



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, October 18, 2022

5:30 PM

Municipal Center, 300 S. Church

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### **PUBLIC SAFETY COUNCIL COMMITTEE MEETING AT 5:00 P.M.**

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

#### **2. PLEDGE OF ALLEGIANCE AND INVOCATION**

#### **3. ROLL CALL BY CITY CLERK APRIL LEGGETT**

**Present** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent** 1 - Mitch Johnson

#### **4. SPECIAL PRESENTATIONS**

[COM-22:045](#)

EASTERN SPORTS MANAGEMENT UPDATE ON THE STATUS OF THE SPORTS COMPLEX

**Attachments:** [2022 Jonesboro ESM Phase I Submission \(4\)-combined](#)  
[ESM Jonesboro Final Presentation 10.18..22](#)

*Mayor Harold Copenhaver said, I would like to introduce Sports Complex Subcommittee Chairman Kevin Hodges from St. Bernards. And, Kevin, if you would, please kind of initiate the conversation and make the introduction, but provide us your role with the A&P Commission and then about the presentation that is about to be in front of us. Kevin Hodges said, thank you Mayor and Council. Thanks for giving us the opportunity to present to you this evening. As you know, we have a subcommittee that is part of the A&P that has been working very hard. It was appointed by this Council to look at a feasibility study of what a sportsplex could be for the City of Jonesboro and the region. So, we have been diligent about working through that. Thank you so much to subcommittee members that have been a part of that. It is a group of citizens that are subject matter experts in a lot of ways, whether that is in AAU Basketball, Volleyball, or Swimming or any of those types of activities. So, they have volunteered their time and have done an excellent job. Our first order of business was to gain the contract of a group that could come in and do a feasibility for us so that we could not only look at a vision and our wants, but the needs and what we could afford to do for the city. So, through a process, we were able to gain the services of Eastern Sports Management and tonight we have Mr. John Wack who is the President and CEO and he will go over that feasibility and then economic impact study for you at a high level. I would just say that it has been uploaded to the city website so that the citizens can look at that. But, with that, I will introduce again John Wack and he will go through*

that. We will be happy to answer any questions. Thank you. Mayor Copenhaver stated, John, we look forward to your presentation sir.

John Wack, President and CEO of Eastern Sports Management, said, thank you very much. I am glad to be here. I want to thank Kevin Hodges and Jerry Morgan for the leadership that they have provided in getting this done. You folks contracted us to really look at six things in our scope of work for studying the feasibility of a sports project here in Jonesboro. The first was to take a look as to whether or not the market could support it. And by the market, we mean both local utilization and out-of-town utilization; look at a Facility Audit; take a look at your existing resources that you have in town and how they might be used better; put together a conceptual facility design based on what we learned on what is possible in this market; look for a site for that facility for that conceptual facility; put together a business plan based on that conceptual facility design and our understanding of the market, both locally, regionally, and nationally; and then finally to do an economic impact report. Now, when you see the final package that we have delivered to the A&P Commission and that Kevin just referenced, you will see that it has six tabs with each one of those tabs corresponding to the six areas that I have just covered.

So, the first up, tab one, we partnered with a group named Pinnacle Sports that has done about 150-200 sports feasibility studies across what their role was to go into the community and collect data. Figure out how many athletes, how many sports, etc. that you have existing here in Jonesboro. The findings that they came up with show that there was a need for multipurpose courts, that's hard surface courts that you would play basketball, volleyball, that you might put wrestling mats on or pickleball courts to name just a few of the activities that could occur on that surface. That there was a need for some indoor or artificial turf and a need for aquatics facilities. Now, the multipurpose courts would be used for both local use during the week and for sports tourism use on the weekend. The synthetic turf would be primarily local use all throughout the week and the aquatics would be similar to the indoor hardcourt, both local utilization during the week and weekend utilization by sports tourists. Now, the sports tourism events would also be utilized by local citizens who were participating in those events.

The second part was to take a look at your existing resources. And, again, we leaned on Pinnacle to go around and do an inventory of assets in the town and they made recommendations about how to improve those assets so that you could take advantage of your existing inventory with some additional investment to continue to attract and increase the number of sports tourism visitors that come to your market. In particular, they made some recommendations about your soccer field complex out on the west side of town that some addition of artificial turf and lights would greatly improve the attractiveness of that facility to draw sports tourists to town.

So, having gone through identifying the needs in the community, we started looking at a conceptual design. And, you will see in the packet, a couple of floor plans and some renderings. I want you to understand that is not a building design. That is a graphic representation of a space budget. When we saw the need for the ten basketball courts, the two turf fields, the swimming area, that gave us an idea of the square footage that we needed for the building in addition to the support space that would be necessary for that. That comes up to about 200,000 sq. ft. And, as I said, that would house those elements. We, also, based on strong community interest included an exterior 22,000 sq. ft. area that would include aquatics features and we also developed then a budget for those assets based on our knowledge of industry pricing, but also utilizing local sources of knowledge, local general contractor to whom we went with the conceptual drawings and understand these are one page drawings and we came up

*with an overall price that was about \$260 a sq. ft.*

*With a building in hand, we then went to look for an appropriate site for that. We have got a really good idea as a company that operates facilities, the parking needs for a facility of this size and so that was one of the drivers. We relied on a real estate firm out of Richmond, Virginia, but who contacted their Memphis branch who pulled together about 16 different sites that would have a minimum amount of acreage in order to accommodate a building of this size and its parking needs. We quickly whittled that down to six sites and then compared all of those sites, acreage, geometry, topography, the existing conditions on the site, availability of utilities, stormwater management, and then very importantly, these last three: ease of access and then proximity to dining and lodging. When you are running a sports tourism facility, you want to make it very convenient for your sports tourists. So, we wanted to be located, it was important, I think, that it should be located near where those assets in this city are concentrated. Of the final sites we recommended and the A&P Commission took action earlier today on a site over on Race Street. One of the reasons in particular we liked this is that with some modifications to easements that you would be able to enter this site from all four points of the compass, the north, east, south, and west. And, so, we think that is important mitigate any traffic impacts large events would have around. Other sites, you would maybe only be able to get in one side or maybe two sides. And, so, that was one of the very attractive features of this site.*

*With a site in hand, the building in hand, the conceptual building, we put together a business plan. The intention of the business plan was that a) it would be a roadmap for whomever it is that you eventually chose to operate this facility and b) that we would have a full understanding of the products and we could show to you both the revenue and the products, the revenue, and the expenses for managing this facility and to be able to generate a financial Pro Forma which we did in which we included as a section within that report. The financial projections forecast that this facility managed according to this plan could be cash flow positive by the third year of operation.*

*And then, lastly, we again leaned on an outside firm to conduct an economic impact report. The figures that you see up here, I broke it into two sections just to highlight some of the findings of this report and these numbers are based on 20 years. In the local economy, well, within the facility, we will end up selling about \$22 million worth of food and beverage. The facility because of the generated, the visitors coming in will generate about \$205 million in lodging spending, about \$511 million in taxable spending for a total impact to the local economy of about \$740 million. Revenues to the city would be about \$7.6 million in sales tax, \$6.3 in utility revenue, \$104,000 in utility franchise fees, \$8.2 million in hotel/motel taxes, some miscellaneous dollars for a total of about \$22 million in direct revenues to the city projected.*

*And, I think, here are a couple of photos that are comparable of a similar aquatics feature. That is one that is being built in Hampton, Virginia right now. These are a couple of renderings of what the inside common area of the inside would look like, what the pool would look like, it's both a 50 meter pool that we are recommending plus a six-lane warm up pool. If you are going to get into the business of hosting statewide and regional meets in a 50 meter pool, you do need a warm up pool for that. And, that's it. I would be happy to answer any questions.*

*Councilmember Chris Moore said, in Tab 1, where you had the uses and the original design, the largest use would be the turf fields and there were two of those designated. How come that is tabbed for local use only and all the rest of the uses were for local*

and original? Mr. Wack said, sure. So, let me clarify on the size of those. Those are 90 feet by 180 feet so they are roughly a quarter of the size of a full size football field. Councilmember Moore said, I got ya. Mr. Wack said, so your total space in there would be about 60 yards by 60 yards and it would be divided in half and you would put a board system around it almost like you might have around a hockey rink. And, so, the reason that we don't include any sports tourism revenue for that part of the building is that in our long experience, folks who play indoor sports on artificial turf, there is not much of a culture of tournaments. There used to be a long, long time ago, but it kind of came and went. That was sort of a late '90's, early 2000's phenomenon before these facilities and indoor artificial turf in general became more common. Now, they just don't happen. So, in our experience, we have really never been able to get momentum on artificial turf for tournaments. Councilmember Moore asked, so, would that be something that maybe should be changed to another income producing opportunity and instead of having the indoor synthetic turf, should we be expanding the pool area? Mr. Wack said, yeah, we were working under the assumption that the goals for this facility of local utilization and sports tourism were somewhat co-equal. And, so, using the data that we had pulled in from all of our interviews, there was a strong demand for artificial turf. The folks that we were speaking to didn't necessarily have in mind that agenda about whether the facility should or should not serve sports tourism. They just let us know what they would like to see in it. Councilmember Moore said, I got you.

Councilmember Chris Gibson said, John, from an aquatics perspective, you mentioned this morning in A&P, that this would be the only 50 meter pool in the state. Can you tell us kind of what that means regionally for a draw? Mr. Wack said, sure. So, while certainly nothing is set in stone, the facility would have a very strong chance until such time as another pool is built in the state of attracting all of the state meets at the high school level. It's going to be the premier facility in the state when it is if and when it is built. Additionally, USA Swimming, you have got a really strong chance to pick up all of their regional meets, again, because of the premier nature of the facility that is proposed. You can't really speak to when other folks are going to decide that they need one in their community, so it's hard to put a crystal ball as you guys know the capital expense on this is a fairly high hurdle. You had a lot of blood, sweat, and tears to get to this point and not every community is ready to do that, but I think for the foreseeable future, it's going to be the premier swimming facility not only in the state, but in the region. Councilmember Gibson said, thank you.

Councilmember Joe Hafner asked, based upon what you have seen, like what you are proposing in this structure and what you have seen compared to other cities around here like Memphis, do you have a strong sense of certainty that we would be able to draw the larger types of tournaments here? I mean we have basketball, volleyball, dance, gymnastics. We have a lot of programs you know here locally that we have had to travel to other places for, do you see those tournaments coming here now? Mr. Wack said, I do. I do. As an indication, as you know, we are responsible for filling up the schedule down in Memphis and that facility is due to open in two months and for the 12 months out from December, we are already at, I hesitate to give an exact number, but we have filled the majority of the dates for 2023 which and at full price which is a really strong indication of the level of the demand in the market. Councilmember Hafner said, yeah and I also think that we will see additional investments and if you want to call it entertainment, eatertainment, you know like the Dave & Buster type of restaurants and I think this will really start driving more economic development than we have had already. Mr. Wack said, I would agree with that. Mayor Copenhaver said, you have already seen an uptick Mr. Councilman in request and John, would you also mind going in a little bit about the importance of our local individuals being able to have access to the facility. Mr. Wack said, sure. So, if

*you measure success two different ways. One, that it is an asset that the citizens have because the citizens have paid for it, you absolutely need the local citizenry to utilize the facility to a high degree in order to achieve success by that measure. Another definition of success is that it is a financially stable facility that does not require any subsidy for operation. Local citizen utilization of the facility is absolutely critical for that definition of success. The week is very roughly broken up to Monday to Friday and then Saturday, Sunday. While there will be some tournaments that might be a week long and there will be some weekends in which there are no tournaments. In general, that facility will be fully utilized by the citizenry Monday to Friday and then the sports visitors and the citizenry will utilize it on the weekends. With the number of basketball clubs, the number of volleyball clubs, the number of just competitive sports teams in this market, we anticipate that the Monday to Friday utilization of those courts are going to be full say from 4:30 p.m. to 7:30 or 8:00 p.m. when you typically would have youth practices and youth games. The adults have to grow into that inventory a little bit because 10 basketball courts is a whole lot of adult basketball and volleyball players, but they are in this market, they just haven't been playing because they haven't had the access to the facilities. Another benefit will be that currently, your Parks and Recreation Centers are very much taken up by the AAU, by the competitive athletes and they have to a certain extent squeezed out local sort of pickup recreational play. By creating this asset, you are really opening up your Parks and Recreation Centers to serve their original purpose.*

*Councilmember Hafner said, I do have one more question if I may and I may have missed this. Has there been thought given to an indoor walking track? Mr. Wack said, so, that is just going to be a budget decision down the road I think for you all to make. We know that they are utilized. I will say that typically the greatest hours of utilization are when there aren't that many people in the facility. And, so, this is going to have both the artificial turf area and the basketball area which is going to be approximately about 100,000 sq. ft. of open space. So, just walking around that without the benefit of a track, I think is going to satisfy many of your walking community. The track does allow you to continue to serve those folks while there is other activity. Councilmember Hafner said, alright, thank you.*

*Councilmember LJ Bryant said, I have a question Mayor and I emailed some with Jerry on this, but since Joe hit it too, do you see any of these facilities have a true indoor competitive track that folks can actually use, you know for track and field purposes? Mr. Wack said, so, we manage a track in Virginia Beach that has 5,000 seats so it attracts some very high level regional and national track meets. We are going to be hosting some NCAA Division 1, 2, and 3 events over the next four years. Tracks are a three month out of the year asset that you utilize. And, so, at the end of the day, it's really hard. While you get a robust number of sports tourism visitors during that time, you are challenged to make that space pay for the rest of the year. Now, we have attempted to do that by covering over that track with temporary flooring in order that it can be used for basketball and volleyball, but that has been a challenge. Those sports communities have been a little bit less accepting of that than we would have hoped because on the other side of the building, we have got true basketball, volleyball courts, to which they prefer. So, when the tournament operators got 12 on one side and 6 on the other, he, then has his customers complaining to him about having to play on two different surfaces within it. It is a small detail, but one of the things to consider. The 5,000 seats that were that they invested in order to attract, those high level meets, it's really, really, really hard to get a return on that investment for the rest of the year. With that being said, we are developing a facility down in Southwest Virginia in a very small community that is going to do 8 basketball courts and we are investigating striping in the lanes of the 200 meter track over the top of the*

*basketball courts and utilizing a surface, either utilizing a surface that would be spike resistant, in which case, the track runners would not harm the surface or which is a surface which is less desirable for basketball and volleyball or putting in the standard basketball, volleyball surface and just asking the track people or are telling the track people that they cannot wear spikes in there. So, something for the city to consider as the design matures. But, from a financial performance of the actual facility, track drives food and beverage, but it doesn't really drive anything else. The meet organizers typically are looking to see that facility offered to them for free.*

*Councilmember David McClain said, Mayor, if I may, John, do you mind to speak to, and I know a lot of this is going to be determined about when we get to the construction phase or our architect and decide what we actually want inside of the facility, but do you mind to speak to a few other sports that are in common that maybe we are looking at putting here in the facility as well. I know one that you and I discussed maybe was pickleball and maybe how that has taken off. Do you see that being something that we should look to invest into since it is a growing sport to include in our facility as well. There may be a couple of other things as well that I haven't mentioned or that hasn't been mentioned. Mr. Wack said, sure. So, we will start over on the turf side of the building. Really, any sport that plays on grass outdoor can utilize those fields. So, typical things that we see, we see a lot of soccer. We see flag football and I understand that some of these sports are less popular in this community, but we see a lot of lacrosse, field hockey, ultimate Frisbee, anything that plays on grass. We have baseball groups. We have run baseball leagues. We have run softball leagues. Sometimes, over those fields, we will recommend raise lower or walk draw netting so that they can be utilized for batting cages. Really, anything that plays on grass can be over there. Over on the hard court side, while it is primarily a sports facility, it is a 100,000 sq. ft. open column free area that can be used for anything that you can imagine that would need it inside. So, the primary utilizations will be basketball, volleyball, but you will see all of your mat sports. You will see cheer, dance, gymnastics, pickleball, futsal, which is the indoor version of soccer played on hard courts. There will be soccer over on the turf area, but there also will be futsal here; different ball, different rules, different court size, different goal size, etc. From an event perspective because these facilities are often used for non-sporting events, we have had everything from children's clothing consignment sales where they will take up all 400,000 sq. ft. of children's clothing, bridal shows, the start and finish or the expo involved with any type of road racing or any type of external tournament where you have an expo before. It's really sports appropriate. Drone racing, the list goes on and on. It's a new asset that you are going to have in your city for you to try to draw people to the city. Councilmember McClain said, thank you. There is not much of an additional investment for pickleball to happen in the facility as proposed; nets, some court lining, etc. So, that facility has the potential for 30 pickleball courts on that side of the building. So, it can be a major pickleball tournament destination and you can rest assured that there will be pickleball played there daily in the morning. I know you already have a very healthy pickleball community here in town, in the city.*

*Councilmember Moore asked, so on the hard surface side, you will have 100,000 sq. ft. of column free facility? Mr. Wack said, yes sir. Councilmember Moore said, you could have concerts or some other kind of entertainment in there or would there be space? Mr. Wack said, you could and we have done to make it desirable for the concert folks, you would probably have to make some additional investments in acoustic sound attenuation, things that would not be included in the current estimate, but we have hosted them plenty enough times. We actually put them over on the turf side of our fields because for whatever reason, the sound is better over there. Councilmember Moore said, I guess the point I was trying to make, I was trying to get*

visualized a sports facility as opposed to an entertainment facility that had seating. Would the seating be retractable or something along that line? Mr. Wack said, as currently proposed, on the basketball side, all of your seating will be in moveable tilt and roll bleachers. There will be no fixed seating. We have proposed fixed seating on the pool side. If I am remembering correctly, it was 1,000 seats over for the pool because that will be a major event. The seating over on the turf side, we have proposed, again, a tilt and roll, three row bleachers. If, let's say, you were able to attract a state game for basketball, a state high school basketball game, you would rent moveable bleachers and you would bring them in and make a center court. Now, there are plenty enough other venues that are more suited for that, so it would surprise me, but you never know. But, that is how that would be solved and we have certainly done that in some of our other buildings. Councilmember Moore said, I got you. That's the only question I had Mr. Mayor. Mayor Copenhaver said, okay. Council, those were good questions. I appreciate you asking John those. Mr. Wack, is there anything else that you would like to add at this time? Mr. Wack said, no, just thanks very much and I wish you guys the best of luck in getting this done. I think this is going to be a great project. Councilman Hafner said, thank you very much. Mayor Copenhaver said, thank you sir for your time and Mr. Hodges, thank you again for your committee and we are appreciative of the continual updates for the city and the public as well. Thank you again.

Read

## 5. CONSENT AGENDA

### *Approval of the Consent Agenda*

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

**Aye:** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent:** 1 - Mitch Johnson

[MIN-22:091](#)

MINUTES FOR THE CITY COUNCIL MEETING ON THURSDAY, OCTOBER 6, 2022

**Attachments:** [CC Minutes 10062022](#)

**This item was passed on the Consent Agenda.**

[RES-22:181](#)

A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 901 CREATH AVENUE FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

**Attachments:** [901 Creath Avenue - Offer and Acceptance](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-171-2022

[RES-22:187](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO ENTER INTO AN AGREEMENT WITH THE DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE (BJA) FOR FY22 BULLET PROOF VEST PARTNERSHIP.

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-172-2022

[RES-22:188](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO ENTER INTO AN AGREEMENT WITH THE DEPARTMENT OF JUSTICE FOR FY22 BODY-WORN CAMERA POLICY AND IMPLEMENTATION (BWC PIP) GRANT

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-173-2022

[RES-22:189](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY23 FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION GRANT

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-174-2022

[RES-22:190](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO LEVY A ONE-HALF (.5) MILL TAX ON ALL REAL AND PERSONAL PROPERTY FOR THE LOCAL POLICE PENSION AND RELIEF FUND

**Attachments:** [State Mandated Uniformed Retirement Expense Analysis](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-175-2022

[RES-22:191](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO LEVY A ONE-HALF (.5) MILL TAX ON ALL REAL AND PERSONAL PROPERTY FOR THE LOCAL FIRE PENSION AND RELIEF FUND

**Attachments:** [State Mandated Uniformed Retirement Expense Analysis](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-176-2022

[RES-22:192](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO LEVY A 2 MILL TAX ON ALL REAL AND PERSONAL PROPERTY FOR THE PUBLIC LIBRARY

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-177-2022

[RES-22:193](#) A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO TO PARTNER WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION FOR THE FOLLOWING PROJECT: JOB 101135 - PLEASANT VIEW DRIVE - PEACHTREE AVENUE (JONESBORO) (S)



**Attachments:**     [101135 - Map](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-178-2022

[RES-22:194](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE 2022 BUDGET, ESTABLISH AN EQUIPMENT DEPRECIATION FUND FOR 2022 AND AUTHORIZE PURCHASE OF AUTOS & EQUIPMENT

**Attachments:**     [Depreciation Fund 2022 Schedule](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-179-2022

*RESOLUTIONS REMOVED FROM THE CONSENT AGENDA*

[RES-22:142](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 600 & 602 N. Church St. Jonesboro, AR 72401 Parcel #: 01-144074-10300, OWNER: Jacqueline Stanbeck

- Attachments:**
- [600 & 602 N Church Map](#)
  - [600 N Church Inspection Report](#)
  - [602 N Church Inspection Report](#)
  - [Notice of Violation Certified](#)
  - [Notice of Violation Returned Back](#)
  - [Notice of Violation Returned Front](#)
  - [Precondemnation Notice](#)
  - [600 N CHURCH \(2\)](#)
  - [600 N CHURCH \(8\)](#)
  - [600 N CHURCH \(11\)](#)
  - [600 N CHURCH \(14\)](#)
  - [600 N CHURCH \(20\)](#)
  - [600 N CHURCH \(21\)](#)
  - [600 N CHURCH \(25\)](#)
  - [602 N CHURCH \(3\)](#)
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  - [602 N CHURCH \(27\)](#)
  - [602 N CHURCH \(29\)](#)
  - [602 N CHURCH \(38\)](#)
  - [602 N CHURCH \(41\)](#)

*Alisa Hamilton, 2109 Sweetgum Drive, said, the property is a property of my late*

mother Jacqueline Stanback. I was in the process of actually getting things done with the property, but then I lost my husband last year to Covid. So, that kind of set me back a little bit. So, I am still in the process. I've been talking to a construction company to get things in place and get it and bring it back to code until I figure out what I actually want to do with the property. I have an idea of what I want to do with it, but just getting financing as well with the property. Mayor Copenhaver said, absolutely, and we certainly understand. So, I will introduce you. Will you raise your hand Scott? So, if you would after the meeting, just visit with Scott about that, okay. Ms. Hamilton said, okay. Thank you so much. Mayor Copenhaver said, thank you for coming forward.

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

**Aye:** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent:** 1 - Mitch Johnson

Enactment No: R-EN-180-2022

[RES-22:143](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 702 S. Fisher St. Jonesboro, AR 72401 Parcel #: 01-144184-08400; OWNER: Earline Reynolds

**Attachments:** [702 S Fisher Inspection Report](#)  
[702 S Fisher Map](#)  
[Notice of Violation Certified](#)  
[Notice of Violation Returned Back](#)  
[Notice of Violation Returned Front](#)  
[Order to Board & Secure Certified & Returned Letter](#)  
[Precondemnation Notice](#)  
[702 s fisher](#)  
[702 s fisher1](#)  
[702 s fisher3](#)  
[702 s fisher4](#)  
[702 s fisher6](#)  
[702 s fisher8](#)  
[702 s fisher9](#)  
[702 s fisher12](#)  
[702 s fisher14](#)

Sadie Davis, 620 Sweeny Lake Drive, Southaven, MS, said, the property is owned by my late mother, Earline Reynolds. Me and my siblings are here. We want to get it torn down, but we want to discuss whether you know if you all tear it down, do we still have ownership? Do we pay for it or whatever needs to be done? Mayor Copenhaver said, yes ma'am. Ms. Davis said, we want it torn down. Mayor Copenhaver said, okay. City Attorney Carol Duncan said, you still have ownership, but a lien would be placed on the property. Ms. Davis said, okay. So, with the lien being on the property, we still have the opportunity to pay it and we will get a receipt and all that and what it cost to get it torn down? Ms. Duncan said, correct. Ms. Davis said, okay. Mayor Copenhaver said, yes ma'am. Councilmember Chris Moore said, but it might be cheaper for you to have it

*torn down by a private contractor on your own. Ms. Duncan said, right. Ms. Davis said, really. Ms. Duncan said, it could be. Ms. Davis said, okay. So, I just need to see what you all would charge to get it down? I've already talked to a few people about it, but I want to know what the city would charge. Mayor Copenhaver said, yes ma'am. Ms. Duncan said, Mr. Roper. Mayor Copenhaver said, Mr. Roper would be your go to on that. Scott, you are the man tonight buddy. Ms. Davis said, alright, thank you. Mayor Copenhaver said, we do appreciate you coming all the way from Southaven. Thank you so much.*

**A motion was made by Councilperson John Street, seconded by Councilperson Chris Gibson, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent:** 1 - Mitch Johnson

Enactment No: R-EN-181-2022

[RES-22:144](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1305 Oakhurst St. Jonesboro, AR 72401 Parcel #: 01-143133-18700; OWNER: Dylan Franklin, LLC

**Attachments:** [1305 Oakhurst Inspection Report](#)  
[1305 Oakhurst Map](#)  
[Notice of Violation Certified](#)  
[Notice of Violation Returned Back](#)  
[Notice of Violation Returned Front](#)  
[Precondemnation Notice](#)  
[WIN\\_20220412\\_11\\_06\\_43\\_Pro](#)  
[WIN\\_20220412\\_11\\_07\\_00\\_Pro](#)  
[WIN\\_20220412\\_11\\_07\\_34\\_Pro](#)  
[WIN\\_20220412\\_11\\_07\\_48\\_Pro](#)  
[WIN\\_20220412\\_11\\_08\\_10\\_Pro](#)  
[WIN\\_20220412\\_11\\_08\\_38\\_Pro](#)  
[WIN\\_20220412\\_11\\_09\\_07\\_Pro](#)  
[WIN\\_20220412\\_11\\_09\\_25\\_Pro](#)  
[WIN\\_20220412\\_11\\_09\\_41\\_Pro](#)

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

**Aye:** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent:** 1 - Mitch Johnson

Enactment No: R-EN-182-2022

[RES-22:145](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY COUNCIL OF THE CITY OF

JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1504 N. Easy St. Jonesboro, AR 72401 Parcel #: 01-144072-04900; OWNER: Jose & Maria Munoz

**Attachments:**    [1504 N Easy Inspection Report](#)  
[1504 N Easy Map](#)  
[Board & Secure Certified Returned Back](#)  
[Board & Secure Certified Returned Front](#)  
[Notice of Violation Cetified](#)  
[Notice of Violation Signature Returned](#)  
[Order to Board & Secure Certified](#)  
[Precondemnation Notice](#)  
[WIN 20220615 10 15 46 Pro](#)  
[WIN 20220615 10 16 14 Pro](#)  
[WIN 20220615 10 16 49 Pro](#)  
[WIN 20220615 10 17 10 Pro](#)  
[WIN 20220615 10 17 42 Pro](#)  
[WIN 20220615 10 17 55 Pro](#)  
[WIN 20220615 10 19 36 Pro](#)

*Councilmember David McClain said, Mayor, it was brought to my attention that this property was sold back on the 22nd of September. Mayor Copenhagen said, okay. City Attorney Carol Duncan said, what we need to do is to start that process over. I think Mr. Roper wants to visit with the new owners and see what their plan is before doing that so we need a motion to table indefinitely. Councilmember Chris Gibson motioned, seconded by Councilmember Brian Emison, to postpone indefinitely RES-22:145. All voted aye.*

**A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, that this matter be Postponed Indefinitely. The motion PASSED with the following vote.**

**Aye:** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent:** 1 - Mitch Johnson

[RES-22:146](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 2009 Cain St. Jonesboro, AR 72401 Parcel #: 01-144272-02600: OWNER: J R & Michelle Rogers

- Attachments:**    [2009 Cain Inspection Report](#)  
[2009 Cain Map](#)  
[Board & Secure Certified returned letter back](#)  
[Board & Secure Certified returned letter front](#)  
[Notice of Violation Certified](#)  
[Order to Board and Secure Certified](#)  
[Precondemnation notice](#)  
[2009 CAIN 7](#)  
[2009 CAIN 10](#)  
[2009 CAIN 13](#)  
[2009 CAIN 14](#)  
[2009 CAIN 15](#)  
[2009 CAIN 16](#)  
[2009 CAIN 17](#)  
[WIN\\_20220611\\_09\\_47\\_13\\_Pro](#)  
[WIN\\_20220611\\_09\\_47\\_38\\_Pro](#)  
[WIN\\_20220611\\_09\\_48\\_04\\_Pro](#)  
[WIN\\_20220611\\_09\\_48\\_33\\_Pro](#)  
[WIN\\_20220611\\_09\\_48\\_50\\_Pro](#)

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

**Aye:** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent:** 1 - Mitch Johnson

Enactment No: R-EN-183-2022

[RES-22:147](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 3011, 3013, 3015, & 3017 N Church St. Jonesboro, AR 72401 Parcel #: 01-154312-01100; OWNER: Michael P. Davis

- Attachments:** [3017 N Church Inspection Report](#)  
[3017 N Church Map](#)  
[3017 N Church Supplemental Inspection Report](#)  
[Notice of Violation Certified](#)  
[Notice of Violation Returned Back](#)  
[Notice of Violation Returned Front](#)  
[Precondemnation Notice](#)  
[3011 N. CHURCH](#)  
[3013 N. CHURCH \(1\)](#)  
[3013 N. CHURCH \(2\)](#)  
[3013 N. CHURCH \(3\)](#)  
[3013 N. CHURCH \(4\)](#)  
[3015 N CHURCH \(1\)](#)  
[3015 N CHURCH \(2\)](#)  
[3015 N CHURCH \(3\)](#)  
[3015 N CHURCH \(4\)](#)  
[3015 N CHURCH \(5\)](#)  
[3015 N CHURCH \(6\)](#)  
[3015 N CHURCH \(7\)](#)  
[3015 N CHURCH \(8\)](#)  
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[3015 N CHURCH \(10\)](#)  
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[3015 N CHURCH \(12\)](#)  
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[3015 N CHURCH SHED 2 \(7\)](#)  
[3015 N CHURCH SHED 2 \(8\)](#)  
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[3017 N. CHURCH SHED 1 \(1\)](#)  
[3017 N. CHURCH SHED 1 \(2\)](#)  
[3017 N. CHURCH SHED 1 \(3\)](#)  
[3017 N. CHURCH SHED 1 \(4\)](#)  
[3017 N. CHURCH SHED 1 \(5\)](#)  
[3017 N. CHURCH SHED 1 \(6\)](#)  
[3017 N. CHURCH SHED 1 \(7\)](#)

[3017 N. CHURCH SHED 1 \(8\)](#)  
[3017 N. CHURCH SHED 1 \(9\)](#)  
[3017 N. CHURCH SHED 1 \(10\)](#)  
[3017 N. CHURCH SHED 1 \(11\)](#)  
[3017 N. CHURCH SHED 1 \(12\)](#)  
[3017 N. CHURCH SHED 1 \(13\)](#)

*At approximately the 45:45 timestamp, Code Enforcement Director Scott Roper asked to come to the podium. He said, I apologize. On RES-22:147, if we could table that Mayor. City Attorney Carol Duncan said, what we would need is a motion for reconsideration to bring it back on the floor and then let him explain why he's asking.*

*Councilmember Joe Hafner motioned, seconded by Councilmember Chris Moore, for reconsideration of RES-22:147. All voted aye.*

*Councilmember Moore asked, which resolution was it Mayor? Mayor Copenhagen said, 147. Ms. Duncan said, do you want to explain why you want to bring it back. Mr. Roper said, yes, the individual that owns the residence is in the military and he has done some work on improving the property and we would like to pull it and give him some additional time to see if he could meet the needs of the property. And, he certainly wants to do that. He has already started doing that and I think that we just had a little misunderstanding on it and so we would like to have you reconsider that please. Councilmember Moore asked, Scott, how much time are you asking for? Mr. Roper said, I would say 60 days.*

*Councilmember Chris Moore motioned, seconded by Councilmember Dr. Charles Coleman, to postpone temporarily RES-22:147 for 60 days. All voted aye.*

*Mr. Roper said, thank you, I apologize. Mayor Copenhagen said, thank you Director.*

**A motion was made by Councilperson Chris Moore, seconded by Councilperson Dr. Charles Coleman, that this matter be Postponed Temporarily for sixty days. The motion PASSED with the following vote.**

**Aye:** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent:** 1 - Mitch Johnson

## **6. NEW BUSINESS**

### *ORDINANCES ON FIRST READING*

[ORD-22:041](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO C-4 LOU FOR PROPERTY LOCATED AT SOUTHWEST DRIVE AND EVAN DRIVE AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF THREE SISTER LAND DEVELOPMENT, LLC

**Attachments:**    [Application](#)  
                          [H22-137 Three Sisters Rezoning plat](#)  
                          [Staff Summary - C.C.](#)  
                          [Certified Mail Receipts](#)

*Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-22:041 by title only. All voted aye.*

**Held at one reading**

## **7. UNFINISHED BUSINESS**

### **ORDINANCES ON SECOND READING**

#### **ORD-22:040**

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RM-12 FOR PROPERTY LOCATED AT THOMPSON DRIVE AND SOUTHWEST DRIVE AS REQUESTED BY JEREMY MOORE

**Attachments:**    [Staff Summary - C.C.](#)  
                          [Application](#)  
                          [Plat](#)  
                          [Valley View Superintendent Letter](#)  
                          [Apartments - Site Plan](#)  
                          [Rezoning Sign](#)  
                          [Publication Receipt](#)  
                          [VV Letter from Superintendent 10062022](#)

*Mayor Copenhagen asked Senior Planner Monica Pearcy to address the questions that Councilmember McClain had at the last Council meeting. Ms. Pearcy said, I believe at the last meeting there were two main concerns, one being traffic and the other drainage. So, I will touch on both of those and kind of give some more detail. To address the traffic concern, we actually received a letter from a traffic engineer provided by the applicant stating that the proposed development would not need a traffic impact study and this is because the proposed development would not, let me verify this. The peak hour trips for the proposed development would not be more than 100 per peak hour. So, for that reason, a traffic impact study would not be needed for the proposed development. And, secondly, the drainage, the applicant actually provided a preliminary plan showing a detention pond and quite a bit of green space and that would aid in the drainage, help control it. And, of course, that will be monitored by staff at a closer level as we move on with the development and that is just to ensure that a stormwater management plan is in place before the project starts. Mayor Copenhagen said, okay, all right, thank you. Councilman, does that answer your question? Councilmember David McClain said, yes sir. I just wanted to get a little more clarification with what the staff was thinking as well. Ms. Pearcy said, yeah, absolutely. Councilmember McClain said, I think that does answer our questions, any questions that I had. Mayor Copenhagen asked if there were any more questions by the Council. Councilmember Joe Hafner said, I do have one. I wasn't here the last meeting and I don't know if she can help me with this, but in reading through the MAPC notes from September 27, 2022, it says they plan to have a fully fenced, gated community. If it is a gated community, does that mean that they maintain ownership of the road right? Ms. Pearcy said, that is correct. Councilmember Hafner said, okay and they are*



responsible. Mayor Copenhaver said, that is correct. Councilmember Hafner said, okay, thank you. Councilmember LJ Bryant said, Mayor, just a quick question for Monica. So, on the 100 trips per peak hour, do we have different thresholds depending upon what kind of road is there? I mean in this particular instance, obviously, it is going on a major road, so is that a different threshold than if somebody was throwing 100 cars on some small two-lane road in a different part of town? Ms. Percy said, I believe it is categorized by the development. So, for this, they looked at Senior Adult Housing and Craig might have some more information on that as far as traffic studies go, but I am pretty sure it is just 100 peak hour trips across the board. Engineering Director Craig Light said, the 100 peak hour trips is our minimum requirement to have a traffic study done. If you are not generating more than 100 peak hour trips, it's generally a small demand type facility. That is the minimum threshold and then we have different tiers based on the number of trips that you are generating up to for over 100, you do it to an eighth of a mile. Over 300, is a quarter of a mile. Over 500, it is within a half of a mile. I think we just have three tiers based upon the number of trips, but 100 is the minimum threshold to require additional study. Councilmember Bryant said, thank you. Mayor Copenhaver said, thank you Monica. Ms. Percy said, thank you. Mayor Copenhaver said, I appreciate you this evening, you bet.

**Held at second reading**

#### ORDINANCES ON THIRD READING

[ORD-22:039](#)

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED ON PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT AS REQUESTED BY HB MEDICAL HOLDINGS, LLC

**Attachments:**     [Abandonment](#)

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

**Aye:** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent:** 1 - Mitch Johnson

Enactment No: O-EN-045-2022

### **8. MAYOR'S REPORTS**

*Mayor Harold Copenhaver reported on the following:*

*I have a few short comments. I know you all are waiting in anticipation.*

*One of the coolest things that I participated in this past month was Hytrol's global convention that was hosted right here in Jonesboro. David Peacock brought his working partners and this is all of the integrators from all across the United States and two continents to here, to Jonesboro to work and enjoy Jonesboro. The Hytrol staff also participated with many of our community partners downtown. They ate wonderful food in our community, entertainment was provided, and Embassy Suites was the difference maker in allowing the entire company to celebrate its overnight stay there. This is a company that has been in existence for 75 years as a global leader, but more*

*importantly, they have been right here in the City of Jonesboro for over 60 years and they continue to aspire to be more of a family partnership with the community and I hope this is a trend that continues with many other industrial partners as well. And, again, I would like to say thank you to our Downtown Association in collaborative efforts with Hytrol to make this happen. Again, the downtown area was utilized one entire night by them and we finished it off in the Rotary Park with the dedication as well at 9:00 p.m. in the evening. So, they fully utilized our downtown community and they loved it here and they gave it a lot of great compliments. Council, you would be very surprised on what people see about our community and how clean it is and how nice the individuals are and they felt very safe in our community.*

*The weather the past few weeks made for wonderful events. In our Parks, we served thousands, thousands of sport competitions at Joe Mack and Southside, and Saturday, we also featured a heart-filled and successful Walk to End Alzheimer's at Arkansas State University. Downtown Jonesboro also had a Fall Festival that was highlighted by the transition to fall that officially started last month as well.*

*Last week I met with our state legislators, sharing the needs of Jonesboro and talking about things they can do to help Jonesboro in Little Rock. Your state and federal officials' most important jobs are acquiring grants and other resources for our city and region, and I am glad for the relationship with our state house officials and I am counting on them working for the hub city of Northeast Arkansas.*

*The Chamber of Commerce had its first regular annual meeting in over two years and it was a major success. I would say 600+ individuals attended that meeting and the Governor was also here as well. It was nice to see our civic leaders back together again and it's great to get things rolling as well. And, so as we all talked and visited on focusing on our regions' needs. The Chamber also brought by two groups of leaders by my office this last week. The first being their own Junior Leadership program. These are juniors throughout our city that applied for them to work with the Chamber. And, the second was a group of emerging leaders. These are workers that their bosses have identified in our community as the best and brightest to take Jonesboro into the next quarter century.*

*Last, I would like to remiss and to say thank you to Christie Jordan, who also celebrated 25 years at the Food Bank as the coordinator. Christie has grown the Food Bank from a modest community service to a driving force that keeps over 15 counties fed. She has a civic heart. Christie is also going to assist as the facilitator for an important meeting I brought up two weeks ago regarding the urgent need to take care of our homeless.*

*I've invited more than 15 organizations that provide services for all facets of our people in need. Homelessness is top of mind, but as you have seen, it's going to take the community and experts in these fields coming together to make an effective and sustainable for the long term. I want to thank every organization in our community for the specialized services they provide for our residents facing challenges and I am confident that bringing these talents together will provide a productive collaboration in our community.*

*And, in closing, I want to say thank you and as with city we move forward to keep a family in our prayers. On Sunday, we lost a city employee that had dedicated over a decade to the City serving our residents. Don Forehand was one of the longest tenured drivers at our JET Bus system and very much enjoyed his role in getting people around our great city and connecting with them on their daily needs. Visitation will be tomorrow*

from 1:00-2:00 p.m. at Emerson funeral home and the service will follow. My heart goes out to the Forehand family and Don will be greatly missed by his City family.

[COM-22:046](#)

CITY OF JONESBORO, ARKANSAS FINANCIAL STATEMENTS OVERVIEW, AUGUST 2022

**Attachments:** [August 2022 Financials](#)

Filed

## **9. CITY COUNCIL REPORTS**

*Councilmember Ann Williams asked, I just wanted to see if we were in process of preparing an updated version of the RFQ for the Impact Fee Study? Mayor Copenhaver said, yes ma'am. Councilmember Williams said, okay. Mayor Copenhaver said, yes ma'am, on your request and on our conversation last week, we have started that process. Derrel has been out, as you are well aware, for the last week. Councilmember Williams said, sure, I understand. I am aware of that, yeah. Mayor Copenhaver stated, so when Derrel gets back, then we are formulating that and putting it together. Councilmember Williams said, I just wanted to touch base on that. Mayor Copenhaver said, thank you.*

*Councilmember Seth Speer asked, is there a date set for meeting with the HUB, etc.? Mayor Copenhaver said, yes. Well, it is going to be multiple groups this Friday at 11:30 p.m. and so that will be facilitated on the 4th floor and by these groups. One representative from each group will be represented there and then again, Christie Jordan will be facilitating that. Councilmember Speer asked, is that open to the public? Mayor Copenhaver said, that is closed, open to those who were invited to the meeting. Yes sir.*

## **10. PUBLIC COMMENTS**

## **11. ADJOURNMENT**

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

**Aye:** 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; Joe Hafner; LJ Bryant and John Street

**Absent:** 1 - Mitch Johnson

\_\_\_\_\_ Date: \_\_\_\_\_

**Harold Copenhaver, Mayor**

**Attest:**

\_\_\_\_\_ Date: \_\_\_\_\_

**April Leggett, City Clerk**