



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, November 15, 2022

5:30 PM

NETTLETON PERFORMING ARTS CENTER - 4201
CHIEFTAN LANE

NOTE: LOCATION CHANGE - The City Council Meeting for 11/15/22 at 5:30 p.m. will be held at the Nettleton Performing Arts Center - 4201 Chieftan Lane

NOTE: THE PUBLIC SAFETY COUNCIL COMMITTEE MEETING AND CITY COUNCIL MEETING WILL BE HELD AT THE NETTLETON PERFORMING ARTS CENTER, 4201 CHIEFTAN LANE

PUBLIC HEARING REGARDING THE BOND ISSUE FOR CAMFIL AT 4:30 P.M.

NOTE: PUBLIC HEARING IS BEING HELD AT CITY HALL, 300 S. CHURCH STREET, IN THE CONFERENCE ROOM ON 1ST FLOOR NEAR HUMAN RESOURCES.

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

NOTE: MEETING IS BEING HELD AT THE NETTLETON PERFORMING ARTS CENTER, 4201 CHIEFTAN LANE

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

NOTE: MEETING IS BEING HELD AT THE NETTLETON PERFORMING ARTS CENTER, 4201 CHIEFTAN LANE

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK APRIL LEGGETT

4. SPECIAL PRESENTATIONS

[COM-22:052](#)

PRESENTATION FROM DARRYL GARDNER WITH "FIRST STEP PAVEMENT MANAGEMENT" ON THE 2022 STREET CONDITION ASSESSMENT

Sponsors: Engineering

5. CONSENT AGENDA

The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Jonesboro City Council for reading and study, are considered to be routine, and will be enacted by one motion of the City Council with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

MIN-22:099 MINUTES FOR THE CITY COUNCIL MEETING ON NOVEMBER 1, 2022

Attachments: [CC Minutes 11012022](#)

RES-22:195 A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE PURCHASE ADDITIONAL RIGHT-OF-WAY AT 818 CREATH AVENUE FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

Sponsors: Engineering and Finance

Attachments: [818 Creath Avenue - Order Authorizing Sale of Easement](#)

Legislative History

11/1/22	Public Works Council	Recommended to Council Committee
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RES-22:205 RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE UNITED STATES DEPARTMENT OF TRANSPORTATION, OFFICE OF THE ASSISTANT SECRETARY FOR RESEARCH AND TECHNOLOGY, FY22 STRENGTHENING MOBILITY AND REVOLUTIONIZING TRANSPORTATION (SMART) PROGRAM, PLANNING GRANT.

Sponsors: Grants

Attachments: [Signal Optimization Solution \(HWY 49\) Budget](#)

Legislative History

11/8/22	Finance & Administration	Recommended to Council Council Committee
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RES-22:206 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH CREWS & ASSOCIATES, INC. TO PROVIDE PROFESSIONAL FINANCIAL ADVISORY SERVICES WITH RESPECT TO FINANCIAL MATTERS OF THE CITY

Sponsors: Finance

Attachments: [2022 Jonesboro F A Agreement](#)

Legislative History

11/8/22	Finance & Administration	Recommended to Council Council Committee
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RES-22:207 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 204 WOODROW, JONESBORO, AR 72401, PARCEL 01-144073-23400, OWNED BY NEWEL COOTS

Sponsors: Code Enforcement and Finance

Attachments: [204 Woodrow](#)

Legislative History

11/8/22	Finance & Administration	Recommended to Council Council Committee
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RES-22:208 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 219 MILLER,

JONESBORO, AR 72401, PARCEL 01-144181-59600, OWNED BY WELLS FARGO HOME MORTGAGE

Sponsors: Code Enforcement and Finance

Attachments: [219 Miller](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RES-22:209 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 500 WOODROW, JONESBORO, AR 72401, PARCEL 01-144073-18400, OWNED BY ANTHONY MGDILE

Sponsors: Code Enforcement and Finance

Attachments: [500 Woodrow](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RES-22:210 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 505 WOODROW, JONESBORO, AR 72401, PARCEL 01-144073-17500, OWNED BY THOMAS & LINDA BOBBITT

Sponsors: Code Enforcement and Finance

Attachments: [505 W Woodrow](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RES-22:211 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 600/602 N CHURCH, JONESBORO, AR 72401, PARCEL 01-144074-10300, OWNED BY JACQUELINE STANBACK

Sponsors: Code Enforcement and Finance

Attachments: [602 N Church](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RES-22:212 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 616 E OAK, JONESBORO, AR 72401, PARCEL 01-144191-17500, OWNED BY JOYCE SCARBOROUGH

Sponsors: Code Enforcement and Finance

Attachments: [616 E Oak](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RES-22:213 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 816 HOOVER, JONESBORO, AR 72401, PARCEL 01-144181-14800, OWNED BY ROBERT WHITAKER

Sponsors: Code Enforcement and Finance

Attachments: [816 Hoover](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RES-22:214 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 900 HOOVER, JONESBORO, AR 72401, PARCEL 01-144181-15700, OWNED BY CLEOPHUS BRYANT

Sponsors: Code Enforcement and Finance

Attachments: [900 Hoover](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RES-22:215 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1501 GRANGER, JONESBORO, AR 72401, PARCEL 01-144082-06000, OWNED BY BRUCE CHRISTOPHER HALL

Sponsors: Code Enforcement and Finance

Attachments: [1501 Granger](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RES-22:216 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3309 MEADOR, JONESBORO, AR 72401, PARCEL 01-144281-36900, OWNED BY CORELOGIC

Sponsors: Code Enforcement and Finance

Attachments: [3309 Meador](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RES-22:217 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT GABRIEL CROSSING, JONESBORO, AR 72401, PARCEL 01-144151-19400, OWNED BY DIANE GASTON

Sponsors: Code Enforcement and Finance

Attachments: [Gabriel Crossing](#)

Legislative History

11/8/22 Finance & Administration Recommended to Council
Council Committee

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

RES-22:182

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 607 S. Culberhouse St. Jonesboro, AR 72401 Parcel 01-143134-16500, OWNER: Sean K. Davis

Sponsors: Code Enforcement

Attachments: [607 S Culberhouse Inspection Report](#)

[607 S. Culberhouse Map](#)

[Certified Pre-condemn 607 S. Culberhouse signed card](#)

[Certified Pre-condemn 607 S. Culberhouse](#)

[Pre-condemnation Notice](#)

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Legislative History

10/18/22 Public Safety Council Recommended to Council
Committee

RES-22:183

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 728 Warner Ave. Jonesboro, AR 72401; Parcel 01-143241-05200, OWNER: Jose M. Cazares & Guadalupe Hernandez

Sponsors: Code Enforcement

Attachments: [728 Warner Inspection Report](#)
[728 Warner Map](#)
[Certified Pre-condemn 728 Warner signed card](#)
[Certified Pre-condemn 728 Warner](#)
[Pre-condemnation Notice](#)
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Legislative History

10/18/22	Public Safety Council Committee	Recommended to Council
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RES-22:185 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1000 Hope Ave. Jonesboro, AR 72401; Parcel 01-144173-04100; OWNER: Eddie Mae Anderson

Sponsors: Code Enforcement

Attachments: [1000 Hope Inspection Report](#)
[1000 Hope Map](#)
[Certified Pre-condemn 1000 Hope](#)
[Pre-condemnation Notice](#)
[Returned Certified Letter Back 1000 Hope](#)
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Legislative History

10/18/22	Public Safety Council Committee	Recommended to Council
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RES-22:186 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1410 Aggie Rd. Jonesboro, AR 72401; Parcel 01-144172-13100; OWNER: Major Nauden & Patricia McDaniel

Sponsors: Code Enforcement

- Attachments:** [1410 Aggie Inspection Report](#)
[1410 Aggie Map](#)
[Certified Pre-condemn 1410 Aggie](#)
[Pre-condemnation Notice](#)
[Returned Certified Letter Back 1410 Aggie](#)
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Legislative History

10/18/22	Public Safety Council Committee	Recommended to Council
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RES-22:184

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS PROCEED WITH CONDEMNATION OF PROPERTY LOCATED AT: 900 HOOVER AVE. JONESBORO, AR 72401 FORMERLY KNOWN AS 900 N. PATRICK ST. JONESBORO, AR 72401; Parcel #s: 01-144181-15700 & 01-144181-01600; OWNER: Cleophus & Lois Bryant

Sponsors: Code Enforcement

Attachments: [900 Hoover #A Inspection Report](#)
[900 Hoover #B Inspection Report](#)
[900 Hoover Map](#)
[Certified Pre-condemn 900 Hoover A signed card](#)
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[WIN 20220617 10 33 55 Pro](#)
[WIN 20220617 10 34 31 Pro](#)
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[WIN 20220617 10 36 14 Pro](#)

Legislative History

10/18/22	Public Safety Council Committee	Recommended to Council
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6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-22:044 AN ORDINANCE TO AMEND ORDINANCE-22:037 (O-EN-043-2022) FOR THE PURPOSE OF CORRECTING A SCRIVENER'S ERROR

Attachments: [ORD-22-037_Redacted](#)

ORD-22:045 AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS UNDER THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW FOR THE PURPOSE OF SECURING AND DEVELOPING INDUSTRY; TO AUTHORIZE THE SALE OF THE BONDS AND THE APPROVAL OF A BOND PURCHASE AGREEMENT AND A PAYMENT IN LIEU OF TAXES AGREEMENT IN CONNECTION THEREWITH; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING THE BONDS; TO AUTHORIZE AND PRESCRIBE CERTAIN MATTERS PERTAINING TO THE PROJECT, THE ACQUISITION, CONSTRUCTION, AND EQUIPPING THEREOF, AND THE FINANCING THEREOF; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A

LEASE AGREEMENT RELATING TO THE PROJECT; TO DECLARE AND EMERGENCY; AND FOR OTHER PURPOSES

Attachments: [Bond Purchase Agreement \(Camfil 2022\)](#)
[RNDA \(Camfil 2022\)](#)
[Trust Indenture \(Camfil 2022\)](#)
[Lease Agreement \(Camfil 2022\)](#)
[PILOT Agreement \(Camfil 2022\)](#)

Legislative History

11/8/22	Finance & Administration Council Committee	Recommended to Council
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ORD-22:046 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 LUO LIMITED INDUSTRIAL, LIMITED OVERLAY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5307 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY SAI REAL ESTATE, LLC.

Attachments: [Updated Application](#)
[Staff Summary - C.C.](#)
[Rezoning Plat](#)
[Certified Mail Receipts](#)
[Receipt](#)

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-22:042 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES, FROM R-1 TO RM-8 FOR PROPERTY LOCATED AT 1601 GRANGER AS REQUESTED BY WILLIAM CONRAD

Attachments: [Staff Summary - C.C.](#)
[Plat](#)
[application](#)

Legislative History

11/1/22	City Council	Held at one reading
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ORD-22:043 AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR UNDEFEATED, INC., D/B/A LA CASCADA MEXICAN RESTAURANT AND GRILL OF JONESBORO, INC. TO BE LOCATED AT 5510 SOUTHWEST DRIVE, JONESBORO, ARKANSAS

Attachments: [La Cascada Mexican Restaurant & Grill Redacted](#)

Legislative History

11/1/22	City Council	Held at one reading
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ORDINANCES ON THIRD READING

ORD-22:041 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO C-4 LOU FOR PROPERTY LOCATED AT SOUTHWEST DRIVE AND EVAN DRIVE AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF THREE SISTER LAND DEVELOPMENT, LLC

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

Legislative History

10/18/22	City Council	Held at one reading
11/1/22	City Council	Held at second reading

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes. This time is allotted for items that are not on the agenda.

11. ADJOURNMENT