



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

---

Monday, February 24, 2025

5:30 PM

Municipal Center, 300 S. Church

---

### SPECIAL CALLED NOMINATING & RULES COUNCIL COMMITTEE MEETING AT 4:45 P.M.

### 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 (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

*Councilmember Chris Moore said, I will be filling in for Mayor Copenhaver tonight. As most of you know, his family has a health emergency and we want to pray and think about them.*

**Present** 11 - Brian Emison; Chris Moore; Chris Gibson; David McClain; Joe Hafner; Kevin Miller; Janice Porter; John Street; Charles Coleman; LJ Bryant and Ann Williams

**Absent** 1 - Anthony Coleman

#### 4. SPECIAL PRESENTATIONS

#### 5. CONSENT AGENDA

##### *Approval of the Consent Agenda*

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

**Aye:** 10 - Brian Emison; Chris Gibson; David McClain; Joe Hafner; Kevin Miller; Janice Porter; John Street; Charles Coleman; LJ Bryant and Ann Williams

**Absent:** 1 - Anthony Coleman

[MIN-25:010](#)

MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 4, 2025

Attachments: [CC Minutes 02042025.pdf](#)

This item was passed on the Consent Agenda.

[RES-25:011](#)

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF RAB ALED5T52/PCT-LED POST TOP LIGHT-OR EQUIVALENT LIGHT FIXTURES AND RAB PR4-11-15D2-OR EQUIVALENT LIGHT POLES.

**Attachments:**     [Lighting Specs - Tec Electric.pdf](#)  
                              [Quote\\_1355173-00 \(002\).pdf](#)

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

Enactment No: R-EN-024-2025

**RESOLUTIONS REMOVED FROM THE CONSENT AGENDA**

[RES-24:186](#)

RESOLUTION BY THE JONESBORO CITY COUNCIL TO HIRE DTA TO STUDY IMPACT FEES IN THE CITY OF JONESBORO

**Attachments:**     [Proposal - City of Jonesboro Impact Fee Study 11-19-24.pdf](#)  
                              [A.C.A. 14-56-103 .pdf](#)  
                              [Handout from Rick Wyatt about Impact Fees.pdf](#)

*Councilmember Janice Porter said, I would like to make the following points: 1) Impact fees provide an incentive for developers to build outside Jonesboro city limits. 2) Any slowing of development will affect the amount of sales tax Jonesboro receives. Currently sales tax makes up roughly 70% percent of our city's revenue. 3) The impact fee will exert upward pressure on housing costs. 4) Many of our citizens will see this as a new form of taxation imposed without a vote of the people. 5) Although the \$59,000 cost of the study is a small percentage of our total expenditures, I hope that we have not reached the point where we feel that \$59,000 is a trivial amount. So, for these reasons, I urge a no vote. President Pro-Tempore Chris Moore said, thank you Ms. Porter. Councilmember Joe Hafner said, I assume that as a part of this study, DTA would look at the areas that are still available where the impact fee would make a difference, because I know also we had a lot of development over the years commercially and residentially. I'm just wondering how much of an impact there is out there still for the land that would be developed that these impact fees might be applied to. And I know it'll look at the different impact fees and things like that, but I assume that would be part of the scope of the project. The City Planner is shaking his head yes.*

*Councilmember Ann Williams said, it won't be necessarily city wide. There will be areas where there would be more of a need for it or determined or after analysis, for example, the area west of downtown where we want revitalization and development and encourage that. They would probably not recommend imposing an impact fee in that area. The issue is that and even though you can say that that we should have passed this ten years ago, or 20 years ago, the fact is, we don't want to look back in ten years and say we should have passed it ten years ago. And, I have seen as many people here have seen what happened with the older development of the area north of Johnson, what became known as Apartment City and the kind of the blight that occurred there. A lot of those apartment complexes were built by out-of-state corporations. For example, the Grove, you remember the Grove? I remember it because very soon after it opened, it was supposed to be student housing and parents thought, you know, pay rent for their kids. So, not long after it opened, you could hear gunfire from there and police were called out. And, I know, I remember hearing about the number of police calls. Chief Elliott is nodding his head. And parents, it got to be*

