



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, September 17, 2024

5:30 PM

Municipal Center, 300 S. Church

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

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

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

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

**Absent** 2 - Chris Gibson and Mitch Johnson

#### 4. SPECIAL PRESENTATIONS

#### 5. CONSENT AGENDA

*Councilmember Chris Moore motioned, seconded by Councilmember Brian Emison, to adopt the Consent Agenda with the following items removed: RES-24:103, RES-24:106, and RES-24:114. All voted aye.*

*Approval of the Consent Agenda*

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

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

**Absent:** 2 - Chris Gibson and Mitch Johnson

[MIN-24:085](#)

MINUTES FOR THE CITY COUNCIL MEETING ON SEPTEMBER 3, 2024

**Attachments:** [CC Minutes 09032024](#)

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

[RES-24:102](#)

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

TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1219 HALTOM, PARCEL 01-144191-15300, OWNED BY E&C INVESTMENT, LLC IN THE AMOUNT OF \$275

**Attachments:**     1. [1219 Haltom Notice of Violation](#)  
                              2. [1219 Haltom Billing Request](#)  
                              3. [1219 Haltom Invoice Notice](#)  
                              4. [1219 Haltom Council Notice](#)

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

Enactment No: R-EN-099-2024

[RES-24:104](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 815 WITT, PARCEL 01-144192-3600, OWNED BY JAMES III & WOODROW WALKER IN THE AMOUNT OF \$315

**Attachments:**     1. [815 Witt Notice of Violation](#)  
                              2. [815 Witt Billing Request](#)  
                              3. [815 Witt Mowing Invoice](#)  
                              4. [815 Witt Council Notice](#)

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

Enactment No: R-EN-100-2024

[RES-24:105](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT MORTON LOT PARCEL # 01-144233-0300, PARCEL 01-144233-0300, OWNED BY RAYBURN FORMON C/O JULIA FORMON IN THE AMOUNT OF \$275

**Attachments:**     1. [Morton Lot Parcel # 01-144233-0300 Notice of Violation](#)  
                              2. [Morton Lot Parcel # 01-144233-0300 Billing Request](#)  
                              3. [Morton Lot Parcel # 01-144233-0300 Mowing Invoice](#)  
                              4. [Morton Lot Parcel # 01-144233-0300 Council Notice](#)

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

Enactment No: R-EN-101-2024

[RES-24:107](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 612 W. ALLEN, PARCEL 01-144182-01610, OWNED BY OSCAR MENDOZA IN THE AMOUNT OF \$365

**Attachments:**     1. [612 W Allen Notice of Violation](#)  
                              2. [612 W Allen Billing Request](#)  
                              3. [612 W Allen Mowing Invoice](#)  
                              4. [612 W Allen Council Notice](#)

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

Enactment No: R-EN-102-2024

[RES-24:109](#) A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH PICKERING FIRM, INC. TO PERFORM PROFESSIONAL ENGINEERING SERVICES RELATED TO THE MARION BERRY PARKWAY MULTIUSE TRAIL

**Attachments:** [Marion Berry Multiuse Trail - Design](#)  
[Proposed Marion Berry Parkway Trail](#)

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

Enactment No: R-EN-103-2024

[RES-24:110](#) A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH TRUMANN FLEX SPACE, LLC TO SELL PROPERTY LOCATED IN THE CITY LIMITS OF JONESBORO

**Attachments:** [Offier and Acceptance - Standard](#)  
[Stuckey Permanent Drainage Easement](#)  
[CW Post - ditch](#)  
[22154-002 - COJ DITCH](#)

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

Enactment No: R-EN-104-2024

[RES-24:111](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE UNITED STATES DEPARTMENT OF TRANSPORTATION FY24 RAILROAD CROSSING ELIMINATION GRANT

**Attachments:** [BNSF Letter of Support - Jonesboro Rail Crossing Study - 2024 RCE](#)

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

Enactment No: R-EN-105-2024

[RES-24:112](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE UNITED STATES DEPARTMENT OF TRANSPORTATION FY24 RAILROAD CROSSING ELIMINATION GRANT

**Attachments:** [BNSF Letter of Support - Jonesboro Rail Crossing Study - 2024 RCE](#)

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

Enactment No: R-EN-106-2024

[RES-24:113](#) A RESOLUTION TO AMEND THE BUDGET AND WAIVE COMPETITIVE BIDDING TO AUTHORIZE THE PURCHASE OF A POLICE PACKAGE FORD INTERCEPTOR AND K-9 UNIT EQUIPMENT

**Attachments:** [Ford Interceptor](#)

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

Enactment No: R-EN-107-2024

*RESOLUTIONS REMOVED FROM THE CONSENT AGENDA*

[RES-24:103](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 616 E. OAK, PARCEL 01-144191-17500, OWNED BY JOYCE SCARBOROUGH IN THE AMOUNT OF \$275

**Attachments:**    [1. 616 E Oak Notice of Violation](#)  
[2. 616 E Oak Billing Request](#)  
[3. 616 E Oak Mowing Invoice](#)  
[4. 616 E Oak Council Notice](#)

*Councilmember Chris Moore said, the only question I had, I noticed the amount was \$275. That's the same lot that we tore the house down and cleaned up. Was that on a second or a separate lien. Code Enforcement Director Scott Roper said, I believe that is correct. I did not review that before tonight, but I believe that is correct.*  
*Councilmember Moore said, I know we tore the whole house down and cleaned up the lot on that. Mr. Roper said, that is correct and now we are having to maintain it.*  
*Councilmember Moore said, I gotcha. I just wanted to make sure that wasn't reflecting in the \$275 price. That is the only question I had. Thank you. Mayor Copenhaver said, thank you councilman.*

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

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

**Absent:** 2 - Chris Gibson and Mitch Johnson

Enactment No: R-EN-108-2024

[RES-24:106](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1225 S. CULBERHOUSE, PARCEL 01-143241-17100, OWNED BY J&M FOSTER PROPERTIES, LLC IN THE AMOUNT OF \$275

**Attachments:**    [1. 1225 S Culberhouse Notice of Violation](#)  
[2. 1225 S Culberhouse Billing Request](#)  
[3. 1225 S Culberhouse Mowing Invoice](#)  
[4. 1225 S Culberhouse Council Notice](#)

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

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

**Absent:** 2 - Chris Gibson and Mitch Johnson

[RES-24:114](#)

A RESOLUTION OF INTENT REGARDING CAPITAL IMPROVEMENTS;

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AUTHORIZING THE OFFERING OF CAPITAL IMPROVEMENT REVENUE BONDS;  
AND PRESCRIBING OTHER MATTERS PERTAINING THERETO

**Attachments:**     [Handout 09102024](#)

*Mayor Harold Copenhaver said before I open up the floor, let me make a quick comment and I just want to clarify that this resolution is an authorizing resolution. I wanted to clarify that an authorizing resolution is not an obligation of bond approval. The purpose in the resolution is to approve bond counsel to work with the city on pricing, cost detail, and exact timeline scheduling. The actual authorizing and approval of bonds will be in an ordinance at a later date with a required public hearing prior to presentation of enacting the ordinance. Paul Phillips with Crews & Associates is available via phone for questions you may have and Steve Purtee is in our chambers as well. We've had multiple meetings, public meetings, two finance meetings, three input sessions, one at City Hall, the Y, and First National Bank at Hilltop and will have others. As it was pointed out multiple times in last weeks meeting, yes, we do have an election coming up, but that doesn't change that we have a job to do regardless of that from more than 80,000 people in Jonesboro. I expect and request that we focus on that instead of politics. I will state again that this bond vote isn't going to be before the election, but we can't keep putting off projects that need to be completed. Some of these have been waiting years already. So, I will go ahead and open up the floor. Paul, are you on the line? Steve Purtee said, he is on. Steve, would you like to approach the podium so we can handle it from there. Are there any questions by council?*

*Dr. Anthony Coleman said, I do. I do have one Mayor. I would like to first off say that I appreciate your statement and I really appreciate the work that you and Steve and your administration is doing for this. But, just hearing your statement, Mayor, with all due respect, it is almost sounding condescending to me especially when I have questions about it. Mayor Copenhaver said, absolutely, I understand. Councilmember Dr. Anthony Coleman went on to say, so I definitely don't want to be disrespectful and I don't believe you are either. But, to say that we have talked and things are talked about, I think these are the times and the moments we should discuss and have questions openly. So, I do reserve most of my right, most of the time to have discussions and questions in these settings and I think that it is important that the citizens hear. The question that I have, thank you for this opportunity, but the question I have for either Steve or you Mayor is as I was continuing to do some more research on revenue bonds I found out and read that, well, let me preface by saying when I said this in the Finance meeting, I'm just a country boy. So, some things you just got to give it to me straight up so I can understand. So, in my research, I saw revenue bonds are supposed to be repaid in my research by the projects themselves and I did not see according to the projects that we have for the revenue bonds that would actually generate some kind of revenue to help repay. Now, that is just based on the research I saw. And, so, I would like to see if that's the case or if not, you know, how that works and make certain that we are legally in compliance, just a hearing openly.*

*Finance Director Steve Purtee is at the podium with Paul Phillips with Crews & Associates on the Phone. Mr. Purtee says, Paul, this is Steve were you able to hear Councilman Coleman's question? Mr. Phillips, said, yes I heard that and it's a pledge of the franchise fees. It's not the revenues from the projects that will secure the bonds. It's a very common form of funding capital improvements. Mayor Copenhaver asked, Steve, if you would and I appreciate your question councilman, would you give him a little bit more detail on the franchise fees and the amounts and then the approach on the repayment of what we have been looking at for a period of time. Mr. Purtee said, yes sir Mayor. Again, as we have eluded to earlier, in this budget cycle, we set aside \$1.3 million in franchise fees. Our total franchise fees and these are fees paid by*

utilities using the rights-of-way within the city proper. Those utilities pay the franchise fees ranging from 4.25% to 5% relative to their sales activities. Those franchise fees last year were approximately \$1.7 million and we set aside 75% of those for the purpose of issuing a revenue bond in the future. From that work, it was indicated that the bond construction proceeds would be about \$17.5 million in on an \$18.5 million issuance. There's about two percent of that which goes towards fees relative to all of the servicing entities, the underwriter, the insurance on the bond, any buydown in rates, those types of things. The legal counsel work as well. So, those funds were set aside. They have been sitting there unappropriated in that fund through the course of this year so far. Those specific revenues are what we will be dedicated to the retirement of these bonds as Paul had indicated earlier. The current operations and you will see the financials results a little bit later in the meeting in the communication items. Those aren't reflective in that in those financials as those were set aside. So, those operation results that you are seeing, a small lag on revenues, a little bit of room on I think expenses. Don't even consider the \$1.3 million at this point.

Councilmember David McClain stated, I've got a question as well if you are done Dr. Coleman. Councilmember Dr. Anthony Coleman said, well, I just wanted to follow up and just say thank you for the answer, but I just think and the reason why I voted against this in the Finance meeting is that I just think we ought to be prudent with what we do and then even allowing Crews & Associates to work on this when we are in the middle of all of this stuff that we are doing. While I do believe that the work should move forward, but there are just so many questions and I just don't want to be too fast with this without answers. I definitely don't want to waste Crews & Associates time. So, thank you. Mr. Purtee said, and I appreciate the comments and one other aspect of this resolution, any expenditures that we worked to expend once it is passed, we will have the opportunity to reimburse those expenses to the city out of the bond proceeds. Until this resolution is passed, we do not hold that right. We wouldn't have that position in the future issuance of that bond. It also gives the green light, if you will, to our financial advisor, to our bond underwriter, our bond counsel, it gives all of those professionals the green light that indicates that there will be some assurance that this council will consider a future bond ordinance with terms attached relative to after we have sought a rating on the bonds from the S&P rating agency, after we place those in the market, received quotes or bids from possible investors in those bonds. So, this just kind of lays the ground work for that future steps to be taken is immediately after this passage, once it receives approval of the council, we will immediately issue a public notice or a public notice for a future hearing, but a public hearing will be held at a later date. At that time, we will also do this work with our professionals and putting this out in the market to see what the position might be relative to selling those bonds or placing them. And, then all of that will come back to this council via a bond ordinance at a later date.

Councilmember David McClain stated, I've got a couple of questions. One, Steve, I appreciate you giving us the timeline. One thing I am trying to get some clarity on, some understanding, you said the formal pricing process. Then, you said the next steps would be a public notice hearing on the bond ordinance, correct? Mr. Purtee said, that is correct. Councilmember McClain said, and Mayor, maybe you can help us, help me understand. I did not hear and I have not heard yet when we plan to do a feasibility study. From my understanding, revenue bonds, you have to do a feasibility study and we haven't, we have not done that. So, when do we plan and when do we anticipate doing that. Mr. Purtee said, let me ask our professional. Paul, did you hear the question regarding when a feasibility study relative to the issuance of the bonds is conducted? Mr. Phillips said, Steve, a feasibility study is not a requirement. And, so, in this particular case, we already got a proven existing revenues stream that secures

*the bond holders. Consequently, that is not a requirement of the transaction. Mayor Copenhagen asked, Steve, do you remind repeating that for everybody? Mr. Purtee said, the feasibility study is not a requirement for issuance of a revenue bond and that is what Paul was indicating.*

*Councilmember McClain said, the only reason I was asking that, all my research has shown that if it is a requirement, and I also spoke with Legislative Audit and they said it was a requirement. So, I didn't know if we..., now, one other thing that they did mention was to speak with Carol and have her give us some guidance on that. City Attorney Carol Duncan said, I am not your bond counsel. Councilmember McClain stated, I know. Ms. Duncan said, your bond counsel will have to give you guidance on that. Councilmember McClain said, here's the reason why I am asking. I mean I think it would be wise for us to have a study that would tell us, would outline, again, how we repay, but then also projects, do they fit, where they fit. Again, give us some guidance around that. We've done feasibility studies for other projects, things in town. We've also not done some feasibility studies for projects in town. I think it would be wise for us to do that, to have that study completed. Mr. Purtee stated, again, the feasibility study is not a requirement of a revenue bond issuance. A feasibility study could be required relative to projects as to understanding their feasibility of what they would provide for the city in return. So, maybe, we would want to be careful that we're not trying to confuse the purpose of a feasibility study. Councilmember McClain said, okay. Like I said, I think it would be wise for us to do one. I think we should and again from my research, it said a feasibility study is required. Again, via my conversation with Legislative Audit. Mr. Purtee stated, and our professionals are indicating it's not a requirement of issuing a revenue bond. Councilmember McClain said, thank you. Mr. Purtee said, thank you.*

*Patti Lack, 4108 Forest Hill Road, said, I just kind of need a correction. I know in the newspaper, it says that the bond is for \$17.5 million and it was just stated that it was \$18.5 million now. Which one is it? Mayor Copenhagen stated, it looks like that would be the payback total. That would be the interest all on the account. So, \$17.5 million will go toward the funding of the projects with a payback over a period of 20 years and the total amount would be \$18.5 million at today's dollar. Ms. Lack said, okay. I appreciate that clarification in there. I just want to say to you is that so I did listen to the conversation that was at the Finance meeting the last time and I think if we remember that back last year when we tried doing this, the reason why you guys halted it is because you needed specifics of the projects. So, not only are we questioning the timing of the bond issuance with the election coming up and that is in 48 more days. And, the concern I think a lot of people have in this community is that what happens if there is a runoff and that is December 3rd. So, now, we're another month after that and we still won't know who then would be running the Mayor's Office there. So, that is one concern as far as with the election that was built up from last week. I know that Mayor Copenhagen, you said that it won't be voted on before the election and we don't need to have the city at a grind. I don't know if the city is at a grind. And, it was funny. I save a lot of things. And, this was a sheet that it was a capital improvement projects funding summary from last year. And, I started looking at some of these projects and guess what? You guys have done and we've improved our city since then so we are not at a grind. It was saying that Firefighters positions and equipment, we got that approved. We've got lots of trails and sidewalks that we have improved with money from our city. It says a new park on the northeast side of Jonesboro. Guess what, we got that already. And, then the street overlays of \$6 million, \$2 million in 2024, 2025, and 2026 and we have gone a little over the \$2 million this year, but we've actually worked on our streets. So, we are not really at a grind right now. You guys have done a lot by approving the city by using the money that we have. So, you guys get points for that.*

*But, where it goes back to saying the specifics of what the projects are, I know Dr. Coleman and David McClain, you question the piece of property that we are looking at purchasing. You know that the seller is putting a lot of stipulations on that project of wanting a drive-thru, not having cameras in the back, or windows in the back. The size of the building and all of that. You know is that we are paying \$2 million for that so I don't know if he can do that. But, that is a lot of stipulations that we have to abide by. And, I don't know if that's going to provide us with what we want. I know when you add up the projects, if you look in the newspaper, if you add up all of the projects there, it comes out that we are saying \$2 million for the Police Department, but it is really \$2.5 million that we have left over so we really have \$500,000 left over. So, that might be a little wiggle room on there. But, some of the specifics about the purchase of that property is not specific the same way that it was last year. There's another project on there that's talking about Caraway Road, that \$6 million. Last week, I asked about the purchase of the right-of-way property area in front of Halsey Storage that we paid almost \$84,000 for and that was almost larger than the amount of what we purchased the other nine properties there. And, today, I heard that we are going to have sidewalks on both sides, but at another meeting, I heard we didn't know whether it was going to be three lanes or five lanes. So, once again, we don't know the specifics of that project. Now, here's just a thought, an idea, the city owns property over on Johnson Avenue and it's right across the street from Sonic and the temple church there. There is 6.5 acres there. The city owns that piece of property. And, from my understanding, is that at one time the city thought about putting a police department there. I don't know if that's correct or not. Currently, the police department on Caraway has 3.5 acres and we want to purchase two more acres for \$2 million. Why don't we go ahead and take the \$2 million that we are going to allot for purchasing the land on Caraway, take the \$4 million that we are getting from the government to make the state of the art for the E911 center there, build on Johnson which is only a hand throw away right there. We have more acreage. We can design it. The Chief can design it exactly how he wants. We can have the perfect station. We don't have to worry about running into the conditions of what the seller wants and then in turn, put the office on Caraway up for sale or for rent. Get another \$1 million out of there and now you've got that much more to put over there in a brand new facility instead of just adding on to something that we have to keep on improving. So, once again, you know the idea of when the bond issuance is going to be, who's going to be Mayor, and also the specifics of what everything that we want, you know, is that going to be the same thing that if we have a new Mayor. So, I hope you take that into consideration. You can't go too long before you can back out on it. So, thank you.*

*Councilmember Chris Moore said, Mr. Mayor, I am a simple person kind of like Dr. Coleman down there, is the item before us tonight simply to hire bond counsel to start the paperwork. It has nothing to do with selection of projects. Mayor Copenhagen said, that is correct. Councilmember Moore said, okay, I just wanted to make sure. Mayor Copenhagen said, it is a resolution authorizing (Councilmember Moore said, that's right, to hire.) to clarify the obligation of the bond approval, nothing more, nothing less. That is correct.*

**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:** 7 - Brian Emison;Chris Moore;Joe Hafner;Janice Porter;John Street;Charles Coleman and Ann Williams

**Nay:** 3 - David McClain;Anthony Coleman and LJ Bryant

**Absent:** 2 - Chris Gibson and Mitch Johnson



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Enactment No: R-EN-109-2024

## 6. NEW BUSINESS

### ORDINANCES ON FIRST READING

#### [ORD-24:030](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 5425 SOUTHWEST DRIVE AS REQUESTED BY BRUNO AZEMI

**Attachments:**    [Application and Questions](#)  
[Certified Mail Receipts](#)  
[Plat](#)  
[Property Owner Notification](#)  
[Publication Receipt](#)  
[Sign on Site](#)  
[Staff Summary](#)  
[MAPC Minutes](#)  
[Against Rezoning Signature\\_09172024](#)  
[Brunos Restaurant Handout 09172024](#)

*Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-24:030 by title only. All voted aye.*

*Councilmember John Street said, Mayor, I will say one thing. There was a question by Mr. Floyd about the sign being posted on the property long enough. I don't know. I asked Derrel and he said, well, if it fell down and he put it back up. I don't know how long it was down. Mr. Floyd says it's been down since the MAPC meeting, but I asked Carol about it. City Attorney Carol Duncan said, I looked up the ordinance for you so I could read you the exact language because I was trying to do it from memory when you asked me earlier. So, what it requires is: 1) The applicant posts notice on weatherproof signs provided by the City; 2) Notify the property owners within 200 feet by certified mail return receipt requested 15 days prior to the meeting (and that would have been the MAPC meeting, I believe.); 3) Provide notification to the school district by certified mail; 4) Place signs on the property that is the subject of the application at least 15 days before the public hearing; 5) Insure that the signs remain continuously posted until a final decision is made by the City Council (and it tells where the signs need to be located. I can read all of that if you want me to and it talks about dead end streets.) It does not have anything in there about any type of, you asked me if there was an automatic, you go back to whatever. Councilmember Street said, yeah, based on how long the sign was there. I don't know if it reset or not. Ms. Duncan said, our ordinance doesn't speak to that. Planning Director Derrel Smith said, I've got pictures of when this sign was posted on September 4th that the sign was up. I've got pictures. After we messaged the landowner that the sign had been down, I've got pictures where he put it back up again. So, I mean, I don't know if they've been up every day. But, anytime that we've been notified that they have been down, he's put them back up. Mayor Copenhagen said, thank you Derrel.*

*Richard Tucker, 5321 Darr Hill Road, said, my property is adjacent, directly adjacent to the property they are wanting to zone commercial. I just wanted to say that just a*

*couple of years ago that the MAPC had voted to turn that down as far as rezone it to a commercial property. We are, right now, it seems like there's several as John said, there's several rezoning issues out there and you know, we want young neighbors. We want families out there. We don't want to rezone it and have taverns and pizza places put out there. And, again, we'd spoke on this a time or two. It is a safety issue coming through there. That's pretty close to that red light that's out there on Darr Hill and Southwest Drive. And, people zoom through there. If they've got that green light coming from Jonesboro out of town, they come through there at 70 mph or more. Several wrecks. This commercial property is going to be actually in a bend. And, I can't even imagine people wanting to leave that property, turn left, and come back into town. And, people having the green light coming through there on a blind curve. It's going to be a safety issue too and we're dead set against that property being commercial. Thank you. Mayor Copenhaver said, thank you Mr. Tucker for your comments. Mr. Tucker said, you're welcome.*

*Jim Lyons, Lyons & Cone, representative of the petitioner, said, this is zoned R-1 currently. It is shown as a high intensity district. If you look at the report provided by staff, you will see that they indicate that it meets all the criteria. This is on an area where there are approximately 55,000 cars a day. If you look at the surrounding property, there right next door, there is a driveway and then there is another driveway. When I say next door, I'm going to the west. And, then next to that is a Dollar General and then next to that is an area which is a storage facility. It's got a storage facility directly across the street. Everything is C-4. And, if you go to the east, and then start turning north, everything along the highway is already C-3. And, I don't mean like one lot. I mean there are nine lots that are along Highway 49 or what's known as Southwest Drive. I can remember when I was a kid, this was the commercial area and downtown Valley View. It has been commercial. And, to say that this is residential and should remain residential to me is simply incorrect. Nobody wants to develop residential property next to the highway. Now, immediately behind that, when you go behind it, then it goes to medium density and then on farther behind that which is to the north, then it becomes low intensity and that's what is intended. But, this is along a highway where the 55,000 cars a day and the likelihood of this being developed as residential property when we've got a Dollar General just on the other side of two driveways and a storage facility right next door to that, then it makes simply makes no sense. I believe that Mr. Floyd talked last time. He said well his father sold this with the intent that it be a farming type commercial business where they would sell farm part, farm chemicals, well that's commercial. And, so, he is essentially admitting that the intent of his father was that the property next to this was to be commercial. And, so, to say, oh, well it should be a farm store instead of a restaurant, to me, does not make any sense. He's saying that his father sold it with the intent that the property there be commercial. And, to say that the highway where there's 55,000 cars a day is not properly commercial to me is simply incorrect. Thank you. I'll be glad to answer any questions if anybody has any. Mayor Copenhaver said, I don't believe we do. Thank you Mr. Lyons. Mr. Lyons said, okay, thank you all.*

*Steve Floyd, 5421 Southwest Drive, said, my house is to the east of this property. My sister's house is 5427 Southwest Drive. It is to the west of this property. And, then we have 13 acres north of the property. So, we surround this property on three sides. There is a piece of property in between Dollar General and her driveway. All of it's zoned residential. We have no plans of selling. We have no plans of rezoning. Our families have owned this property since the 1940's. I know the city usage plan, the future plan is commercial. Doesn't a quality of life issue come into play here also for people that have lived here. I'm 52 years old. I've lived on this property my entire life. I pay taxes to the city my entire life. Yet, somebody wants to come in and rezone it.*

*That doesn't come into play. And, I believe quality of life should come into play on this. There are residences around this property that have been there for years. As far as Valley View ever having a downtown, I've lived there my whole life. I don't remember it and I've talked to some people older than me and they say it had two grocery stores and a tractor dealership. If that's downtown. My family actually owned one of those grocery stores so I know there were two of them. As far as the other commercial projects, they have created problems down there. We do have a Dollar General. I can tell you because I pick up Dollar General sacks out of my yard every day. We have a Sonic. I pick up Sonic cups out of my yard every day. The mini-storages down there, I have no problem with the mini-storages. He's a nice guy. He keeps it up. It looks sharp. But, now, he is advertising he has spots for food trucks available. So, all of the people around there now are going to get food trucks and that never was in the deal. So, I mean, to help one person, you are going to hurt several people and I just don't see where that's right. He mentioned that my father sold. He did. He sold it to Bill French. They are both now deceased. We had lost our farmer's coop in that area. That's an agricultural area and it always has been. My dad was involved in agriculture. So was Mr. French. So, they thought it would be a good idea for Mr. French to put in a farm supply store here so the farmers would have a place to get their supplies. To me, there is a lot of difference between a farm supply store and a restaurant that serves liquor. There's hours of operation, number one. Days of the week that it is open and the liquor license. So, I think that definitely should come into play. And, I know Mr. Tucker spoke about the traffic. The traffic is terrible down there. I was a constable there for eight years. The traffic is terrible. That intersection is terrible. It always has been. And, there's nothing that we can do about that. But, you are going to add to it if you put a restaurant there. You're going to have people who think I don't have a problem with the liquor license per say. But, we all know that somebody consumes alcohol, they don't drive as good as when they don't. I think that's common sense. So, you are going to have that come into play with school traffic there every day. It's just not a good idea. I have I believe it is 49, maybe 50, but I think it is 49 names that have signed to oppose the rezoning of this property. If I need to turn that into you, I'll be glad to. I just ask that you really consider this rezoning and we oppose it. And, I just ask that you put yourself in our place and say now are we going to go by the city usage plan or if this is my house, what would I want? What would be best for the people down there? Put yourself in my place. Would you want a pizza restaurant with a liquor license building right beside your house? And, I don't think so. I appreciate you. Thank you. Mayor Copenhagen said, thank you Mr. Floyd for your comments.*

**Held at one reading**

## **7. UNFINISHED BUSINESS**

### **ORDINANCES ON SECOND READING**

[ORD-24:025](#) AN ORDINANCE TO REPEAL AND REPLACE ARTICLE VII - BUILDING NUMBERING SECTION 105-200 THROUGH 105-210 OF THE JONESBORO CODE OF ORDINANCES IN THE CITY OF JONESBORO

**Attachments:** [Jonesboro - Addressing & Street Naming Standard](#)

**Held at second reading**

[ORD-24:026](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 TO PD-RM FOR

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PROPERTY LOCATED AT 2117 SCHOOL STREET AS REQUESTED BY FLEX PROPERTIES, LLC

**Attachments:**    [Application and Questions](#)  
[Deeds](#)  
[Neighborhood Meeting Flyer](#)  
[Proposed Design](#)  
[Publication Receipt](#)  
[Rezoning Plat and Site Layout](#)  
[Rezoning Signs](#)  
[SchoolStreet-CommonAreaMap](#)  
[Staff Summary](#)  
[MAPC Staff Summary Minutes](#)

**Held at second reading**

[ORD-24:027](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-3 TO C-3 FOR PROPERTY LOCATED AT 901 CHURCH STREET AS REQUESTED BY MICHAEL SHANNON KEE

**Attachments:**    [Rezoning Application](#)  
[Plat](#)  
[Mail Receipts](#)  
[Publication Receipt](#)  
[Rezoning Sign Posted](#)  
[Staff Summary](#)  
[MAPC Staff Summary Minutes](#)

**Held at second reading**

#### *ORDINANCES ON THIRD READING*

[ORD-24:022](#)

AN ORDINANCE ADOPTING THE FLOOD INSURANCE STUDY (FIS) AND FLOOD INSURANCE RATE MAP (FIRM) FOR "CRAIGHEAD COUNTY ARKANSAS AND INCORPORATED AREA," DATED SEPTEMBER 26, 2024; AND AMENDING BOTH THE STORMWATER MANAGEMENT REGULATIONS AND THE STORMWATER DRAINAGE DESIGN MANUAL OF THE CITY OF JONESBORO

**Attachments:**    [Sec. 112 67. Decision of the board.](#)  
[Floodplain Guidelines Article 3.](#)  
[Sec. 112-62 APPEALS AND VARIANCES Article 2 Sec F](#)  
[Sec. 109 1. Special flood hazard areas.](#)  
[Sec. 112 1. Def Article 1](#)  
[Sec. 112 10. FDP Article 2 Sec. C](#)  
[Sec. 112 63. Variance Article 2 Sec. E](#)

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

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

**Absent:** 2 - Chris Gibson and Mitch Johnson

Enactment No: O-EN-027-2024

#### ITEMS THAT HAVE BEEN HELD IN COUNCIL

##### [RES-24:036](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 3718 Schley St. Jonesboro, AR 72401; Parcel #: 01-144272-04900

**Attachments:** [3718 Schley Inspection Report UPDATED](#)  
[3718 Schley Map](#)  
[3718 Schley Precondemnation Notice Affidavit](#)  
[3718 Schley Boarding & Securing Notice Affidavit](#)  
[3718 Schley Boarding & Securing Notice Certified Returned Sig Card](#)  
[WIN 20230421 14 37 55 Pro](#)  
[WIN 20230509 14 53 32 Pro](#)  
[WIN 20230509 14 54 20 Pro](#)  
[WIN 20230509 14 55 09 Pro](#)  
[WIN 20230509 14 55 52 Pro](#)

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

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

**Absent:** 2 - Chris Gibson and Mitch Johnson

Enactment No: R-EN-110-2024

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

*Mayor Harold Copenhaver reported on the following:*

*When I start out this evening Council, I just want to make note of the loss of two individuals in our community. State Representative Jack Ladyman, his wife Linda Sue passed away and her visitation will be at Emerson Funeral Home on September 19, 2024. If you would, keep our state representative and his family in your prayers. And, then the loss of Jim Fulkerson, a friend of mine. He was the head of Atlas Asphalt for many years. His wife and his family Brian. He is going to have a visitation at Riceland Hall on September 26, 2024 at 10:00 a.m. So, let's just keep those families in our prayer in our community.*

*Since our last meeting two weeks ago, we have had significant progress on the Christmas Parade. Open funding applications for the CDBG Public Facility Improvements and Infrastructure and open some A&P Grant funding. We painted the town Red, hosted a rainy local fest, and made a big splash at the USA sanctioned*

*swim meet which is the first sanctioned swim meet in Jonesboro for more than 20 years. I know Chris Gibson was a part of that and that was a big accomplishment. Hopefully, many more to come. Before too long, we will hopefully take those events inside.*

*Let's begin with the Christmas Parade. I will tell you that Heather Talley is leading the charge. A vote is being taken on the Christmas Parade theme on social media and will continue through 5:00 p.m. Friday. So, be sure to enter your opinion on the best theme.*

*We are happy to report that Homer, the statue at the Miracle League Park, is back home ready to take on high-five's again after having what we called wrist surgery at Woods Masonry.*

*Beginning September 4th, we participated in "Paint the Town Red" helping the back to pack with the proclamation at Valley View Elementary School. Hosting judges reception on the 4th floor of this building, and the newly established Downtown Entertainment District was the site of the block party. Red Wolves game day proved to be another great Red Wolves Express event. The JET Transportation served 173 clients. That is a 33% increase from game one and I think that will increase probably every game this year. It's really becoming a much used transportation process throughout the community.*

*Last week was all about heroes. NEA First Responder Hero Day at Judd Hill Farmer's Market hosted by Serve-Pro of Jonesboro was held on the 9th honoring our local first responders and praising their dedication to our community. There was one woman there from the Craighead County Office who received an award that morning and was scheduled to have her baby that afternoon. Now, that's a dedicated individual, isn't it. But, we are proud of all of their dedication. September 11th Anniversary Ceremony at Embassy Suites honored the memory of those lost in the first responders sponsored by the Elks Lodge #498. The veterans of foreign wars post 1991 and we are the 22 hosted this ceremony. I had the honor of sharing the national patriot day proclamation on behalf of the city with gratitude.*

*CDBG Public Facilities Improvement Infrastructure Funding applications are open. Deadline to apply has been extended to October 1st. CDBG may be used to fund public facilities and improvements assisting non-profit organizations. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or are owned by non-profit organizations. And, it is open to the general public during normal working hours. Also open until October 1st is A&P Grant Funding. Applications may be delivered to the Mayor's Office or emailed and postmarked by October 1st.*

*We did request funding and we did receive funding and it was due to a process of the entities of the A&P, the City of Jonesboro, and Arkansas Parks combined together to do a study for a children's museum right here in Jonesboro. So, I am pleased that we are all three working together to see the progress of how that study interprets that and how we can possibly move forward on a children's museum right here in Jonesboro.*

*The Arkansas Association of Arkansas County Judges Fall Conference with Craighead Judges with County Judges was held in Jonesboro on September 13th which coincidentally is the same day a lot of smoke was blown up here by Union Pacific's Big Boy #4414, the worlds operating steam locomotive. It stopped in Jonesboro as part of the Heartland of America Tour. UP donated funding support to the NEA Food Bank,*

giving back to the local community. It was several thousand dollars and we appreciate UP doing that.

Coming up we do have a low-cost vaccination on September 21, 2024 from 9:00 a.m. to 1:00 p.m. from Jonesboro Animal Services.

On September 27th, the United Way Day of Caring which is a huge volunteer day in the community as we are all aware. That will occur on the 27th.

The weekend of the 27th and 28th is the BBQ Music Fest downtown.

On October 5th is the neighborhood cleanup. The location has yet to be announced, but we have had great success thus far with 692 tires this year and almost 82 tons of trash. Those numbers have already exceeded all of 2023. So, great job by the citizens and Sanitation and Code Enforcement for getting the job done.

[COM-24:046](#)

JULY 2024 FINANCIAL STATEMENTS

**Attachments:**     [July 2024 Financials](#)

Filed

## **9. CITY COUNCIL REPORTS**

Councilmember John Street said, well I would, can't top County Judge, but I would like to recognize Alec Farmer Day. He presented Alec with a plaque. This is his last year on the Highway Commission. He served as Chairman this year. He's been a great help to us in Northeast Arkansas for roads and things. We are going to miss him dearly. I hope we can get somebody else from this area to replace him on the Highway Commission. But, I just wanted to publicly acknowledge him and thank him for all of the work that he has done for us here. And, last Thursday, I had the privilege of filling in for Finance Chairman Joe Hafner at the Legislative Audit Exit Briefing to the City Council. I am pleased to announce we had a clean audit in all areas with no discrepancies. They were very complementary of the Finance Department, of Steve, they mentioned him by name so he did good, and all of the work done by the Finance Department overall. So, it was sweet and easy. I like that one. Mayor Copenhaver said, I appreciate your comments and on Mr. Farmer, I think there's going to be some more accolades coming his way and so hopefully we can all participate in some of that. And, again, I can't say enough. I'm glad you brought up that. I think it is important that you did. On the audit, we will be getting the final letter. So, it's not sealed and delivered yet. But, again, great job by the tens of thousands integral parts that go into the financing of the city. And, once again, I'm very proud to be relieved from that exit interview of no findings. And, so, I am waiting for that letter for final approval. Councilmember Street said, it is always, they acknowledge that the letter will be coming out to the Council in due course. It was a very clean report and they were very complimentary of the city. Mayor Copenhaver said, thank you.

Councilmember Joe Hafner said, John, thank you for stepping in for me last Thursday. I just want to say it looks like September 20th, I think that is Friday. From 7:00 a.m. to 10:00 a.m., St. Bernards is having men's health day. So, men, free comprehensive screening, prostate, blood tests, and exams for 45 to 75 year olds. So, go by and get checked out if you meet that criteria. I think it is important. Don't take your health for granted. Thank you. Mayor Copenhaver said, thank you.

*Councilmember Chris Moore said, I would like to follow up with John also about Alec Farmer. It's hard to overstate the importance that Alec Farmer being on the State Highway Commission. John and myself and the late Mike Cameron and many others, we pushed hard to try to get somebody from our area on there and it's paid off. So, I hope Alec gets all of the accolades he deserves. Mayor Copenhaver said, thank you.*

*Councilmember Dr. Charles Coleman said, I just want to emphasize again on October 1st, the Fish Plate Drive Thru for National Night Out. We've added something to the Fish Plate Giveaway. We also have a six bicycles for kids that we are going to be giving away. We are going to raffle off and we have two kid cars that we are going to raffle off. So, we are trying to increase and do a little bit more for the public to help them out. But, free fish plates on October 1st from 4:00 p.m. to 7:00 p.m. Thank you. Mayor Copenhaver said, thank you councilman.*

*Councilmember Janice Porter said, I just want to echo what others have said that I am very grateful for the work that Alec Farmer has done on our behalf and also his wife Carol has made contributions to our community. I am thankful for them both. Mayor Copenhaver said, thank you.*

*Councilmember John Street said, Mayor, one more thing. Mitch would beat me if I didn't say this. The NEA District Fair starts Thursday and it will run through the following Saturday. So, nine days of the fair. Mayor Copenhaver said, that is where he is this evening. Councilmember Street also stated, that is where he is this evening. So, come out and enjoy the fair. Mayor Copenhaver said, I appreciate his work on that as well.*

## **10. PUBLIC COMMENTS**

## **11. ADJOURNMENT**

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

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

**Absent:** 2 - Chris Gibson and Mitch Johnson



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

**Harold Copenhaver, Mayor**

**Attest:**

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

**April Leggett, City Clerk**