



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, March 7, 2023

5:30 PM

Municipal Center, 300 S. Church

PUBLIC WORKS 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 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

4. SPECIAL PRESENTATIONS

[COM-23:009](#)

STATE OF THE CITY ADDRESS BY MAYOR HAROLD COPENHAVER

Attachments: [Handout 03072023](#)
 [State of the City 2023-council](#)

Mayor Harold Copenhaver approached the podium and said well, good evening, Council. You know, I'm really proud to be standing before you again. Boy, it was a short time this time last year. How a year passes in a hurry. But I'm here tonight to tell you a lot of things that we've accomplished and what we have in store this year and to share some long-term goals that I think we all can get behind. But before I begin, I want to say thank you and acknowledge my wife Kathleen. She puts up with all my late nights, and she's my rock and I love you and I appreciate you very much. I also want to say thank you to the best administrative team in the State of Arkansas bar none. I'm very appreciative of the work that they do in the efforts they do for the council, for myself, and for all the citizens of this community.

So as I begin, I would like to talk about several things. One of them is the quality of life and another one you hear, quality of place. I think we all have different interpretations of what those mean. To me, that means quality of Jonesboro. Everything that creates new opportunities for living better, that's our focus at the City of Jonesboro. For some, that means fun things. For others, that means basics such as just getting to work safely and on time. Depending on your household, that can mean good schools, safe neighborhoods, good sidewalks, and good healthcare. Even the basics though aren't easy. You can look around and I've seen plenty of cities that can't cover the basics, certainly not as well as our 600+ employees at the City of Jonesboro. They serve you and me. Much of what I'll share with you this evening is a result of their hard work of the employees.

As you've looked on the slides that you've been presented behind you, some of these are accomplishments that we have done in 2022; and I want to spend a little time celebrating those, while they were victories, but I'm also going to tell you how we can make improvements. I think you saw crime statistics from the last ten years, and it shows that in most categories, Jonesboro is not significantly different than what it used to be. But, if you're like me, it feels different. I spoke last year to Rick Elliott and Assistant Chief Waterworth and I began a camera system that was the genesis of the real-time crime center. Our real-time crime center system was referenced more than 1,100 times this past year. Our investment in this is game-changing technology and we now have over 600 cameras that are perched throughout key areas in Jonesboro with dozens more on the way. In fact, you should be seeing a request for appropriation of more money from this and this system very soon. These cameras work at not only solving crime, but they educate us as well on how to better handle accident scenes and identify areas that show concern. I want to show you just one little video that illustrates how much this helps our police department solve a crime and our engineering department identify and address the problems.

This individual had fired a pistol into the air. It was notified on another street; and as you can see here, the individual is running away from that street across another residence, across another residence, and then onto the street. This happened in real time, and he was apprehended as Ms. Rachel Anderson was on the radio with our police officer and the apprehension took place. Mayor Copenhaver pulled up a different video and described it as follows. This short incident unfortunately is a very heavy concrete truck coming too fast and making a turn at the intersection. Fortunately nobody was hurt in that situation but it took twelve hours of clean up and look who's directly behind the scene. This is because we have more policing in our community. Mayor Copenhaver went on to describe a different video clip. This is an incident of where there had been a hit and run and then an accident was incurred. There's the hit and run, the assailants leave, and that is an unmarked police officer who happened to be on the scene and he chased and apprehended the suspects. Mayor Copenhaver describes the last clip including a few jokes. And this is Charles Frierson in retirement having a good time; but once again, Charles is caught. So we do enjoy seeing some of this, but more importantly, it's what it does for our community.

Before I go further, I'd like to say thank you to our bank leaders. Our community banking has always been a friend to you and me. I pitched the real-time crime center, the value to this group of individuals and banking partners in the community and this system and their commitment to our community. So far, we have received pledges and upwards of a half a million dollars over the next five years. Make no mistake, Public Safety comes with a cost. Am I not right, Chief Elliot and Chief Hamrick? But that's okay, because we all know how important it is. The work of our Police and Firefighters can be hard and sometimes dangerous; but safety is an obvious foundation for the quality of Jonesboro and I'm prepared to lobby for every dollar we need to keep safety a priority. Sometimes we forget how much our Fire Department does, and I want to talk about them in particular this time. I want to highlight a fact that they are often the first ones on the scene of an accident or an emergency. They are called firefighters, but that's only a small part of what they do. So when you hear their sirens, you can bet they are on their way to an emergency, but you can't assume it's a fire. It could be a car crash. It could be a medical issue. It could be weather, or it could even be a train derailment. So, safety is a fundamental quality of Jonesboro.

When I became Mayor, I pledged to bring competition and a choice for internet and TV service. Our recently forged partnership with Ritter Communications is a testament to our team's hard work and their willingness to invest in our community of upwards of \$45

million in the system. That is huge. That's quality of Jonesboro. That's what Jonesboro deserves. Quality of Jonesboro means great parks, ample green space and conserving natural beauty where we can. This process can't be a shoot-from-the-hip approach. Together, we recently approved a firm to create the Master Parks Plan for Jonesboro. This plan will provide a roadmap for the future, so our parks will always be some of the best places to visit in Jonesboro. I am proud of our fabulous parks and the tireless work that Director Danny Kapales and his parks team put in. I believe in our parks and I know each and every one of you do as well. This year, we are investing more than \$6 million in Capital Improvements in our parks alone including a new swimming pool in North Jonesboro, and we're planning to add more. We will reopen the old YMCA with a totally new layout. And, you can expect dog parks coming soon. But, we're not the only one investing, folks. We have developers seeing the need to provide more in minimum green space than is required. We have benevolent families helping such as the Sloan family donation of a partial property off of Strawfloor Road. It is quite possibly, if you all have seen it, some of the most beautiful land in this area. So, thanks to their charity, because it will remain intact for that purpose. I want to thank you to the A&P commissioner, Jerry Morgan, and his continued support of these chambers in his commission. We have a wonderful sports facility, and that is in the works and it'll be useful for all of us as well as hosting tournaments to bring visitors to play, eat, sleep and shop in our city. And, I want to give a special shout out to Kevin Hodges and the steering committee that is working hard to make sure we maximize our return of the investment in this facility.

Now, I want to brag on a partnership that the city has with Arkansas State University. Last year, you might remember me stating that Arkansas State and the City of Jonesboro are taking a partnership to a new level. And, among the benefits, we are already seeing a \$900,000 pledge by the University toward construction of a flyover portion of the trail connector between Arkansas State and downtown. One thing I've learned in government is that things don't always move swiftly. They are often sometimes not cohesively as well as it is in the private sector. Funding is always an issue. But we have a plan and we have made progress for this connector to be not only beautiful, but to be a critical piece of the infrastructure of non-motorized traffic to provide safe passage between two and more of our landmarks in our community. And speaking of safe passage, we continue to work on both our hard surface and soft surface trails that will serve the due purpose for access for pedestrians and self-propelled modes of traffic. So, on the subject of access, I recently attended along with several of you in this room a ribbon cutting at the Hope House. With its close proximity to the Salvation Army, Hope House staff and volunteers are able to provide a daytime resource for those with needs ranging from healthcare to showers and laundry and connecting them with job opportunities. I am happy that the city is able to support their efforts with improved sidewalk access and block grant funds to help those who want to be helped. And I am truly grateful for their dedication and mission. I am also grateful for the good work of the HUB, the Salvation Army, the Beck Center, CRDC, Hope Found, other churches, the Hispanic Center, the United Way, and many others for their shared passion for helping the underserved and I welcome their expertise in navigating this troublesome issue across the nation's face.

