

AN ORDINANCE AMENDING ARTICLE 5 OF THE STORMWATER MANAGEMENT REGULATIONS

WHEREAS, the City Council adopted the Stormwater Management Regulations on December 18, 2008 (ORD-08:099);

WHEREAS, the Stormwater Management Board desires to amend Article 5 – 5.0 Maintenance Agreement of the Stormwater Management Regulations;

WHEREAS, a maintenance agreement assures perpetual maintenance of stormwater management improvements and drainage easements to be dedicated to the City shall be agreed upon by the City and the Developer prior to approval of the final plat.

WHEREAS, a maintenance agreement does not need to be recorded by the County on a separate document from the plat for applicable developments

WHEREAS, in-lieu of filing a Maintenance Agreement separately from the recorded plat, the following acknowledgement will be noted on pertinent submitted plats, as shown below:

**ACKNOWLEDGEMENT OF MAINTENANCE AGREEMENT**

**I hereby acknowledge that I have read and understood the entire Maintenance Agreement and I agree to all of the terms.**

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**Signature of Developer**

WHEREAS, for convenience and economical purposes, the SWMB recommends that the Maintenance Agreement for applicable developments be referenced by this Ordinance

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

Section 1. That ORD-08:099 passed and approved by the City Council on December 18, 2008 be hereby amended.

Section 2. That the following Article 5 – 5.0 Maintenance Agreement reference the following:

**MAINTENANCE AGREEMENT  
FOR STORMWATER MANAGEMENT FACILITIES**

In accordance with Section 112-157 of the Jonesboro Municipal Code, this agreement is made by and between the City of Jonesboro, an Arkansas municipal corporation, hereinafter called the “City” and the Developer, as define in the Stormwater Drainage Design Manual.

WITNESSTH, that:

WHEREAS, the Developer is proceeding to build on and develop the property in accordance with the Stormwater Management Plan (the “Plan”) approved by the City and the recorded plat (the “Plat”) for a

Development, as defined in the Stormwater Drainage Design Manual, will be recorded in the records of Craighead County, Arkansas.

WHEREAS, the City and the Developer, its successors and assigns, including any homeowner association, agree that the health, safety, and welfare of the residents of the City of Jonesboro, Arkansas require that on-site stormwater runoff management facilities be constructed and maintained on the property.

WHEREAS, the City requires that on-site stormwater runoff management facilities as shown on the plan be constructed and adequately maintained by the Developer, its successors and assigns, including any homeowner association.

WHEREAS, adequate maintenance is defined herein as the general upkeep of the facilities, specifically the mowing and trimming of grasses or other vegetative cover and the removal of litter and other minor debris that could impact the functionality of the facility or that would otherwise be considered unsightly or a nuisance.

WHEREAS, the City of Jonesboro shall be responsible, after construction and final acceptance of the development, for the operation and long-term maintenance of all drainage structures and improved watercourses which are part of the City of Jonesboro Stormwater Management System and which are not constructed and maintained by or under the jurisdiction of any State or Federal agency.

WHEREAS, Long-term maintenance is defined herein as the removal of sediment deposits, re-grading or shaping of embankments, drainage channels, and detention areas, and the repair or replacement of piping networks, and other underground drainage structures.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties agree as follows:

1. The on-site stormwater runoff management facilities shall be constructed by the Developer, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Developer, its successors and assigns, including any homeowner association, shall adequately maintain the on-site stormwater runoff management facilities.
3. The Developer, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property to inspect and perform long-term maintenance of the on-site stormwater runoff management facilities whenever the City deems necessary.
4. In the event the Developer, its successors and assigns, fails to adequately maintain the stormwater runoff management facilities, the City may enter upon the Property upon thirty (30) days written notification or earlier, if deemed an emergency, and take whatever steps necessary to correct the deficiencies and charge the costs of such corrective action to the Developer, its successors and assigns. The Developer, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City including all labor, equipment, supplies, materials, and the like. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Developer outside of the easement for the on-site stormwater runoff management facilities. It is expressly understood and agreed that

the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this agreement be construed to impose any such obligation on the City.

5. This agreement shall be recorded among the land records of Craighead County, Arkansas and shall constitute a covenant running with the land, and shall be binding on the Developer, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowner association.
6. This Agreement is binding upon and inures to the benefit of the City, and the Developer, the Developer's successors and assigns, any property owners' association or homeowners' association created which pertains to all or any part of the property and any individual lot owner who has purchased all or any part of the property referred to in this Agreement. The terms of this Agreement are enforceable on all of the above parties.
7. In the event any party to this Maintenance Agreement must employ a lawyer to enforce the terms and obligations set out in this Agreement and litigation ensue, the prevailing party, as determined under Arkansas Law, shall be entitled to recover not only court costs as defined under Arkansas Law but all costs of litigation, including a reasonable attorney's fee.
8. This Agreement is the complete agreement and understanding between the parties who have executed this Agreement. There are no other agreements, either oral or written. All prior or contemporaneous statements, representations, or guarantees are declared void. This Agreement may be amended only by a written document signed by all parties.

Section 3. That the provisions of this Ordinance are declared to be severable. In the event any portion or portions may be declared unconstitutional does not render the remaining provisions invalid. Further, all Ordinances and parts of Ordinances in conflict herewith are hereby repealed to the extent of said conflict.

Section 4. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute these amendments to the Stormwater Management Regulations.