where parents didn't want to have their children attending ASU living there. And, so, then the management started moving in nonstudents who were very scary and it caused a lot of problems. Also, there are a lot of apartment complexes overbuilt that eventually, because of poor management and other reasons and the corporations undercapitalized. They didn't maintain them and they ended up vacant with boarded up windows, a blight on that area. This is why you have impact fees because companies can go belly up and then it falls to the citizens and the taxpayers to clean up after that. And, we see examples of it right downtown here. And, we see, for example, Arby's on Highland Drive sitting vacant a long time. And, then, Code Enforcement, we have their staff having to be involved in policing and the Police Department and the Fire Department providing public safety for vacant property that becomes areas that invite crime. This is why, part of the reason we do this, because there is an impact of development and sometimes bad development on a city and it impacts the services and it puts a strain on the citizens and the taxpayers. And, the taxpayers have to pick up the dime for this. And, so, whatever sales tax we're talking about pales in comparison to the cost of cleaning up after over development and bad development and poor management. The corporations are often out-of-state that come in and do this, basically, carpet baggers. And, so, I feel as though we need to really, this is why other cities have done it and they have not suffered as a result of doing it. I don't know any city in Arkansas. Several cities now have impact fees, including Conway, our sister city, Siloam Springs, cities in northwest Arkansas. Tonitown, they all have impact fees. None of them have suffered as a result of having it as far as business growth. What they have had is a way of offsetting the cost of services as a result of this development. And, I just wanted to set the record straight on why we have this. It's in order to have a good city. It's not going to drive away good business. Companies are still going to want to build here and develop here. We have two medical centers and a university. They are still going to come here. They're not going to be frightened away by a one-time impact fee, which may not be that much.

Councilmember Joe Hafner said, just to clarify, this is just a study regarding the impact fees. Councilmember Williams said, yes. Councilmember Hafner said, it's not the implementation or adoption of any impact fees. Councilmember Williams said, I realize that, but I realize there is a lot of pushback on this thinking that this is something that we are enacting now. We are studying this. This is just a study in the area and uses of it. By the way, you have to specify what it is to be used for. The number one use ordinarily, is public safety, police and fire, also drainage and parks and other things as far as public service and public safety. So, it is to the benefit of a city to do this. And, that's why I'm saying is that the pushback against this study, I just want to clarify so everybody understands what it is we're studying and why is all. President Pro-Tempore Moore said, thank you Ms. Williams.

Councilmember LJ Bryant said, I couldn't get the list to pull up on Arkansas Business, with the firewalls, but if you look at the list in Arkansas Business in December, they published a list of largest commercial projects in Arkansas and we were near the bottom. Hoxie had a bigger project last year than we did. So, this, you know, we don't need a study to tell us this is a bad idea. Jonesboro Cycle and ATV moved to Bono. This is a growth tax. If you look at our permits, our permit activity is down. So we're in a competitive environment and, you know, you're either growing or you're dying. This is a set in the direction of killing our city. Councilmember Chris Gibson said, I just want to make one comment and the primary reason that I brought this up when I did in conjunction with Mr. McClain, we've been talking about impact fees. I've been part of this council now for 16 years. I've been part of city government for closer to 20, and we've been talking about this since I started coming around. We've kicked this can far enough. Let's find out if we need it or not.

Rick Wyatt, 806 Sandra Lane, said, I was fortunate enough to be on the Impact Fee Committee when we studied this. The vendor that we came up with, I think, stood out to me to be superior than the other vendors. I think a study would be good. But, the thing that I want clarify tonight is in their project understanding. They state that all work to be completed will satisfy the requirements of Arkansas Code 14-56-103, the Arkansas Impact Fee law. I don't know if you all are familiar with that are not. I don't be redundant, but there is a statute that addresses what you can and can't do. And, I've got copies of this for the councilmembers if they want it. I'm not trying to persuade for or against the study. But, a couple of things I want to point out to you that are in the code. There is language of what an impact fee is. There is also a language of what it can't be used for. There is a list of permitted things that you can do with it. And, one of the things that struck me is it has to be reasonably attributable to providing for a new development. You can't take, say we're going to do something in North Jonesboro and we're going to use that money down in Valley View. It has to be attributed to that new development. There is a formula for assessing it. And, another thing is that in one of these it says that the city will refund the unused portion after seven years, plus interest. There's a big accounting thing that goes along with this according to the statute. So, if you charge a developer, X number of dollars to do whatever, and you don't use that money that's permitted for that, after seven years, you have to give that money back to the developer plus interest. I just want you to be aware of that. Another thing that a lot of people talk about is traffic and we've got this and that. But if a need is present prior to the new project, it's not created by the new project. So, if we need an extra placement now and then next week we come up with a project where we're going to charge an impact we so we hire new policemen, no. It has to be a result of that new impact. Councilmember Dr. Charles Coleman said, Rick, would you mind getting copies of that so it can be sent out to all of the councilmembers because everybody doesn't have a copy of that state statute information. Not everybody knows what that state statute is pertaining to. Mr. Wyatt said, I've got copies. President Pro-Tempore Chris Moore asked, Mr. Wyatt, if you will, give it to me and I am going to give it to the City Clerk and she can disseminate it to the council. Thank you sir. Did you have anything else to add Mr. Wyatt? Mr. Wyatt said, no, I think that they will do a good job of explaining what you can and can't do. But, I want you to understand that it is regulated by state statute of what you can and can't do. It's not just extra money for the city to do whatever with. So, it's got to be specific. President Pro-Tempore Chris Moore said, thank you sir.

Chief Administration Officer Brian Richardson said, I just wanted to quickly say that I believe it was last year whenever the city council charged the mayor to come up with a committee to appoint to research this issue and they did so. We've had quite a few meetings over the past eight or ten months, however long it has been. It has been a while. I appreciate them for their input and for their research on this and I believe it was Councilmember Hafner that said this is a effort to study what these actual impact fees would be and then the committee would review that study and bring back any recommendations at that point on what the actual fee structure would look like if anything at all. So, again, just clarify, the history of this was of this was at city council asked for a committee to be created to study this. They have done that and this is the result of their studying the recommendations of that study efforts. If the funding for the study is granted tonight, then obviously we will keep you in the loop as the process goes along. I know that Planning and several members of that committee expressed interest in kind of providing updates as we move along. It is a multi-month study. So, don't expect anything coming back anytime in the next couple of weeks. Councilmember Dr. Charles Coleman said, Brian, I made this comment and I guess I have made comments like this for 13 or 14 years. Sometimes we don't have problems

*with some of the issues that are brought up and I don't either. But, at the same time, just like I brought this copy up, the information needs to get out to us so that we can make that decision way before these things happen. I think that needs to happen a little bit more frequently. President Pro-Tempore Chris Moore said, thank you Brian.*

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

**Aye:** 8 - Brian Emison; Chris Gibson; David McClain; Joe Hafner; Kevin Miller; John Street; Charles Coleman and Ann Williams

**Nay:** 2 - Janice Porter and LJ Bryant

**Absent:** 1 - Anthony Coleman

Enactment No: R-EN-025-2025

## **6. NEW BUSINESS**

### **ORDINANCES ON FIRST READING**

#### **[ORD-25:005](#)**

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, SECTION 117.330(c), KNOWN AS THE SIDEWALK ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CONTRIBUTION IN LIEU CONSTRUCTION EXEMPTION FOR PROPERTY IN PLANNED INDUSTRIAL PARKS

*Councilmember John Street motioned, seconded by Councilmember Joe Hafner, to suspend the rules and offer ORD-25:005 by title only. All voted aye.*

*Councilmember Joe Hafner said, as someone who had quite a bit of input into the sidewalk ordinance, I do support this amendment to it.*

*James Elywn Hinds, 508 Ridgecrest, said, there are just a couple of things and I haven't read the ordinance on them. But, two things that need to be done. I'm not really opposed to it, but we do need to make sure that, I know this for industrial parks and they've got parking lots and that sort of thing, that they do have some way for the pedestrian traffic to get through there safely. And, second is, is we want to be sure that this contribution money is used for sidewalks somewhere else instead of used for some other purpose. President Pro-Tempore Chris Moore said, thank you, sir.*

**Held at one reading**

## **7. UNFINISHED BUSINESS**

### **ORDINANCES ON SECOND READING**

#### **[ORD-24:037](#)**

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

**Held at second reading**

### **ORDINANCES ON THIRD READING**

[ORD-25:001](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 5622 SOUTH CARAWAY ROAD AS REQUESTED BY WESCOTT ENTERPRISES, LLC

**Attachments:**     [Rezoning Application](#)  
                              [Parcel for 5622 S Caraway Rd](#)  
                              [Plat](#)  
                              [Certified Letters](#)  
                              [Sign Posted](#)  
                              [Staff Summary](#)  
                              [Publication Receipt](#)  
                              [MAPC meeting minutes](#)

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

**Aye:** 10 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

**Absent:** 1 - Anthony Coleman

Enactment No: O-EN-004-2025

[ORD-25:002](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 2926 WOOD STREET AS REQUESTED BY HORIZON LAND SURVEYING, LLC

**Attachments:**     [REZONING APPLICATION](#)  
                              [Rezoning Questionnaire](#)  
                              [Plat](#)  
                              [Certified Mail Receipts](#)  
                              [Rezoning Signs](#)  
                              [Staff Summary](#)  
                              [Publication Receipt](#)  
                              [MAPC meeting minutes](#)

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

**Aye:** 10 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

**Absent:** 1 - Anthony Coleman

Enactment No: O-EN-005-2025

[ORD-25:003](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE REZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-2 FOR PROPERTY LOCATED AT 5500 S. STADIUM BLVD AS REQUESTED BY JIM HEATHERLY

**Attachments:**     [Rezoning Application](#)  
                              [Rezoning Plat](#)  
                              [Certified Mail Notifications](#)  
                              [Rezoning Sign](#)  
                              [Staff Summary](#)  
                              [Publication Receipt](#)  
                              [MAPC meeting minutes](#)

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

**Aye:** 10 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

**Absent:** 1 - Anthony Coleman

Enactment No: O-EN-006-2025

[ORD-25:004](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO RM-12 RESIDENTIAL MULTIFAMILY FOR PROPERTY LOCATED AT 1006 N. WARREN STREET, JONESBORO, AR AS REQUESTED BY CARRINGTON MOREHOUSE

**Attachments:**     [Rezoning Application](#)  
                              [Rezoning Application questions](#)  
                              [Rezoning Plat](#)  
                              [Bacilio Hernandex Approval Letter](#)  
                              [Certified Mail Receipts 12.18.24](#)  
                              [Minutes of Community Meeting](#)  
                              [Nix Tile Company 20231025 103516](#)  
                              [Nix Tile Company 20231025 103826](#)  
                              [Rendering](#)  
                              [Rezoning Sign Posted](#)  
                              [Warren Street Apartment Concept](#)  
                              [Staff Summary](#)  
                              [Publication Receipt](#)  
                              [MAPC meeting minutes](#)

*Jim Gramling, Gramling Law Firm, 2500 Alexander Drive, said, this is a proposal to rezone 5 1/2 acres to RM-12. A couple of things that are important, this is in a floodplain, so he's not going to be able to get, it's going to affect how many units he can have. We asked for RM-12 to give him flexibility for what he could build on to make it a viable project. The staff report is, as you have probably seen has all checkmarks. So, this is all good with our Land Use Plan and in the Planning Commission staff report. I did before, I wasn't involved in this at the application stage, but shortly after I became involved, I asked Monica to give us a list of the property owners within 400 feet instead of 200 feet for a neighborhood meeting. We had that a few weeks ago and nobody showed up to object. So, I think, and one more thing, this is my client Carrington Morehouse. He's here, over there. He's a local owner, lives in*

*Jonesboro, so this is not an out-of-state entity that is going to be trying to build some development in here and won't be here to tend to it. If you look on the application packet, there is a suggested rendering and it looks like really nice units. This part of the city is in need of something like this. I'll be happy to entertain any questions. President Pro-Tempore Chris Moore said, thank you counselor.*

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

**Aye:** 10 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

**Absent:** 1 - Anthony Coleman

Enactment No: O-EN-007-2025

[ORD-25:006](#)

AN ORDINANCE TO VACATE AND ABANDON A PORTION OF AN ALLEY LOCATED IN PARDEW'S ADDITION AS REQUESTED BY FLEX PROPERTIES, LLC

**Attachments:**    [Opinion Letter](#)  
[Petition-signed and notarized](#)  
[Survey Plat](#)  
[Publication Receipt](#)  
[AT&T](#)  
[CWL](#)  
[Optimum-Altice Email Response - Flex Properties LLC - Easement](#)  
[Ritter](#)  
[Summitt](#)

**A motion was made by Councilperson Brian Emison, seconded by Councilperson Charles Coleman, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 10 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

**Absent:** 1 - Anthony Coleman

Enactment No: O-EN-008-2025

[ORD-25:007](#)

AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A STREET RIGHT-OF-WAY AND ALLEYS LOCATED ON SCHLEY STREET AS REQUESTED BY FLEX PROPERTIES, LLC

**Attachments:**    [Opinion Letter](#)  
[Petition-signed and notarized](#)  
[Schley St Abandonment Plat](#)  
[Watts Addition Record Plat](#)  
[Publication Receipt](#)  
[Optimum-Altice Email Response - Flex Properties LLC - Easement](#)  
[Ritter](#)  
[AT&T](#)  
[Summit](#)  
[CWL](#)



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

**Aye:** 10 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

**Absent:** 1 - Anthony Coleman

Enactment No: O-EN-009-2025

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

*President Pro-Tempore Chris Moore reported on the following items:  
The mayor did leave a statement for me to read. It says good evening, everyone. Thanks for being patient while we waited out the winter storm. I want to thank our Street crew for doing a fantastic job once again of getting the roads in shape quickly. I also want to recognize the Salvation Army for providing overnight housing to those indeed during the severe cold. While our community centers provided daytime buildings to get into a warm space.*

*Here's some more information about getting things cleaned up, the Sanitation Department has a new process for residents to get rid of larger items that are cluttering up personal space. We're calling it "getting rid of the bulky junk," which we all have. Residents can load up junk and bring it to the city incinerator located at 2650 Lacy Drive and a specific roll off dumpster is available for accepting those items. It is a great convenience and best of all it saves the city, that's the taxpayers, lots of money in tipping fees. Sanitation routes are beginning to catch up with the backlog caused by the winter storm that followed the federal holiday. We appreciate our citizens for being patient through the process.*

*We're all ready to get the winter out of the way, but the city parks are truly gearing up for the nice weather. In fact, some activities are underway already. The baseball fields are full swing and it's worth the drive to go take a look at all the beauty of the outdoor spaces.*

*We're asking for community input to help bring the vision of the Martin Luther King, Jr, Freedom Trail to life. A public meeting is underway now at New John Baptist Church at 308 North Main and a second meeting will be held the 27th at 6:00 p.m. at New John.*

*We are, of course, getting excited about the "State of the City" address. You'll hear a report at the next city council meeting March 4th, just a week from tomorrow and a full video presentation will be held at Embassy Suites, March 5th, beginning at 11:30 a.m.*

*Applications are being accepted now for the Mayor's Youth Advancement Council through April 1st. We are always excited to meet the new members and find out what our young people have to offer.*

*I'm pleased to announce that our Health Accelerator Plan has won yet another award. This one for engineering. This is the award that demonstrates how we are making parks and health initiatives accessible to everyone.  
I know you are all anxious to hear the latest on the Citizens Bank building. We will keep you updated at any time there's a movement to talk about. Large equipment is being brought in and adjacent spaces are being protected at this time.*

[COM-25:004](#)

## ENGINEERING DEPARTMENT CAPITAL PROJECTS UPDATE

*Engineering Director Craig Light said, I appreciate you getting to me so quickly this evening. I'll be brief about my comments tonight. I was asked to give an idea of the projects that we are doing with the 2025 Capital Funds, the amount of money that we are budgeted this year. So, I'm trying to keep you focused on those specific projects, but if there are other projects that you want to know about, I will try to answer those questions if you will ask those. With our 2025 miscellaneous roads money which is \$500,000, the projects that we're working on with that is the North Church Hawk signal, which goes with the swimming pool at Parker Park. We have submitted those plans to ARDOT for the permitting. It's at, I'm going to say 90% plans. I'm sure they are going to some comments back that we need to address, but we have started getting quotes on the equipment for that. So, hopefully, we can get that installed this year with those funds. We have also submitted the plans for the Johnson Avenue roadway turn lane and side path. This is from Caraway Road to the Newman Center on the north side of the road. We are going to put a turn lane in there at JTowns and that next road. If you come over the top of the hill on Johnson, if you have driven that way, there seems to be always somebody. There is no turn lane. It's very dangerous. There have been several rear-end collisions. So, we are going to do a little lane widening there to be able to get a turn lane in for a short distance, and then we are going to put a 10-foot side path on the north side of the road from Caraway Road down to the Newman Center. Hopefully, eventually, it will extend all the way from Greensboro Village and Highway 351 to that trail project that is going along there. So, as part of that project is also a small piece of sidewalk from Melrose to Marion Berry that we are going to pull away from that permit once we can and we will go ahead and get that project under construction this year. The other part is a fairly large project that may need some additional allocations to actually get it underway. I think our last estimate was over \$700,000 for the project. And, like I said, this year's budgeting for street projects was \$500,000. We are also working on the design for pedestrian accommodations, at South Culberhouse and Southwest Drive intersection. That's one that a citizen has brought to the city council and has asked about multiple times. There are no pedestrian accommodations at that intersection. You do just kind of have to bolt across that road if you want to get across it. Now that we have built the trail down South Culberhouse to Southwest Drive, we need to figure out a way to get pedestrians across that safely. So, we are working on the design of those improvements to that facility. With those same monies, we are also putting in traffic calming devices at several locations. We have already installed one at Oak Street. We are just waiting on, it's a speed table. We are waiting on the signage to be put up. And, we are also putting in an all ways stop at Oak and Rains. It will be a lighted sign like what is at Huntington and Flint. We are getting that equipment ordered now. There will be an additional speed tables at Brazos and Fairpark. Those are the ones on Fairpark that are under construction this week. So, these projects are moving forward pretty quickly. We are also going to do a traffic calming. It is going to be some curbing work done at Union and Oak Street. We are having issues with people coming down Union and instead of taking the right turn to go to Main Street, they are blowing down Union Street further in that two lane, the residential neighborhood area and we are going to do some curbing there to try to slow people down as they enter that residential district. So, that will be with those monies this year.*

*We're also doing a lighting project down Creath Street. Tonight, the council approved the purchase of some lighting equipment. It's being purchased through grant funds, but these funds will be used to actually hire a contractor to do that electrical work and install those lights. So, that's what's going on with the half million in Street Funds. We also got \$500,000 in sidewalks and side paths money. We're doing that, still continuing to South Culberhouse and Flint Street project making the connection there down*

Thomas Street and then Wood Street, Short Street. So, that is under construction right now. We've got a small piece of sidewalk planned for Madison Street between Jefferson and Washington Avenue on the west side of the roadway. Adjacent to the new county courthouse, we've got a piece of sidewalk that we would like to get put in down through there this year. And then the remainder of the funds will be used to start down Jefferson Avenue with an additional side path down those and those projects were picked by the Connectivity Committee. On soft surface, these aren't with 2025 Capital Funds, but we do have some soft surface trails that are to be done with grant funds this year. With our \$500,000 drainage funds this year, we're doing a project on Maplewood Terrace. This is a relocating of a ditch that basically runs into the back of somebody's house and has caused flooding issues throughout the years. So, we have some funds set aside to do that project this year. Also, on Leslie Ann and Tony Ann, we've got some money budgeted to do some drainage work, some curbing and some piping to relocate. The water basically runs from city streets onto private property. So, we are going to redirect that in that area. And, then we also have some funds in miscellaneous to purchase a piece of property on North Main Street.

It is five acres. It is part of the Corp of Engineers Master Drainage Plan for the city. It has come up for sale. They have agreed to sell it to us for less than the appraised value. It's a flood property. So, hopefully you will see that pretty soon come before you to purchase. But, that will come out of the Miscellaneous Drainage Funds. We have \$450,000 allocated in railroad money this year. A percentage of that will be used for just general maintenance, but a few projects that we are going to do. We are going to install switch point protectors for all of the railroad switches out there. We've had kind of an issue with those getting damaged. Every time they get damaged, it's \$5,000-\$6,000 to get fixed. So, we are going to put protectors on those this year to kind of minimize that. I think we had four or five of them damaged last year. So, we are going to put these protectors on them to try to minimize that. We're also going put some camera equipment in our railyard. We've had a couple of incidents of injuries at our railyard by the railroad crews and we've been asked by BNSF about putting some cameras up. We just think it's a good measure and we have some funds this year to try to do that. We were allocated \$1,000,000 for asphalt overlays this year. That actually bid today so that contract will come before you in the next 30 days anyway. The projects on the list are Nettleton Avenue from Flint to Dupwe, Beanie Drive, all of it, Bobbie Dawn Drive, all of it, Eagle Drive, Hawks Cove, Hunter Lane, Bess and Carter Drive, that's all off of Aggie Road east of the Red Wolf, Richardson Road from Rook Road to Longcrest, Longcrest Drive to Richardson Road to Willow Road, Willow Road, it's from Ingles to I-555, an overlay on Warner from Olive to Union, an overlay of Oak Street from Olive to Madison, and West Craighead Forest Road from Lincoln Drive to South Culberhouse. Those are the projects that were bid. The dollar amounts actually for the bids came in a little bit lower than they did last year. So, we might have a little bit extra funds to add a road. We have a running list of several million dollars of overlay projects that need to be done. So, we will select one or two hopefully off of that list to add since the projects came in. That was the projects that we are going to do with the 2025 allocations. Are there any questions about any of those projects? Councilmember David McClain asked, Craig, Do you mind touching on that Brazos projects again? I got one more question for you. Mr. Light asked, the Brazos? Councilmember McClain said, yes. Mr. Light responded it is for traffic calming. The speed tables is what they are. We put out radar counters out there and there are a lot of fast moving cars down through there. Councilmember McClain asked, when do we anticipate doing some drain work in that area? Brazos Street, I drove through there. I drive through there almost every day, but driving through after a rain, it's water, all over the road and kids having to stand in water waiting on the school bus. And you don't have to tell me now, you can you can know. Mr. Light responded, it is on a list. The

last time we talked about it, it was to redo the whole neighborhood, the drainage and it was about \$5.5 million and that was probably I can't remember how many years ago it was that we put that estimate together, but it was some time ago. We were looking for CDBG funds to help fund that. When we did the Race Street drainage project or the future widening of Race Street, we put in that underground system and we put in a new inlet pipes extending into the Fairpark neighborhood and we set them fairly deep. They come up very quickly, but the intent is to pull those out and start putting in underground systems in at a much deeper level as an overall fix for that area. But, we need a sizable allocation for it. Councilmember McClain said, for Fairview and all of those roads in there, Fairfield, Mary Jane, all that area. I understand that. I understand where you're looking at it. Also, are we planning, I know you didn't go through your list and say any, but are we planning to do any roundabouts coming up? Mr. Light responded, no, we did look at a roundabout a few years ago at Forest Home Road and that intersecting street. We have looked at one there. We priced it out. Honestly, the four-way stop has been working adequately there for quite some time and not really causing many delays. If there is a particular one that you think we need to look at, we will be happy to put it on the list and have it looked at for a roundabout. We don't have any roundabout projects. In terms of our long range, roadway projects that we do have on list, Highland, Nestle, Rogers Chapel intersection out off of Highway 18 needs some additional turn lanes added to it. South Caraway Road and Race Street intersection needs to be blown up into a full intersection like what Caraway and Highland is. So, full double turn lanes all the way around on there.

Councilmember Ann Williams said, not long ago I think it was mentioned that five way stop over there on Wood Street and Culberhouse and Cole. Is that a big enough area to do one there or would it be worth worthwhile to do that? It's a very tricky intersection. Mr. Light responded, it is being a five-pointed intersection. We get a lot of requests for traffic calming. And, you know, you put these in to move traffic faster and then you put in other things to slow them down. The intersection itself is not over capacity. You can get through it. You don't have a real long delays to get through it. Intersections that really need our attention are South Caraway and Race Street, especially with the new sporting complex that is going in there. There is a lot of delay at that intersection and we're probably looking at \$3.5 million dollars to improve that intersection. Browns Lane and Caraway, it's on ARDOT's interchange improvement list. Alexander and Southwest Drive is on that list as well and I think they are estimating \$16 million on that particular project to redo some lanes off of the interstate. So, there are some big projects that need to be pushed forward and whether or not that's a contribution towards with city funds on those or not, I don't know, but they have been identified. We have had Race Street improvements on our list for a long time. We have had South Caraway Road that's been on our list for quite some time. We like two properties from having all the needed right-a-way, and I know the funding for that has been tied up in this bond issuance that has been knocked around for the last couple of years. So, hopefully, that will come to fruition sometime and we will get the funding to do those improvements. But, Patrick Street improvements, I know Dr. Coleman has been asking for that for quite some time. Gee Street improvements are on our list. An overpass over the railroad tracks on Gee Street. Prospect Road improvements have been mentioned many times. I am thinking about you Mr. McClain. So, there is a lot of roadway projects, so specifically around-a-bouts have not been a priority. We do see these other projects as being some priorities for us that we need to start looking at and looking at how we fund these in the long term. Councilmember McClain said, I'll shoot you an email just to discuss with you. Thank you.

President Pro-Tempore Chris Moore said, all right Craig, let's get on to the important things down here. What about the bank? Mr. Light responded, I think our construction

managers are here. President Pro-Tempore Chris Moore said, I saw them right behind you, and I'm hoping one of the two of you are fixing to tell us that it's coming down this week or something big is happening. Mr. Light said, I believe I am being told that the big machines are so supposed to start showing up in pieces tomorrow. So, it will take a little time to get that thing set up. I will let Adam speak. Adam knows more about it than I do so I will let him speak. President Pro-Tempore Chris Moore said, I'm not saying roundabouts and intersections aren't important, but I'm telling you, my phone is blowing up about the bank. Please come and give us an update.

Adam Seiter, Executive Vice President of Operations for Nabholz Construction, said, so as far as the activity you on site right now, we got our first piece of equipment that will work in tandem with our high reach equipment that comes tomorrow. We got that there last week. I want to say Thursday or Friday. The high reach equipment will show up tomorrow and it is on several trucks and it's coming from South Texas so it will be here sometime right around noon. We will offload that, and then beyond that, we have got to get our site restructure to contain that piece of equipment and then also to protect our neighbors from the work that's coming up. We have got to be a good neighbor to everybody around us. Particularly to the building directly to the north of us. That will be the next thing you see is us protecting that building. For anything that should happen to fall off of the Citizens Bank building while we are in the process of taking it down. It's 15 feet away, so that's going to involve a pretty substantial effort just to keep their building protected while we while we move forward. As far as administrative work goes, ADEQ had us resubmit our NOI today. They had some clerical things they wanted changed on it. So, we've got their full attention, which is a good thing because they are the law. We've got to do exactly what they say. So, we resubmitted that today. Our first day of actual demolition, we are hoping at the latest it will be Friday, March 7th or maybe Saturday, March 8th or Monday, March 10th. We're hoping that we can pull that back with ADEQ. We are obviously completely beholden to them, but we are in contact with them several times every day just to review the process of everything. Like I said, there is a lot of prep work that we've got to do in between now and then. So, it does, it buys us a little bit of time to meet with our team, our demolition team and then with the neighbors in the immediate area so they know what to expect out of our work. And, then obviously, with the city the same way, just planning traffic and planning the rest of the scope of our work. And, then after that, what it is going to look like when we leave the site. Making sure that we've got an engineered plan that fits the piece of property and we walk away with something that manages stormwater and doesn't create a problem for the city. President Pro-Tempore Chris Moore said, thank you very much.

**Read**

## **9. CITY COUNCIL REPORTS**

Councilmember John Street said, I just didn't know what the Mayor has said about all of our departments. The Street Department, the Police Department and Sanitation, everybody did a great job clearing the roads and keeping them safe and we appreciate them as always. President Pro-Tempore Chris Moore said, thank you.

Councilmember Chris Gibson said, Nominating and Rules met earlier tonight, and I would like to suspend the rules and walk on ORD-25:008 and RES-25:015 please. Councilmembers Ann Williams and Brian Emison seconded the motion. All voted aye.

ORD-25:008 - Councilmember Joe Hafner said, this is an ordinance so is this just on the first reading? President Pro-Tempore Chris Moore said, this is an amendment to an ordinance. This is an amendment to the current ordinance. President Pro-Tempore

Chris Moore asked for a motion to adopt. Councilmember Chris Gibson motioned, seconded by Councilmember Joe Hafner, to adopt ORD-25:008. All voted aye. Councilmember David McClain asked, on section 2-95, paragraph A, subsection 1, the proposed language says the Nominating and Rules Committee shall be made up of councilmembers from seat 1 of wards 1, 2, and 3 and seat 2 of wards 4, 5, and 6. So, we will have members on both sides. Councilmember Gibson said, that was the reasoning behind that is so the entire city would be represented whether than just three wards. Councilmember McClain said, okay, thank you.

RES-25:015 - Councilmember John Street asked to be recused from the vote on this because of his reappointment to the CWL Board. President Pro-Tempore Chris Moore said, let the record reflect that.

James Elywn Hinds, 508 Ridgecrest, said, the night before the runoff election in December, the Mayor made a speech at Golden Corral and there was a group of people there and he promised that before an appointment was made to the Jonesboro Public Library Board, that that person would speak to that group. I have been watching because I'd like to be there at meeting when that person speaks to hear them. I don't have anything, you know, an opinion on the person. I would really like to hear them to form an opinion. But anyway, I do think in order for him to keep his promise that that appointment needs to be delayed until he has an opportunity to have them speak to that group as he promised. President Pro-Tempore Chris Moore said, thank you, Mr. Hinds.

City Clerk April Leggett said, I have a question about the appointments for Councilmember Dr. Charles Coleman on the Jonesboro Parks and Recreation. Councilmember Charles Coleman said, I want to abstain. Ms. Leggett said, you want to abstain and Ann? Councilmember Ann Williams said, we had discussed this. Yeah, I can. I had discussed this with Carol previously and she said it's not an issue in her opinion requiring it in this particular type of appointment. Ms. Leggett responded, okay, I just wanted to make sure that no one else wanted to abstain, okay. President Pro-Tempore Chris Moore asked, did you get Dr. Coleman? Ms. Leggett said, yes. All voice voted aye except Councilmember LJ Bryant who voted nay.

Councilmember Chris Gibson said, I got just a couple more things. Nominating & Rules, just for transparency and procedural purposes we had to pull an item from the agenda this afternoon. So, we will meet again on Monday, the third, March 3rd at 4:45 p.m. to take up those items of business and it's just some more appointments to committees. And secondly, we did vote to dissolve Public Services this afternoon, and the reappointment or the reassignment of those subcommittees will be as follows: the Airport Committee will go to Finance, Parks and Cemeteries will go to Public Works, and Transportation will go to Public Works, and any members of that Public Services Committee that would like to be reassigned to any of those committees, please let me know and we'll take that up at Monday's meeting as well. President Pro-Tempore Chris Moore said, I anticipate that will open up a time slot for public hearings and that will be quite beneficial.

Councilmember Dr. Charles Coleman said, I have a question Brian. Have you guys made a decision on the rangers for the parks? Chief Administration Officer Brian Richardson said, I guess the exacts on the process for that and the legalities of how they would need to be charged and any kind of enforcement powers, I know that Ms. Duncan and Heather have been looking into some statutory requirements on that. We want to make sure that anybody that you obviously empower have the ability to ticket, write enforcement rules, or find somebody, but they are following the proper procedures

*and guidelines that are laid out by the state. Not being a lawyer, I am not going to get myself into trouble or make any assumptions, but I can presume that they are working very diligently on that and I think that we had originally planned on kind of funding and actually putting some funding creation behind those positions sometime during the summer. So, they have got a little bit of time left to kind of work through that. Now that I have talked with Councilmember Williams a little bit about some of the things that she would like to see before that position is actually created to just insure that everybody is working in the best interest of the city. We kind of vision somebody that is not just an enforcement officer, but also a hands on person to either assist people or also point out things that need to be corrected in our parks. So, there's still a little work to be done on that. I think we are heading in a good direction.*

**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 FOR 2025

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

*Councilmember Chris Gibson motioned, seconded by Councilmember Ann Williams, to suspend the rules and walk-on ORD-25:008. All voted aye.*

*Assistant City Attorney Heather Owens read the proposed changes to the council.*

*There was some discussion on whether or not this item was an ordinance and/or just an amendment. It is an ordinance. (Legal opinion is as follows: City Clerk April Leggett asked for an opinion on whether the ordinance technically went through the first reading. City Attorney Carol Duncan addressed the two-fold issue. First, it is an ordinance, which is required when you are amending an existing ordinance. As such, it requires three readings or for the rules to be waived. Neither of those occurred. Second, the actual ordinance that was passed by the committee to be walked on was not read, only the title and the changes were read. So, the ordinance was never read at the meeting. The title was read, but there was not the motion to offer it by title only that must be done for that to be sufficient.) It was decided that this ordinance will be on the first reading at the City Council meeting on Tuesday, March 4, 2025.*

**RES-25:015**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO MAKE APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS AS RECOMMENDED BY MAYOR HAROLD COPENHAVER

*Councilmember John Street requested to abstain from voting on RES-25:015 due to his appointment on the CWL Board.*

*Councilmember Dr. Charles Coleman abstained from voting on RES-25:015 due to his appointment on the Jonesboro Parks and Recreation Committee.*

*Councilmember Ann Williams noted that she could abstain from voting on RES-25:015 due to her appointment on the Impact Review Committee. She also pointed out that the legal advise from the City Attorney, Carol Duncan, was that it wasn't necessary to abstain on this vote for this committee, but that she could abstain.*

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

**Aye:** 7 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Janice Porter and Ann Williams

**Nay:** 1 - LJ Bryant

**Absent:** 1 - Anthony Coleman

**Abstain:** 2 - John Street and Charles Coleman

Enactment No: R-EN-026-2025

#### **10. PUBLIC COMMENTS**

#### **11. ADJOURNMENT**

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

**Aye:** 10 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

**Absent:** 1 - Anthony Coleman

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

**Harold Copenhaver, Mayor**

**Attest:**

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

**April Leggett, City Clerk**