of less than \$20,000. Ms. Duncan said, I would prefer that we don't move things on to council until we know.

A motion was made by Councilperson Gene Vance, seconded by Councilperson Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[RES-19:141](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS, AUTHORIZING THE MAYOR AND CITY CLERK TO TRANSFER PROPERTY LOCATED AT 5713 EAST NETTLETON AVENUE, JONESBORO, ARKANSAS, TO CITY WATER AND LIGHT (CWL), A PUBLIC ENTITY

Sponsors: Engineering

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

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[RES-19:142](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 409 NORTH FISHER, PARCEL 01-144181-10500, JONESBORO, ARKANSAS 72401, OWNED BY JOSHUA GAMBILL

Sponsors: Code Enforcement

Attachments: [Affidavit of Statutory Lien - 409 North Fisher.docx](#)
[Scan0058.jpg](#)
[Scan0059.jpg](#)
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[Scan0061.jpg](#)
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[Scan0069.jpg](#)

Councilmember Gene Vance asked, this is written to place a municipal lean. Is that a new way in saying we are condemning the property? Code Enforcement Director Michael Tyner said, no. What these are for, in addition to if we have to condemn a property and demolish a house, for any work such as grass mowing and debris removal that we perform on the property. This way we prefect our service and prefect any lien in the event where the city needs to foreclose on the property to recoup funds that were spent. Chairman Street asked, and this was for mowing and cleanup? Mr. Tyner said, yes. This was for mowing and cleanup. City Attorney Carol Duncan said, you are going to start seeing a lot more of these. Councilmember Vance said, I understand and I am in agreement with them. I just wanted to make sure I understood what we were are doing. So, if we actually condemn a house it will be in a separate resolution? Mr. Tyner said, yes. It will go through the normal process that we use to condemn a house and in the event that we have to hire a contractor to raze the house, you will see one of these come back through.

Councilmember Vance asked, it will come after the condemnation? Ms. Duncan said yes, once we know the actual cost that we spend. Mr. Tyner said, once we have done the work, we have paid all of the contractors, landfill fees and everything like that, it will come through and I will have a grand total so we can go and file the lien.

Councilmember Vance asked, but on mowing and cleanup, this is all we will see? Mr. Tyner said, yes. Mowing and cleanup, we have got 120 days to get a lien filed so I am probably looking at bringing large batches of these once or maybe twice a quarter for approval so I can get the filing taken care of on those. Councilmember Moore asked, Carol, can you still come back and have a second lien if you have to tear the house down, even after the mowing and clean-up, let's say of the yard and debris, and then if he has to condemn the house six months later, could you still have a second lien? Mayor Perrin said, you can do that. Ms. Duncan said, sure.

Councilmember Dr. Coleman said, I have a question because this is up the street from my house and I want it down. Once this lien is in effect, how long would it be before it can be torn down? Ms. Duncan said, this lien wouldn't have anything to do with tear down. This is a mowing lean. Dr. Coleman said, I understand that, but I am asking a

question. If that person doesn't bring it up to par or whatever, what is the next procedure? Mr. Tyner said, we have a monetary threshold that we have to meet for the court before we can foreclose on it. It is somewhere in the neighborhood of \$3,000-\$4,000 has to be accumulated before we can foreclose for grass mowing's and \$10,000 for demolition. Once it gets to that point, then we get a hold of legal and start the judicial foreclosure process.

Ms. Duncan said, I thing you are asking about condemnation verses foreclosure, right? Councilmember Dr. Coleman said, yes. Ms. Duncan said, so condemnation is totally different from this mowing lien. It would have to meet all of the other requirements for condemnation. Mr. Tyner said, yes, that is right. It would have to go through all of the regular condemnation process and meet that criteria in order for us to tear down a house. Councilmember Coleman said, that is just right up the street and we are trying to keep that place clean. That is at 409 which is about two blocks up from my garden. Mr. Tyner said, obviously, if they are not mowing the grass, they are more than likely not taking care of a lot of things and it will eventually get to that point.

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

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[RES-19:144](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 309 SECOND STREET, PARCEL 01-144182-17700, JONESBORO, ARKANSAS 72401, OWNED BY JOHNNY MEADOWS

Sponsors: Code Enforcement

Attachments: [Affidavit of Statutory Lien -309 Second St.docx](#)

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

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[RES-19:146](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 607 MEADOWBROOK, PARCEL 01-143133-08000, JONESBORO, ARKANSAS 72401, OWNED BY KIMBERLY ROBERSON

Sponsors: Code Enforcement

Attachments: [Affidavit of Statutory Lien - 607 Meadowbrook.docx](#)
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A motion was made by Councilperson Chris Moore, seconded by Councilperson Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[RES-19:147](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 500 ALLEN, PARCEL 01-144181-30100, JONESBORO, ARKANSAS 72401, OWNED BY KENNY COLEMAN

Sponsors: Code Enforcement

Attachments: [Affidavit of Statutory Lien - 500 Allen.docx](#)
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A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Chris Moore, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[RES-19:148](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1004 WEST HUNTINGTON, PARCEL 01-143134-07800, JONESBORO, ARKANSAS 72401, OWNED BY CHRISTOPHER JAY BROWN, ET AL

Sponsors: Code Enforcement

Attachments: [Affidavit of Statutory Lien - 1004 W. Huntington.docx](#)
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[Scan0038.jpg](#)
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[Scan0041.jpg](#)
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A motion was made by Councilperson Chris Moore, seconded by Councilperson Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

[RES-19:149](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 816 HOOVER, PARCEL 01-144181-14800, JONESBORO, ARKANSAS 72401, OWNED BY ROBERT WHITAKER

Sponsors: Code Enforcement

Attachments: [Affidavit of Statutory Lien - 816 Hoover.docx](#)

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A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

5. Pending Items

6. Other Business

7. Public Comments

Jennifer Clack, 1119 Union Street and Jennifer Reeves, 3123 Bowden Drive. Ms. Clack said, first we want to thank you. We were instrumental in bringing the parks smoke free ordinance to you all and it passed. Our next goal is to make a comprehensive smoke free ordinance for the City of Jonesboro. Ms. Reeves said, basically we just want to start the conversation and provide you with some education to let you know what we are working on and then come back at a later date to present. The comprehensive plan is not to tell people that they can't smoke in their own cars or their own homes, unless it is a daycare facility or they have an agreement with their landlord. Basically, what it is, is telling people we understand you have a right to smoke or vape, but we want to protect the citizens of Jonesboro by saying you have to smoke or vape twenty-five feet or fifty feet away from all public entrances so that you are not walking through the smoke and the vape. It would ask that all public work places ban smoking or vaping. There are still some places like the VFW that still allow smoking and vaping in their facilities but some of those are already planning to ban smoking and vaping. We want to protect everyone, we think that everyone has the right to work in a smoke free work place. We just wanted to get the conversation started. We know that several other communities are looking forward to this. Someone is just waiting to make the big move and we would like for Jonesboro to make the big move to set the example for the Northeast region. We have a great new convention center coming into Jonesboro and a lot of the health conferences that I attend will not go to places unless they have a comprehensive policy and their city is comprehensive. We could do great things with that. So, thank you for your time and we will come back in a couple of weeks and present. Mayor Perrin asked, do you have any material that you want to leave with us. Ms. Reeves said, this is actually just a starting point. Councilmember Chris Moore asked, where you talking about banning smoking in private businesses? Ms. Reeves said, no. We want to ban smoking and vaping in all public work places or all work places. Councilmember Moore asked, are you talking about municipal work places? Ms. Reeves said, well, like bars and restaurants and clubs. Councilmember Moore asked, isn't that a private business? Ms. Reeves said, well, it is. Councilmember Moore said, that was my question. Chairman John Street asked, having you done any polling or had any meetings? Ms. Reeves said, I have. My administrative assistant from the health department called every restaurant and vendor in the city of Jonesboro. We had very few who really didn't understand, but once we explained you can still smoke on your patio. I didn't get any push back. In fact, in the past two weeks, I have delivered over 65 smoke free/vape free stickers to restaurants and the restaurants are wanting the. I can't keep them in stock.

8. Adjournment

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Ann Williams, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant



Legislation Details (With Text)

File #: ORD-19:065 **Version:** 1 **Name:** REPEAL AND REPLACE 117-255 Section C OF THE JONESBORO CODE OF ORDINANCES RELATING TO HEIGHT LIMITATIONS OF ACCESSORY BUILDINGS

Type: Ordinance **Status:** To Be Introduced

File created: 10/31/2019 **In control:** Public Works Council Committee

On agenda: **Final action:**

Title: AN ORDINANCE TO REPEAL AND REPLACE 117-255 Section C OF THE JONESBORO CODE OF ORDINANCES RELATING TO HEIGHT LIMITATIONS OF ACCESSORY BUILDINGS IN THE CITY OF JONESBORO

Sponsors: Planning

Indexes: Code of Ordinances amendment

Code sections: Chapter 117 - Zoning

Attachments:

Date	Ver.	Action By	Action	Result
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AN ORDINANCE TO REPEAL AND REPLACE 117-255 Section C OF THE JONESBORO CODE OF ORDINANCES RELATING TO HEIGHT LIMITATIONS OF ACCESSORY BUILDINGS IN THE CITY OF JONESBORO

WHEREAS, the City of Jonesboro, Arkansas desires to control the Height Limitations for Accessory Buildings of the City of Jonesboro; and,

WHEREAS, the City Council has determined that it is in the best interest of the citizens of the City to have guidelines established for height limitations on residential accessory structures;

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

Section 1: Ordinance 117-255 SECTION C of the Jonesboro Code of Ordinances shall hereby be repealed and replaced with the following language:

Sec. 117-225. - Location requirements and standards, Section C, Height limitations: With regard to height limitations, accessory structures in residential districts shall not exceed 35 feet in height or the height of the principal structure on the lot and in commercial and industrial districts, such structures shall not exceed 25 feet in height or the height of the principal structure on the lot.



Legislation Details (With Text)

File #:	RES-19:141	Version:	1	Name:	TRANSFER PROPERTY LOCATED AT 5713 EAST NETTLETON AVENUE, JONESBORO, ARKANSAS, TO CITY WATER AND LIGHT (CWL), A PUBLIC ENTITY
Type:	Resolution	Status:			In Committee
File created:	9/25/2019	In control:			Public Works Council Committee
On agenda:	11/5/2019	Final action:			
Title:	A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS, AUTHORIZING THE MAYOR AND CITY CLERK TO TRANSFER PROPERTY LOCATED AT 5713 EAST NETTLETON AVENUE, JONESBORO, ARKANSAS, TO CITY WATER AND LIGHT (CWL), A PUBLIC ENTITY				
Sponsors:	Engineering				
Indexes:					
Code sections:					
Attachments:	5713 E Nettleton Avenue Appraisal				

Date	Ver.	Action By	Action	Result
10/1/2019	1	Public Works Council Committee		

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS, AUTHORIZING THE MAYOR AND CITY CLERK TO TRANSFER PROPERTY LOCATED AT 5713 EAST NETTLETON AVENUE, JONESBORO, ARKANSAS, TO CITY WATER AND LIGHT (CWL), A PUBLIC ENTITY
WHEREAS, the City of Jonesboro owns the property located at 5713 East Nettleton Avenue; and,

WHEREAS, the property was purchased through a FEMA Hazard Mitigation Grant and is deed restricted in accordance with that agreement; and,

WHEREAS, CWL owns property located on the west side of said property and has desires to acquire this property as a buffer for its facilities; and,

WHEREAS, the Hazard Mitigation Grant agreement allows transfer to other public entities, the City of Jonesboro desires to transfer ownership; and,

WHEREAS, CWL is aware of deed restrictions on the property; and,

WHEREAS, this transfer is beneficial to all parties,

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

Section 1. The Mayor and City Clerk are hereby authorized to execute the documents necessary to complete this property transfer.



APPRAISAL OF REAL PROPERTY

LOCATED AT:

5713 E Nettleton Ave
Lots 3 & 4, Robertson Sub Replat
Jonesboro, AR 72404

FOR:

City of Jonesboro
300 S Church St
Jonesboro, AR 72401

AS OF:

October 16, 2019

BY:

Bob Gibson

Bob Gibson and Associates Inc.
P O Box 3071
420 W Jefferson, Suite A
Jonesboro, AR 72401

October 22, 2019

City of Jonesboro
300 S Church St
Jonesboro, AR 72401

Re: Property: 5713 E Nettleton Ave
Jonesboro, AR 72404
Borrower: N/A (Client: City of Jonesboro)
File No.:

Pursuant to your request, I have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows. As you have requested, I have prepared this report in accordance with most area lenders. To the best of my knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)).

The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and review of sales, cost, and income data for similar properties. This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached. The person (s) signing this report have the knowledge and experience to complete this assignment competently. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,


Bob Gibson



SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	5713 E Nettleton Ave
	Legal Description	Lots 3 & 4, Robertson Sub Replat
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72404
	Census Tract	0004.01
	Map Reference	27860
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Client	City of Jonesboro
	Appraiser	Bob Gibson
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	N/A
	Price per Square Foot	\$
	Location	Suburban
	Age	N/A
	Condition	N/A
	Total Rooms	N/A
	Bedrooms	N/A
	Baths	N/A
APPRAISER	Appraiser	Bob Gibson
	Date of Appraised Value	October 16, 2019
VALUE	Final Estimate of Value	\$ 10,000

LAND APPRAISAL REPORT

Appraisal Report

File No.

Borrower <u>N/A (Client: City of Jonesboro)</u>	Census Tract <u>0004.01</u>	Map Reference <u>27860</u>
Property Address <u>5713 E Nettleton Ave</u>		
City <u>Jonesboro</u>	County <u>Craighead</u>	State <u>AR</u> Zip Code <u>72404</u>
Legal Description <u>Lots 3 & 4, Robertson Sub Replat</u>		
Sale Price \$ <u>N/A</u>	Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs.
Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD		
Actual Real Estate Taxes \$ <u>TBD</u> (yr) Loan charges to be paid by seller \$ <u>N/A</u> Other sales concessions <u>N/A</u>		
Lender/Client <u>City of Jonesboro</u>		Address <u>300 S Church St, Jonesboro, AR 72401</u>
Occupant <u>Vacant Land</u> Appraiser <u>Bob Gibson</u> Instructions to Appraiser <u>Determine the market value of the land.</u>		

<table style="width: 100%;"> <tr> <td>Location</td> <td><input type="checkbox"/> Urban</td> <td><input checked="" type="checkbox"/> Suburban</td> <td><input type="checkbox"/> Rural</td> </tr> <tr> <td>Built Up</td> <td><input type="checkbox"/> Over 75%</td> <td><input checked="" type="checkbox"/> 25% to 75%</td> <td><input type="checkbox"/> Under 25%</td> </tr> <tr> <td>Growth Rate</td> <td><input type="checkbox"/> Fully Dev.</td> <td><input checked="" type="checkbox"/> Rapid</td> <td><input type="checkbox"/> Slow</td> </tr> <tr> <td>Property Values</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> </tr> <tr> <td>Demand/Supply</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Oversupply</td> </tr> <tr> <td>Marketing Time</td> <td><input type="checkbox"/> Under 3 Mos.</td> <td><input checked="" type="checkbox"/> 4-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> </tr> <tr> <td>Present Land Use</td> <td colspan="3"> <u>15%</u> 1 Family <u> </u> % 2-4 Family <u> </u> % Apts. <u> </u> % Condo <u>20%</u> Commercial <u>30%</u> Industrial <u>35%</u> Vacant <u> </u> % </td> </tr> <tr> <td>Change in Present Land Use</td> <td colspan="3"> <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From <u> </u> To <u> </u> </td> </tr> <tr> <td>Predominant Occupancy</td> <td colspan="3"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u> </u> % Vacant </td> </tr> <tr> <td>Single Family Price Range</td> <td colspan="3"> \$ <u>52,000</u> to \$ <u>320,000</u> Predominant Value \$ <u>160,000</u> </td> </tr> <tr> <td>Single Family Age</td> <td colspan="3"> <u>0</u> yrs. to <u>40+</u> yrs. 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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is bound by E Nettleton Ave to the north and east, Ingels Rd and Jonesboro City Limits to the south, and Industrial Dr to the west. The area is located within reasonable commuting distance of public schools, area shopping, employment, medical facilities, etc.

Dimensions <u>200' x 160'</u> = <u>32,000</u> Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot		
Zoning classification <u>R-1, Residential</u>	Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations		
Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify) _____			
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Elec. <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> San. Sewer <input type="checkbox"/> <u>Septic System</u> <input type="checkbox"/> Underground Elect. & Tel. </td> <td style="width: 50%;"> OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Asphalt</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights </td> </tr> </table>	Elec. <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> San. Sewer <input type="checkbox"/> <u>Septic System</u> <input type="checkbox"/> Underground Elect. & Tel.	OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Asphalt</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Topo <u>Generally Level</u> Size <u>0.73 +/- Acres</u> Shape <u>Rectangular</u> View <u>Residential & Vacant Land</u> Drainage <u>Appears Adequate</u> Is the property located in a HUD identified Special Flood Hazard Area? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Elec. <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> San. Sewer <input type="checkbox"/> <u>Septic System</u> <input type="checkbox"/> Underground Elect. & Tel.	OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Asphalt</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights		

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No apparent adverse easements or encroachments noted during the physical inspection.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>5713 E Nettleton Ave Jonesboro, AR 72404-7970</u>	<u>See Addenda</u>		
Proximity to Subject				
Sales Price	\$ <u>N/A</u>	\$	\$	\$
Price	\$	\$	\$	\$
Data Source	<u>Inspection/Tax Rec</u>			
Date of Sale and Time Adjustment	<u>N/A</u>			
Location	<u>Suburban</u>			
Site/View	<u>32,000 +/- Sq Ft</u>			
Sales or Financing Concessions	<u>N/A</u>			
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		<u>Net % \$</u>	<u>Net % \$</u>	<u>Net % \$</u>

Comments on Market Data: Property values are stable in subject's market area. Employment is stable. Typical marketing time is 4-6 months based on this appraiser's research; as well as, discussions with other real estate professionals in the area.

Comments and Conditions of Appraisal: The subject site being appraised is parcels #01-144363-01000 and #01-144363-00900. Per the tax cards, the subject properties each contains a 100' x 160' lot for a total of 32,000 +/- Sq Ft or 0.73 +/- acres. The subject recently had a house removed from the property; the site is vacant land now.

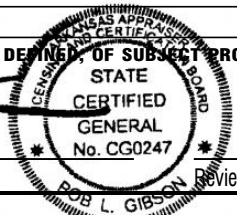
Final Reconciliation: See Addendum.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF October 16, 2019 to be \$ 10,000

Bob Gibson
Appraiser(s)

Did Did Not Physically Inspect Property

Review Appraiser (if applicable)



Supplemental Addendum

File No.

Client	City of Jonesboro						
Property Address	5713 E Nettleton Ave						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72404
Appraiser	Bob Gibson						

Scope of Work

This report has been prepared for the referenced client. The report has been performed to assist the client with the lending decision only and not for the borrower's use to determine value. If this report is placed in the hands of anyone other than the client, the client shall make such third party aware of all the assumptions and limiting conditions of the assignment. **This appraisal is made based on an extraordinary assumption that the division of the parent parcel is as described and no differences exist. It is also made based on an extraordinary assumption that the subject site will perc for a septic tank. In the event that the subject property is not suitably sized or the soil content is not adequate for a septic tank, the appraiser reserves the right to analyze such data and a change in value could occur.** The scope of this appraisal consisted of an observation of subject site from public street. Pictures of the site and street were taken and can be found in this report. The MLS, local public records, as well as local comp services were researched for comparable sales in the neighborhood. Those used were deemed the best available. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. An opinion of value was then rendered based on the data available. This report is an appraisal and not an environmental inspection.

I have not checked the land records for recorded easements & did not note any apparent adverse easements or encroachments. Any easements, encroachments, restrictions, covenants, etc uncovered through a title search, legal opinion, or property survey should be submitted to the appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

Digital Signature

This appraisal report contains digital signatures that meet the requirements of Statement on Appraisal Standards No.8 (SMT-8). The software programs used to transfer the report electronically provide digital signature security features for the appraiser signing the report. The appraiser that has signed (affixed an electronic signature) to this report has ensured that the electronic signature(s) is protected and the appraiser has maintained control of the signature. Per SMT-8 of the Uniform Standards of Professional Appraisal Practice, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an original ink signature on a paper copy report.

Digital Images

Digitized images, such as photographs, maps, exhibits, etc., contained in this report, are unaltered from their original likeness. Digital images, however, may have been modified for formatting, brightness, or resolution. These modifications are made only to reduce file size or enhance readability and do not manipulate the original likeness.

Sales Concessions

No sales concessions were conducted due to them being a traditional occurrence in this market. Not only are they a normal occurrence, but the lack of disclosures of sales concessions is poor. It is not a requirement in the state of Arkansas to disclose sales concessions and disclosing these sales concessions could result in violations of Arkansas law.

Comps Over One Mile

Comparable sales over one mile away were used because they are the best available in this area. Expanding the search to a radius greater than one mile developed sales that are still within the same market. These sales are the best comparables to the subject property and are therefore used in this report.

Comps Over Six Months

A thorough search for comparable sales was made in this market area. Comparables that sold within six months of the date of appraisal were significantly different in location, size, age, conditions and other value influencing items. In the appraisers judgement, the comparables selected are a better indication of value than most recent sales.

Extraordinary Assumption

This appraisal is made based on an extraordinary assumption that the division of the parent parcel is as described and no differences exist. It is also made based on an extraordinary assumption that the subject site will perc for a septic tank. In the event that the subject property is not suitably sized or the soil content is not adequate for a septic tank, the appraiser reserves the right to analyze such data and a change in value could occur.

Exposure Time

The appraiser's opinion of estimated exposure time is 4 to 6 months.