Our RAISE grant application was submitted last week, and I want to thank Regina Burkett and the grants team for completing this arduous task. It was wide-ranging. It's a thorough application and it's a start to link several of our Northeast Arkansas neighbors. Raising Northeast Arkansas lifts Jonesboro and that was a part of my plan in creating the Northeast Arkansas's Mayor's Caucus. It has grown now to over eight counties. As we as Mayors get together, we discuss our issues. We hear our concerns. We go together as one for our legislators. But again, it's strong for

Northeast Arkansas and Jonesboro. Also, preparing future leaders for our city enters its' third year, the Mayor's Youth Council. And, the high school students who experience this, I can tell you, they know so much more about city government and how to contribute to their own community more than they ever did before.

I would be remiss when talking about congressional delegates, not to say thank you, but I will say thank you very much for the work of Representative Rick Crawford in acquiring funds assistance for our overpass that had removed the fear and frustration of the railroad crossing in East Jonesboro. And the \$5 million for our airport runway extension is a product of the work of Senator John Boozman and his position on the U.S. Senate Committee of Appropriations. I appreciate Senator Boozman taking my phone calls and my visits. He listens to our needs. He champions them on our behalf and he knows I will be at his door this year and next year and next year. Our new Governor Sarah Sanders has already been here a couple times, and I look forward to maximizing state support in critical areas. Another issue in Jonesboro, as we continue to grow, is safety on our roads. I was happy that ARDOT broke ground last month on the Eastern Bypass. It will ease traffic on Red Wolf. It will take about three years for this project to come forth, but the investment is a little over \$60 million, but that is just a part of a \$100 million that partnered projects are slated to begin here within the next three to five years. Yes, \$100 million right here benefiting Jonesboro residents including two miles of additional lanes on Highway 351, a railroad overpass at Airport Road, an intersection overhaul of Parker Road and Southwest Drive, the widening of Harrisburg Road south of the interstate, Stadium Road widening to Caraway Road, and multiple others. So, I say thank you to the Council for the funding of STIP matches and to ARDOT Director Lori Tudor and thank you to Alec Farmer who is our own hometown State Highway Commissioner and Chairman.

We have done a lot to corral traffic on our busy streets on which our population basically can sometimes essentially double on any given day. We've taken steps to reduce speed limits. We've added officers. We've altered police shifts. We've gotten more cruisers on the streets, and we've engaged in more proactive policing, something so many Police Departments around the U.S. can only wish for. So, you are seeing the beginning, as well as a saturation work in various areas at various times. And, if you get a speeding ticket, just remember the ticket that forces someone to slow down or stay off their phone could be the reason a child's life is saved. The same goes for speed tables you see downtown. They slow traffic which is crucial. High traffic/pedestrian areas need to be safer. More are coming. We have to get safety on the road under control and every change like the above mentioned is work in that direction. In fact, over the last two budget cycles together, we have increased spending on street maintenance and sidewalks by more than 300% and funded a detailed study to better identify areas that need attention.

So, another quality of Jonesboro is response time. In the use of our 911 system, we authorized spending on new resources for our E911 employees. They now have top of the line equipment. They have the best computers, the software that allows them to see all responders to ensure that the closest to the scene are the first to respond. It is saving lives. Ronnie Sturch and his team at E911 deserve a lot of appreciation for their commitment. That said, a vast majority of calls they receive are not actual emergencies. With the United Way, we now have a 211 system that responds to those with the type of concerns that sometimes feel like emergencies—the need for a shelter, getting past a drug addiction, fear of eviction, a long list of needs. We want people to call 211 to ensure the lines are clear for 911.

More quality of Jonesboro issues include living in a clean and pleasant community.

Under the direction of Scott Roper, our Code Enforcement officers have been getting the work done. We are seeing blighted houses removed weekly, sometimes daily, and people are learning how to keep their properties clean and with the moderate restrictions that good code law requires. In the same theme, I want to take a note to say thank you to Keep Jonesboro Beautiful and Breaking Bonds Ministries as well as our Sanitation Department headed by our new Director Patrick Courtois. We no longer receive those daily phone calls about trash along our roadsides and in other neighborhoods and in our own neighborhoods. Along with our Code Enforcement and Sanitation Department, these groups have been spearheading efforts to make it easier to clean up our neighborhoods by working weekends to staff drop-off sites for bulk items. Now, I want you to know that when I travel around the state, what I hear is amazing things about what the City of Jonesboro is doing. When I attend and go to events all over the city, people who have never been here before are amazed about what a wonderful community we have. When I host guests from other places, I hear complimentary words about so many things and I suspect we often take them for granted. For instance, our downtown, our university campuses, our medical centers, our shopping and dining, our hospitality, and most importantly, our friendly way of life. As a matter of fact, we were the only city in the State of Arkansas to win three categories of the Arkansas Business Trendsetters Award this past January. That is a compliment to the workers at the city and the Chamber of Commerce because the Chamber's Workforce Development Program was deemed best in the state. I also want to say thank you to Director Bill Campbell for writing those and I think you did a great narrative. Thank you.

It's times like this that make me remember when we are in the daily grind going through our long list of to-do's that we are accomplishing good in Jonesboro at a level that isn't common in other communities throughout the state. Some people don't and won't see that and all cities face the negative mindset of a select few who oppose change in all shapes and forms. We can't let that mindset cloud all the good Jonesboro has accomplished and the bright future ahead. We are winning. Even through a pandemic, we grew. We stand better equipped now than ever before to ensure our growth in a better way. It's no secret that Jonesboro does not have the same robust budgets that other cities our size have in the state. Yet, we continue to grow. And that's because we maximize partnerships. We simply don't have enough money to do it alone. Our partnerships support everything from playing fields to parks to police, fire and groups like JEDC, Arkansas Game and Fish, ARDOT, our wonderful medical community, City Water & Light, our business and industrial leaders, banks, construction companies, civic groups, and countless local businesses. Now, I also want you to know, all of you to know, my door is open to each and every one of you, and I want to hear your concerns and ideas. I respect different opinions and while we won't always agree in the end, I will always listen, because I respect each and every one of your opinions, ideas, and most importantly, character.

So, as I wrap this up, I would like to say thank you. Thank you for the hard work and the commitment to the city and to our future. Because of our conservative balanced budget approach in my administration's first two years, we are in a financial position to finally fund projects that have been on the city's radar for years. When I stand before you next year, I look forward in talking about a new sports complex coming out of the ground, a widening of South Caraway Road, another \$2 million in sidewalks, work starting on a pedestrian overpass connection from Arkansas State to downtown, a dedicated real-time crime fighter facility, and how much fun we had celebrating Joy Fest, Barbeque Fest, Green Fest, Local Fest, Spring Fest, Foodie Fest, and Oasis Festival, and Christmas at the Park, and I don't know why we didn't call that a fest. I plan to talk about a new park in Northeast Jonesboro and about a generous donation

that will make it possible. I look forward to construction of a new fire station and funding street investments to help ensure we maintain the fastest response times. And, with your help and the help of our congressional delegates, I will talk about a RAISE grant that will provide recreational opportunities, not only for us, but also connecting some of us with our neighboring towns, and inevitably they'll become larger and closer. So we're not finished in Jonesboro. We're just getting started. We all share the same goal—a better Jonesboro, a quality Jonesboro. We continue to advance our community together. And, as we know, a set of like-minds can do great things. I look forward to working with you as a stable driving force for years to come. Quality of Jonesboro can't be accomplished alone. I need your help, your ideas, and your support, because each of you is truly what provides Jonesboro's family a quality of Jonesboro. Thank you all.

Read

5. CONSENT AGENDA

Councilmember Dr. Anthony Coleman asked that RES-23:041 concerning the jail fees be removed from the Consent Agenda.

Approval of the Consent Agenda

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

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[MIN-23:018](#)

MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 21, 2023

Attachments: [CC Minutes 02212023](#)

This item was passed on the Consent Agenda.

[RES-23:036](#)

RESOLUTION AUTHORIZING THE MAYOR AND CITY ATTORNEY TO CERTIFY FOR THE CITY OF JONESBORO FOR THE 2023 ANNUAL FEDERAL TRANSIT ADMINISTRATION (FTA) CERTIFICATIONS AND ASSURANCES FOR THE JONESBORO ECONOMICAL TRANSPORTATION SYSTEM (JET)

Attachments: [Jets FY2023 C&A](#)
[Jets Sign Page FY2023C&A](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-050-2023

[RES-23:040](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH ROCK SOLID TRAIL CONTRACTING, LLC FOR THE CONSTRUCTION OF THE CRAIGHEAD FOREST MOUNTAIN BIKE TRIALS

Attachments: [RockSolid Contract 020923](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-051-2023

[RES-23:042](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 416 FORREST, JONESBORO, AR 72401, PARCEL 01-144073-28700, OWNED BY LENA KERSEY IN THE AMOUNT OF \$390

Attachments: [416 Forrest Affidavit of Statutory Lien](#)
 [416 Forrest](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-052-2023

[RES-23:043](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 501 E ALLEN, JONESBORO, AR 72401, PARCEL 01-144181-32700, OWNED BY BK & HP REAL ESTATE LLC IN THE AMOUNT OF \$165

Attachments: [501 Allen](#)
 [501 E Allen 2nd Council Letter](#)
 [501 E Allen Affidavit of Statutory Lien](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-053-2023

[RES-23:044](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 513 MARSHALL, JONESBORO, AR 72401, PARCEL 01-144171-12100, OWNED BY PRECISION PROPERTY HOLDINGS, LLC IN THE AMOUNT OF \$323

Attachments: [513 Marshall 2nd Council Letter](#)
 [513 Marshall Affidavit of Statutory Lien](#)
 [513 Marshall](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-054-2023

[RES-23:045](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 910 HOPE STREET, JONESBORO, AR 72401, PARCEL 01-144184-11700, OWNED BY LYNEAL & NELLIE MANNING IN THE AMOUNT OF \$5,297.76

Attachments: [910 Hope 2nd Council Letter](#)
 [910 Hope Affidavit of Statutory Lien](#)
 [910 Hope](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-055-2023

[RES-23:046](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1403 OAKHURST, JONESBORO, AR 72401, PARCEL 01-143133-23700, OWNED BY KEVIN & TONYA LYLES IN THE AMOUNT OF \$965

Attachments: [1403 Oakhurst Affidavit of Statutory Lien](#)
[1403 Oakhurst](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-056-2023

[RES-23:047](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1654 W MATTHEWS, JONESBORO, AR 72401, PARCEL 01-143133-00900, OWNED BY LAMONT WADE THOMAS IN THE AMOUNT OF \$165

Attachments: [1654 W Matthews 2nd Council Letter](#)
[1654 W Matthews Affidavit of Statutory Lien](#)
[1654 W Matthews](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-057-2023

[RES-23:048](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2106 COTTON STREET, JONESBORO, AR 72401, PARCEL 01-144271-20700, OWNED BY MICHAUL ROLLAND IN THE AMOUNT OF \$265

Attachments: [2106 Cotton 2nd Council Letter](#)
[2106 Cotton Street Affidavit of Statutory Lien](#)
[2106 Cotton](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-058-2023

[RES-23:049](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2501 MARY JANE, JONESBORO, AR 72401, PARCEL 01-144272-24200, OWNED BY KENNETH L. AND DENA BRADWAY IN THE AMOUNT OF \$6,297.86

Attachments: [2501 Mary Jane 2nd Council Letter](#)
[2501 Mary Jane](#)
[2501 Mary Jane-Demo Affidavit of Statutory Lien](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-059-2023

[RES-23:050](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3406 MEADOR, JONESBORO, AR 72401, PARCEL 01-144281-35600, OWNED BY HAZEL WATSON IN THE AMOUNT OF \$8,336.48

Attachments: [3406 Meador- A Watson 2nd Council Letter](#)
[3406 Meador Affidavit of Statutory Lien](#)
[3406 Meador H Watson 2nd Council Letter](#)
[3406 Meador](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-060-2023

[RES-23:051](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3500 FAIRVIEW, JONESBORO, AR 72401, PARCEL 01-144281-43900, OWNED BY JANET M BOGAN IN THE AMOUNT OF \$215

Attachments: [3500 Fairview 2nd Council Letter](#)
[3500 Fairview Affidavit of Statutory Lien](#)
[3500 Fairview](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-061-2023

[RES-23:052](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 4405&4407 JANICE, JONESBORO, AR 72401, PARCEL 01-144271-20300, OWNED BY CHARLES E NOELL JR. IN THE AMOUNT OF \$9,286.80

Attachments: [4405 & 4407 Janice 2nd Council Letter](#)
[4405 & 4407 Janice](#)
[4405&4407 Janice Affidavit of Statutory Lien](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-062-2023

[RES-23:053](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A CHANGE ORDER WITH iWORQ SYSTEMS TO INCREASE STORAGE CAPACITY.

Attachments: [Jonesboro, AR-iWorQ Data Agreement](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-063-2023

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

[RES-23:041](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT TO ESTABLISH JAIL FEES BETWEEN THE CITY OF JONESBORO AND CRAIGHEAD COUNTY AND TO AMEND THE 2023 BUDGET FOR JAIL FEES

Attachments: [Scan0201](#)

Councilmember Dr. Anthony Coleman said thank you, Mayor. I did pose a question on this resolution to Mr. Richardson earlier, and I just read the response just a few moments ago. But, I think if I had the question of when I was reading the resolution, it stated a \$250,000 increase and I know if I had that question, "hey, where's that money coming from? What's happening?" I'm sure someone else probably would have had that same question. So, I would like it if Mr. Richardson could share what he shared with me via email and that response.

Chief Administrative Officer Brian Richardson approached the podium and said, I think it's a valid point that Dr. Anthony Coleman brought up that there may have been some confusion. This isn't a \$250,000 a month increase. It's about \$20,000 each month. It's about \$250,000 for the entire year. And, of course, those just come out of the general fund. Right now, I think this year, we had budgeted \$2.7 million in jail fees. We had not been told of any increases during the budgeting time. I guess they were going through some of their annual reporting and while we were finishing up the budgeting, so, we had the last two years increased by \$250,000 each year. That was a result of a prior agreement, I guess approved by council back in 2020. There was an understanding that we were behind at that time, and we're just trying to catch up with what our real costs are right now. We pay about 55% of the total invoicing for the jail if I did my figuring correctly. We've talked internally about how the last couple of years have been hard to put a real projection on exactly what the real costs are at the jail with covid restrictions and everything and that we need to take some of the normalcy of the last year going into this year as well so we can do some long-term projections about what's a fair agreement for both the city and the county and to make sure that we continue to have a well-funded jail. Mayor Copenhaver said, if I might add, Councilman, in conversations I had as well with Councilman Moore, as we move forward this year, we're going to be working with the Public Safety Committee as well as my administration and the judge and the sheriff on what we can work on legibly for moving forward. So, we'll have those numbers more locked down with what the actual fees are. This goes back for many, many years. So, we will have to get the Arkansas Municipal League involved. They will have to get their association involved as well. So, that's the conversation that we are having and we will have for this year and we'll involve our Public Safety Committee in that conversation. Dr. Anthony Coleman said, thank you. I appreciate it.

