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The Beebe News **CLASSIFIEDS!** Deadline for the week is Monday at 3 p.m. Call 501-882-5414 to place your ad.

# Classifieds

## NOTICE

If you have an old flat screen tv- working or not - that you want to give away - please call Christian at The Beebe News. Thank you! 501-882-5414. Leave message and I will return your call. Thank you!

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## LEGAL NOTICES

ORDINANCE NO. 2024 - 24

### AN ORDINANCE AMENDING THE CITY OF BEEBE LAND DEVELOPMENT AND SUBDIVISION CODE TO INCLUDE THE SUBMISSION, APPROVAL AND FILING OF A BILL OF ASSURANCE PRIOR TO OR IN CONNECTION WITH THE APPROVAL AND FILING OF THE FINAL PLAT, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES.

WHEREAS, on or about August 22, 2023, the City Council for the City of Beebe, Arkansas, (the "City Council") adopted Ordinance 2023-26, as subsequently amended by Ordinance 2023-28 and Ordinance 2024-21, which adopted a new Land Development & Subdivision Code for the City of Beebe, Arkansas, (the "City"); and,

WHEREAS, the City Council desires to revise and amend the Land Development & Subdivision Code to require that the developer or subdivider submit a bill of assurance for approval prior to the final plat approval to be filed with the final plat.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BEEBE, ARKANSAS:

**Section 1.** The following subsections of ARTICLE V. PROCEDURE, Section 3. Final Plat, of the Land Development and Subdivision Code are amended to read as follows:

#### 3.1 Submission Requirements

(2) The final plat and other documents as specified in Article VI, Sections 2 and 3.

#### 3.4 Recording

Upon approval of the Final Plat and Bill of Assurance and acceptance of the public dedications, the Planning Commission shall cause the Final Plat and Bill of Assurance to be recorded in the Office of the Circuit Clerk and Recorder of White County, Arkansas. The subdivider shall pay all fees in connection with the recording of said Final Plat and Bill of Assurance.

The Final Plat and Bill of Assurance shall be filed in the Office of the Circuit Clerk within six (6) months after approval by the Planning Commission; and if not filed within such time, said approval shall be considered as having been abandoned.

Upon recording the Final Plat, the City shall retain the original tracing and one copy for the Planning Commission's files, one copy shall be forwarded to the Tax Assessor and two copies shall be returned to the subdivider.

The developer or subdivider must provide proof of filing to the Planning Commission.

**Section 2.** ARTICLE V. PROCEDURE, Section 2. Final Plat of the Land Development and Subdivision Code is amended to add the following subsection:

(18) A Bill of Assurance approved by the Planning Commission

**Section 2.** ARTICLE V. PROCEDURE, of the Land Development and Subdivision Code is amended to add the following section:

#### Section 3. Bill of Assurance

The Bill of Assurance required in Section 2, Final Plat, subsection (18) shall be submitted to the Planning Commission for review and approval at least ninety (90) days prior to the submission of the Final Plat and must be approved by the Planning Commission prior to submission of the Final Plat. The Bill of Assurance shall include but is not necessarily limited to the following: offering dedication of streets, alleys and other lands as may be accepted by the City; establishing easements; setting forth privileges and conditions pertaining to the use of the land included within the subdivision; setting forth restrictive covenants; and setting forth procedures by which amendments to the Bill of Assurance can be made. The Bill of Assurance shall contain reference to the approval of the Final Plat.

The developer shall create such legal entities as appropriate to undertake and be responsible for the ownership, operation, construction, and maintenance of private roads, parking areas, common usable open space, community facilities, recreation areas, buildings, lighting security measures, and similar common elements ("Common Owned Facilities"). If Common Owned Facilities are to be deeded to a homeowner's association or any other such legal entity, the developer shall provide for the creation of same in the Bill of Assurance and shall adhere to the following:

- (1) The homeowner's association or other legal entity created must be legally established before building permits are granted.
- (2) Membership/participation in the homeowner's association or other legal entity created and payment of fees associated therewith must be mandatory for each property buyer and successive buyer in perpetuity unless allowed to be discharged by the City of Beebe.
- (3) Any open space restrictions must be made permanent though a deed restriction.
- (4) The homeowner's association or other legal entity created must be responsible for the maintenance of all Common Owned Facilities covered by the Bill of Assurance and for all liability, taxes, and other assessments.
- (5) Homeowners/property owners must pay their pro-rata share of the initial cost and on-going maintenance, and the maintenance assessment levied by the homeowner's association or other legal entity created and must be stipulated as a potential lien on the property if not paid.
- (6) The homeowner's association or other legal entity created must be able to adjust the assessment to meet changed needs.

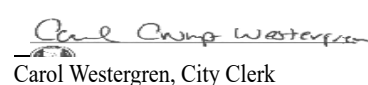
**Section 3.** In the event any title, section, paragraph, item, sentence, clause, phrase or word of this Ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the Ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally part of this Ordinance.

**Section 4-Emergency Clause.** The regulation and preservation of property uses and values in accordance with a comprehensive plan and the continuing utilization of lands within the City, of Beebe in accordance therewith being necessary for the preservation of the public peace, health, safety, and welfare, an emergency is hereby declared, and this Ordinance shall be in full force and effect from and after its passage.

PASSED AND ADOPTED this 16 day of December 2024.

  
Mike Robertson, Mayor

ATTEST:

  
Carol Westergren, City Clerk

This publication paid for by the City of Beebe at a cost of \$969.00

The Housing Authority of the City of Beebe

### NOTICE OF INVITATION FOR BID

Project No. AR106-2024-4

Parking Lot/Sidewalk Project- Beebe, AR

AGENCY CONTACT PERSON: Barbara Burton, Executive Director Telephone: 501-882-5151

HOW TO OBTAIN THE BID DOCUMENTS OR QUESTIONS REGARDING THIS BID Email: bbha106@sbcglobal.net

DEADLINE TO SUBMIT BIDS & BID OPENING IS JANUARY 9TH, 2025 AT 11:00AM NON-MANDATORY WALK THROUGH JANUARY 6TH, 2025 AT 11:00AM.

BID PROPOSAL SUBMITTAL: Return to Email: bbha106@sbcglobal.net or Mail and drop off 836 S. Apple St, Beebe, AR 72012.

Brief Description of Project: Install 7 new parking spaces, Permanent concrete sidewalk repair, replacement and new services at various locations throughout our properties. Add grate and concrete swale for drainage. Must be licensed, insurance and bonded.

If you have any questions, please contact the office at 836 S. Apple St, Beebe, AR 72012. Office hours are Monday thru Thursday, 8:00am to 4:00pm.

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**Bond CONSULTING ENGINEERS** SURVEYORS

BOND CONSULTING ENGINEERS, in Jacksonville, is looking for a REGISTERED LAND SURVEYOR Experience with EDM/GPS/DATA COLLECTOR preferred and crew management required. Pay commensurate with experience. Responsibilities include boundary, topographic and GIS surveys, as well as construction layout. Benefits include: Medical, dental, vision and life insurance, paid vacation and personal time. Email resumé to: lbrown@bondce.com

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- Stay protected
- Vaccinate on time

healthy.arkansas.gov

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Experience with reading plans and understanding project specifications required. Ability to work with contractors, clients and office staff to ensure the highest quality project completion. Pay commensurate w/ experience.

Responsibilities include boundary, topographic and GIS surveys, as well as construction layout. Benefits include medical, dental, vision and life insurance, paid vacation and personal time. Email resume to lbrown@bondce.com

**Bond CONSULTING ENGINEERS**

**CODE ENFORCEMENT OFFICER:**

Inspects existing residential and commercial buildings to determine compliance with city ordinance standards. Performs field inspections and enforces municipal code provisions and land use laws pertaining to public welfare, safety, public nuisance, property maintenance and structure design. Explains regulations relating to municipal code provisions to the public; performs related work as assigned.

**PRINT APPLICATION PACKETS ONLINE AT** www.cityofjacksonville.net, return applications with a copy of your valid drivers license via email to hr@cityofjacksonville.net, fax to 501-982-4670 or drop it off at City Hall.

**Jacksonville** County High

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**GET RID OF NUISANCE SQUIRRELS** OMBCA Registered Squirrel Dog Champion Bloodline, 7 Months Old. (Original Mtn. Cur Breeders Assoc.)



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