Summary of Subject Property

Per the Legal Description on the tax cards, the subject property is two 100' x 160' containing 32,000 +/- Sq Ft or 0.74 +/- acre vacant tract. The subject is Parcel #01-144363-01000 and #01-144363-00900. The subject is located just inside the city limits of Jonesboro. Access to the subject property is good because it has access from E Nettleton Ave. The topography of the site is generally level and drainage appears adequate. The shape of the site rectangular. Public utilities are assumed to access the subject site. The marketability of the site is found to be fair to average. The subject is within a few miles from public school facilities, restaurants, businesses, retail and medical services.

*The appraiser's office has conducted appraisal business on the subject property within the last three years.

This report complies with Title XI of FIRREA ACT of 1989 amended 012 U.S.C. 3331.

Supplemental Addendum

File No.

Client	City of Jonesboro						
Property Address	5713 E Nettleton Ave						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72404
Appraiser	Bob Gibson						

LAND COMPARABLE SALES:

LAND SALE #1:

Location: 3913 S Willow Rd
Grantor/Grantee: BPC Investments LLC / Morales
Date of Sale: 06/06/2019
Sales Price: \$25,000
Land Size: 0.47 +/- Acres or 20,347 +/- Sq Ft
Price/Sq Ft: \$1.23
Zoning: R-1
Source: Book/Page 2019R-011355, Parcel #01-144343-03800

LAND SALE #2:

Location: Off Willow Rd
Grantor/Grantee: Wortham Etal / Morales
Date of Sale: 1/13/2018
Sales Price: \$12,000
Land Size: 0.92 +/- Acres or 40,075 +/- Sq Ft
Price/Sq Ft: \$0.30
Zoning: R-1
Source: Book/Page 2018R-023025, Parcel #01-144344-03900

LAND SALE #3:

Location: 4200 Richardson Dr
Grantor/Grantee: Daniels / Moreno
Date of Sale: 05/04/2018
Sales Price: \$15,000
Land Size: 1.00 +/- Acres or 43,560 +/- Sq Ft
Price/Sq Ft: \$0.34
Zoning: R-1
Source: Book/Page 2018R-009206, Parcel #01-134032-00410

LAND SALE #4:

Location: 3306 Dorton
Grantor/Grantee: Heath / Camizales
Date of Sale: 10/05/2017
Sales Price: \$9,800
Land Size: 0.51 +/- Acres or 22,215 +/- Sq Ft
Price/Sq Ft: \$0.44
Zoning: R-1
Source: Book/Page 2017R-019040, Parcel #01-145314-00300

Four Land Sales were used that are all located in the subject's market area. They range in value from \$0.30/Sq Ft to \$1.23/Sq Ft. The mean of the four sales is \$0.58/Sq Ft and the median is \$0.39/Sq Ft. After the adjustments, a value of \$0.50/Sq Ft is given to the subject property.

$$\mathbf{\$0.50/Sq\ Ft \times 32,000\ Sq\ Ft\ (0.74\ Acres) = \$16,000}$$

The subject site has been purchased by the City of Jonesboro as agreed with Arkansas Natural Resources Commission (ARNC) Flood Mitigation Assistance Grant for demolition. There are a number of stipulations as to what can be constructed on the remaining site. Those provisions are listed in the addenda of this report. Mainly, no livable residence. For this reason, the value of site is lowered to \$10,000.

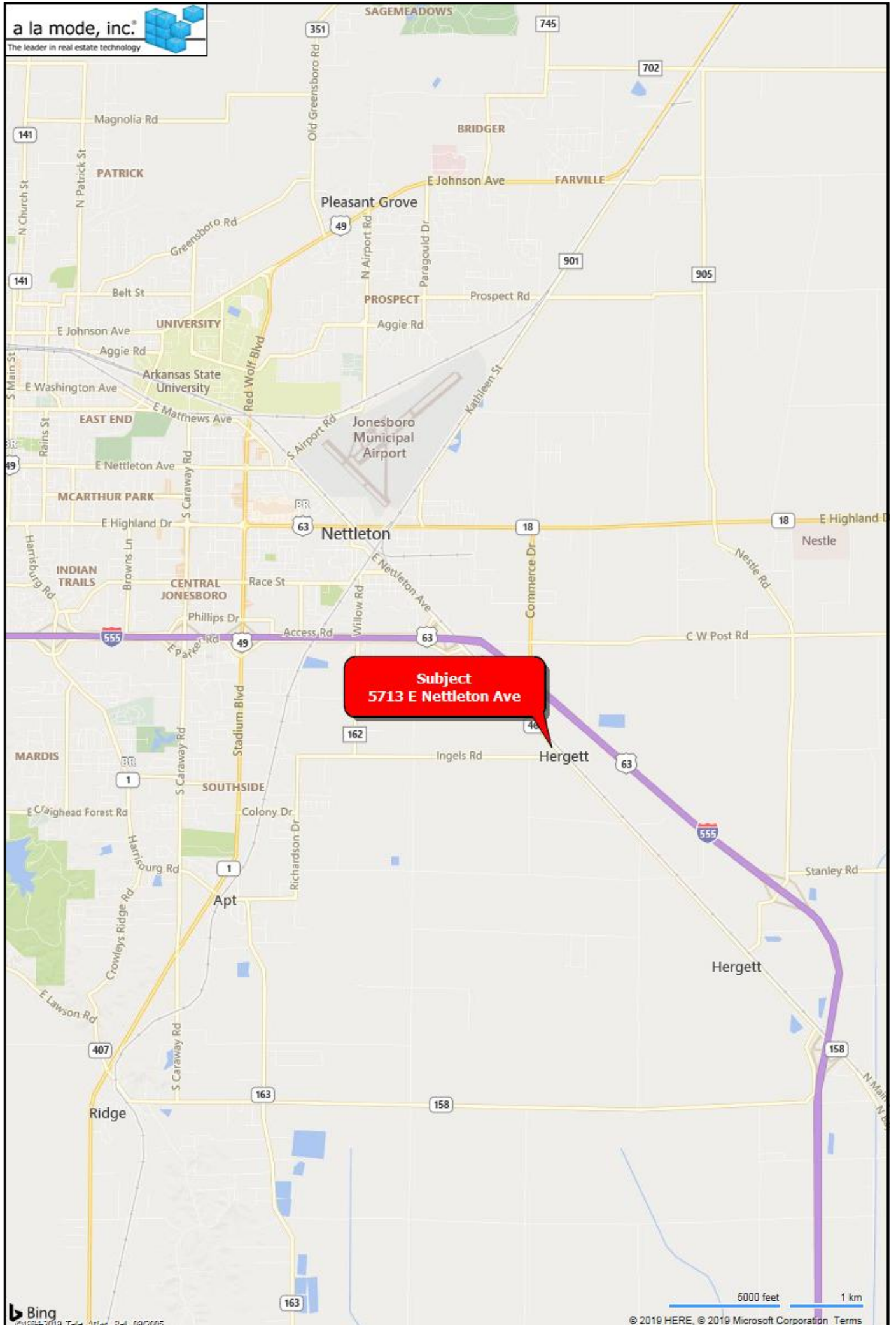
Craighead County GIS Edge System Map

Client	City of Jonesboro						
Property Address	5713 E Nettleton Ave						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72404
Appraiser	Bob Gibson						



Location Map

Client	City of Jonesboro						
Property Address	5713 E Nettleton Ave						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72404
Appraiser	Bob Gibson						



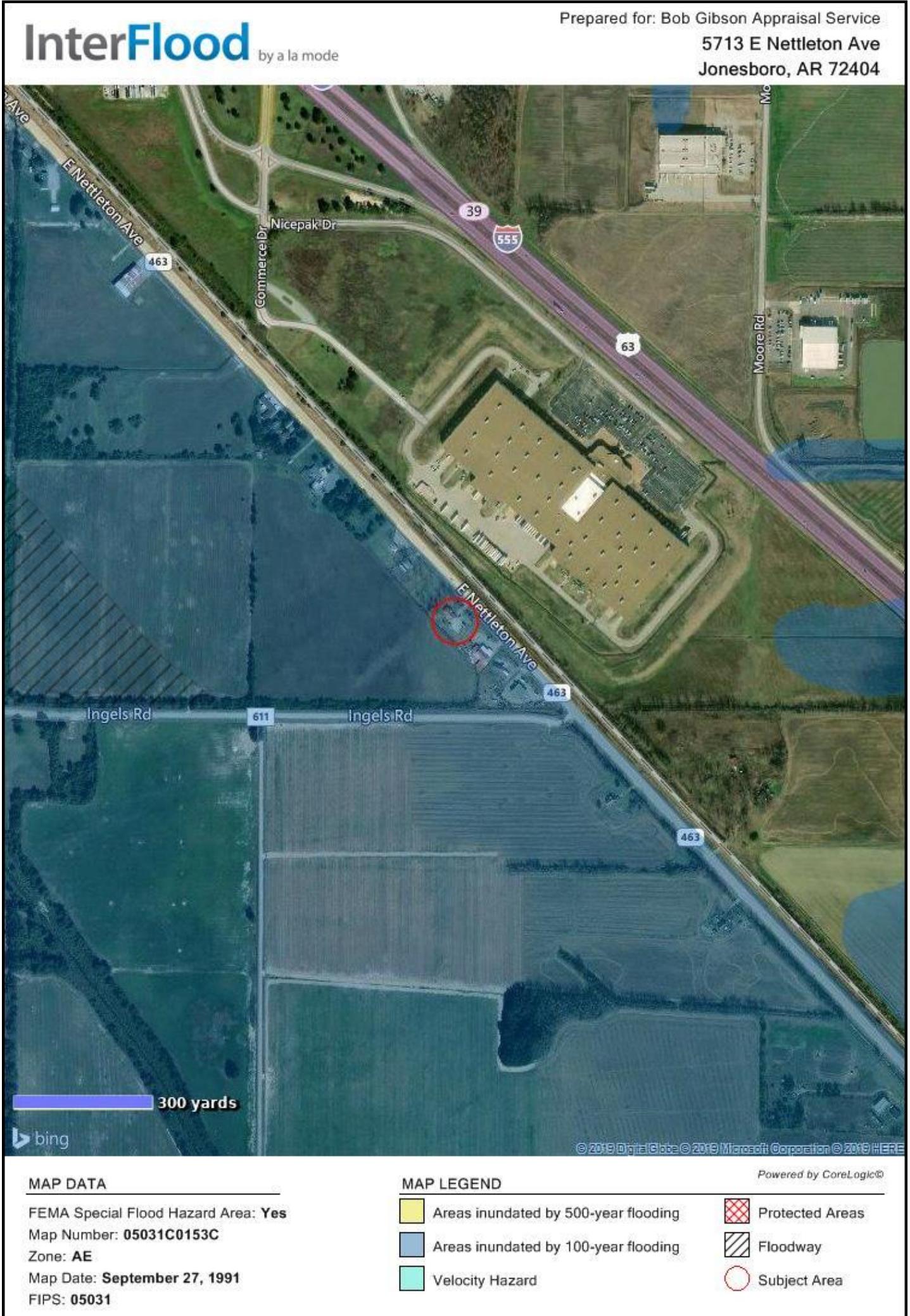
Aerial Map

Client	City of Jonesboro						
Property Address	5713 E Nettleton Ave						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72404
Appraiser	Bob Gibson						



Flood Map

Client	City of Jonesboro			
Property Address	5713 E Nettleton Ave			
City	Jonesboro	County Craighead	State AR	Zip Code 72404
Appraiser	Bob Gibson			



Photograph Addendum

Client	City of Jonesboro						
Property Address	5713 E Nettleton Ave						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72404
Appraiser	Bob Gibson						



Tax Card - Parcel #01-144363-01000 - Page 1

Client	City of Jonesboro				
Property Address	5713 E Nettleton Ave				
City	Jonesboro	County	Craighead	State	AR
Appraiser	Bob Gibson			Zip Code	72404

10/21/2019

ARCountyData.Com - Parcel Detail Report

Parcel Detail Report

Created: 10/21/2019 3:34:15 PM

Basic Information	
Parcel Number:	01-144363-01000
County Name:	Craighead County
Property Address:	CITY OF JONESBORO 5713 E NETTLETON AVE JONESBORO, AR 72401
Mailing Address:	CITY OF JONESBORO 300 S CHURCH ST JONESBORO AR 72401
Collector's Mailing Address :	CORELOGIC PO BOX 9202 COPELL, TX 75019
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	36-14-04
Lot/Block:	4/
Subdivision:	ROBERTSON SUB REPLAT
Legal Description:	REPLAT ROBERTSON SUB DIV OF SW 36-14-4 100X160
School District:	NE JB NETTLETON CITY
Improvement Districts:	DRAINAGE DISTRICT 20
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No

Land Information						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
RESHS	1 lots [0 sqft]	0	0	0	0	

Valuation Information			
Entry		Appraised	Assessed
Land:		15,000	3,000
Improvements:		62,800	12,560
Total Value:		77,800	15,560
Taxable Value:			15,560
Millage:			0.04805
Estimated Taxes:			\$747.66
Homestead Credit:			(\$350.00)
Estimated Taxes w Credit:			\$397.66
Assessment Year:			2019

Tax Information				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2018</u>	Current	\$399.67	-\$399.67	\$0.00
<u>2017</u>	Current	\$383.81	-\$383.81	\$0.00
<u>2016</u>	Current	\$341.53	-\$341.53	\$0.00

Receipts							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>9394</u>	Current	2018	4/17/2019	\$0.00	\$355,734.99	\$0.00	\$355,734.99
<u>10575</u>	Current	2017	5/1/2018	\$0.00	\$25,956.60	\$0.00	\$25,956.60
<u>9104</u>	Current	2016	5/1/2017	\$0.00	\$5,649.82	\$0.00	\$5,649.82

Sales History							
Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
8/1/2019	7/31/2019	0	ARNOULT KEITH & AMANDA	CITY OF JONESBORO	2019R	015656	WD(WARRANTY DEED)
8/22/2002	8/22/2002	80,000	COLEMAN ETAL	ARNOULT	631	908	WD(WARRANTY DEED)
10/5/2001	10/5/2001	42,000	MAXWELL	COLEMAN ET AL	614	111	
10/5/2001	10/5/2001	42,000	MAXWELL	COLEMAN ET AL	614	109	
9/20/1984	9/20/1984	0	MAXWELL	MAXWELL		980	QCD(QUIT CLAIM DEED)

Tax Card - Parcel #01-144363-01000 - Page 2

Client	City of Jonesboro						
Property Address	5713 E Nettleton Ave						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72404
Appraiser	Bob Gibson						

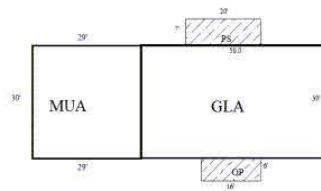
10/21/2019

ARCountyData.Com - Parcel Detail Report

Improvement Information

Residential Improvements

Residential Improvement #1



Sketch by: Roger W. Pittman™

Living Area 1st Floor	1,500	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
Living Area Total SF	1,500	Basement Total SF	0

Occupancy Type:	Single Family
Grade:	D4
Story Height:	1 Story
Year Built:	Year Built Not Available
Effective Age:	25
Construction Type:	Masonry
Roof Type:	Other
Heat / AC:	Central
Fireplace:	0 0
Bathrooms:	1 full 0 half
Foundation Type:	Slab
Floor Type:	Elevated Slab
Floor Covering:	carpet: 1,500 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	OP		96	OPEN PORCH
	MUA		870	MAS UNFIN ATTACHED

Outbuildings / Yard Improvements:	OBYI Item	Quantity	Size	Description
	AGP NV		1	
	CLFX4		416	4' CHAIN LINK
	CS NCV		1	
	FLAT FOB		1	
	FOB		1	

Tax Card - Parcel #01-144363-00900

Client	City of Jonesboro				
Property Address	5713 E Nettleton Ave				
City	Jonesboro	County	Craighead	State	AR
Appraiser	Bob Gibson			Zip Code	72404

10/22/2019

ARCountyData.Com - Parcel Detail Report

Parcel Detail Report

Created: 10/22/2019 12:53:37 PM

Basic Information	
Parcel Number:	01-144363-00900
County Name:	Craighead County
Property Address:	CITY OF JONESBORO E NETTLETON AVE JONESBORO, AR
Mailing Address:	CITY OF JONESBORO 300 S CHURCH ST JONESBORO AR 72401
Collector's Mailing Address :	CORELOGIC PO BOX 9202 COPPELL, TX 75019
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	36-14-04
Lot/Block:	3/
Subdivision:	ROBERTSON SUB REPLAT
Legal Description:	REPLAT ROBERTSON SUB DIV OF SW 36-14-4 100X160
School District:	NE JB NETTLETON CITY
Improvement Districts:	DRAINAGE DISTRICT 20
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

Land Information						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
RESHS	1 lots [0 sqft]	0	0	0	0	

Valuation Information			
Entry		Appraised	Assessed
Land:		5,000	1,000
Improvements:		0	0
Total Value:		5,000	1,000
Taxable Value:			1,000
Millage:			0.04805
Estimated Taxes:			\$48.05
Assessment Year:			2018

Tax Information				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2018</u>	Current	\$50.06	-\$50.06	\$0.00
<u>2017</u>	Current	\$50.06	-\$50.06	\$0.00
<u>2016</u>	Current	\$50.06	-\$50.06	\$0.00

Receipts							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>9394</u>	Current	2018	4/17/2019	\$0.00	\$355,734.99	\$0.00	\$355,734.99
<u>10575</u>	Current	2017	5/1/2018	\$0.00	\$25,956.60	\$0.00	\$25,956.60
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Sales History							
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10/5/2001	10/5/2001	42,000	MAXWELL	COLEMAN	614	111	
10/5/2001	10/5/2001	42,000	MAXWELL	COLEMAN	614	109	
9/20/1984	9/20/1984	0	MAXWELL	MAXWELL		980	QCD(QUIT CLAIM DEED)

City of Jonesboro - Page 1

Client	City of Jonesboro			
Property Address	5713 E Nettleton Ave			
City	Jonesboro	County	Craighead	State AR Zip Code 72404
Appraiser	Bob Gibson			



City of Jonesboro

Signature Copy

Resolution: R-EN-120-2019

2019R-019611

JONESBORO DISTRICT
 CRAIGHEAD COUNTY, ARKANSAS
 CANDACE EDWARDS, CLERK & RECORDER
 09/24/2019 09:56:03 AM
 FEE: 35.00
 PAGES: 5
 TRAMAINÉ MCDONALD

File Number: RES-19:121

Enactment Number: R-EN-120-2019

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE WARRANTY DEED RESTRICTION FOR 5713 E. NETTLETON AVENUE, JONESBORO, ARKANSAS ACQUIRED WITH FLOOD MITIGATION ASSISTANCE GRANT FUNDS

WHEREAS, the City of Jonesboro, Arkansas, entered into an agreement with Arkansas Natural Resources Commission (ARNC) for a Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance Grant for the acquisition and demolition of 5713 E. Nettleton Avenue; and,

WHEREAS, the City of Jonesboro has acquired property using the FEMA Flood Mitigation Assistance Grant funds; and,

WHEREAS, the terms of the grant restricts the use of property to open space, in perpetuity, in order to protect and preserve natural floodplain values; and,

WHEREAS, to satisfy the grant, the City of Jonesboro must execute Warranty Deed Restriction for this property.

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

Section 1. The Mayor and City Clerk are hereby authorized to execute the Warranty Deed Restriction for 5713 E. Nettleton Avenue as required by FEMA Flood Mitigation Assistance Grant agreement.

PASSED AND APPROVED THIS 17TH DAY OF SEPTEMBER, 2019.


 Harold Perrin, Mayor

Date 8-19-19



ATTEST: 
 Donna Jackson, City Clerk

Date 9/19/19



City of Jonesboro - Page 2

Client	City of Jonesboro				
Property Address	5713 E Nettleton Ave				
City	Jonesboro	County	Craighead	State	AR Zip Code 72404
Appraiser	Bob Gibson				



P.O. Box 1845 _ 300 S. Church St.
Jonesboro, AR 72403
Phone: (870) 932-2438

In reference to the "Property" [5713 E. Nettleton Ave.], conveyed by the Deed between "Property Owner" [Keith & Amanda Arnoult], participating in the federally-assisted acquisition project ("the Grantor") Arkansas Natural Resources Commission [ANRC], ("the Grantee") City of Jonesboro, its successors and assigns:

WHEREAS, the Flood Mitigation Assistance Program, as authorized in the National Flood Insurance Reform Act of 1994, Sections 1366 and 1367, (42 USC §§ 4104c, 4104d), identifies the use of FMA funds for planning and carrying out activities designed to reduce the risk of flood damage to structures insurable under the National Flood Insurance Program;

WHEREAS, the mitigation grant program provides a process for a local government, through the State, to apply for federal funds for mitigation assistance to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity;

Whereas, Arkansas Natural Resources Commission has applied for and been awarded such funding from the Department of Homeland Security, Federal Emergency Management Agency and has entered into a mitigation grant program Grant Agreement dated August 14, 2017 with FEMA and herein incorporated by reference; making it a mitigation grant program grantee.

Whereas, the Property is located in the City of Jonesboro, Arkansas, and the City of Jonesboro participates in the National Flood Insurance Program and is in good standing with NFIP as of the date of the Deed;

Whereas, the City of Jonesboro acting by and through the City of Jonesboro City Council, has applied for and been awarded federal funds pursuant to an agreement with Arkansas Natural Resources Commission dated August 14, 2017, Project Number FMA-PJ-06-AR-2017-006 and herein incorporated by reference, making it a mitigation grant program sub-grantee;

WHEREAS, the terms of the mitigation grant program statutory authorities, Federal program requirements consistent with 44 C.F.R. Part 80, the Grant Agreement, and the State-local Agreement require that the Grantee agree to conditions that restrict the use of the land to open space in perpetuity in order to protect and preserve natural floodplain values;

Now, therefore, the grant is made subject to the following terms and conditions:

1. Terms. Pursuant to the terms of the Flood Mitigation Assistance Grant program statutory authorities, Federal program requirements consistent with 44 C.F.R. Part 80, the Grant Agreement, and the State - local Agreement, the following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed and acquired by the Grantee pursuant to FEMA program requirements concerning the acquisition of property for open space:

City of Jonesboro - Page 3

Client	City of Jonesboro				
Property Address	5713 E Nettleton Ave				
City	Jonesboro	County	Craighead	State	AR Zip Code 72404
Appraiser	Bob Gibson				

a. **Compatible uses.** The Property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions. Such uses may include: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved, unpaved parking lots; buffer zones; and other uses consistent with FEMA guidance for open space acquisition, Hazard Mitigation Assistance, Requirements for Property Acquisition and Relocation for Open Space.

b. **Structures.** No new structures or improvements shall be erected on the Property other than:

i. A public facility that is open on all sides and functionally related to a designated open space or recreational use;

ii. A public rest room; or

iii. A structure that is compatible with open space and conserves the natural function of the floodplain, including the uses described in Paragraph 1.a., above, and approved by the FEMA Administrator in writing before construction of the structure begins.

Any improvements on the Property shall be in accordance with proper floodplain management policies and practices. Structures built on the Property according to paragraph b. of this section shall be floodproofed or elevated to at least the base flood level plus 1 foot of freeboard, or greater, if required by FEMA, or if required by any State, Tribal, or local ordinance, and in accordance with criteria established by the FEMA Administrator.

c. **Disaster Assistance and Flood Insurance.** No Federal entity or source may provide disaster assistance for any purpose with respect to the Property, nor may any application for such assistance be made to any Federal entity or source. The Property is not eligible for coverage under the NFIP for damage to structures on the property occurring after the date of the property settlement, except for pre-existing structures being relocated off the property as a result of the project.

d. **Transfer.** The Grantee, including successors in interest, shall convey any interest in the Property only if the FEMA Regional Administrator, through the State, gives prior written approval of the transferee in accordance with this paragraph.

i. The request by the Grantee, through the State, to the FEMA Regional Administrator must include a signed statement from the proposed transferee that it acknowledges and agrees to be bound by the terms of this section, and documentation of its status as a qualified conservation organization if applicable.

ii. The Grantee may convey a property interest only to a public entity or to a qualified conservation organization. However, the Grantee may convey an easement or lease to a private individual or entity for purposes compatible with the uses described in paragraph (a), of this section, with the prior approval of the FEMA Regional Administrator, and so long as the conveyance does not include authority to control and enforce the terms and conditions of this section.

City of Jonesboro - Page 4

Client	City of Jonesboro				
Property Address	5713 E Nettleton Ave				
City	Jonesboro	County	Craighead	State	AR Zip Code 72404
Appraiser	Bob Gibson				

iii. If title to the Property is transferred to a public entity other than one with a conservation mission, it must be conveyed subject to a conservation easement that shall be recorded with the deed and shall incorporate all terms and conditions set forth in this section, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

a) The Grantee shall convey, in accordance with this paragraph, a conservation easement to an entity other than the title holder, which shall be recorded with the deed, or

b) At the time of title transfer, the Grantee shall retain such conservation easement, and record it with the deed.

iv. Conveyance of any property interest must reference and incorporate the original deed restrictions providing notice of the conditions in this section and must incorporate a provision for the property interest to revert to the State, Tribe, or local government in the event that the transferee ceases to exist or loses its eligible status under this section.

2. Inspection. FEMA, its representatives and assigns including the state or tribe shall have the right to enter upon the Property, at reasonable times and with reasonable notice, for the purpose of inspecting the Property to ensure compliance with the terms of this part, the Property conveyance and of the grant award.

3. Monitoring and Reporting. Every three years on [date], the Grantee (mitigation grant program sub-grantee), in coordination with any current successor in interest, shall submit through the State to the FEMA Regional Administrator a report certifying that the Grantee has inspected the Property within the month preceding the report, and that the Property continues to be maintained consistent with the provisions of 44 C.F.R. Part 80, the property conveyance, and the grant award.

4. Enforcement. The Grantee (mitigation grant program sub-grantee), the State, FEMA, and their respective representatives, successors and assigns, are responsible for taking measures to bring the Property back into compliance if the Property is not maintained according to the terms of 44 C.F.R. Part 80, the property conveyance, and the grant award. The relative rights and responsibilities of FEMA, the State, the Grantee, and subsequent holders of the property interest at the time of enforcement, shall include the following:

a. The State will notify the Grantee and any current holder of the property interest in writing and advise them that they have 60 days to correct the violation.

i. If the Grantee or any current holder of the property interest fails to demonstrate a good faith effort to come into compliance with the terms of the grant within the 60-day period, the State shall enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to bringing an action at law or in equity in a court of competent jurisdiction.

ii. FEMA, its representatives, and assignees may enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to 1 or more of the following:

City of Jonesboro - Page 5

Client	City of Jonesboro				
Property Address	5713 E Nettleton Ave				
City	Jonesboro	County	Craighead	State	AR Zip Code 72404
Appraiser	Bob Gibson				

a) Withholding FEMA mitigation awards or assistance from the State or Tribe, and Grantee; and current holder of the property interest.

b) Requiring transfer of title. The Grantee or the current holder of the property interest shall bear the costs of bringing the Property back into compliance with the terms of the grant; or


c) Bringing an action at law or in equity in a court of competent jurisdiction against any or all of the following parties: the State, the Tribe, the local community, and their respective successors.

5. Amendment. This agreement may be amended upon signatures of FEMA, the state, and the Grantee only to the extent that such amendment does not affect the fundamental and statutory purposes underlying the agreement.

6. Severability. Should any provision of this grant or the application thereof to any person or circumstance be found to be invalid or unenforceable, the rest and remainder of the provisions of this grant and their application shall not be affected and shall remain valid and enforceable.

Grantor's Signature  Date 16 August 2019

Grantor's Name (printed or typed) Bruce Holland, Director, Arkansas Natural Resources Commission,
A Division of the Arkansas Department of Agriculture

Grantee's Signature  Date 8-18-19

Grantee's Name/Title (printed or typed) City of Jonesboro, Arkansas by: Mayor Harold Perrin

Attest Signature  Date 9/19/19

Attest Name/Title (printed or typed) Donna Jackson (Jonesboro City Clerk)

ENVIRONMENTAL ADDENDUM
APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

Client	City of Jonesboro		
Address	5713 E Nettleton Ave		
City	Jonesboro	County	Craighead
Appraiser	Bob Gibson	State	AR
		Zip code	72404

* **Apparent** is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments _____

SANITARY WASTE DISPOSAL

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments _____

SOIL CONTAMINANTS

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments _____

ASBESTOS

- N/A All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- N/A The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- N/A The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments _____

PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments _____

RADON

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments _____

USTs (UNDERGROUND STORAGE TANKS)

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments _____

NEARBY HAZARDOUS WASTE SITES

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments _____

UREA FORMALDEHYDE (UFFI) INSULATION

- N/A All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- N/A The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- N/A The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments _____

LEAD PAINT

- N/A All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- N/A The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- N/A The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments _____

AIR POLLUTION

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments _____

WETLANDS/FLOOD PLAINS

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments _____

MISCELLANEOUS ENVIRONMENTAL HAZARDS

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
 - Excess Noise _____
 - Radiation + Electromagnetic Radiation _____
 - Light Pollution _____
 - Waste Heat _____
 - Acid Mine Drainage _____
 - Agricultural Pollution _____
 - Geological Hazards _____
 - Nearby Hazardous Property _____
 - Infectious Medical Wastes _____
 - Pesticides _____
 - Others (Chemical Storage + Storage Drums, Pipelines, etc.) _____
- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Bob Gibson Appraisal Service

Client	City of Jonesboro			
Property Address	5713 E Nettleton Ave			
City	Jonesboro	County	Craighead	State AR Zip Code 72404
Appraiser	Bob Gibson			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to MLS _____ the subject property:
- has not been offered for sale in the past: 30 days 1 year 3 years.
 - is currently offered for sale for \$ _____.
 - was offered for sale within the past: 30 days 1 year 3 years for \$ _____.
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

- According to Craighead County Tax Records _____ the subject property:
- Has not transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
 - Has transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
 - All prior sales which have occurred in the past 3 years are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.
- | Date | Sales Price | Document # | Seller | Buyer |
|------------|-------------|----------------|-----------------------|-------------------|
| 07/31/2019 | | 0 2019R-015656 | Keith & Amanda Arnout | City of Jonesboro |
| | | | | |
| | | | | |

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
 - Subject property is located in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel # | Map Date | Name of Community |
|------|------------------|------------|------------------------------|
| AE | 05031C0153C | 09/27/1991 | Jonesboro / Craighead County |
- The community does not participate in the National Flood Insurance Program.
 - The community does participate in the National Flood Insurance Program.
 - It is covered by a regular program.
 - It is covered by an emergency program.

CURRENT SALES CONTRACT

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____.
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: _____
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

4-6 months is considered a reasonable marketing period for the subject property based on MLS data, appraiser's knowledge of the local market and discussions with brokers and agents.

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:


- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature  _____

Appraiser's Name (print) Bob Gibson _____

State AR License Certification # CG0247 _____

Effective Date October 16, 2019 _____ Date Prepared October 22, 2019 _____

Phone # (870) 932-5206 _____ Tax ID # 71-0792672 _____



CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
 - has not inspected the exterior of the subject property and all comparable sales listed in the report.
 - has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____

Co-Signing Appraiser's Name (print) _____ Phone # _____

State _____ License Certification # _____ Tax ID # _____

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 5713 E Nettleton Ave, Jonesboro, AR 72404

APPRAISER:

Signature: 
 Name: Bob Gibson
 Date Signed: October 22, 2019
 State Certification #: CG0247
 or State License #: _____
 State: AR
 Expiration Date of Certification or License: 06/30/2020



SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us an any time if you have any questions about the confidentiality of the information that you provide to us.

**QUALIFICATIONS OF
BOB L. GIBSON**

POSITION: Real Estate Appraiser/Consultant, 420 W. Jefferson, Jonesboro, AR, 72401 Telephone: (870) 932-5206

PROFESSIONAL EXPERIENCE:

Chief Appraiser for Home Federal Savings. 1965 to 1975, Fee Appraiser for area financial and real estate concerns, 1965 to 1980

President of H.S.C. Service Corporation. Developed three (3) Subdivisions, constructed single-family homes, one hotel, and numerous condominium from 1975 to 1990

EDUCATION: B.S. Degree in Business Administration and Minor in Economics from Arkansas State University in 1965
Graduate of School of Savings & Loans at University of Indiana, Bloomington, Indiana, 1979 to 1982
U.S. League of Savings Associations Appraised Study Course, 1965
Principles of Real Estate Appraising-1968 Audit, Arkansas State University
National Association of Independent Fee Appraisers, Principles of Residential Real Estate, 1990
NAIF Income Property Appraising, 1990
Marshall and Swifts Valuation Guides Seminar - Residential and Commercial Cost Approach, 1990
The Appraisal Institute - Real Estate Appraisal Methods, 1991
Uniform Standards of Professional Appraisal Practice, 1991
Techniques of Income Property Appraising 1991
Uniform Residential Appraisal Report Seminar, IFA, Jonesboro, AR 1993
FIRREA: Overview and Practical Application Seminar, IFA, Jonesboro, AR 1994
American Disabilities Act Seminar, I.F.A., Jonesboro, AR 1993
HUD Guidelines - Lender Selection of the Appraiser, I.F.A., Little Rock, AR 1994 - Member of Lender Appraiser Selection Roster, HUD, Little Rock, AR
Appraiser Accountability & Legal Liabilities Seminar, Arkansas Appraisal Foundation, Little Rock, AR 1995
Standards of Professional Practice, I.F.A., Jonesboro, AR 1996
HUD/FHA Appraiser Training, HUD/FHA, Hot Springs, AR 1996
Legal Journal, West Memphis, AR 1998
Principles of Condemnation, San Antonio, TX 1999
Arkansas Appraisal Board Annual Meeting, Little Rock, AR 2000
USPAP, Kelton Schools, Jonesboro, AR, 2000
USPAP Update, RCI, Jonesboro, AR 2003
USPAP, Lincoln Graduate Center, San Antonio TX 2004
Fannie Mae Underwriting, NEA Mortgage Bankers, Jonesboro AR 2004
Day with the Board, Little Rock AR 2004
Day with the Board, Little Rock AR 2005
Day with the Board, Little Rock AR 2006
USPAP Update, RCI, Jonesboro, AR 2006
Effective Communications in Appraisal Practice, RCI, Jonesboro, AR 2006
Day with the Board, Little Rock AR 2007
USPAP Update, RCI, Jonesboro, AR 2008
Mortgage Fraud, RCI, Jonesboro AR 2008
Day with the Board, Little Rock AR 2008
USPAP, RCI, Russellville AR 2009
Basic Income Capitalization, RCI, Russellville AR 2009
Report Writing, RCI, Russellville, AR 2009
USPAP Update, RCI, Jonesboro AR 2010
USPAP Update, RCI, Jonesboro AR 2012
Effective Communications in Appraisal Practice, RCI, Jonesboro AR 2012
Appraising FHA Today, McKissock.com, January 2012
Construction Details and Trends, McKissock.com 2012
Land and Site Valuation, McKissock.com, January 2014
Even Odder – More Oddball Appraisals, McKissock.com, January 2014
National USPAP (2014-15) 7-hour update, RCI, Jonesboro, AR 2014
Valuation of Green Buildings, Background & Competency, RCI, Jonesboro, AR 2014
National USPAP (2016-17) 7-hour update, RCI, Jonesboro, AR 2016
Appraisal of Owner-Occupied Commercial Properties, McKissock.com, March 2016
Expanding Professional Horizons, Undertaking New & Unusual Assignments, 7 hours, Jonesboro, AR 2016
National USPAP (2018-19) 7-hour update, RCI, Jonesboro, AR 2018
Better Safe Than Sorry, RCI, 7 hours, Jonesboro, AR 2018
Appraisal of Self-Storage Facilities, McKissock.com, June 2018

PROFESSIONAL MEMBERSHIP:

Charter Member of National Society of Environmental Consultants
Master Senior Appraisers (MSA), National Association of Master Appraisers

CERTIFICATION AND DESIGNATION:

State Certified Residential Appraiser #CG0247, December 28, 1991
State Certified General Appraiser #CG0247, January 6, 1992