Councilmember LJ Bryant said, Mr. Richardson, you might not know this off hand, are the other cities being treated the same as far as from a percentage increase perspective? Mr. Richardson said, I can't answer that. I know that whenever you look at the daily rate reimbursement, that you kind of see each city, judge off of their number of inmates. They are paying roughly in line with the same thing that we are. I guess the bigger question that the committee and the Mayor and myself are going to research is exactly what some of those definitions are and just to make sure that we have an equitable deal for all parties involved. So, to answer your question, just looking through some of the information that was provided, it does seem like we pay about the same per inmate per day type basis that's invoiced out. But, I think that, like you said, comparison with other cities is definitely something that we need to really look into before inking a longer term deal.

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

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-064-2023

6. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-23:054](#)

A RESOLUTION TO SET A PUBLIC HEARING REGARDING THE ABANDONMENT OF A PORTION OF RIGHT-OF-WAY ALONG JUDY STREET AS REQUESTED BY HALSEY REAL ESTATE HOLDINGS, LLC AND MCP INVESTMENTS, LLC.

Attachments: [Petition](#)
 [Plat](#)
 [Letters](#)

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: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-065-2023

ORDINANCES ON FIRST READING

[ORD-23:006](#)

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-23:006 by title only. All voted aye.

James Elwin Hinds, 508 Ridgecrest, approached the podium and said, now I have no problems or questions about any place that is being considered. I just want to mention something that needs to be included in where to place signs. Now, this weekend, is the first time since that speed plate was put in on Matthews that I've gone there by the hospital. I know there's been some things done to slow traffic down there and it's much needed. Before I retired, I had to cross Matthews there by the hospital four times a day, so I know it's well needed. However, there is another street that runs in front of the hospital that I had to cross more often than I did Matthews. It's called Washington Avenue. I don't know if you all are aware of this but there is not a speed sign on Washington Avenue anywhere from west of Flint until you get to the place on the east where for a short distance it's residential. Now, since the speed limit signs in both of those areas say 30 miles an hour, that's what I drive when I go through there. That seems to be a safe speed limit for that area. But, where my office was before I retired, if I looked out my window from my desk, I could see the intersection of Carson and Washington. And, there are people who went through there that seemed to think since there's no speed limit sign that the speed limit must be 55 miles an hour and it's terrible and dangerous. So, whenever looking at places to put traffic signs at some point, we need to look at maybe putting a couple of signs on each side of Washington there around St. Bernard's to slow the traffic down there some.

Councilmember Chris Gibson said, Mayor, just a thought on what he just elaborated to on the corner of Carson and Washington. I've actually got a building there at 416 East Washington too, and there are three parking spots out in front of that building. It kind of impedes the ability to see out of that intersection. So, if we're going to look at something along that corridor, that might want to be looked at too.

Held at one reading

[ORD-23:007](#)

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and offer ORD-23:007 by title only. All voted aye.

Held at one reading

[ORD-23:009](#)

AN ORDINANCE TO AMEND THE JONESBORO CODE OF ORDINANCES TO UPDATE ADMINISTRATIVE FEES CHARGED BY THE CITY IN THE CORRECTION OF ENVIRONMENTAL DEFICIENCIES IN THE CITY OF JONESBORO

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and offer ORD-23:009 by title only. All voted aye.

Held at one reading

[ORD-23:012](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY RESIDENTIAL AND C-3 GENERAL COMMERCIAL DISTRICT TO CR-1 COMMERCIAL RESIDENCE MIXED USE DISTRICT FOR PROPERTY LOCATED AT 4902 AND 4904 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY JEREMY BEVILL WITH FISHER ARNOLD ON BEHALF OF BRETT STROBBE

Attachments: [Rezoning Plat](#)
[Staff Summary - C.C.](#)
[Cover Letter - Rezoning](#)
[Rezoning Application Signed](#)
[Certified Mail Receipts](#)

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and offer ORD-23:012 by title only. All voted aye.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-23:008](#)

AN ORDINANCE REGARDING AN ABANDONMENT OF A PORTION OF RIGHT-OF-WAY ALONG UNDEVELOPED BONAPARTE COVE AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF CURTNER ASSET MANAGEMENT, LLC

Attachments: [signed petition.pdf](#)
[Opinion Letter](#)
[Plat & Utility Letters](#)
[resolution](#)
[Publishing Receipt](#)

Held at second reading

ORDINANCES ON THIRD READING

[ORD-23:003](#)

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 804 BELT AS REQUESTED BY WESTON WAGNER

Attachments: [Staff Summary Report](#)
[Plat](#)
[Publication Receipt](#)
[Petition Against Rezoning ORD-23-003](#)
[Certified Mail Receipt](#)

Councilmember David McClain said, Mayor, I have a question; and I would love to hear from Derrel. I was watching a little bit of the MAPC meeting that discussed this, but I would like to know, so currently the property is R-1, what kind of density are we talking about? What are we looking at? Planning Director Derrel Smith approached the podium and said, Mr. McClain, currently the property is partly zoned R-3 and partly R-1. So, the R-3, he can, by right, put multi-family on that at this time. On the R-1, you need basically a minimum of 8,000 square foot per lot so it averages out just a little under six units per acre. On the R-3, you can put up to 18 units per acre on that. So, I don't have everything right in front of me, but I think he was asking for like 13 units, something like that. He could probably almost get that on the R-3 that he has now. Councilmember McClain said, okay, instead of 18, he's asking for 13? Mr. Smith said, well, that's all he has room for. It allows that per acre, but if you don't have that full acre, you can get a percentage of that 18.

Councilmember Joe Hafner said, while you're up here, I have a couple of questions. So in reviewing the MAPC meetings, Mr. Wagner said he's looking to do 18 units on the 1.71 acres. It looks like you suggested to go to RM-12, so he can still get the number of units he wanted, but it would lower the density. Mr. Smith said, correct. Councilmember Hafner said, and I believe he mentioned he was doing duplexes on this. Are duplexes considered multi-family? Mr. Smith said, yes, if you do multiples. Councilmember Hafner said, okay, so if nothing's done, he can do basically 13 units on the R-3 currently. Mr. Smith said, then he could put single family on the R-1, and whatever that acreage is, it's just a little under six units per acre is what it works out to be. Councilmember Hafner said, but is there an advantage to doing the rezoning and having it be less dense? Mr. Smith said, well, I mean I think what he's trying to do, and you'll need to actually talk to him. I'm just going by what I've heard through different meetings is that he's trying to be more consistent in what he's putting in there. Instead of mixing multi-family and single family, he's wanting to put multi-family in there. Right now, he has R-3 that he can build in and put multi-family in and all he has to do is go through the site review process. The single family, the R-1 is what he is trying to get changed so he can add some in there, but it's not really going to change the number of units or number of doors that he's going to have in there. Councilmember Hafner said, we're actually talking about three duplexes difference. Mr. Smith said, right.

Councilmember Dr. Charles Coleman said, it seems for some reason on the north side of Jonesboro, the property values are less than a lot of other places. Is there any thought about changing some of the zoning preferences because it seems like the north side has been taken advantage of quite a bit and in that particular area. This is not something personal against Mr. Wagner, but you can't hardly drive down Fisher Street to Belt Street. There's a bad curve. There's a big problem in that area period. But, would there be any consideration of looking at better studies of how to rezone the property on our side? This is just a question at this time. Planning Director Derrel Smith said, I mean, if the city was going to change the zoning, it'd have to go through a complete public hearing and then you're talking about maybe, you know, does that qualify as a taking? There's a lot of things that you'd have to consider on that if the city was going to try to change the zoning. That's why we usually leave it up to the individual property owners.

Councilmember LJ Bryant said, so basically, I've got two parcels here, right, the R-3 parcel and the R-1 parcel? So, is it fair to say that the RM-12 is really a down zone on the R-3 parcel? Planning Director Derrel Smith said I mean, it's less units per acre. It's going from 18 to 12 is what it would do.

Councilmember Chris Moore said, Derrel, could you elaborate for the council what the process would be though on the lot that is zoned R-1 in order to put what was the anticipated number of single family, five or more? Mr. Smith said, right. It's like I said, it's five point something per acre, is what it works out to be. Councilmember Moore said, so can you explain what would have to happen though to develop that as R-1? It's not just that you can put five per acre on there. Mr. Smith said, you also have to put the infrastructure. Councilmember Moore said, that is correct. Mr. Smith said, so, you'll have to put in your roads, your water, sewer, drainage. All that infrastructure would have to be included. Councilmember Moore said, that's right. Subdivision, and it would have to be replatted, so there's a big difference. So, when you say that you can put six or eight houses on there already on an R-1, and it would be the same number on the requested rezoning, that's a big difference in the development. Mr. Smith said, it also has to do with the shape of the properties too. Councilmember Moore said, that is correct. Mr. Smith said, you know, it's all about how they are going to develop it. Right now, we haven't asked for that because all we're looking at is the zoning. Councilmember Moore said, my point is that it's very advantageous to rezone the whole thing instead of replatting, putting in all the infrastructure, street. If you had R-1, you'd have to have a street, you'd have to have sidewalks, you'd have fewer dwellings there. I think somebody asked what would be the advantage or was it advantageous to request a rezoning and that's the main advantage. Councilmember Joe Hafner said, it looks like the R-1 is in the front of the property, next to the street and the R-3 is in the back. So, am I looking at that backwards? Mr. Smith said, I think that is backwards. Councilmember Hafner said, okay, then disregard my comment.

Councilmember Dr. Charles Coleman said, last time I was here, some of the individuals on the north side were asking about the paperwork that was sent out to the different residents and to the school. I've been at the house for the last couple of days sick and I received a call yesterday afternoon from the Jonesboro School District saying they haven't received any paperwork or any kind of rezoning certification or nothing. Planning Director Derrel Smith said, Mr. Coleman, this was back in June. Councilmember Dr. Charles Coleman said, well they say they couldn't find any. I've had a couple of emails telling me the same thing. So, I'm not sure what happened or didn't happen, but I wanted to make sure to bring it out that some people aren't getting the information. Then, I had another call, email and a text today about the same

information. Somewhere along the lines, people are not getting the notification of rezoning. So, that might be something we look at a little bit stronger.

Billy Brown, 814 Mays Road, said, good evening. I am here to speak specifically to this. I appreciate the discussion that's going on tonight. It's already beginning to address some of the things that I brought as a concern at our meeting two weeks ago. So, I will talk to this: conserving our R-1 zonings in the north side. So, that's been alluded to already. The R-1 zoning is that protection, that guard that we have to conserve our properties as homeowners on the north side and keep it as single family dwellings. If we began to change those R-1's and say well, okay, that's over here, but let's just change that and we can make that R-something else and we can put more stuff in there. Alright, that affects my property, especially if it's out my back door or across the street from me because it's changing those requirements such as streets. That was addressed already. If you take that R-1 zone, which is the largest section of the property and you change that to something else and you begin to put high density housing in there, it eliminates those safeguards that we have in our community such as streets, such as drainage, those other things. It overlooks that. It allows it to be okay to go in and just put a drive in there. So, we're looking to conserve R-1. If you set a precedence on that property, and if you'll look at your map, the properties north of that are R-1. You're going to set a precedence all the way to the gated community to go in and put high density housing in there. So, we oppose changing that R-1 zone. That begins to change our neighborhoods and it increases the problem with crime. So, if you're going to allow high density housing to come in and just stack in there, you might as well go ahead (and thank you for the sky cops), but just go ahead and put one up there because you're going to need one, okay. But, I think most important is that the traffic in that area is going to increase to such a degree that it's going to directly affect all of those people that live in that area. We have a family here that during the times at school, those times that the street is closed down to one way and that traffic is diverted around, it just triples, (raise your hands) it just triples their traffic down through their street. It just flows down through there, so there's a problem with that. I think that there is some discrepancy. These are the notifications. I pulled this off of Legistar. These are the notifications that were posted as evidence that property owners have been notified of this anticipated plan, this development and it is dated May 10, 2022. So, that's sometime last year that these notifications were supposedly sent out, but there's no names on there. There are no names on the receiver who they went to. That disappeared from Legistar and now we have this one and it has names written in.

City Clerk April Leggett brought up both RZ-22-09 and ORD-23:003 in Legistar. RZ-22-09 has the mail receipts with no names and ORD-23:003 has the mail receipts with names written in. Noting that nothing disappeared. The proponent had written in the names on the mail receipts when they provided them to the City Clerk's Office. Previously, the receipts provided to the Planning Department, had no names written on the receipts. Security logs can be provided.

Mr. Brown said, it's all the same handwriting, by the way, and I'm not a handwriting expert. That's why I looked around the room tonight. We visited with a lady that her family bought their home on Patrick specifically because next to her is a home, next to them is a home, next to them, and the property out back. It's R-1, and so they bought that property specifically for that reason, that it's a good location and a good place to raise their children. They play basketball in the backyard. So, we went by and visited with her. She's one of the people that you'll see on the petition that I brought in. That's Mrs. Brittany Davis and Mr. Jeremy Davis. Her name appears right here. His name is written in, Jeremy Davis. We asked them two weeks ago if they received this and they

said no. Then, we get this notice and it has their name written in. So, we asked her again yesterday, did you receive this? She said no, we didn't sign for anything. So, there are so many discrepancies going on here without the consideration for the traffic, the potential for crime. We just simply ask that this R-1 not be rezoned. Let's maintain the integrity of the properties that we have in place in Jonesboro right now and don't just set it aside because it's on the north side. Thank you. Mayor Harold Copenhaver said, thank you for your comments sir.

Scott Darwin, 807 Sylvan Hill Drive, said, good evening. I've appeared before this council 7-8 times over the last 15-20 years, each time on this very same issue. A request has been made to change R-1 to R-12 or whatever so that multiple apartments can be built. Each and every time, we have pointed out the very same answers, requests for such is going to destroy our property value, the quality of our lives. It should be obvious to you again that we do not need any more multiple family housing. North Jonesboro has been dumped on all these many years. Apartment City, of course, is the best example of that where they have a publicly posted sign in front of these houses, these apartments saying the people who live here are criminals. Beware. We don't need any more of that here in our area. We don't need it in South Jonesboro. It's an issue, as our Mayor has pointed out, we're looking at the quality of life. To put in more multiple family housing in our area would lessen the quality of our lives. So, please take this into consideration. Thank you.

Weston Wagner, 336 Natchez Drive, said, I am the current property owner and will be the builder at 804 Belt Street. I am a licensed general contractor for the State of Arkansas. I have lived here in Jonesboro my whole life. I graduated from Westside and then graduated from ASU with three degrees. I am 27 years old and I have been building in Jonesboro for going on three years now. After having a meeting with the Engineering and Inspection Departments, I learned that I'm the youngest builder in the City of Jonesboro, and I am proud of that. I focus on high-end properties. My Facebook profile is public and I post all my properties I build on there. I have emailed all City Councilmembers a link to pictures of properties that I built and I hope everyone would agree that I do build very nice, well-lit properties. At 804 Belt, I did a replat and turned two lots into one. The front half is R-3 and the back half is R-1. I am asking for a rezone for the entire property, so it is consistent with what I would like to build on the whole 1.72 acres. As it sits right now, one part of the land is .77 of an acre and is zoned R-3. Thirteen units can be placed on there. The other part of the land is .95 of an acre and is zoned R-1 and five units can be placed on there. That is a total of 18 units with how it currently sits. I can still build the same amount of doors there now no matter on the decision on rezoning. The only thing we are looking at here is a site plan. I understand 100% if I had a full R-1 lot and was requesting to turn the whole thing to multi-family that there would be valid arguments, but right now I'm just trying to get my one spot of land to have the same zoning so I can build consecutively through the full 1.72 acres. As I stated before, I would like to build nine duplexes with plenty of spacing and all one story. One of the buildings will have a garage that will be used as a storage/office. Also, in this garage area is where my camera system will be placed. Without a doubt, this camera security system is a must have. Not only do I want to be able to monitor my buildings and the activities going on day-to-day, but I also want to have it for the safety for the people who will be living there. As long as this passes, everything will be consistent in flow. If it doesn't pass, the apartments will be in the front stacked two to three stories high and the houses will be in the back. It comes down to the same amount of doors, but how do we want the site plan to look? I re-watched the last City Council meeting several times. One comment/argument that was made was the rezoning sign has been up for eight months. The dates don't lie. That is a true statement. As I stated before, I build several properties here in

Jonesboro, and after I started this, I got busy with other projects. I am a one-man show. I build new properties, manage and maintain my current rentals. Please don't hold it against me because there is no time limit on how long a person can wait after an MAPC meeting. I would not be mad at any person if they wanted to propose that there is a time limit on that, but that is something that should be known upfront and not used against me at the end. I had no intention of anyone to just get numb seeing the sign. I have just been busy. In my conclusion, we're deciding on a site plan layout. The number of doors is no longer the question since I can build the same number as it sits with or without a rezoning. Would you rather have apartments stacked at the front of the lot and houses at the back end, or rather see the full 1.72 acres be used with plenty of spacing and consistent throughout. I know how nice I want to make this. It's up to all of you to decide which site plan I am able to build. A few key takeaways that you can take on when voting to pass the request is it's the same number of doors no matter what, better spacing between all units, single story buildings, consistent flow through the whole property, and parking spaces will be close to the front door of the person's home. I am spending a lot of time and money on the north side of Jonesboro. It takes a person like me who wants to invest time and money to improve that neighborhood. I'm trying my best. Please don't hold me back. Thank you for your time. Mayor Harold Copenhaver said, thank you sir.

Mary Jane Frazier, 2001 Greensboro Road, said, I too have been here many times trying to save my property. There are so many things that you have discussed tonight, but I sit in my home and hear gunshots. Last night, I heard them. That's not safe. I don't want to hear that. I also pick up trash on my property frontage. Probably every other week, I clean it up. Greensboro Road is trashed. I know that there have been some city cleanups, but it doesn't last any time. We don't need any more traffic on Greensboro Road, which would eventually get to Belt. We don't need any more apartments. There is no need for those apartments and I am asking you to consider the safety of the whole city, not just the north side. You know, I grew up in this town. I've lived in my house 52 years. When I moved there, it was a beautiful area and apartments have destroyed my property value. There is no doubt about that. I think it's called Cedar Heights. As Scott said, there are boarded up windows, there are constantly fires going on. There is one of the cameras there, but it really hasn't helped as far as the noise that I hear coming from that direction. Once again, we don't need any more apartments. That's my wish. I hope you will consider that. Mayor Harold Copenhaver said, thank you for your comments Ms. Frazier.

Councilmember Joe Hafner said, just to clarify, to make sure I'm not confused here, whether or not we vote yes or no on this, apartments can still be built there? So, if we vote yes, they can be built? And, if we vote no, they can still be built? Correct? City Attorney Carol Duncan said, correct.

Councilmember John Street said, Mayor, I know Derrel kind of alluded to that, but it's been brought up a couple of times and that should be a fact. Did those people in that area receive a registered letter? Did they or did they not get that notification? And, I know it was considerable time and somebody talked about it last time. I do believe that is something we should address. That's a valid point. That should be corrected where you can't just run something out for eight or nine months before you bring it to Council, because even if they showed up at the MAPC, it's been quite a time. But, I do want to also mention that when MAPC passes something unanimously and nobody shows up to bring their point forward at MAPC, that's kind of negligent too. You can't just wait all of a sudden and then come to Council to oppose it. Well, you can, but it doesn't carry as much weight as if you brought something up before. And then a final thing, I guess, is what we are considering is everybody gets wrapped up about what's

going to be there and all we're talking about is rezoning. That's all we can talk about legally and Carol can affirm that. We've been through this time and time again. We cannot refuse to build apartments. I mean, there's a lot of places that I'd love to see no apartments, but we looked at that and Chris Moore was here when we worked on moratoriums and different things and it's illegal. We can't just not build apartments. I agree. We probably have enough apartments in town to last for a while, but we can't as a council say no we're not going to have any more. But, Derrel, did those folks, did they or did they not get that notification?

Planning Director Derrel Smith approached the podium and said, what we have is what was put into Legistar provided by the applicant and it is receipts from the notifications. It did not include addresses, so I don't know if they went out to the right people or not. That was put in later, but we do know that they sent out notifications. We normally will give them a list of everybody to send notifications to and then they will bring the receipts back showing that they have sent them. Councilmember Street asked, do those receipts show that they were received by them? Mr. Smith said, they don't have to be received by them. A lot of times they are never received. A lot of times they never pick them up. Councilmember Street asked, should we not have something? Mr. Smith said, there's a return receipt card saying that they've tried to do the notifications and that they weren't picked up. Councilmember John Street asked, do you think that's adequate, Carol? City Attorney Carol Duncan said, that is all our ordinances require. I don't know that...I mean, you all can look at that as a Council, and I can certainly research that, but requiring an actual signed returned receipt is going to be almost impossible in some cases. I'm not saying this one specifically, but I'm saying in some cases. Councilmember John Street said, it may be. I mean, if it's that bad of an issue that recurs that often, then maybe we should require that the developer hire someone to serve that notice to make sure that it's delivered. Planning Director Derrel Smith said, Mr. Street, I don't think this has become a problem. This hasn't been a problem in the past. I mean, you've got the notices from the post office showing that they were sent. Councilmember Street said, I think maybe too if we adjusted that time limit. Mr. Smith said, that's something we can do, but we can't do it for this. Councilmember Street said, I think that is something that we can address and we really should knock that down to a reasonable amount of time. Mayor Harold Copenhaver said, alright, thank you Council.

Councilmember Dr. Anthony Coleman said, I don't have a question for Derrel. I just wanted clarity and I don't know if it's for Derrel or even Mr. Wagner. Mr. Hafner stated that he could build apartments regardless on the front and the back right? Councilmember Hafner said, the back would be residential. Councilmember Dr. Anthony Coleman said, so the back would be residential and the front is apartments. So, I just need clarity I guess from Mr. Wagner. So, based on your statement, you said you wanted the same, but they would be multiplex apartments. Can you help me out? Mr. Weston Wagner said, yeah, so how the land is laid out is an L shape.

Councilmember Chris Moore said, Mr. Mayor, I have a point of order. We have to stop until my point of order is addressed. My point of order is we can't take into consideration the development on this property. The only issue before us is whether or not we rezone it. Mr. Wagner, in all due respect, what he wants to build has no bearing on whether or not we rezone it, so I would ask that line of question be discontinued. City Attorney Carol Duncan said, I mean, I will say that he's volunteered that information more so than us asking. Councilmember Moore said, I understand, but we have a councilman asking for particular design criteria on that, and that's not what's before us.

Mr. Wagner asked, can I word it a different way? Ms. Duncan said, you can tell us whatever you want to tell us. Mr. Wagner said, currently as the property sits, the first half which is 0.77 of an acre is zoned R-3. By R-3 standards, you can build 18 units per acre which comes to 13 point something that can be built on the first parcel of land legally as it sits right now. The second half is 0.95 of an acre, R-1, 8,000 square foot per house, 5.4 something per acre. I can legally put five houses on that back parcel which is a total of 18 units. There's no question of can I put apartments or can I not. I 100% can put apartments there. It's all a site plan layout, how I design the 18 units as we're essentially discussing. Mayor Harold Copenhaver said, thank you Mr. Wagner. I appreciate your comments.

Patti Lack, 4108 Forest Hill Road, said, you know what I'm getting from this builder and from the people here is that they are saying too many apartments. And wouldn't it be just a really wonderful suggestion from this builder to say why don't I change the whole thing to R-1 and just build houses on it? You know, we don't need the apartments. And, why can't he just go ahead and build the nice houses that he's talking about? I know that doesn't happen because that's not where the money is, but wouldn't that be a novel idea if he just switched the whole thing to R-1 and just build houses?

Councilmember Dr. Charles Coleman said, I just want to openly on the record thank Councilman Moore because he's chastised me a couple of times when I said things that shouldn't be said, but I think some of us have been here long enough to not redundantly make some of the same statements about building and what not to build. But, the second thing is that some of these people had already told me that they had already been to the MAPC and they didn't care for it. And, that's why some of them came to me because I'm one of the ward persons for that particular area. But at the same time, I'm going to go back to something I've said for years and years. Some of this information needs to be broadcasted more through the radio, through the web, through the news. I don't care how you get it to these people, but something needs to be done to put more emphasis on getting people, the community information on what's happening with the Council or the MAPC or any of these groups that are working for the city. Because, you go back to your statement a few minutes ago. I think you're doing a great job, but I think there needs just an addition without being negative toward anything you said, but there needs to be more communication from the city to the community about what's happening in the city, on the city, what's happening with our committees and our boards to make things a little bit more plain, more useful. Mayor Harold Copenhaver said, thank you for your comments.

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

Aye: 7 - Chris Gibson; David McClain; Joe Hafner; Mitch Johnson; Anthony Coleman; John Street and LJ Bryant

Nay: 5 - Brian Emison; Chris Moore; Janice Porter; Charles Coleman and Ann Williams

Enactment No: O-EN-006-2023

[ORD-23:004](#)

AN ORDINANCE AMENDING ORDINANCE NO. 2022-15 OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS; MODIFYING THE INTEREST RATE ON THE CITY'S TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS (COLSON CASTER PROJECT), SERIES 2022B ISSUED ON APRIL 19, 2022; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

Attachments: [Ordinance Amending Ordinance No. 2022-15 \(Colson 2022\)](#)
[ORD-22-015 BONDS Colson Redacted](#)

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

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: O-EN-007-2023

[ORD-23:005](#)

AN ORDINANCE AMENDING ORDINANCES NO. 1657 AND 1717 OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS; CHANGING THE NAME OF THE PUBLIC FACILITIES BOARD CREATED IN SUCH ORDINANCE TO THE "CITY OF JONESBORO, ARKANSAS PUBLIC FACILITIES BOARD"; EXPANDING THE POWERS OF SAID PUBLIC FACILITIES BOARD TO INCLUDE THE ENTIRE SCOPE OF AUTHORITY AND POWERS INCLUDED IN THE PUBLIC FACILITIES BOARDS ACT; PRESCRIBING OTHER MATTERS RELATING THERETO.

Attachments: [Ordinance Amending Powers of Jonesboro Public Facilities Board Ordinance 1717](#)
[ORD 1657](#)

Councilmember Brian Emison recused himself from this vote due to serving on this board.

Patti Lack, 4108 Forest Hill Road, approached the podium and said, you know, I know when this was up at the Finance Committee, I was listening to Joe talk about all the areas that they are going to be able to have control of, and it was kind of scary. I pulled up on Legistar all the areas that this group can be in charge of and it doesn't seem like there is a lot of limitations. I know when this was in the newspaper, it talked about this group, and I had never even heard of this group before or this committee. I went on Legistar and I looked at the groups that we have listed there. Guess what? This group isn't listed on the committee. It's not on Legistar right now. I looked on there today and there's a couple of groups that are not active, but I did not see this group. I know, Joe, you're shaking your head, but I did not see it.

****City Clerk April Leggett brought up the list of Committees/Boards on Legistar and the City of Jonesboro website. This board is listed on both sites and has been for a number of years.****

Ms. Lack said, the only thing I'm concerned about is that, you know, I talked a little bit to Brian about this group. On one side, it gives Jonesboro a chance to grow a little bit more, but this group has so much power that if we don't even know about the group, if we don't have any oversight of you guys having approval to it and they have all this power that is here. It's kind of scary because what do we elect all of you for? All of these things that they're going to be doing is what we elect you guys for, which is to oversee, to give limitations, to grant things, to approve things to give money to. And that's what the committee really is, so I'm just a little bit concerned about how much power this group has, and that no one has really heard about this group. Thank you. Mayor Harold Copenhaver said, thank you for your comments.

Michele Allgood, attorney at 100 East Huntington Avenue, approached the podium and

said, so I wanted to address, and I have tried to address some of the questions that have arisen and I've answered questions offline. And, I know that some of that has been disseminated, but I wanted to here in front of everybody try to address the different questions that have been raised. So, the first one is the Legistar, and I checked before the meeting to find this. The current members of the board are Brian Emison, James Goad, Matt Modelevsky, Steve May, and Susan Hanrahan. One of the things that the questions have related to the powers of this board. So, those powers are specifically identified in the ordinance. They replicate 14-137-111. It says that the board is authorized and empowered. So, authorized, under the law, means it has permission. Empowered means that it is a grant of authority rather than a command of its exercise. So, it has the ability to do these things, but it's not mandated, as opposed to the City Council, which under the Arkansas law, you shall establish fire districts. You shall pay for the expenses of an election. You shall take care of the supervision of your streets. So, there's a contrast here that I want to make clear. This board is reactive, not proactive. So, it can do things if it is asked. But, it can't proactively go do something. It has no regulatory or oversight authority and it does not have any eminent domain. Public facilities under the act are those undertaken by the board. It can't go take any existing facility. It can't go take over a jail. It can't go take over City Water & Light, and it can't regulate them. The projects of this board have to follow current zoning and permitting laws. It can't change anything. It would have to go through the same process when you're talking about rezoning for one of its projects. There is one exception and it has to do with procurement. Its projects don't have to go through public bidding. Consider the St. Bernard's project. That project is a public project under this act. The hospital handled that construction. It did its own bidding. Kevin was mentioned earlier. He's bidding. He's getting the best price for the hospital on their project. They don't have to go through the city process. They may have to go through different processes if they are using federal funds and some of the equipment that they are buying, you may have to specially order. I don't know how you buy an MRI, but you don't put an ad in the newspaper. The area of operation, so it says within or partly within or near the city. So, let's consider the St. Bernard's project. What that means is if St. Bernard's at the same time they were building their emergency room, they also wanted to build a clinic right outside city limits. It could have included that in this project and done that financing. The other question that was raised is there is language in the statute that specifically says that they are intended to evidence their independence, and that talks about that they do not need the supervision or regulation of city, state, or county. So I want to go back to Dr. Coleman at the Finance Committee. He suggested, could this board facilitate a homeless facility? It could, and we want that independence because if the city built the facility, if it had obligation to oversee it and be involved in that facility, then potentially the city's tax revenues could be obligated to that facility. So, that language is in there to make sure that the city's tax revenues aren't sucked into or obligated to the projects that it could finance. The final thing is with regard to the board and if somebody does something they're not supposed to. The members of this board would be subject to the same removal process as the members of any other board that is under the city.

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

Aye: 11 - Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Abstain: 1 - Brian Emison

Enactment No: O-EN-008-2023

8. MAYOR'S REPORTS

Mayor Harold Copenhaver said, Council, I am sure I'll get an applause here. I'm not going to have one this evening. But I've got to say something. I'm really excited about tomorrow, and thank you for the opportunity for allowing me to stand before you this evening, as it's very important that you see what we're doing, what we're willing to work on. Tomorrow, I'm very excited that the community is coming together and it is a sold out event for the State of the City with the Chamber of Commerce with over 600 people attending. It's the largest event ever. And, so, I want to say thank you for the work that you're doing because I'll represent you there tomorrow, unless you're attending and you want to hear it again. But, thank you. That's the end of my comments.

9. CITY COUNCIL REPORTS

Councilmember Brian Emison said, Mayor, I just want to say great job on the state of the city and look forward to hearing it again tomorrow. Also, it is a sold out event and just so everybody is aware, I do have two extra tickets at my table if anybody would like to join me. So, feel free to call me, and I appreciate everybody's hard work and thank you for everything that you do. Mayor Harold Copenhaver said, thank you.

Councilmember Chris Moore said, I have a couple of things. It became clear at the last meeting and it's clear tonight, we definitely need to decide what the timeline should be between approval at the MAPC and something being on the City Council agenda. So, I would ask the Mayor and his staff to consult with the MAPC and the City Attorney and let's come up with a fixed timeline like the Council has for reviewing that project. Second thing, and it's too late tonight, but it's painfully clear that we do not have a good grasp and understanding and/or a contract on our jail fees. I've been involved in that before the Mayor was here. This isn't his problem. It's been an ongoing deal. We've operated without a contract. We've had some verbal agreements, but it's a complex issue. You can't just take the number of days we have an inmate out there. Some we are responsible for, some we are not. There's a variety of different problems associated with that. It's going to take months to figure that out. So, I would ask the Mayor and his staff to immediately start researching it with the Municipal League and the City Attorney and all the partners involved, so that before we get to the budgeting season, which we will snap our fingers and we'll be at the end of the year, and this will be another oh, wait a minute, we need another \$250,000 to cover expenses. So, I would ask that a plan be developed that covers at least five years so that we can budget appropriately. Thank you, Mayor. Mayor Harold Copenhaver said, duly noted, thank you for your comments.

Councilmember Ann Williams said, I guess I want to express appreciation of the Police Department for the enforcement of the speed limit on Johnson. It's had a noticeable effect and I've heard from a lot of people in that area remarking upon it and expressing appreciation for that. I think the slowing has been apparent to those of us familiar with that corridor and I think others have noticed that too and appreciate it. And, one of the concerns that I have expressed before, among other things, is that there is a school bus stop there on Johnson on the south side of Johnson and kids do have to cross there at State Street in the morning before it's completely daylight. It's always been a concern of mine, so that is an additional reason why this has been beneficial, the slowing of traffic along there. I do appreciate it and the people in that area appreciate it. Mayor Harold Copenhaver said, thank you Councilmember.

Councilmember David McClain said, Mayor, I had one item I wanted to bring up or a

few items. The main thing was an email asking about the Capital Improvement carryover on different projects with Parks, Engineering, Grants, all that. Could we get an update on where we are with those that we carried over from last year? I would love to know just where we are and go from there. Mayor Harold Copenhaver said, thank you, duly noted.

Councilmember Joe Hafner mentioned that this was Colorectal Cancer Awareness Month.

Councilmember LJ Bryant said, I keep a G Doc every year of when my first mosquito is and my last mosquito, and I killed my first mosquito in my house yesterday. I've decided that as Jonesboro Northeast Arkansas residents, and I grew up in Weiner, I think we sort of have Stockholm Syndrome when it comes to mosquitos. We're working on it, I know, but I wanted to continue to bring awareness to the issue because it's unbelievable. My G Doc says my last one was last November. We're not the only people that deal with it undoubtedly and we'll never fix all of it, but man, what a problem. Mayor Harold Copenhaver said, thank you for your comments.

Councilmember John Street said, Mayor, thank you for the detailed report, you and your staff. I think you're doing an excellent job. I'm very proud to call Jonesboro home and I know a lot of other people are too. It doesn't seem like it sometimes, but I think everybody here works very hard for the best city we can possibly have. And I agree with you, we're one of the best in the state. I said it earlier, but I agree with Chris. We've got to do something about getting that time down. And if they need an extension for some emergency, that could be worked into it. You know, they could request an extension and get one, I'm sure, like most other things, but something reasonable and we won't have issues like that. And, I appreciate you very much for giving us the State of the City first. It's the first time in years since that has happened. So bless you for that. Thank you.

10. PUBLIC COMMENTS

James Elwin Hinds, 508 Ridgecrest, said, those of you who have been on the City Council for any time, which is probably all except two of you, know how important pedestrian safety is to me, which brings me to a point. There are some things that have been talked about to control traffic and all that to make it safer and I appreciate every bit of that, but you know none of that is going to matter unless both the drivers and the pedestrians know what they're supposed to do and do it. I wonder if most of the people in the City of Jonesboro know that they are supposed to stop for pedestrians in crosswalks because it has been my observation that it's not anywhere close to happening most of the time. People just totally ignore them. I wonder if there could be a public service campaign started to first educate people that they are required to stop. Also, I've stopped for pedestrians and I guess they were just there having a conversation and you couldn't tell and I hated to go on because maybe they had stopped for something and they're going to go on. If you're going to be talking on your cell phone, don't be standing at the crosswalk to do it. Anyway, both of those could get somebody killed. I think we need to start a public service campaign to get this information out about what you're supposed to do. I assume that TV and radio stations are still required to do public service time as part of their licensing. Even if they didn't, they would probably would be willing to do it. The newspaper would probably be willing to help to get people educated as to what they're supposed to do. Now, I know at some point, it's going to come to a fact that some people aren't going to listen until the police start handing out traffic tickets and giving them a little bit of a reminder. That's going to happen, but it's going to need to happen. It could save lives.

Mayor Harold Copenhaver said, thank you for your comments.

Laura Pugh, 907 Walnut Street, said, I probably should have spoken last summer because that is when it happened, but three different times mosquito sprayers lowered down over my house during the bright of the day and sprayed me. I have an autoimmune deficiency, which even if I didn't, a normal person healthy shouldn't be having mosquito spray landing on their skin. My daughter, when she was going to ASU many years ago, one of the professors were teaching their class that he said that the mosquito spray that we're using is causing reptiles and amphibians to mutate. So, that should be a concern to all of us. And, I just wondered if there's some kind of essential oil type thing because essential oils work well with many things. Peppermint oil will get the rats and mice out of your home including the squirrels out of your attic. And, so, I was wondering if there was a way that the City of Jonesboro could consider using things that were more natural that aren't chemical that were going to be causing harm to us. Mayor Harold Copenhaver said, absolutely, that is a good point. Ms. Pugh said, I was shaking my fist at the guy when he lowered down on me because I mean I was cooking out one time. The other two times, I was working out in my yard and like I said, it was early. It was still early enough. Mayor Copenhaver said so if you would, please provide us your address and we'll get with you. Thank you.

11. ADJOURNMENT

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

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk