



City of Farmington  
354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

**SPECIAL CITY COUNCIL AGENDA**  
**April 29, 2013**

A special meeting of the Farmington City Council will be held on  
Monday, April 29, 2013 at 5:30 p.m.  
City Hall  
354 W. Main Street, Farmington, Arkansas.

1. Call to Order – Mayor Ernie Penn
2. Roll Call – City Clerk Kelly Penn
3. Pledge of Allegiance
4. Request approval for purchase of commercial building at 175 Cimarron and adjoining property.



354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

To: Farmington City Council  
From: Mayor Ernie L. Penn  
Re: Purchase of commercial building and lot for relocation of City Library  
Request: \$200,000 from reserves for purchase and associated costs

We have a great opportunity to purchase the commercial building at 175 Cimarron Pl (across street from Post Office) and the adjoining commercial lot. This would allow the library to move into a much more modern building that is larger in size and in a much better location for the citizens of Farmington to access our library services. Following is a list of items to consider:

- The building is of excellent quality construction and can be retro fitted to utilize all of the square footage for the library.
- The library has money set aside in an account that can be used for making the necessary improvements to the interior.
- The City of Farmington will own the building and do all of the required maintenance on the building in the future.
- The library will continue to pay utilities from their budget as they do now in the old city hall building on Rheas Mill Rd.
- The current library building (old City hall) can be either converted for other city services or sold.
- The purchase price of the building and the additional lot would be \$330,000
- The Friends of the library will provide a donation of \$150,000 for the purchase of the property
- The net cost of the property to the City of Farmington would be **\$180,000**
- The building is 4100 sq. ft. in size located on a 1.97 acre lot with a current assessed value of \$437,450
- The building was constructed in 2006 and is all brick with metal roof
- The extra lot located to the west of the building is .81 acres in size with a current assessed value of \$127,000

**Total County Assessed appraisal value of both properties: \$564,450**

Approval of this request by the City Council will be subject to the following:

1. Approval of the purchase by Farmington Library Board
2. \$150,000 donation by the Friends of the Library to the City of Farmington for the purchase of the property

An aerial image of the building is attached so that you can see the exact location of the building and adjacent lot. Also the assessor's records for the property and several photos of the inside and outside of the building are included. If you have questions or concerns about this item please call me or Melissa.

I request approval by the City Council.



← Proposed library building

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Parcel Number: **760-02242-004** Prev. Parcel Number: **760-02242-003/02241-000** Type: **CI**  
 Location: **175 W CIMARRON PL**  
 Owner Name: **PINKNEY HOLDING CO LLC**  
 Mailing Address: **1917 E OVERCREST FAYETTEVILLE AR 72703**  
 Lot: \_\_\_\_\_ Block: **003** S-T-R: **26-16-31**  
 Addition: **FARMINGTON COMMERCIAL CENTER PH I**  
 School District: **FARMINGTON SCH, FARM** Tax District: **061**  
 City: **FARMINGTON**  
 Legal: **PT BLK 3 AND BLK 4 1.97 A**  
 Current Year A79 Credit Status: **V**

	Appraised Value	Taxable Value
Land	167,450	33,490
Improvement	270,000	54,000
Total	437,450	87,490

Tax History

Year	Taxable Value	Ad Valorem Tax	Imp. Dist. Tax	Timber Tax	Voluntary Tax	A79 Credit Status	A79	Net Total Tax	Total Tax Paid	Payment Status
2012	87,490	\$4,689.46	\$0.00	\$0.00	\$0.00	\$0.00	VF	\$4,689.46	\$0.00	
2011	83,800	\$4,491.68	\$0.00	\$0.00	\$0.00	\$0.00	VF	\$4,491.68	\$4,491.68	PAID
2010	83,800	\$4,533.58	\$0.00	\$0.00	\$0.00	\$0.00	V	\$4,533.58	\$4,533.58	PAID
2009	116,920	\$6,325.37	\$0.00	\$0.00	\$0.00	\$0.00	VF	\$6,325.37	\$6,325.37	PAID
2008	116,920	\$6,313.68	\$0.00	\$0.00	\$0.00	\$0.00	V	\$6,313.68	\$6,313.68	PAID

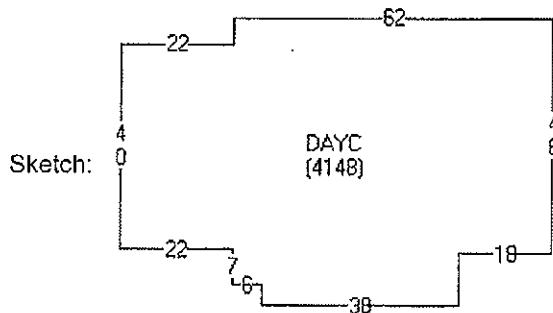
Available Tax Payment Receipt(s)

Year	Receipt #	Payment Date	Ad Valorem Tax	Imp. Dist. Tax	Timber Tax	Voluntary Tax	Penalty Tax	Payment
2011	60280	10/05/2012	\$4,491.68	\$0.00	\$0.00	\$0.00	\$0.00	\$4,491.68
2010	56974	10/05/2011	\$4,533.58	\$0.00	\$0.00	\$0.00	\$0.00	\$4,533.58
2009	54206	10/06/2010	\$6,325.37	\$0.00	\$0.00	\$0.00	\$0.00	\$6,325.37
2008	72860	10/15/2009	\$6,313.68	\$0.00	\$0.00	\$0.00	\$0.00	\$6,313.68

Deed History

Date	Deed Ref.	Grantee1	Grantee2	Deed Type	Sale Amount	Revenue Amount
7/22/2011	<u>2011-21700</u>	PINKNEY HOLDING CO LLC		QC	0	
		ENT 8/4/11 NO REV				
3/17/2010	<u>2010-7457</u>	BALTZ, RALPH P & CHARLOTTE E		CP	350,000	1155.00
		SBD 2010-7457 CD \$1155.00 REV (350M)				
12/10/2008	<u>2008-39669</u>	Y-SHOPPING CENTER INC		WD	365,000	1204.50
		SLB FOR 2008: 1.33 A FROM #003 AND 0.64 A FROM 760-02241-000 WITH ALL IMPS PINKLEY HOLDING COMPANY, LLC SLB 2008-39669 WD \$1204.50 REV (365M)				

Structure Number	Business Name	Year Constructed	Heated Area
<b>1</b>	<b>LIL' CARDINAL ACADEMY</b>	<b>2006</b>	<b>4148</b>
Grade	Condition	Story Height	Year Remodeled
			<b>03</b>



Out Buildings and Yard Improvements			
Qty	Description	Size	Quality
1	PAVING	6560	
1	PAVING	1920	
2	SIGNS, PLASTIC ILLUM.	30	
1	SIGN POSTS OR POLES	4x16	
9	LIGHTING		
1	SIGNS, PLASTIC ILLUM.	4	
1	CANOPIES	5x6	
1	CANOPIES	6x22	
2	SIGNS, PLASTIC ILLUM.	24	
8	LIGHTING	20	
1	FENCE, CHAINLINK	4x128	
1	PLAYGROUND EQUIPMENT		

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Parcel Number: 760-02241-000 Prev. Parcel Number: 01609/-001|01601/-10 Type: CV  
 Location: W CIMARRON PL  
 Owner Name: PINKNEY HOLDING COMPANY LLC  
 Mailing Address: PO Box 513 Pochontas AR 72455-0513  
 Lot: Block: 003 S-T-R: 26-16-31  
 Addition: FARMINGTON COMMERCIAL CENTER PH I  
 School District: FARMINGTON SCH, FARM Tax District: 061  
 City: FARMINGTON  
 Legal: PT BLOCK 3 0.81 A.  
 Current Year A79 Credit Status: N

	Appraised Value	Taxable Value
Land	127,000	24,682
Improvement	0	0
Total	127,000	24,682

Tax History

Year	Taxable Value	Ad Valorem Tax	Imp. Dist. Tax	Timber Tax	Voluntary Tax	A79 Credit Status	A79 Status	Net Total Tax	Total Tax Paid	Payment Status
2012	22,919	\$1,228.46	\$0.00	\$0.00	\$0.00	\$0.00	N	\$1,228.46	\$0.00	
2011	21,156	\$1,133.96	\$0.00	\$0.00	\$0.00	\$0.00	N	\$1,133.96	\$1,133.96	PAID
2010	19,393	\$1,049.16	\$0.00	\$0.00	\$0.00	\$0.00	N	\$1,049.16	\$1,049.16	PAID
2009	17,630	\$953.78	\$0.00	\$0.00	\$0.00	\$0.00	N	\$953.78	\$953.78	PAID
2008	17,630	\$952.02	\$0.00	\$0.00	\$0.00	\$0.00	N	\$952.02	\$952.02	PAID
2007	76,484	\$4,122.49	\$0.00	\$0.00	\$0.00	\$0.00	N	\$4,122.49	\$4,122.49	PAID
2006	2,213	\$122.60	\$0.00	\$0.00	\$0.00	\$0.00	N	\$122.60	\$122.60	PAID
2005	2,043	\$106.24	\$0.00	\$0.00	\$0.00	\$0.00	N	\$106.24	\$106.24	PAID
2004	1,873	\$98.26	\$0.00	\$0.00	\$0.00	\$0.00	N	\$98.26	\$98.26	PAID
2003	1,703	\$91.13	\$0.00	\$0.00	\$0.00	\$0.00		\$91.13	\$91.13	PAID
2002	1,572	\$76.26	\$0.00	\$0.00	\$0.00	\$0.00		\$76.26	\$76.26	PAID
2001	1,441	\$69.47	\$0.00	\$0.00	\$0.00	\$0.00		\$69.47	\$69.47	PAID
2000	1,310	\$56.40	\$0.00	\$0.00	\$0.00	\$0.00		\$56.40	\$56.40	PAID
1999	1,310	\$57.05	\$0.00	\$0.00	\$0.00	\$0.00		\$57.05	\$57.05	PAID
1998	1,310	\$57.18	\$0.00	\$0.00	\$0.00	\$0.00		\$57.18	\$57.18	PAID
1997	11,180	\$432.67	\$0.00	\$0.00	\$0.00	\$0.00		\$432.67	\$432.67	PAID

Available Tax Payment Receipt(s)

Year	Receipt #	Payment Date	Ad Valorem Tax	Imp. Dist. Tax	Timber Tax	Voluntary Tax	Penalty Tax	Payment
2011	60280	10/05/2012	\$1,133.96	\$0.00	\$0.00	\$0.00	\$0.00	\$1,133.96
2010	56972	10/05/2011	\$1,049.16	\$0.00	\$0.00	\$0.00	\$0.00	\$1,049.16
2009	54210	10/06/2010	\$953.78	\$0.00	\$0.00	\$0.00	\$0.00	\$953.78
2008	72854	10/15/2009	\$952.02	\$0.00	\$0.00	\$0.00	\$0.00	\$952.02
2007	44629	09/24/2008	\$4,122.49	\$0.00	\$0.00	\$0.00	\$0.00	\$4,122.49
2006	94373	9/28/2007	\$122.60	\$0.00	\$0.00	\$0.00	\$0.00	\$122.60
2005	93756	10/2/2006	\$106.24	\$0.00	\$0.00	\$0.00	\$0.00	\$106.24

2004	23840	4/29/2005	\$98.26	\$0.00	\$0.00	\$0.00	\$0.00	\$98.26
2003	66911	9/15/2004	\$91.13	\$0.00	\$0.00	\$0.00	\$0.00	\$91.13
2002	120009	10/14/2003	\$76.26	\$0.00	\$0.00	\$0.00	\$0.00	\$76.26
2001	71402	10/1/2002	\$69.47	\$0.00	\$0.00	\$0.00	\$0.00	\$69.47
2000	18655	10/15/2001	\$56.40	\$0.00	\$0.00	\$0.00	\$0.00	\$56.40
1999	11291	9/28/2000	\$57.05	\$0.00	\$0.00	\$0.00	\$0.00	\$57.05
1998	19231	10/16/1999	\$57.18	\$0.00	\$0.00	\$0.00	\$0.00	\$57.18

Deed History

Date	Deed Ref.	Grantee1	Grantee2	Deed Type	Sale Amount	Revenue Amount
4/26/2005	<u>2005-18275</u>	PINKNEY HOLDING COMPANY LLC		WD	180,000	594.00
SLB FOR 2008: 0.64 A TO 760-02242-004 Y-SHOPPING CENTER, INC WITH ALL IMPS LMB 2005-18275 WD \$594.00 REV (180M) INCLD'S #02242-003						
2/11/1993	<u>93-8019</u>	COMMERCIAL PROPERTIES, INC.		WD	0	0.00
LMB FOR 2004: 2.14A TO #002 FAIR PRICE PROPERTIES 2.06A TO #001 BROCK'S						

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Parcel Number: **760-02242-003** . Prev. Parcel Number: **760-02242-000** Type: **CV**  
 Location: **175 W CIMARRON PL**  
 Owner Name: **PINKNEY HOLDING COMPANY LLC**  
 Mailing Address: **PO Box 513 Pocahontas AR 72455-0513**  
 Lot: Block: **004** S-T-R: **26-16-31**  
 Addition: **FARMINGTON COMMERCIAL CENTER PH I**  
 School District: **FARMINGTON SCH, FARM** Tax District: **061**  
 City: **FARMINGTON**  
 Legal: **PT BLK 4 0.01 A**  
 Current Year A79 Credit Status: **N**

	Appraised Value	Taxable Value
Land	1,300	260
Improvement	0	0
Total	1,300	260

Tax History

Year	Taxable Value	Ad Valorem Tax	Imp. Dist. Tax	Timber Tax	Voluntary Tax	A79 Credit Status	A79	Net Total Tax	Total Tax Paid	Payment Status
2012	260	\$13.94	\$0.00	\$0.00	\$0.00	\$0.00	N	\$13.94	\$0.00	
2011	260	\$13.94	\$0.00	\$0.00	\$0.00	\$0.00	N	\$13.94	\$13.94	PAID
2010	242	\$13.09	\$0.00	\$0.00	\$0.00	\$0.00	N	\$13.09	\$13.09	PAID
2009	220	\$11.90	\$0.00	\$0.00	\$0.00	\$0.00	N	\$11.90	\$11.90	PAID
2008	220	\$11.88	\$0.00	\$0.00	\$0.00	\$0.00	N	\$11.88	\$11.88	PAID
2007	26,411	\$1,423.55	\$0.00	\$0.00	\$0.00	\$0.00	N	\$1,423.55	\$1,423.55	PAID
2006	24,010	\$1,330.15	\$0.00	\$0.00	\$0.00	\$0.00	N	\$1,330.15	\$1,330.15	PAID
2005	24,010	\$1,248.52	\$0.00	\$0.00	\$0.00	\$0.00	N	\$1,248.52	\$1,248.52	PAID

Available Tax Payment Receipt(s)

Year	Receipt #	Payment Date	Ad Valorem Tax	Imp. Dist. Tax	Timber Tax	Voluntary Tax	Penalty Tax	Payment
2011	60280	10/05/2012	\$13.94	\$0.00	\$0.00	\$0.00	\$0.00	\$13.94
2010	56972	10/05/2011	\$13.09	\$0.00	\$0.00	\$0.00	\$0.00	\$13.09
2009	54210	10/06/2010	\$11.90	\$0.00	\$0.00	\$0.00	\$0.00	\$11.90
2008	72854	10/15/2009	\$11.88	\$0.00	\$0.00	\$0.00	\$0.00	\$11.88
2007	44629	09/24/2008	\$1,423.55	\$0.00	\$0.00	\$0.00	\$0.00	\$1,423.55
2006	94374	9/28/2007	\$1,330.15	\$0.00	\$0.00	\$0.00	\$0.00	\$1,330.15
2005	93757	10/2/2006	\$1,248.52	\$0.00	\$0.00	\$0.00	\$0.00	\$1,248.52

Deed History

Date	Deed Ref.	Grantee1	Grantee2	Deed Type	Sale Amount	Revenue Amount
4/26/2005	<u>2005-18275</u>	PINKNEY HOLDING COMPANY, LLC		WD	180,000	594.00

SLB FOR 2008: 1.33 A TO #004 Y-SHOPPING CENTER, INC LMB FOR 2005: 1.34 A FROM #000 COMMERCIAL PROPERTIES, INC. LMB 2005-18275 WD \$594.00 REV (180M) INCLD'S #02241

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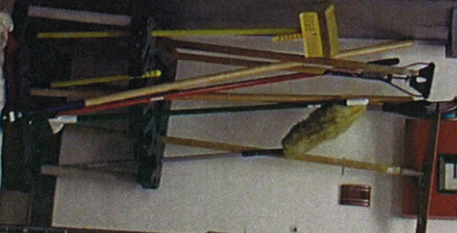








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