



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, April 1, 2025

5:30 PM

Municipal Center, 300 S. Church

PUBLIC HEARING AT 4:45 P.M.

The public hearing was opened at 4:45 p.m. No one spoke for or against this abandonment. The public hearing was closed at 4:47 p.m.

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

Mayor Harold Copenhaver said, Well, good evening, everybody and welcome to the City Council meeting for the City of Jonesboro. This is Tuesday, April 1, 2025.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 10 - Chris Moore; David McClain; Joe Hafner; Kevin Miller; Anthony Coleman; Janice Porter; John Street; Charles Coleman; LJ Bryant and Ann Williams
Absent 2 - Brian Emison and Chris Gibson

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilperson Chris Moore, seconded by Councilperson Charles Coleman, to Approve the Consent Agenda. The motioned PASSED

Aye: 10 - Chris Moore; David McClain; Joe Hafner; Kevin Miller; Anthony Coleman; Janice Porter; John Street; Charles Coleman; LJ Bryant and Ann Williams

Absent: 2 - Brian Emison and Chris Gibson

[MIN-25:025](#)

MINUTES FOR THE CITY COUNCIL MEETING ON MARCH 18, 2025

Attachments: [CC Minutes 03182025.pdf](#)

This item was passed on the Consent Agenda.

[RES-25:027](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO,

ARKANSAS TO ENTER INTO AN AGREEMENT WITH HALFF TO PROVIDE PROFESSIONAL SERVICES FOR DISCIPLE DRIVE PARK

Attachments: [Halff Agreement.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-041-2025

[RES-25:029](#)

A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER NO. 1 FOR THE CRAIGHEAD FOREST PARK LIGHTING PROJECT (2024:27)

Attachments: [Change Order Form.pdf](#)
 [Quote.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-042-2025

RESOLUTIONS NOT ON THE CONSENT AGENDA

[RES-25:007](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 300 E. PINE ST. JONESBORO, AR 72401; PARCEL # 01-144074-14700

Attachments: [300 E Pine Boarding and Securing Affidavit.pdf](#)
 [300 E Pine Boarding and Securing Returned Certified Letter.pdf](#)
 [300 E Pine Inspection Report.pdf](#)
 [300 E Pine Map.png](#)
 [300 E Pine Pre-Condemnation Notice Affidavit Vested Party Returned Certificate.pdf](#)
 [300 E Pine Pre-Condemnation Notice Affidavit Vested Party.pdf](#)
 [300 E Pine Pre-Condemnation Notice Affidavit.pdf](#)
 [300 E Pine Pre-Condemnation Notice Signed Delivery.pdf](#)
 [20937112-WIN_20240604_10_34_06_Pro.jpg](#)
 [20937115-WIN_20240604_10_34_30_Pro.jpg](#)
 [20937117-WIN_20240604_10_34_47_Pro.jpg](#)
 [20937124-WIN_20240604_10_35_07_Pro.jpg](#)
 [20937127-WIN_20240604_10_35_41_Pro.jpg](#)
 [20937129-WIN_20240604_10_36_02_Pro.jpg](#)
 [20937130-WIN_20240604_10_36_04_Pro.jpg](#)
 [20937132-WIN_20240604_10_36_26_Pro.jpg](#)
 [20937144-WIN_20240604_10_37_22_Pro.jpg](#)
 [20937145-WIN_20240604_10_37_36_Pro.jpg](#)

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

Aye: 10 - Chris Moore;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 2 - Brian Emison and Chris Gibson

Enactment No: R-EN-043-2025

[RES-25:010](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1108 CARTWRIGHT ST. JONESBORO, AR 72401 PARCEL # 01-144073-05900

Attachments: [1108 Cartwright Inspection Report](#)
 [1108 Cartwright Precondemnation Notice Affidavit](#)
 [1108 Cartwright Map](#)
 [1108 Cartwright B&S Affidavit](#)
 [1108 Cartwright B&S Returned Sig Card](#)
 [Pictures](#)

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

Aye: 10 - Chris Moore;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 2 - Brian Emison and Chris Gibson

Enactment No: R-EN-044-2025

6. NEW BUSINESS

ORDINANCES ON FIRST READING

[ORD-25:009](#)

AN ORDINANCE TO VACATE AND ABANDON A DRAINAGE EASEMENT LOCATED IN LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, ARKANSAS:

Attachments: [OpinionLetter](#)
 [DRAINAGE EASEMENT ABANDONMENT](#)
 [SignedPetition](#)
 [UtilityLetters](#)
 [Receipt](#)

Councilmember John Street motioned, seconded by Councilmember LJ Bryant, to suspend the rules and offer ORD-25:008 by title only. All voted aye.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

[ORD-25:008](#)

AN ORDINANCE TO AMEND THE JONESBORO CODE OF ORDINANCES CHAPTER 2 ARTICLE 3, ENTITLED CITY COUNCIL, ESTABLISHING CITY COUNCIL RULES AND PROCEDURES

Attachments: [Exhibit A - City Council Rules REDLINED.docx](#)
 [Exhibit A - City Council Rules CLEAN 2025.docx](#)

City Attorney Carol Duncan said, before we start, I meant to get with April on this earlier. Can we amend that title to not say for 2025. I think that is misleading. I think this changes the rules moving forward, not just for the next year. I apologize April. I meant to get with you and tell you about that before today. I think that is confusing, that title. Councilmember Chris Moore asked, do you want an amendment on that before we have a final vote here in just a second? Ms. Duncan said, either way. Councilmember Chris Moore motioned to amend upon the City Attorney's recommendation. Councilmember Joe Hafner seconded the motion. All present voted aye. Ms. Duncan said, it would just remove the words "for 2025." Okay, thank you.

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

Aye: 10 - Chris Moore; David McClain; Joe Hafner; Kevin Miller; Anthony Coleman; Janice Porter; John Street; Charles Coleman; LJ Bryant and Ann Williams

Absent: 2 - Brian Emison and Chris Gibson

Enactment No: O-EN-012-2025

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

I'll just read these real quickly. I want to start my comments tonight and I want to say, I hope all of you all enjoyed Spring Break. We may not have all party at Cozumel like college kids, but maybe you squeezed in some extra times with kids and grandchildren. Plenty of folks decided to spend some time, though and hopefully spend some money here in Jonesboro. It appeared shops and restaurants as well as our parks bustled with the average visitors last week. I was glad to see that. Spring break, though, didn't slow down Nabholz. They're here in the room. I know if you all have any questions, they would probably love to answer them. But, the former Citizens Bank building, as we have known it for over 50 years, is in my opinion gone. It is an amazing work and amazing job they have done, but there's still much to do. We have back filling that needs to be done on site, total cleanup, we have to repair the streets, sidewalks, restoring city assets, such as street lights and grass and topsoil, and the lengthy process will be accomplished. And, I want to say thank you to the Council for your resilience and tenacity.

Speaking of repairs, numerous street overlays are underway and street repairs are constantly needed. It's just the price we have to pay for traffic and winter and Father Time. Recently, March 28th marked the 5th anniversary of the EF-3 tornado that destroyed many homes and businesses in Jonesboro in 2020. Last weekend we experienced more threatening weather and I'm sure all of you are aware that we have several days of weather warnings ahead of us. This morning, our response team leaders met for a few hours to make some additional communication channels available and we were very open and fluid and our plans are in place and trust me, as far as the community needs to be knowledgeable of, we are very well prepared, but you never know what Mother Nature's going to throw at us. So, surely we hope and pray we don't need any of our preparations at that time, but I will say we have been upgraded to a four out of five. I believe, and so obviously, we are going have a lot of rain anticipated, probably a minimum of six inches. So, hopefully it will happen over a

period of time and not all at once. But, I can assure you and the public that we have a top notch team and we are ready to take charge and take care if any of those conditions occur. The weather may impact the next neighborhood cleanup that is scheduled for this Saturday in the West End. Also, the Mayor's Youth Advancement Council is supposed to meet Saturday from 11:00 a.m. to 2:30 p.m. at Northside Park. Both events are weather dependent.

By the way, we had a nice visit this morning at City Hall with the new ASTATE Men's Basketball Coach Ryan Pannone. He is a wonderful individual. He is very likable. He is well determined to engage himself in the community. I find that very enlightening coming from a coach and an individual. He has three young children, three, five and seven years of age and his wife is a professor. So, we were excited that we were able to meet him and he met some of the staff this morning. So, we want to welcome Coach to our wonderful community and City of Jonesboro.

9. CITY COUNCIL REPORTS

Councilmember Dr. Anthony Coleman said, I'd like to announce officially that we have a town hall meeting for ward six, which is myself and colleague Councilmember David McClain on April 17th at 6:30 p.m. It will be at Allen Park Community Center. And, so, any and everyone is welcome, but of course, this is ward six. Ward six is sponsoring it. We would like for anybody to come share their concerns. Thank you.

Councilmember Chris Moore said, so I am giddy when I come by the Citizen's Bank building and it is gone, but I get even more excited, when Carol is fixing to give you the good news. If you hadn't been following the legal proceedings between Bruce Burrow and the landowner Laurel Park, LLC, we had good news. Carol, would you highlight the legal points? City Attorney Carol Duncan said, this is actually in the lawsuit between the land owner and the other corporation owned by Mr. Burrow and what Judge Lusby basically ruled was that Mr. Burrow does not have any ownership interest in the building and he dismissed those claims and essentially dismissed all the claims other than, I think there's still a possibility of the landowner collecting back rent from Mr. Burrow. That's the only claim that that is still outstanding in their litigation. Now, it didn't affect the attempts by Mr. Burrow to add us into that lawsuit. We have not officially been added as a third party defendant. The judge has not granted that yet. Our attorneys that we hired outside counsel for have filed a motion. I think Mr. Hanshaw has a few more days to be able to reply to that. And, then we are hoping for a favorable ruling from Judge Lusby on that, either saying A) that, there's no standing for them to sue us because they didn't exercise their appeal opportunities of the condemnation finding or B) being that, you know, we shouldn't be added as a third party. There's still some debate whether we want to file something based upon his ruling to ask for a hearing on a different issue. I am anticipating that they will appeal. I mean, I don't know that. I've not heard that from anyone, but I would be surprised if they don't appeal the ruling that Judge Lusby entered the other day. But, overall, there is good possibility for us because obviously if they're found to not have an interest in the building, then they would not have standing to sue the city for a taking of that building. So, that's good news. Councilmember Moore said, that is huge because the fear has been an inverse condemnation and a wrongful taking lawsuit by Bruce Burrow, but with the that's but with the Judge ruling Bruce didn't have possession of the building, therefore, that's a legalism of some kind where two things can be wrong, you deduct the third, he can't sue us for taking his building. Ms. Duncan said, that would be my argument is that he wouldn't have any standing to sue us if he didn't own the building. Councilmember Moore said, that is huge on the city's behalf because it is one thing to spend \$3.5 million and tear it down. It's another thing to be in court and risk the possibility of

having to compensate him for part of the building also. So, we may dodge a bullet on that. At our last meeting, I encouraged the Council to think about the future of that property and what might go back on that. I think there's a group Mayor who intend to come at the next council meeting and speak. I think it's the business owners on Main Street and some of the other people's surrounding and I think what they want to do is Number 1), thank us for getting it torn down and cleaned up in a timely manner, but I think they also want us to encourage us to think about what development might look like on that. You know, there's always a possibility that we could pursue purchasing the property when this is all said and done from the rightful owner, and then we could control the development. And when I say that, that's important to think about because what type of project goes on that will ultimately determine if we can reclaim part of our money. We have a hotel tax, we have a liquor by the drink tax, we have prepared food tax, and we have a sales tax. So, if a business was to go back, that met all four of those criteria, not only would it be beneficial for the downtown, but it may in the long run, eventually help fund the redevelopment of the that corner. So, once again, I encourage the Council to be thinking about it, to be thinking about the possibilities. Dr. Coleman, I didn't hear what day you said your town hall was, but if you text it to me. I'll try to come to your meeting also. Mayor Copenhaver said, Councilman, I think that meeting is on the 17th at Allen Park. Just to follow up a little bit on what Councilman Moore eluded to, what I am excited to say is that now conversation has moved forward to excitement of what can happen on that property now to where obviously it was dead before. So, this has been a wonderful move on the city's behalf from the standpoint of our public and the safety of our community, but more importantly, I'm looking forward to the future of what it can provide to us. So thank you, Councilman. Councilmember Moore said, thank you Mayor.

Councilmember Dr. Charles Coleman said, I just want to say ditto as to what Chris is saying, but I guess I'm just like anybody else, you know, we need to beat people to the punch. I think it would be better for us to own that property than somebody else to own it and do a whole lot of changes. Mayor Copenhaver said, thank you, councilman.

10. PUBLIC COMMENTS

11. ADJOURNMENT

A motion was made by Councilperson Chris Moore, seconded by Councilperson John Street, that this meeting be Adjourned. The motion PASSED with the following vote.

Absent: 2 - Brian Emison and Chris Gibson

Harold Copenhaver, Mayor **Date:** _____

Attest:

April Leggett, City Clerk **Date:** _____

