



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Thursday, October 6, 2022

5:30 PM

Municipal Center, 300 S. Church

NOTE: DATE CHANGE

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 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; LJ Bryant; Mitch Johnson and John Street

Absent 1 - Joe Hafner

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to remove RES-22:180 from the Consent Agenda so that it could be discussed. All voted aye.

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

Aye: 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; LJ Bryant; Mitch Johnson and John Street

Absent: 1 - Joe Hafner

[MIN-22:084](#)

MINUTES FOR THE CITY COUNCIL MEETING ON SEPTEMBER 20, 2022

Attachments: [CC Minutes 09202022](#)

This item was passed on the Consent Agenda.

[RES-22:159](#) 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

Attachments: [204 Woodrow](#)
[Affidavit of Statutory Lien 204 Woodrow](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-149-2022

[RES-22:160](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 212 N ALLIS, JONESBORO, AR 72401, PARCEL 01-144181-37100, OWNED BY HAFFORD, WILLIAM T & SHARON

Attachments: [212 N Allis](#)
[Affidavit of Statutory Lien 212 N Allis](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-150-2022

[RES-22:161](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 339 N FISHER, JONESBORO, AR 72401, PARCEL 01-144181-13400, OWNED BY HAFFORD, WILLIAM T & SHARON

Attachments: [339 N Fisher](#)
[Affidavit of Statutory Lien 339 N Fisher](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-151-2022

[RES-22:162](#) 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

Attachments: [500 Woodrow](#)
[Affidavit of Statutory Lien 500 Woodrow](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-152-2022

[RES-22:163](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 506 ELIZABETH, JONESBORO, AR 72401, PARCEL 01-144141-03501, OWNED BY MAY, BILLY & PATTIE

Attachments: [506 Elizabeth](#)
[Affidavit of Statutory Lien 506 Elizabeth](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-153-2022

[RES-22:164](#)

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

Attachments: [616 E Oak](#)
 [Affidavit of Statutory Lien 616 E Oak](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-154-2022

[RES-22:165](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 816 HOOVER, JONESBORO, AR 72401-2155, PARCEL 01-144181-14800, OWNED BY ROBERT WHITAKER

Attachments: [816 Hoover](#)
 [Affidavit of Statutory Lien 816 Hoover](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-155-2022

[RES-22:166](#)

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

Attachments: [900 Hoover](#)
 [Affidavit of Statutory Lien 900 Hoover](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-156-2022

[RES-22:167](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 902 OAK, JONESBORO, AR 72401, PARCEL 01-144191-23600, OWNED BY JAN ANDERSON

Attachments: [902 E Oak](#)
 [Affidavit of Statutory Lien 902 Oak](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-157-2022

[RES-22:168](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 915 OAK, JONESBORO, AR 72401, PARCEL 01-143241-13800, OWNED BY DEGRICK EVANS

Attachments: [915 Oak](#)
 [Affidavit of Statutory Lien 915 Oak](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-158-2022

[RES-22:169](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1014 S CULBERHOUSE, JONESBORO, AR 72401, PARCEL 01-144192-21300, OWNED BY CHARLES E NOELL JR.

Attachments: [1014 S Culberhouse](#)
 [Affidavit of Statutory Lien 1014 S Culberhouse](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-159-2022

[RES-22:170](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1020 HOPE, JONESBORO, AR 72401, PARCEL 01-144173-04400, OWNED BY GARY TOOMBS

Attachments: [1020 Hope](#)
 [Affidavit of Statutory Lien 1020 Hope](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-160-2022

[RES-22:171](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1305 OAKHURST, JONESBORO, AR 72401, PARCEL 01-143133-18700, OWNED BY DLAN FRANKLIN, LLC

Attachments: [1305 Oakhurst](#)
 [Affidavit of Statutory Lien 1305 Oakhurst](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-161-2022

[RES-22:172](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1313 PARDEW, JONESBORO, AR 72401, PARCEL 01-144212-20200, OWNED BY MICHELLE NUTT

Attachments: [1313 Pardew](#)
 [Affidavit of Statutory Lien 1313 Pardew](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-162-2022

[RES-22:173](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1328 W HUNTINGTON, JONESBORO, AR 72401, PARCEL 01-143133-18100, OWNED BY

DKI, LLC

Attachments: [1328 W Huntington](#)
[Affidavit of Statutory Lien 1328 W Huntington](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-163-2022

[RES-22:174](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1607 DUNCAN ROAD, JONESBORO, AR 72401, PARCEL 01-143121-03200, OWNED BY KEVIN & TONYA LYLES

Attachments: [1607 Duncan](#)
[Affidavit of Statutory Lien 1607 Duncan](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-164-2022

[RES-22:175](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1805 FAIRLANE, JONESBORO, AR 72401, PARCEL 01-144223-18700, OWNED BY JOE E & SUZANNE E SIMPSON

Attachments: [1805 Fairlane](#)
[Affidavit of Statutory Lien 1805 Fairlane](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-165-2022

[RES-22:176](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2101 KATHLEEN, JONESBORO, AR 72401, PARCEL 01-144271-22500, OWNED BY EDNA BOYD

Attachments: [2101 Kathleen](#)
[Affidavit of Statutory Lien 2101 Kathleen](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-166-2022

[RES-22:177](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2215 WOOD STREET, JONESBORO, AR 72401, PARCEL 01-143251-07200, OWNED BY INGRAM WILLA TRUST

Attachments: [2215 Wood](#)
[Affidavit of Statutory Lien 2215 Wood](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-167-2022

[RES-22:178](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 4002 GRIGGS, JONESBORO, AR 72401, PARCEL 01-144273-19100, OWNED BY CORELOGIC

Attachments: [4002 Griggs](#)
[Affidavit of Statutory Lien 4002 Griggs](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-168-2022

[RES-22:179](#) A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH ALL SCAPES IRRIGATION & LAWNCARE LLC FOR THE CRAIGHEAD FOREST PARK FISHING DOCK REBUILD PROJECT (2022:28)

Attachments: [Contract Documents 2022 28](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-169-2022

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

[RES-22:180](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO AMEND THE SALARY AND ADMINISTRATION PLAN AND AMEND THE 2022 BUDGET

Attachments: [Non Uniform Job Titles by Grade 10.2022 \(002\)](#)

Mayor Harold Copenhaver said, I think it is important that we be clear and I want to bring it to you all about the safety of this initiative and this resolution and the importance of it from the standpoint of we are seeing an emergency situation in our E911 Department. It is not because of the caliber or the lack thereof. It is unfortunately the lack thereof of pay which has initiated the loss of many of our talented staff to other communities such as Paragould, Harrisburg and other areas to the point we were down 33% in the department which meant we were running multiple hours of overtime which is not as cost effective as actually a salary adjustment. So, Director Ronnie Sturch brought this to our attention as well as Director Steve Partee. We worked diligently on this. We have also discussed this with the County Judge as well and they are in favor of this proposal so Ronnie, if you would, I was actually going to have our second shift director Jason Dyke here and he is the supervisor, but due to being shorthanded this evening, he couldn't even come and speak on this and so if you would, please go ahead and give a few comments on it director for Council. E911 Director Ronnie Sturch said, thank you Mayor. Thank you members of the Council. I appreciate you allowing me to stand here tonight in regard to the need at the 911 Center. I can't stress the importance of this resolution for our 911 Center. We are in a position that we saw. I had several of the dispatchers coming in, Senior Dispatchers that were coming in leaving to go to other centers. And, the first thing that they would tell me was Ronnie we don't want to leave, but we can go there and make so much more money. What do I tell them? I said, I can't blame you. To do the same work or less work. They are going to smaller centers. We are losing dispatchers I should say to Poinsett County. They pay so much more. They pay \$3-\$4 an hour more than what we start our dispatchers at. Greene County, Paragould and Greene County are paying \$3 more an hour starting and increases in what we are paying our dispatchers. It has

created a situation in where we are now experiencing and to say what, to reinforce what the Mayor has said, we are paying so much overtime. I have dispatchers right now working 60-70 hours a week. I had one dispatcher that I just talked to, the week before last, she worked 68 hours. This week she is working 69 hours. When you all see the overtime that is coming in on the budget, I think that you are going to agree that something has got to be done. But, we have to meet, we are required to meet certain minimum staffing levels and to meet those needs, we are just having to work tremendous amounts of overtime. So, I am not going to stand here and be labor all of this, but I can't tell you how important this resolution is. If it doesn't pass, we are going to see a very serious, serious situation in our 911 Center. Mayor Copenhagen asked, Ronnie, could you also go into a little bit of what you have been hearing if it were to pass for the betterment of the department. Mr. Sturch said, absolutely. I have been contacted by two dispatchers from actually other areas, just based on the word of the increase in pay that are actually wanting to come to Jonesboro and go to work. One of the dispatchers that left for Poinsett County has gotten word, obviously, this word gets out fast, but they have gotten word that the pay is going to be brought to a level where they have asked me, would you let us come back and I said, absolutely. A very experienced dispatcher that we lost, CTO trained, that has been here almost three years and she left because she can make a lot more money starting there than what she was making at three years here with her CTO Certification. So, yeah, just the word that is out is already helping to alleviate the situations. Mayor Copenhagen said, thank you Mr. Sturch. Councilmember Chris Moore asked, Mr. Mayor, did you say the Judge was willing to kick in on this too? Mayor Copenhagen said, yes sir.

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

Aye: 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; LJ Bryant; Mitch Johnson and John Street

Absent: 1 - Joe Hafner

Enactment No: R-EN-170-2022

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-22:040

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 THOMPSON DRIVE AND SOUTHWEST DRIVE AS REQUESTED BY JEREMY MOORE

Attachments: [Staff Summary - C.C.](#)
[Application](#)
[Plat](#)
[Valley View Superintendent Letter](#)
[Apartments - Site Plan](#)
[Rezoning Sign](#)
[Publication Receipt](#)
[VV Letter from Superintendent 10062022](#)

Councilmember Charles Frierson motioned, seconded by Councilmember John Street, to suspend the rules and offer ORD-22:040 by title only. All voted aye.

Councilmember Chris Moore said, let the record reflect that I abstain from discussion and voting on ORD-22:040 due to the fact that Jeremy Moore is my brother.

Rolland Popejoy, 5605 Viney Creek, Superintendent for Valley View Public Schools, said, thank you councilmembers for allowing me to speak. I am in my first year as Superintendent for Valley View. I have been there for quite a while. I stand before you tonight with some concerns that I as well as the Board of Directors for Valley View School District have. I have presented you with a letter that will elaborate some of these concerns, but I want to, first of all, say that Mr. Moore and Mr. Best, we have spoken on multiple occasions. They have been extremely accommodating to us and making some revisions to their proposed plan and we appreciate that. But, with that being said, there are still some concerns that we have even with the change from the MAPC original request of RM-16 and moving it to an RM-12. We have concerns with the regard to the growing scale of the development. You probably recall a few, actually maybe a couple of months ago, maybe a month ago, there was an original proposed 2.45 acre that was an RM-16 and now an additional 4.41 acres have been purchased and now it was originally requested RM-16 and them modified to an RM-12. That would take the entire 6.86 acres from a total of 39 units to 92 units. This is a property that will have one proposed ingress/egress on Thompson Drive. For any that have had students go to Valley View, you know that that is a very highly traveled road during pick up and drop off. And, so we have concerns that that would even be usable during that time from typically seven to eight in the morning and then during pick up time, that is an area that is so congested going both ways. We actually sometimes have vehicles on Southwest Drive waiting to get onto Thompson Drive to turn to drop their children off. So, that would leave one ingress/egress for this proposed development. So, that is a concern with traffic already being in a highly congested area. Also, safety concerns, anytime you have multifamily, you have concerns from a district prospective with potential. Mr. Moore and Mr. Best are proposing that this be a 55 and older development and so that would decrease our concerns with regard to safety. However, we know that anytime a rezoning is approved, it is, if a sale is made of that property, you cannot hold that new or as I understand it, you cannot hold the new owner to a planned vision for or the current vision as proposed in this rezoning request. And, so, that is obviously a concern to the district. Also, drainage with the demand coming from Griffin Park and that area that is a high demand area and so we have concerns with our property there. And, I know that would be taken into consideration with engineering and all of that aspect, but that is a concern that we have as a district. And, finally, the future development possibility. I know you cannot make a decision based upon that, but in the proposed plan, you will see there is a third outlet there that goes to an adjoining property that I know is a potential future desired to be developed. Mr. Moore has told me that and that is an additional 15.59 acres so if you look at the potential, this could be a very large development. We do not know what it would be at that time. I know you cannot make a decision on that based upon potential. However, as a district, I must stand before you with concerns on that for the safety and security of the students, of the parents that drive on our campus each day, as well as, our staff members. Again, I thank you very much for your time and your consideration with this matter. Mayor Copenhaver said, thank you Mr. Popejoy.

Councilmember David McClain said, hey Mayor, before he gets here to the podium, looking over the staff summary, Derrel, do you mind to once Jeremy speaks, we can let him speak, but do you mind to touch on your department's thoughts on the rezoning and if there are concerns, do you guys have some of the same concerns that were just

explained from the superintendent. Do you mind to do that? You can do it after or before, it doesn't matter to me. Mayor Copenhaver said, let's do that after Mr. Moore. Councilmember McClain said, perfect.

Jeremy Moore, 2913 Jamestown, said, so like Mr. Popejoy said, he's here representing the Board and we appreciate everything he does. Personally, my wife teaches at Valley View. My kids go there. My partner James Best, he has three kids as well that will be attending Valley View. So, we are working in good faith. The whole reason why we submitted a layout, we had Mark Morris come and he has revised a layout for us several times and we are working in good faith to be very transparent on what we are planning on doing and what are future plan is with that property. That was the layout that we gave MAPC originally whenever we had the 2 ½ acres. So, we acquired that property back in 2018. So, the past six years, we have been sitting there. It has been rezoned commercial. The problem with that area of Jonesboro is the fact that there is no sewer. That is the biggest delay for any future growth going in that direction as far as anything commercial goes. So, it only made sense for us to change directions. We feel like there is a need for a quality senior housing here in Jonesboro especially on that side of Jonesboro. Again, it is a major arterial route coming into town and we feel like it could really be a focus. So, whenever we originally got our 2 ½ acres rezoned for those 40 units, Mark drew us up a layout and it wasn't exactly how we wanted it to be. So, we were fortunate enough to be able to go to Mr. Smith who owns the additional property next to us, acquire another 4 ½ acres. So, basically, everything that we acquired is on our side of the ditch. So, we have a creek surrounding the backside of us that cuts us off from Mr. Smith and cuts us off from Valley View on the far side as well. So, we were able to acquire that 4 ½ acres to be able to spread out what we were originally planning on doing. The layout shows 70 units, all right. I realize that we would be able to build more units than that, but that is defeating the purpose of us buying additional land and being able to spread everything out. We are not trying to keep everything on top of each other. We are wanting to be able to put a community center in, a dog park, a community garden, a pool. It is going to be gated. It is going to be fenced. There will be two ingress/egress, one coming in off of Thompson Road and one coming in off of Southwest Drive. I realize that traffic is bad in the morning. Believe me, I drop my daughters off at school often and traffic is bad. The thing is, where our development sits, anybody that is getting up that early in the morning from our development, if they are getting up and deciding to leave, will not be going against the flow of traffic, but obviously going into Jonesboro. So, while everybody is going towards Valley View, I shouldn't say against, I should say with, but where everybody is coming towards Valley View, anybody that is getting up from our complex to say to go to work if that is where they are headed or whatnot, will actually be able to just pull out on Southwest Drive, hang a right and just flow on down and go. So, we won't be competing against the traffic going into Valley View coming off of Thompson or Southwest Drive. Mr. Mark Nichols, the engineer, turned around and did our report for us this past week and we turned that into Monica where it shows zero impact as far as our 70 units would be concerned on traffic out in that area. We also realize that drainage is an issue, but that is an issue everywhere in Jonesboro. And, that is something that will have to be approved before we build ours. You can't look into the future. You know the 15 acres on the opposite side of the creek, whenever Mark drew our layout, Mark, and I am sure a lot of you are familiar with him, so whenever he does a layout, he's automatically looking at future growth connecting onto whatever might be coming through on the opposite side of him. So, he did draw us an entrance going onto the side. It's not realistic to think that we would turn around and make 15 acres RM-16 and it's not realistic to think that MAPC would allow us to pass that as well. We are focused on our 70 units for our 55 and older development and that what we have right now and that is all we are looking at. So, thank you. Mayor Copenhaver said, thank you

for your comments. We will follow up. Derrel will follow up with the initial comments earlier and we can get back with Council on the comments. Okay, from Mr. Popejoy. That will work? Thank you very much.

Councilmember John Street said, Mayor, I would just like to ask Mr. Moore would you have any objection to you and your staff meeting with the Board to go over the concerns, I mean like the traffic as you explained and the drainage. I am sure engineering would tell you that you can't have more water leave the site after developing than before. So, I mean it probably would have some impact, but it would not release any more water than what was already being released now if they build it according to the plans that would be approved by MAPC. Mr. Moore said, we would have no problem. Councilmember Street said, if you and Mr. Best could get with the Superintendent Popejoy and go to a Board meeting where you would have them all there at once and answer their concerns and maybe get a little more information from city staff. I would definitely appreciate it and I think it would relieve some of their concerns about this. Mr. Moore said, you can see on our layout, the original layout that we submitted to MAPC and whenever we got approved or whenever it came through MAPC last week also addresses the drainage issue. So, not only do we have the creek along the backside, which we think will be a nice buffer between us and the surrounding property. Mark also made a pond on the far southern side closest to Valley View as well to help as a retention type pond. Mayor Copenhagen said, thank you. Thank you Councilman.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-22:039](#)

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED ON PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT AS REQUESTED BY HB MEDICAL HOLDINGS, LLC

Attachments: [Abandonment](#)

Held at second reading

ORDINANCES ON THIRD READING

[ORD-22:038](#)

AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR SF2 INVESTMENTS, INC., DBA SALSAS GRILL

Attachments: [Salsa's Grill Application_Redacted](#)

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

Aye: 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; LJ Bryant; Mitch Johnson and John Street

Absent: 1 - Joe Hafner

Enactment No: O-EN-044-2022

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

I have a few comments this week. We have been really busy the last 2 ½ weeks, but I do want to start out with an important subject within our community and I want to address something that has been an issue and a growing concern for both you and for me, homelessness. It is a complex issue. It is people who are different and trying to make a future. It's people who are drug addled or suffering mental health problems who need mental health and it is opportunistic people who don't want to work sometimes rather than beg and panhandle off the kindness of others. All three of those need different solutions and I am tired frankly of people saying the city is not working on it and that we aren't taking steps to find solutions. Our Police Department works with those in need including homelessness 24/7. Our Parks Department and Grants Department go above and beyond when needed, but you don't hear that because they are just doing what is needed. Homelessness has been on the top of my mind since the first day in office and it's horrible to watch this problem grow across America. Just follow the news. It's not just in Jonesboro. We opened the Veteran's Cottages this year and I don't think anyone outside of this office understands the work that it has taken. The time that city staff has put into it. I don't think anyone understands what it takes to keep it running week after week. We have to help the sincere people who need a home. The incapable who need mental health. The irresponsible who need to become assets not detriments to our community. The last City Council meeting city leadership we received calls from a resident with a potential option for at least a temporary homeless housing. Councilman Moore and I discussed it. Since that discussion, city staff and I have accessed the facility. We have studied what repair needs to be made and we are further looking in to that and are very hopeful for the outcome. But, this would only be a short-term solution. While we continue to meet with state departments as well to develop a roadmap for a long-term funding for a permanent facility. Here's the thing, the city has to have a 501(c)3 partner to apply for funding with a plan on how the facility will be sustainable for the long term. We have money set aside to aid a group, but we have yet to had a plan that HUD will approve. Our Grants Departments has offered to help anyone with guidance on the plan, but nothing has been yet presented by any group since I have been in office. As a result, I am calling a meeting of roughly two dozen non-profits who could play a role in providing these support services. They will all have to work together. This is not a job that can be done by just one person. If only one agency could handle this complex situation that plagues the entire nation, it would have been solved a long time ago. I look forward to these non-profits working together and we will be happy to provide the guidance to meet state requirements to make this long term facility a reality.

Our Code Enforcement has recently added focusing on addressing a long complaining issue of non-operable automobiles. This is a complaint that we have been hearing for a long time in the community. So much that Director Scott Roper was concerned with more than 1,000 in certified letters that have been sent out. And, I have told him to keep cleaning the city up. It's worth every penny. And, I want to give thanks to my Code Enforcement and Keep Jonesboro Beautiful for the hard work they continue to do to make our city beautiful.

These are a few things that have happened in the last several weeks.

Today, I attended the Annual Chamber of Commerce Event. Governor Asa Hutchison,

this was his last, basically his last appearance in our community as serving as Governor and he spoke of our community proudly and there are many good things to come. Cari White, many of you all know, who is also retired now from the Chamber of Commerce, 30+ years and we appreciate her service because she loved our community and loved whom she served which was us.

I spoke at the United Way Day of Caring which consisted of over 600 community volunteers, some from the city last Friday morning. They did a lot of jobs in our community, but what I must say those jobs had to be cleaned up after they did it by our personnel within the city. So, the city is involved in so many things.

I also spoke at the Jonesboro Kindergarten Center with Judge Marvin Day on the Constitution.

I also spoke at Jonesboro High School on college appreciation month.

I attended a grand opening for Northeast Arkansas Baptist Pain Management Center out by NEA Baptist Hospital as we continue to grow in all corners of our community.

I spoke at Jonesboro High School as well on career day and senior day on college application and how college and other parts, other opportunities in our community are so important.

I spoke with and congratulated the University Heights School of Medical Arts. They received a designation that has taken two years for them on the College Accreditation Arkansas School of Innovation. It has taken them two years to achieve this and they are very proud of that and the whole School Board was there.

I also did a proclamation for the Elks and VFW on Patriot Day Proclamation.

There are a few comments I would like to make before finishing up with my final comment. Sometimes we don't see these enough, but Chris Turner and his mother emailed me. They are two individuals who are confined to a wheelchair due to birth disorders called Brittle Bones Type III. He said we have been residents of Jonesboro for eight years and I am an avid fisherman. I just wanted to reach out and personally thank you for doing more for us and wheelchair users in the parks. I would be glad to share any ideas and changes anytime you would be interested, but he just wanted to say thank you so much for what we are doing for the handicapped in our community.

The Downtown Jonesboro BBQ Fest, I hope many of you were able to attend. The weather was wonderful outside of a little alarm here and there. But, besides that, the entertainment was great. The people enjoyed the venue and I was very proud, but what I am proud about are our employees. This came from the Director that lives in Atlanta, Georgia. He has been all over the United States. He said, I just wanted to let you know the cleanliness of the streets before, during, and after the festival were very impressive. The men and women who handled the cleanup were always smiling, friendly, and happy to do their jobs and were always telling everyone hello, enjoy yourself, while they worked diligently. Having done festivals for over 30 years, I have never seen so much positivity by workers doing their jobs. Kudos to your great Jonesboro team, they deserve all of this and public recognition as well for their hard work. We look forward to the 2023 Festival. Thank you Mayor and respective Department Heads.

I will close, this past week, we lost a member of our community, Ms. Kathy Gibson. She was loved by all. She loved many people in this community and she was devoted

to this city. So, my condolences to out to the entire family as she will be missed by many.

9. CITY COUNCIL REPORTS

Councilmember John Street said, Mayor, I think you covered about everything. I don't have anything to add to that. Thank you.

Councilmember Mitch Johnson said, yeah, Mayor, just briefly, I would like to just add on to your BBQ Fest. This year's 2022 Northeast Arkansas District Fair came to a close Saturday night. We were fortunate with the weather that we have had. This is my 32nd year to be involved with the fair in some shape or fashion and I can't remember having weather conditions that we have had. Either we have had hot temperatures or some kind of rain that has been a struggle, but I think this year was perfect. We probably won't ever see this kind of weather again for a fair week. But, just to elaborate some, there are so many people that assist us during the operations. The police that provide security. The police reserves that provide the parking. There are so many different departments here, Street, Sanitation, 911. The county assists as well and so I just wanted to take a second to say how appreciative we are for all of those departments that help us and it is a tireless job that we do. We run long hours, have little sleep and we are back at it the next day, but it is something that we do for the community and we love doing it. There's a handful of us that struggle to keep us going, but we are going. And, we continue to do so and I just wanted to take a second to appreciate the people that help us with the production and just to thank all of the fairgoers that came to see us this year. Mayor Copenhaver said, thank you Mr. Councilman and we appreciate your commitment not only to that, but to our community as well. So, thank you very much. Councilmember Johnson said, thank you sir. Mayor Copenhaver said, you bet

Councilmember LJ Bryant said, yeah, I will tell a 20 second story that will lead to a point. But, I was headed home and I was looking at my front door and the people that spray my lawn, they kind of attach a little thing in a bag, you know, a little invoice and I thought, boy, that doesn't quite look like that. That's something else. When I got to my door, and this is a compliment even though it may not seem like that is where I am going, Code Enforcement had knocked on my door because of rental property, a tenant of mine had not mowed their yard. So, I actually thanked Code Enforcement for that. So, you all are doing a good job and treat everybody equally and come after us no matter who we are. Mayor Copenhaver said, thank you Councilman, I think. Councilmember Bryant said, it is a compliment. Mayor Copenhaver said, thank you.

Councilmember Chris Gibson said, just real quick, several months ago I asked about a turn lane between University Loop and Red Wolf on that stretch with St. Bernards Behavioral Health and the apartment complex and J-Town Grill. Do we have an update from the Highway Department on that because I have seen at least four more accidents along that corridor since I asked that question? Mayor Copenhaver said, no, and Councilman, we actually had a meeting with Tudor. She was here and we did discuss that, but that is on, Craig and I have put that on the agenda for that discussion and so we brought it to the table at that time. It's going to be one of those long, long drawn out things. Councilmember Gibson said, I am just concerned that somebody is going to get badly hurt. Mayor Copenhaver said, I agree 100%. Now, in saying that, then the lighting of that area, we are going to be improving that and hopefully a partnership with Arkansas State University to light up that entire area. So, as we see the darkness on Johnson, the partnership with ASU to be involved with that grant, we will extend it out to J-Town and out towards the university. Councilmember

Gibson said, thank you. Mayor Copenhaver said, you bet.

Councilmember Ann Williams said, I just want to mention that at the Finance Committee recently, we were talking about I had brought up the issue that I mentioned several times of a need for another swim facility in Jonesboro particularly accessible by children in the northern sector. Even though there will be a swimming pool with the sports complex, that only brings us to two out of the three that are recommended for a city our size which is a recommendation of one per 25,000 people. So, we are needing to play catch up on our swim facilities and we need to focus on facilities, like I said, accessible in northern Jonesboro. But, we discussed several funding options that we may not have pursued in the past which are available. The one is the leveraging of franchise fees that has been mentioned, but also, I brought up the issue of impact fees that I think it is time for us to revisit. I think I brought it up first in 2003 right after Fayetteville had implemented it. And, since that time, Fayetteville, Bentonville, Rogers, Conway have utilized impact fees with a lot of success and even Elkins. So, I think this is something we need to revisit because I think it is important to garner the fees and revenue that we can because of the impact that development has on our city. And, the taxpayers have to pick up as far as services, police and fire and emergency, streets, etc., sidewalks, and parks, and recreation. And so, I had, we had gotten so far I think Derrel wrote an RFQ or prepared an RFQ back in 2018 when I had brought it up at that time too. But, as far as the timing, it was not, it did not get traction at that time because of other things that were going on, but I think we are at the point now that we hopefully see that this is what we need to do. Mayor Copenhaver said, okay.

Councilmember Williams said, and, rather than the taxpayers bear the burden resulting from development in certain areas. Mayor Copenhaver said, and, obviously, this has been a long term discussion for many years and so Councilmember Williams would and as I think through the process, would you be interested if we formed a commission for you to garner that commission to head up that commission on the study for this? Councilmember Williams said, sure. I would be glad to. Mayor Copenhaver said, alright. Thank you. Councilmember Williams said, because I know that there have to be specific objectives and it is very strict. And, Carol can confirm this, that you have to be very specific and you have to follow what you have indicated you are going to use the fees for. Mayor Copenhaver said, that is correct. Councilmember Williams said, you put the area and the type of services too that this is going to fund. Mayor Copenhaver said, and understanding what we can use the services for and what we can charge. Councilmember Williams said, exactly, right. Councilmember LJ Bryant said, Mayor, if I might, just as an extension of that and I think I said this at the Finance meeting, I was reading a summary from another city and after, of course I know we are studying our streets right now and you know we might be sad to learn how much money we are going to have to spend over the years because I was reading this other Arkansas city similar to our size and they realized that with their current budget, they could only repave the streets once every 91 years. And, so, I mean some of that stuff comes back to Councilmember Williams point. We are going to have to figure out some long term funding for taking on roads. Mayor Copenhaver said, as you all are aware, even our infrastructure underneath our roads, it's over 150 years of age. So, it is collapsing, sometimes daily. So, I have seen Councilmember Moore get down under the street a time or two where it has collapsed. Thank you. Councilmember Williams said, that is all.

Councilmember Chris Moore said, just a couple of things Mayor and I will keep it brief. I appreciate you reaching out to the different groups. Homelessness and the panhandling has got to find a solution here. The panhandling has gotten out of control. There is very little we can do. The City Attorney and I have looked at several cases. There may be a solution short-term and long-term on the homelessness is

forthcoming. I think a community wide approach is the right approach. So, I look forward to you holding the meeting and see what fruit that produces. The BBQ Fest was excellent. Of course, I live downtown. I was right there Friday and Saturday. I was in my front yard when the tornado sirens went off looking around seeing what the problem was. If you have never seen 30,000 people scatter like rats, you should have been on Madison. Mayor Copenhaver said, I was there. Councilmember Moore said, about five minutes and it blew again so I hope we got that. One of the groups that got overlooked, early Friday morning, Ronnie Shaver and his crew, they were right down there. There were electrical problems or plumbing problems, we were all down there. Ronnie Shaver and his crew really jumped out and several of the people from other cities told me that it was just the most generous city that they had ever been to. That whatever their problem was, Northeast Arkansas Electric Contractors jumped over and worked on someone's RV, I mean, just clear out of the blue for free. So, it was really a good turnout and really a good event. With that said, I think we ought to honor Tim McCall. Tim McCall has put that on every year. He is the driving force behind it. So, I would ask your office to prepare a proclamation for Tim and let's recognize Tim for his hard work. Mayor Copenhaver said, absolutely, duly noted. Councilmember Moore said, thank you. Mayor Copenhaver said, thank you.

10. PUBLIC COMMENTS

Kimberly Chase, 711 Union, said, thank you for your passionate response about the issue of homelessness and I had a speech prepared tonight, but I am just going to wing it and speak from my heart. Last week, we got seven phone calls from families living in their vehicles having at least two children in each vehicle. Yesterday, which Wednesday is our Street Outreach Program day, we spent the good bit of that day at one of the local schools trying to keep mom, dad, and two children from living on the street. We were successful, but it took work. I get how difficult it is managing veteran's cottages. I understand it. I understand the difficulty in facing people who are not always willing participants in getting off of the street. I understand that. I understand the issue of mental health. I understand the issue of substance abuse. We see it day after day at the HUB. This notebook represents the work of the Homeless Taskforce. It includes an operations manual, a program manual, job descriptions, and a five-year sustainable budget. I had been in contact two weeks ago with the Grants Department expressing interest that the HUB apply for the grant that is available right now and we are in the process of writing that. I actually had surgery two weeks ago or I would be done with the sustainability plan. That's my only hold up and I emailed the Grants Department yesterday letting them know that. The HUB has their own 501(c)3, has the experience, deals with the homeless directly, knows their needs, knows the challenges, so if anybody in Jonesboro has the capability of managing a homeless or I'm sorry a Family Supportive Living Facility, it's the HUB. We appreciate the effort of more emergency beds and we certainly need that in Jonesboro and I fear as we move forward, the need is going to be increasing because we are growing, but we also need a supportive family facility, one that has a holistic approach to help families get into stable living. That's what we want. We don't want to take away from the Salvation Army. They have their role and we are great partners with them. We look forward to working with any entity, any business, any city councilmember that is willing to help us with bed space. So, thank you. Thank you so much. Mayor Copenhaver said, I appreciate your passion and I look forward to your problem, you bet.

11. ADJOURNMENT

A motion was made by Councilperson LJ Bryant, seconded by Councilperson John Street, that this meeting be Adjourned. The motion PASSED with the

following vote.

Aye: 11 - Charles Frierson; Brian Emison; Charles Coleman; Chris Moore; Ann Williams; Chris Gibson; David McClain; Seth Speer; LJ Bryant; Mitch Johnson and John Street

Absent: 1 - Joe Hafner

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk