



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Safety Council Committee

Tuesday, January 21, 2025

5:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 7 - David McClain;Chris Moore;Brian Emison;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

3. ELECTION OF A CHAIR

A motion was made by Councilmember Chris Gibson, seconded by Councilmember Dr. Charles Coleman, that Councilmember Brian Emison be nominated as Chair of the Public Safety Committee. All voted aye.

4. APPROVAL OF MINUTES

[MIN-24:107](#)

Minutes for the Public Safety Committee meeting on Tuesday, November 19, 2024

Attachments: [Minutes](#)

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

Aye: 6 - David McClain;Chris Moore;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

5. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-25:005](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH NABHOLZ CONSTRUCTION INC. TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES AND ALLOCATE \$3,250,000 FOR THE DEMOLITION OF THE BUILDING LOCATED AT 100 W. WASHINGTON AVENUE

Sponsors: Engineering

Attachments: [Former Citizens Bank Building Demolition FAQ 01212025 Handout.pdf](#)

Councilmember David McClain said, Mr. Chairman I had... well Mayor, were you going to read something? Go ahead. Mayor Harold Copenhaver said, yeah let me if it's okay Mr. Chair and Councilman. Let me just kind of give you some administration

comments and then we can go on from there. First of all, I want to take a moment to provide a brief overview. And I think it's really important that we all understand the process and a reminder of this process. Many on council have been here for some time and aware of the long-standing issues surrounding this property. While there have been numerous challenges and potential opportunities before my administration, it's evident that this is neither new nor a simple issue. To clarify, this property and the building are not City owned. The council's vote tonight on the \$3,250,000 request does not make this property City owned. Instead, the funds are solely intended to facilitate the removal of the building and the reopening of Main Street. In late September, Councilman Chris Moore notified us about a structural concern with a protrusion on the east side of the building. In response the Fire Department and City Engineers were dispatched to access the structure. Within a few days outside experts confirmed the presence of an immediate safety hazard leading to the partial closure on Main Street.

Let me give you and provide you with a timeline of key actions. November 3rd, council approved an emergency declaration allowing the hiring of professional services. October 18th, after determining condemnation was needed, a seven-day pre-condemnation notice was issued to building and property interest. November 19th, Public Safety Committee approved forwarding the pre-condemnation notice issuance. Committee approved, forwarding the resolution onto council. Then we allowed 20 day legally requirement wait period prior to council. Then on December 17th, council unanimously approved a resolution for condemnation. Now remember, after that resolution was confirmed there's a 30-day wait period. So, on January 16th, the 30-day correction period ended. This timeline shows that all actions adhered to the notices and waiting periods required by the city and state codes, and this process moved as quickly as permitted by law. It should be noted that the city does not, and I'll say it again, the city does not do partial building improvements to private structures. That is out of our purview and authority. We cannot partially condemn the structure. Our actions are absolute. Either remove the building or do not, those are our options.

While we did a study of stabilization option, it was decided that even if the area of concern was addressed, engineering professionals were not confident that the street could be safely reopened. If this project is approved, the City Communications and Engineering Departments will work closely with Nabholz Construction to provide weekly updates and dedicate a section of the city website for frequently asked questions and other relevant information. And we have provided, I believe, a FAQ questionnaire that the general public has been asking. We provided answers as y'all entered the room this evening, So Mr. Chair that's the end of my comments.

Chairman Brain Emison said, thank you mayor. Councilmember McClain. Councilmember David McClain said, the only question I had, and I appreciate y'all giving us this little document. The last item says if ADEEQ approves the wet process. So if they do not approve that wet process, then what are we looking at and how much cost are we talking about? What does that change? Somebody from Nabholz could speak to that too or whoever. City Attorney Carol Duncan said, I mean, I do know that it increases the timeline, and it could potentially increase the cost. But if someone from Nabholz able to tell us what the difference is on... Mayor Harold Copenhaver said, if you would please state your name. Adam Seiter with Nabholz approached the podium and said, I manage our Jonesboro construction operation. So, we have, we've given a preliminary range of magnitude cost for wet demolition of the building. Wholly depends on the ADEEQ's response. If they do ask us to abate the building first and then demolish it, it adds about \$650,000 to the cost, and it adds about three and a half months. So, that's been our big push is to provide the most expedient option that we knew was out there. But there again, we're wholly

dependent on ADEEQ to tell us exactly what our rules are. Councilmember David McClain said, have you guys seen them approve a wet demolition in the past or is it going to have to be an abatement first then demolition? Adam Seiter said, the last time that I can recall us doing a wet demolition, I believe it was at Forrest City, and it was at their admin building for their school. And it was in a location that was kind of in a field by itself. That's the only one that I'm aware that we've done. Now we've done a lot of building demolition before, but not just like this. Councilmember David McClain said, ok thank you.

Councilmember Kevin Miller said, how long do you think it's going to take before you get an answer from them? Adam Seiter said, it's in their court. It's obviously a complex question and they've got, I think they've got, the information sent to them right now. The city's driving that process. It could be... they're trying to waive a few things, but it could still be two weeks from today, before we knew exactly, hey what rules can we play by. Mayor Harold Copenhaver said, and councilman on that, so the city has already contacted, through Engineering Department, they've already started the process. But we can't move forward with the process unless it is approved by council. So, the request then from council will then move on to ADEEQ and at that point in time they'll make their decision upon our recommendation. Councilmember Kevin Miller said, we can't make a formal request until after it's approved by us? Mayor Harold Copenhaver said, correct.

Matt Silas, 212 East Washington, approached the podium and said, I noticed that you meet all the ADEEQ requirements, and that there are air quality will be monitored applied with safety standards. Is that through a third party organization or is that someone hired by Nabholz? City Attorney Carol Duncan said, I believe it's through the demolition contractor. Matt Silas said, which is hired by Nabholz. So, the demolition contractor would be responsible for monitoring that versus some third-party agency. City Attorney Carol Duncan said, I mean, I think ADEEQ can always come and inspect if they choose to. And probably would on occasion stop by and make sure. But yes, that every day-to-day monitoring, my understanding, is part of the demolition process. Matt Silas said, okay. So, it's not a third-party organization doing it? City Attorney Carol Duncan said, unless ADEEQ comes and wants to do their own analysis. Which they can do at any time. Matt Silas said, sure. Councilmember Chris Moore said, it's also important to understand that Nabholz is not the one demolishing the building. There's a construction manager that will hire the demolition company on the city's behalf to do the demolition. Their engineers, at Nabholz, are representing the city in this demolition plan to both negotiate the price and the scope of the job. I mean Nabholz isn't the one tearing the building down and doing the monitoring of the asbestos. Matt Silas said, yeah that's true, but they're being paid by the same person. So, like any other inspection that you want an unbiased opinion or process of that third-party, it seems more important. I noticed when they tore the old county jail, that use to house the appraiser's office, didn't seem to be any monitoring. Dust was going everywhere in that demolition. And that's a lot smaller building than this is, so I was just concerned about that. Councilmember Chris Moore said, it'll be a different type of demolition if the ADEEQ approves it. I think that was a dry demolition they did on the courthouse. There were days dust came all the way to my house on Madison. City Attorney Carol Duncan said, believe me, we all work downtown as well. We want it to be as safe as you guys want it to be as far as that asbestos abatement. Matt Silas said, sure. Okay, thank you.

Mayor Harold Copenhaver said, would you mind going ahead and explaining just a little bit about the definition of a wet demolition. If you don't mind just for the public standards. Adam Seiter with Nabholz approached the podium and said, sure. So, in a wet demolition process if the building is deemed unsafe to be in any kind of abate already. Then you've got demo it all in place, and that means everything gets treated

like an asbestos containing material. The entire building gets hosed down during the process. And it's a selective demolition process. So, you've got a huge machine, basically like an excavator, with a tool on the end of it that either shears or crumbles brick up. That entire area gets sprayed with water while we demolish the building, so it's something that happens over time. The water that comes down goes to an area that we designate that is basically a sump. That water gets filtered out. So, the water that we use is also being filtered for any contaminants, and then that water also gets tested. And we are completely beholden to ADEEQ. So, we have to follow every law that they tell us. They're going to have to walk with us hand in hand through the process. It's just that difficult of a situation. So, we're going to want them on site every day, or as much as they can be anyways, working with us. Because there can't be any question about the procedures as far as what the law requires us to do after the fact. So, the safety of the general public and the safety of our workers, that's paramount in everything that we do. And it'll certainly be the case on this. It's a risky proposition no matter what.

Chef John Myers, Parsonage 305 South Main, approached the podium and said, my question is probably for Nabholz. When this does start to happen, the streets towards the courthouse, how many streets in addition to Main are going to be closed? Because that's going to affect, you know the federal building, you know, being able to get into the federal building, the banks that are there, the courthouse on down Main. How far out is that going to be clockwise? Mayor Harold Copenhaver said, John, what we've got on the... once, hopefully, if this goes through the process, then there's going to be a complete layout and it's going to be updated weekly on road structures, and we've already gone parameters. And again, it'll affect a little bit of Washington, some of Union, but as the process goes and there'll be adjustments made in that so. Again, we're going to be doing that daily, honestly, with the public to make them aware of those road closures. All the main facilities like St. Bernards, it's not going to affect any of the hospital routes or those main routes. But again, 20 different loads will be accessed to use on average a day, once it's running, and so we want to get those of town the most expedient way possible as well. But again, keep the traffic flowing downtown. We will have that once that is approved, and everybody be well aware of that. Chef John Myers said, I was asking for reference for our purveyors. Because right now it's difficult for our purveyors to get some of our products to us. They've had to change some of their routes for the big trucks, so I was just wondering if there was a plan or set up. So, when you get that to me... Mayor Harold Copenhaver said, yes sir, absolutely.

Patti Lack, 4108 Forest Hill Road, approached the podium and said, mayor, I was just wondering, can you just, right now, just review that after you guys send this to the City Council, what step by step is next step if it happens or if it doesn't happen, so everybody can have a clear date in mind when expected. Can you do that? Mayor Harold Copenhaver said, noted. And Patti Lack said, thank you.

A motion was made by Chris Moore, seconded by Chris Gibson, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 6 - David McClain;Chris Moore;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

ORDINANCES TO BE INTRODUCED

[ORD-24:037](#)

AN ORDINANCE ESTABLISHING AND CONSOLIDATING SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOLS (JPS) CAMPUSES AND FOR OTHER PURPOSES

Sponsors: Engineering

A motion was made by Chris Gibson, seconded by Chris Moore, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 6 - David McClain;Chris Moore;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

6. PENDING ITEMS

7. OTHER BUSINESS

8. PUBLIC COMMENTS

9. ADJOURNMENT

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

Aye: 6 - David McClain;Chris Moore;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller