



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, July 18, 2023

5:30 PM

Municipal Center, 300 S. Church

PUBLIC SERVICES COUNCIL COMMITTEE MEETING AT 4:30 P.M.

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

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK APRIL LEGGETT

Present 11 - Brian Emison; Chris Moore; Chris Gibson; David McClain; Joe Hafner; Mitch Johnson; Anthony Coleman; Janice Porter; John Street; Charles Coleman and LJ Bryant

Absent 1 - Ann Williams

4. SPECIAL PRESENTATIONS

[COM-23:034](#)

SPECIAL PRESENTATION BY MATT LAMBERT AND DAVE ROBERTS OF DPZ/CRAFTON TULL DISCUSSING A COMPREHENSIVE GROWTH PLAN FOR THE CITY OF JONESBORO

Attachments: [Comp Plan](#)
 [RFQ Comprehensive Plan 2022-96](#)
 [Crafton Tull](#)

Mayor Harold Copenhaver said, Matt Lambert and Dave Roberts of Crafton Tull will be giving a presentation discussing what a comprehensive growth plan for the City of Jonesboro would look like. Planning Director Derrel Smith said, it was around the first of the year or maybe the end of last year, we did an RFQ (Request for Proposals) for consultants to do a comprehensive growth plan for the City of Jonesboro. We received five proposals and went through the process. DPZ Crafton Tull is who was selected. They are going to provide a powerpoint. Basically, we have given you what the city sent out requesting the RFQ and then the RFQ that they submitted back to us and were selected off of that. DPZ is located in Florida and they are kind of the national experts. They are going to join us by zoom tonight. Dave Roberts is with Crafton Tull. They now have a local office here in Jonesboro, but he is located out of Little Rock. They have done several of these throughout the state. I think Dave is going to make sure the powerpoint goes correct and then the people from DPZ are going to try to explain everything to you. If you have any questions, please ask them as we go or you can hold off until the end and ask any questions that you have. We feel that this is

something that the city needs. We haven't had an actual comprehensive growth plan since 1998. We have done land use plans in house. The last one was in 2018. We feel that it is time to step back and have somebody come in and look and see what we are doing and if that is the right direction or if we need to change directions and come up with different guidelines.

Dave Roberts said, as Derrel mentioned, I work with Crafton Tull. I am in the Little Rock office. We have 300 employees in offices all over the state including Oklahoma and our newest office is right here. We have two engineers and a surveyor here in Jonesboro. You may have read in the newspaper that our firm is also helping with the Sportsplex. We brought some nationals in to create a team that have done these elsewhere. So, we are super excited about our new here and working with you all. I am going to introduce Matt Lambert from DPZ. He is going to be leading the powerpoint. I will click through it. I just want to start off by saying that most communities in America and Matt is going to reference this a little. They tend to do these twenty year master plans for a community every ten years. It has been twenty five years since you all have visited a comprehensive plan like this. So, what Matt is going to do is kind of walk you through the steps. I have a piece of this presentation. We also have Phillip with Urban3 who has a piece that he is going to speak to. And, then we are happy to answer any questions at the end. But, hopefully, the meat of this is going to answer a lot of your questions. Matt Lambert said, basically we are working around the country and around the work on all sorts of different types of urban design, urban architecture, and land use designs. We always work in teams and assemble those to address the needs that people have, wherever it is that they are looking. It is really looking at problem solving I'd say. In this instance, we included Crafton Tull. They are over there and they are well known in the region. Frequently, in Arkansas, we partner with them. They bring many skillsets. They are working on the Sportsplex. They work in transportation infrastructure and planning and they have a lot of local and regional knowledge. They have experience working with numerous communities in Arkansas on comprehensive plans. We have collaborated with Crafton Tull and some other land use plans in Arkansas as well. Phil is joining with Urban 3 and they focus on what are the costs and revenues associated with different types of growth and different patterns of development. So, they really address the fiscal benefits and the potential risks policy decisions around future growth. And, then, finally, there is a fourth that we have on here who impacts campaigns and they are really excellent. We have worked with them a bunch out of Florida. But, they are excellent at reaching the community and crafting a really successful and robust public engagement and public input processes. They also help to translate our planner speak into plain English, which is good. So, I may have some planner speak here and you can call me out on it all you want.

So, that first question, what is a full comprehensive plan? I point to full because that is what the RFQ was asking for. And, yes, it was last fall that it went out. We want to talk about what that is and why it is important. So, a full comprehensive plan really begins by establishing what is a clear vision and what are the goals for the community. And, then evaluating where is the city today. Holistically, it evaluates the coordination between different plans and policies whether they remain valid in part or in whole and then builds a shared direction between these ways with clear steps to take in order to achieve that vision and the goals. So, that full coverage of plan addresses the breadth of city programs that its fiscal and its fiscal reality and then tries to charge the path forward holistically. As mentioned, Jonesboro last had a comprehensive plan 25 years ago and components of that have been adjusted like the land use plan, the master street plan have been updated. You have a number of additional plans and codes and changes that you have been making over the years and policies that have been completed since.

But, every state is a little bit different and what they require from cities. The states on this map from the American Planning Association, the blue states all require full comprehensive plans to one degree or another. The states in olive, like Arkansas, they require some aspects common of comprehensive plans. So, the future land use plan is required. The master street plan is required, but not everything. And, so, here, the degree of planning coordination is really up to the city. Michigan, for instance, requires a future land use plan, but not a transportation plan. Florida requires a full comprehensive plan and also that it be updated frequently and reviewed by the state and other peer municipalities. But, considering fewer elements, if you are moving forward inch by inch and considering fewer elements in comprehensive planning, then you really can end up leading to miscoordination between departments and initiatives which wastes money and is typically less effective in achieving goals. So, across Arkansas, the full comprehensive plans, they have been written fairly inconsistently, but they are becoming more common as the planning field is recognizing the importance of coordinating between departments, policies, and different plans over time.

So, that really starts with the vision. This is not the vision page, but it really starts with the vision and ties that to actions that different departments or other responsible parties need to provide or make or plans to develop over time and it is really creating a roadmap to deliver that vision. So, that includes specific implementation steps that are necessary. It is the least exciting part of the comprehensive plan visually, but, really, it is the most important part in setting that roadmap for future actions and decisions. Dave Roberts said, I would just like to interject. I have worked on a comp plan for where I live in Maumelle. Each department head was given this key implementation and matrix and they used those to set their budgets each year because they could see what their near term and long term goals were and they all sort of intertwined with the different departments. So, it is useful in other ways besides just a checklist. Matt Lambert said, I would also add that as I mentioned different places do it, do it a little bit differently. In Florida for instance, they are very strict on what their plans require, but they are sort of siloes in that way so there is not the cross departmental core coordination that you should have. And, so, we have some thoughts on the matter. But, as mentioned, there is typically a standard of about twenty years for a full update in a comprehensive plans, but typically, also, rather than say just updating a single component, you typically update the entire plan every five years. You don't go through the whole process of a full plan every five years, but you sort of do that every twenty. And, every five you update a lot of components. It is different state by state. But, in that lens, 25 years is not too far overdue. But, we should really consider what has changed since the 90's. So, it is certainly time to look at the city overall with the lens of today. Comprehensive plans are similar to land use plans and growth plans. But, they also go beyond land use. So, the land use plan is still part of it and focus on accommodating growth over the horizon of the plan timeline. Again, typically, twenty years, but then other elements of the built environment like transportation and parks are coordinated with future land use as well as policies and programs like zoning codes or policies for lot splits or tree ordinances or so forth. And, also, coordinated by other agencies. And, it is important that there is a land use high end for all of those elements because you can invest in roads and in parks and projects by other public agencies that don't account for land use and that can tend to result in the wrong solution in the wrong place. Or, we will say in planners speak that something is out of context. Additionally, the comprehensive plans provide an opportunity to envision special projects, specific places in the community that would benefit from re-envisioning that is coordinated, detailed and illustrated. And, that's really what a lot of people react positively towards, the stuff that they can see, the beautiful visions.

But, we also like to touch on the technical aspects because it is really important that you have a strong road map going forward.

It's also an opportunity to update strategies and policies to implement up-to-date best practices. So, this Lean Comp Plan tool, it is the best practice recommendation that I co-authored as really intended to improve the efficacy of comprehensive plans. So, as you can imagine, you can get a really, really wordy and complex comprehensive plan and that really loses the connection to the purpose and loses your interest and momentum and implementation in that manner. So, old comp plans, they list goals and policies, but we are moving towards comprehensive plans that really focus on creating a vision to illustrate that vision and to provide the detail and focus steps in order to achieve that vision and see where you are in the process of achieving it. Those are a lot of words. We like to put a bunch of graphics into so you can really see what we are talking about. Where, in terms of where the city is going and what changes should look like in a particular area and it is also very important as Dave will touch on in the sort of engagement with the public and steering committees and so forth. It is important for people to react to and say, well that's not Jonesboro, you know. We need to revise and to really fit to something that fits the community and their goals. So, that sort of change is also highly dependent on where, how, and in what sequence, and to what purpose is pursued. Similarly, there is highly specific graphic zoning codes. They can assist in clarity like you have in downtown. So, you have recently adopted those graphics. It is easier to tell what the intent is of that work and you do the same thing through comprehensive plans. Historically, it is not always done that way. Going forward is a really important tie into community vision.

Another critical focus is to evaluate context or what are the different parts of the city. And, so, development patterns, they have changed over time. It is pretty easy to tell when a part of town was built. You know, the historic downtown, neighborhoods near downtown are different from areas that grew in the 60s or different from areas that grew in the 90s and there are different types of solutions to apply in those places. And, so, for planning, it is critical to address these and strategies and policies are tied to the area that they are in and the context that they are in. I'm going to ask Phil from Urban3 to address some examples of their analysis of land use patterns because it is really critical in performing the fiscal performance of municipal finance and to lead the strategies and increase a return on public investment.

Phillip Walters from Urban3 said, I'll go through a number of quick shots. It's more like a video, hopefully. But, the idea for us at Urban3 is to give you your information in a way that might make sense to anyone at home on the couch, never talked about it before, but give everybody a level footing to have these conversations about how we build our community which turns out to do a lot to determine what we can afford, what we get to have in the community. I do have a couple of examples for you that will help you see what we can also bring to the table that hopefully you can put to use. On the next slide, I have an example from Bentonville, AR. We really believe what we have to do is to show, not tell. We call this an economic MRI. If your brain surgeon can show you an image like that to start to figure out what is going on and what we want to do about it, why can't we do that with our property taxes too since that is a huge part of how we chose those things, we lay out our city that way and that turns into our revenue. This is your neighbor Bentonville, their whole county really. And, this is the way we sometimes stop looking at property taxes just in totals. What we think is hidden there is the apples to apples comparison. It is on the next slide. On this one, its big, its valuable, its purple. But, when we switch it to value per acre and take a look at that version. That is value per acre. We can see that we are talking about something totally different. If I told you that my F-150 truck had a big gas tank, you would say well,

yeah, of course. But, does that mean that it is the most efficient? Now, we are looking at a picture of efficiency, value per acre. But, because we are human, on the next slide, let's go ahead and see it in 3D because you are now really getting a sense of the productivity. Those purple spikes in the middle in downtown Bentonville, if anyone has been over there, those are some really, really incredibly productive buildings. But, they are not outrageous. That is just how much they do for them as both place making, a really, really nice place to be on the square there, but also, financial productivity which helps funds things. So, on the next slide, this one I know is a little abstract. Now, we are putting it back into the same terms that you are familiar with walking around through your city. Maybe you don't fly around in a helicopter. Some of those pictures are maybe a little unusual for you, but you have walked past these kinds of things or you have driven past these kinds of things in your community before. And, now, we are getting that connection back into our land uses which drive how we fund things. So, the next slide will have a different visualization now. On the left, where the money comes from in a city. That may actually be news to some people in the public. But, it is really important if we think about our city as the kind of place that is ultimately a business because next on the right you are going to see the things that people really care about in the city. They don't really care how you account for it. They care about are we getting the services we need? Are we getting the road construction? Are we getting the firemen and the parks that we care about that we want? But, until we trace that back to the actual money, it is always going to be a mystery. And, so, that is a big part of what we try to do. But, this budget from Bentonville is probably not widely different from yours. Sales tax is probably more important than property tax in your part of the country.

So, let's go next to my example. It is actually out of Tennessee. Your friends in Bentonville are pushing the state. Hopefully, we will get to do this exact version from Tennessee for you. If not, there are still alternatives, but I wanted to show you the best possible. This is their value per acre per model. Again, I didn't label downtown because I think we know where it is, but that is just their property tax. Next, we can actually look at their sales tax. They were able to share their data with us. There is some aggregation to make sure that we are protecting every business's privacy, but now we know this other huge funding source. Where is the property tax and sales tax stacked on top? And, then next you will see that there is sort of two tiers and then next again, the first tier is this kind of stuff. We may have a lot of this. We would call it classic big box stores, right? It's got a sales per acre and a property tax per acre. And, we can really get a sense of if we want to improve 140, 100 more acres of this, what kind of revenue might we see from it. But, next, on the other hand, next one more, what is going on, next, with that big, big spike in the middle. Let's think about what is happening there too because that might be a really interesting ingredient for us. So, next, we can do the same comparison of, well, here are the buildings. Here are the things that I have walked past before. And, there on the right, now are \$290,000 tax sales revenue per acre or \$39,000 of property tax per acre. When you are just running your city on sales tax, it becomes very, very primarily on sales tax, it becomes primarily important, but we can still connect it back to that land use decision of do we want to do? Do we want to make it easy to do? More Main Street, more strip retails, some of everything. Now, we have got much, much better information to make our decisions with. So, on the next slide, we just compare those side by side, just to put them into scale here. Property taxes on the left or next will show retail taxes on the right. The scale is different on this chart, but the moral of the story is that generally speaking that Main Street topology, which can't be everything everywhere, but it is something like 4 ½ times as productive in their data. The key for us is to get your key data and make sure that you can see it in exactly your terms. So, next, I just have one more little way to think about this, one more way that our data can help inform your

decisions going forward. It's really, I guess your data is just the way that we try to help show it to you. If we think about all of the things we could build in a city, residential on top, commercial in the middle, and mixed-use on the bottom and then increasing density or intensity or whatever word we want to use to describe. Well, we could have a little more here. Next, we could start to put price tags to that and then use those price tags to help us understand all of our land use options, all of the plans that we would like to consider, now we can make much, much more informed evaluations as we do those. Next slide, we can take those exact same sticker prices on those land uses. There may be one more version of this slide. Next, that we can start to put that out on the map and see how your land use decisions now in the future will turn into the budget that you have to work with. Again, ultimately, I know I talk a lot about money, but it comes down to what plans are really about. Making sure you have the quality of life that you want in your community and that you as a group can figure out how to pay for it. So, that's what I try to bring to the table. But, I will give it back to Matt. And, of course, be happy to answer any details on that later. We call it Geoaccounting.

Matt Lambert said, thanks Phil. I just have a tad more and then I will get it over to Dave. So like the type and pattern of development and how that is critical to financial health of the community is so pointed out. So, is a decision making around investments. So, this is a tool that we developed with Crafton Tull. As an example in a comprehensive plan process to help insure that investments in street improvements which are really costly, account for their context for where they are in the city to encourage low cost improvements, but have a high return on investment and avoid those really high cost improvements that really don't give you a return on value. That has a lot to do with where you are making decisions to spend your money on important things like infrastructure or parks. And, so, as we discussed and pointed out context and so forth, this sort of gets a little closer to the illustrative side of things. You don't want all words, you want to be able to connect them. These are some of the sort of land use type categories that we are working right now with Rogers, Arkansas on. The goal here is to align strategies and policies to the place. And, by context, that's the characteristics that design a place like a downtown or the university or the industrial district which are all a little bit different, you know, named and described. Ideally, easily recognizable by most residents. So, help from the folks who can translate our nerdy speak. And, then the comprehensive plan can effectively direct how each of these places are supported and improved in the future. So, in terms of clarity with those tools, we are able to best direct and coordinate outcomes. So, today there are many plans and the plans have goals because they have been done since the comprehensive plan done 25 years ago. And, those are sort of divided by subject matter or department. Despite the fact that they work together, they influence each other too. To create and support the community. So, that full comprehensive plan aligns the direction and focuses on those goals like strengthening naming neighborhoods or investing in underperforming areas and supporting successful community assets. So, I will turn it over to Dave on the next slide, but you know, today, what we have our tools and we build those from experiences and planning and decision making in other communities like communities in Arkansas, throughout the region and nation. And, you know, even abroad. But, the blueprint is really built in partnership with the community, city leadership, committees, staff, and the public at large. So, I'll ask Dave to say a few words on the next slide about process and engagement. Dave Roberts said, we are on the home stretch, the last four slides. We don't do this in a vacuum. All the data you saw came from those communities that the team is working in. What we do early on with you all the leaders and stakeholders in your community and special interest groups is do those meetings and try to figure out what is most important to them. We have got to set that vision and those goals early on. And, then we are going to come back through the process of the plan and these

plans typically take about a year's time. So, they are not something that you do real quickly. So, there are a lot of meetings that are built into this in critical places for it. And, you can see here we have got leadership, technology, there are some groups that whether it is utility groups or your street department or folks that kind of know the bones and guts of your town, they are going to give us different information than we would get maybe from some of your other departments or some of your other folks in town on that. It might be St. Bernards. It might be Arkansas State University that have a different focus in their part of town whether its safety for the students or whatever. It might be their growth for their campus. And, so, what we do is that early engagement. And, then, we do not only the focus groups that we talk about, but we do surveys. So, I know your town probably had lots of surveys done on other plans, but the surveys are a good way for us to get that information from folks that maybe don't show up to the meeting. People who want to give input. We will even do surveys for folks who don't even have a computer and we can pick those up at public libraries or places that we can just get that input. Because that input is going to help us craft the direction of the plan. What you see here, DPZ fine-tuned this process and it is called a charrette which is just a fancy word for workshop. But, our entire team, our entire staff, you will see about 10 of us will come and stay here for a full week. We will be in your hotel, eating your food, but we are going to be here every day. And, we have some folks on the team that do nothing but draw. They will draw plans and they will draw 3D graphics. But, we have other folks like Matt, Phillip and myself that might be conducting some of these different meetings that are going on concurrently. We open that week up with a public meeting. Hey folks, we are here to hear from you all. Here is a schedule for the week. This is what we are interested in knowing. We have checkpoints through that week with different committees. And, then, at the end of the week, we do a show and tell of everything that we have created. And the reason why we do this charrette process is, if you look at a project that is 8 months, 12 months long, you don't want to get to the end of it and find out that you are not going the right path. The community is saying that is what you need to do. We can learn a lot on the ground that week with you all and the citizens. And, so, we are going to have stuff to show and say, are we on the right path. And, from there, we can really dig into more details and flesh out the plan. So, that charrette is real important tool that we use. And, you can see here, these are a few examples of what the final plan will look like. And, there are lots of different categories that Matt went over. But, it is really driven by your community, not by one single group or by us because we don't live here. We don't know your town the way your folks and you all that represent them know it. Matt Lambert said, I'll just note that the prior is just an example of like a check-in after the charrette. We produce all the stuff and summarize things and then come back to you, to the steering committee and boards, and say here is where we believe we are going given the input that we have had to date and really check in on that before really doing the sort of the harder more detailed work of putting that plan together with those detailed steps and so forth. Dave Roberts said, right, this is a summary, right after that charrette week. And so, what you see here on the screen in our last slide is the steps in the process. Derrel Smith had asked us to give us scope and a fee for the process and that is what you are seeing in the process. We will set up a project website. We will do those surveys. Do that analysis, that initial stuff. And, then you see kind of right there in that third step is the charrette process that we described, that week long in town. And, then that report out to make sure that we are going in the right direction and that we dive into a lot more details after that. A lot of times, there is another survey that will happen updating the website and then the finalization. And, the goal of this isn't just to give you all a document that goes on a shelf. It is to get adopted, but you all have something that you follow and that your departments all follow. So, adoption is where we are going to be here at the last step. So, I think that is it. I hope that we didn't go too long. But, we are here for questions if you have any. Mayor Copenhagen said, Dave, thank you and

Phillip and Matt. I appreciate you expressing this this evening. Derrel, I know if there are any follow-ups that obviously Council can get with you as well. Thank you for your time this evening. I appreciate your input. Dave Roberts said, thank you all.

Read

5. CONSENT AGENDA

Approval of the Consent Agenda

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

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

Absent: 1 - Ann Williams

[MIN-23:064](#)

MINUTES FOR THE CITY COUNCIL MEETING ON THURSDAY, JULY 6, 2023

Attachments: [CC Minutes 07062023](#)

This item was passed on the consent agenda.

[RES-23:106](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH W. WILLIAM GRAHAM, JR., INC. TO PROVIDE PROFESSIONAL SERVICES FOR THE CRAIGHEAD TECHNOLOGY PARK (CTP) INDUSTRIAL LEAD TRACK

Attachments: [Agreement - W William Graham Jr Inc](#)

This item was passed on the consent agenda.

Enactment No: R-EN-136-2023

[RES-23:114](#)

A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 3228 S CARAWAY ROAD FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

Attachments: [Offer and Acceptance - 3228 S Caraway Road](#)

This item was passed on the consent agenda.

Enactment No: R-EN-137-2023

[RES-23:115](#)

A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 2300 OAKBROOK DRIVE FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

Attachments: [Offer and Acceptance - 2300 Oakbrook Drive](#)

This item was passed on the consent agenda.

Enactment No: R-EN-138-2023

[RES-23:116](#)

A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

Attachments: [Offer and Acceptance - S Caraway Road](#)

This item was passed on the consent agenda.

Enactment No: R-EN-139-2023

[RES-23:120](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 405 STATE, JONESBORO, AR 72401, PARCEL 01-144171-03500, OWNED BY CHARLES E NOELL JR. IN THE AMOUNT OF \$175

Attachments: [405 State Affidavit](#)
 [405 State](#)

This item was passed on the consent agenda.

Enactment No: R-EN-140-2023

[RES-23:121](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 500 ALLEN, JONESBORO, AR 72401, PARCEL 01-144181-30100, OWNED BY KENNY COLEMAN IN THE AMOUNT OF \$175

Attachments: [500 Allen Affidavit](#)
 [500 Allen](#)

This item was passed on the consent agenda.

Enactment No: R-EN-141-2023

[RES-23:122](#)

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 MGBODILE IN THE AMOUNT OF \$175

Attachments: [500 Woodrow Affidavit](#)
 [500 Woodrow](#)

This item was passed on the consent agenda.

Enactment No: R-EN-142-2023

[RES-23:123](#)

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 IN THE AMOUNT OF \$175

Attachments: [816 Hoover Affidavit](#)
 [816 Hoover](#)

This item was passed on the consent agenda.

Enactment No: R-EN-143-2023

[RES-23:124](#)

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 IN THE AMOUNT OF \$175

Attachments: [1020 Hope Affidavit](#)
 [1020 Hope](#)

This item was passed on the consent agenda.

Enactment No: R-EN-144-2023

[RES-23:125](#)

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 IN THE AMOUNT OF \$175

Attachments: [1313 Pardew Affidavit](#)
 [1313 Pardew](#)

This item was passed on the consent agenda.

Enactment No: R-EN-145-2023

[RES-23:126](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1601 ANGELA LEE, JONESBORO, AR 72401, PARCEL 01-144082-00500, OWNED BY THOMAS M. UMERSKI IN THE AMOUNT OF \$215

Attachments: [1601 Angela Lee Affidavit](#)
 [1601 Angela Lee](#)

This item was passed on the consent agenda.

Enactment No: R-EN-146-2023

[RES-23:127](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2501 MARY JANE, JONESBORO, AR 72401, PARCEL 01-144272-24200, OWNED BY KENNETH L & DENA BRADWAY IN THE AMOUNT OF \$175

Attachments: [2501 Mary Jane](#)

This item was passed on the consent agenda.

Enactment No: R-EN-147-2023

[RES-23:128](#)

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

TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 4304 RACE ST., JONESBORO, AR 72401, PARCEL 01-144271-19900, OWNED BY CHARLES CRAIG CONYERS IN THE AMOUNT OF \$175

Attachments: [4304 Race Affidavit](#)
 [4304 Race](#)

This item was passed on the consent agenda.

Enactment No: R-EN-148-2023

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

[RES-23:104](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 405 State St. Jonesboro, AR 72401; Parcel #: 01-144171-03500; OWNER: Charles E. Noell, Jr., deceased

Attachments: [405 State Map](#)
 [405 State Precondemnation Certified Letter Returned](#)
 [405 State Precondemnation Notice Affidavit](#)
 [WIN 20230428 10 39 25 Pro](#)
 [WIN 20230428 10 40 54 Pro](#)
 [WIN 20230428 10 41 01 Pro](#)
 [WIN 20230428 10 41 30 Pro](#)
 [WIN 20230428 10 41 44 Pro](#)
 [405 State Inspection Report](#)

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

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

Absent: 1 - Ann Williams

Enactment No: R-EN-149-2023

[RES-23:108](#)

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 1701 S CULBERHOUSE STREET FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING SIDEWALK IMPROVEMENTS

Attachments: [Offer and Acceptance - 1701 S Culberhouse Street](#)

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

Aye: 10 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street and Charles Coleman

Absent: 1 - Ann Williams

Recused: 1 - LJ Bryant

Enactment No: R-EN-150-2023

6. NEW BUSINESS

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-23:027](#)

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

Held at one reading

[ORD-23:028](#)

AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR ROYAL OAK 237, INC. d/b/a LEMONADE HOUSE GRILLE - JONESBORO TO BE LOCATED AT 237 SOUTH MAIN STREET, JONESBORO, ARKANSAS

Attachments: [Lemonade House Grille Application_Redacted](#)

Held at second reading

[ORD-23:029](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RS-4 TO RS-7 FOR PROPERTY LOCATED AT 5213 E. NETTLETON AS REQUESTED BY WILLIAM CONRAD

Attachments: [Application Packet](#)
 [Photos receipts address list](#)
 [Sign Photos](#)
 [Rezoning Plat](#)
 [Staff Summary - C.C.](#)
 [USPS Tracking](#)

Held at second reading

8. MAYOR'S REPORTS

Mayor Copenhagen reported on the following:

If you will notice, the financial statements for April 2023 and May 2023 are included for your overview.

We started our neighborhood cleanups with a very low key approach, waiting to see the impact before we declared them an ongoing monthly event. However, after our most recent cleanup two Saturday's ago, it's pretty clear that our Code Enforcement and Sanitation Departments along with our wonderful residents have embraced the Keep Jonesboro Beautiful organization's goal of eliminating waste. With a record 11.95 tons, now, that is almost 24,000 pounds that was collected two weeks ago at the Race Street cleanup. We have now totaled 62.5 tons in seven cleanups in 2023. That is almost 125,000 pounds. It doesn't seem that can even be accomplished, but we have

also picked up 328 tires that were also dropped off. Because we recover the cost of its delivery, it has saved our residents \$2,515 in tipping fees at Legacy Landfill. So, I want to thank all of our staff in our Sanitation and Code Enforcement Departments as well as Beverly Parker and Keep Jonesboro Beautiful as well as the community minded residents who lead and participate in these cleanups. You are the ones that make Jonesboro beautiful.

I stopped by the first SWAT Swim Team Meet on Saturday and the kids and families were everywhere around the pool. It is nice that we have multiple, successful swim youth programs in Jonesboro as our city is big enough to serve so many youth.

We had a busy day also as well at Joe Mack Campbell Park and I respect the parents who braved the heat for their children of all the events from soccer. It was not easy to find a cool spot. Our Parks and Recreation staff worked right through it. I'm glad Danny Kapales and his team focused on hydration for many folks.

Also, be aware that the NEA Volleyball Academy registration for the fall is now open with 225 spots for kids K-8. Once these spots are filled, the opportunity will be lost. So, please sign up your children. Softball registration is also open. Games will begin September 11, 2023.

Our Hispanic Center has been very busy as of late and I want to thank the wonderful staff there for their day camps. I read to some of the delightful students just yesterday and they provided free medical checkups last week for the entire community.

Just before today's meeting, I addressed 26 potential international students at Arkansas State University. I have always been struck by the wonderful diversity that ASTATE achieves. These students are high school age and learning from our local university. No doubt, some will come here for their college education and I want them to feel right at home, even on the other side of the earth, so to speak from their previous home.

I want to remind everyone that we have two new ways to report concerns. First, we know the weather is more unpredictable than ever. So, if you have a street that doesn't properly drain after heavy rainfall, you can email drainage@jonesboro.org and report it and we will check it out. Also, for cracks in roads and sidewalks, please go to [Jonesboro.org](https://www.jonesboro.org) and click on report a concern. If you are on a cell phone, scroll down and find a link. We are constantly repairing sidewalks and potholes so make sure you report what we can't see or are not aware of. We want to serve you the best way we can.

[COM-23:029](#)

CITY OF JONESBORO, ARKANSAS FINANCIAL STATEMENTS OVERVIEW, APRIL 2023

Attachments: [April 2023 Financials](#)

Filed

[COM-23:030](#)

CITY OF JONESBORO, ARKANSAS FINANCIAL STATEMENTS OVERVIEW, MAY 2023

Attachments: [May 2023 Financials](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said, Mayor, I would like to thank you and your staff for helping look in the situation with the Cooks. I hope we can do something to help them. I thought about them just as I came in this evening. I know it is probably a very similar occurrence, but there should be something hopefully that we can do to help alleviate their problem, but I do appreciate you and I know they appreciate you and your staff for coming out and looking at it and visiting with them. Mayor Copenhagen said, thank you. Councilmember Street said, thank you Mayor.

Councilmember LJ Bryant said, I have just two things. Mayor, you all selected a great group I think for the Planners. I mean that was impressive everything that they have done. It looks like they did Rosemary Beach and 30A and what they are doing with Maumelle and all over the place. And, it looks like they are doing the Central Arkansas Greenway. It looks like we have got the right people. I saw that Batesville has a special election in August to fund some quality of life amenities. So, I know everyone is out there looking at the same things that we are. So, I appreciate your work on it.

Councilmember Joe Hafner said, just real quick, I want to say I appreciate all of the work that has been done on the Police Pay Plan so far. I think it is a great start. I think we need to have more discussions to make sure that we come up with something that is fair and competitive across all of the ranks. But, I think we have got a good start so far. So, thank you.

Councilmember Dr. Anthony Coleman said, I also concur. I appreciate the Mayor and his presentation earlier in the Public Safety Committee meeting. I do agree that we should continue to have those conversations to make certain that we can move it as expeditiously as possible with your date. So, I appreciate the start and I look forward to that completion. I also wanted to make sure that while I appreciated the presentation earlier and it is definitely a need for our plan and city plan, I was just thinking, there are a lot of plans out there. Some of the questions that I had written down earlier, they had answered. But, there are a lot of qual and quant processes, surveys, and all of that. I think it is important that we are not getting confused. But, then the other thing is, I would like to know the steering committee, who they are, who processes, who appoints those to get that started and so on and so forth. But, some kind of way if we can streamline it so that the average citizen won't be confused with the Parks Plan, the City Plan, the Street Plan, and everything else. And, then, of course, how they correlate and connect with each other. But, thank you.

Councilmember David McClain said, the only thing I have, Mayor, have we had an active Transportation Committee meeting or has that been put back together? There was a committee formed at some point and there was some discussion about putting that committee back together. I didn't know. Mayor Copenhagen said, yes, as a matter of fact, I did look at that committee and there were a few adjustments on the committee that I wanted to make before we brought that back together. So, yes. Councilmember McClain said, okay. Mayor Copenhagen said, I am glad you brought that back to my attention. Councilmember McClain said, okay. Councilmember Hafner said, thanks David, thanks for having my back.

Councilmember Chris Moore said, I want to thank Scott Roper. I wear him out sometimes on Code Enforcement, but I have noticed three of the last four issues that I have brought up, they already had a case started. So, that is pretty impressive there. They are being pretty proactive now. The other thing I wanted to mention, I asked

earlier in the year, I don't want to wait until the end of the year. I want a contract with our jail fees. I want to get that lined out. I don't want to wait until the budget comes back around and starts in October and November, just a couple of months away. We haven't had a contract. I want a contract. Mayor Copenhaver said, we are also in communications as well with AML (Arkansas Municipal League). They are also seeing this in other counties. Councilmember Moore said, it is going to be a complex negotiation. The contract is going to be complex so I don't want to wait until the last minute and we are over there having to scramble. Thank you sir. Mayor Copenhaver said, thank you.

Councilmember Dr. Charles Coleman said, the only thing I ask is for an update on the swimming pool. As of right now, I have went to one meeting. I guess they are waiting back to look at the drawings again. So, Brian, I am not sure. Is that architect back in? Mayor Copenhaver said, Craig, do you want to give an update on that. We have some timelines now that are set. Engineering Director Craig Light said, I don't have my sheet with me with the timelines exact. But, I believe we are aiming to advertise on August 5, 2023 for the first advertisement on that. So, we should be having the final plans within the next week to ten days to get that advertisement out. But, I will make sure that you are part of that once we get them in.

10. PUBLIC COMMENTS

Scott Darwin, 807 Sylvan Hill Drive, said, I am here to speak about Greensboro Road and the development of Greensboro Village. To acquaint those of you who don't know Greensboro Road, it lies to the north of north Caraway and to the right and it runs between north Caraway and over to 351. I have a few photographs to give you an idea of what it looked like yesterday. This is a photograph of the water tower. And, then moving on towards the east, this is a few leading away from the water tower. And, I want you to take notice of the beauty of this road. It is the most beautiful, pristine road in all of Jonesboro. You can see that it is tree lined. It is an idyllic road, which is rare here in Jonesboro. Again, another few of the beauty of this area. More tree lined roads with dapples of sunshine coming through the lights. And more dapple sunshine and beauty of trees on either side that meet in the middle creating an archway which again is rare in this area. This is right north of Johnson Street by about six blocks. Yet another view. And, this is a final view dropping off the road down going towards 351. And, then the final site. This is creeping in to show you what is happening now to this lovely road. This is now being developed for Greensboro Village and the first cuts have been made. And, this last shot will give you an idea of what has happened to what was once a beautiful tree-lined road. This is a cut that shows the view from Greensboro Road going over to Greensboro Village and Johnson. So, with that in mind, this is a letter that I wrote to the Jonesboro Sun back on the third of July and this is the letter which I would like to read to you now. To the realty team of Halsey, Thrasher and Harpole: You stand at a crossroads as you decide which direction your new housing development along Greensboro Road will take. One road will lead to a soulless, treeless Pottersville, which you will build by bulldozing the magnificent woods that line both sides of this road, laying down a grid of bare streets, and erecting "little boxes made of ticky-tacky...and they all look just the same," an observation made about the America of the 1950's in a song written by Malvina Reynolds and sung by Pete Seeger, or you could take the road less traveled and take the time to create a plan that works with the beautiful woods that you now have at your disposal. First, save a substantial buffer of trees along Greensboro Road that will save this beautiful, idyllic road with overarching tree branches meeting in the middle. Then, instead of bulldozing and leveling the acreage, study the contours of the land and build the roads following the ups and downs of Crowley's Ridge through the trees, saving as many trees as

possible. Finally, build among the trees distinctive, attractive homes. The first approach has already been the model for the many soulless subdivisions in Jonesboro, which developers have plopped down in rice fields or on acreage that once had old growth trees. The latter approach will, of course, cost more in time, effort and money, but in the long run, people will pay top dollar for a distinctive, well-planned home nestled among beautiful old trees. Such a development will be appreciated long into the future much as we take pleasure today in the lovely old sylvan neighborhoods of the West End District of Jonesboro. For the sake of aesthetics, ecology and the souls of the future occupants of this new neighborhood, let's follow the poet Robert Frost's lead and take the road less traveled. I conclude by asking you, the members of the City Council and you the Mayor, to use your powers to stop this needless destruction of this unique, idyllic road in the City of Jonesboro. Thank you. Mayor Harold Copenhagen said, thank you for your time. Thank you Mr. Darwin for your comments this evening.

Patti Lack, 4108 Forest Hill Road, said, first of all, I want to say thank you Mayor for doing what you did for the police officers here in Jonesboro. Because, I think if we don't have safety here first in our community, then everything that all you guys do doesn't matter. And, I think that is so important to all of us. So, thank you very much for that. When I saw Mr. Darwin's letter to the editor in the paper, I was also kind of alerted to what's happening in my area. And, what I want to say is that once they cut down or bulldoze all those trees down, then they are gone forever. We can't paste them together again. Greensboro Village, like most of Jonesboro, is on the Crowley's Ridge. And, so, today, I kind of looked into what Crowley's Ridge is all about because we hear that we are on Crowley's Ridge. A little history about Crowley's Ridge is that it was named after Benjamin Crowley. He participated in the War of 1812. He was one of the first settlers. The nearest neighbor to him back then lived in Pocahontas. The primary route was to transport people and goods in this area at that time. It's known for its ravines, its ridges, and its slopes. Crowley's Ridge runs in eight of our counties here in northeast Arkansas. Crowley's Ridge not only runs along where Greensboro Village is being built up right now, but it also runs in the south part of town where I live. The beautiful trees are being destroyed, not only on the Greensboro Road, but they have been in the south of town over there by Craighead Forest Park. And, I am talking about the apartments in Savannah Hills. If you guys have not gone out there lately, you need to because that was once a beautiful area just like Greensboro with the beautiful trees there when we had the golf course. Now, we can't do anything because we have apartments, but the way that it is being done is probably not the best thing for our city. There are several large trees out there and I will call them significant trees. And, we know that we can cut so many trees down every single year. But, what the developer has done out there is that he has put dirt around these significant trees for the last year or so. They are dead trees, but they still stand there. The City of Jonesboro spent almost \$1 million on that sidewalk in front of those apartments to go to Craighead Forest Park if you guys remember that. We did it because we want to have the people walk along that way to look at the beauty of that area and to get to Craighead Forest Park to connect all of the trails. And, when you think of it, look how many people both just love to live in that area, the same for Greensboro Village, is that people would like to have trees, probably more so than a house by house by house. It's the beauty of the trees. Savannah Hills, right now, currently has 390 units of apartments there. Currently, there are 20 more buildings that are being built and there are going to be 66 more units. So, we are going to have a little over 450 apartments in that area. But, one more point about the Crowley's Ridge. When I was reading this, it said what kind of animals live in the Crowley's Ridge. It says this area supports many species such as deer and turkey. I want to tell you that I have lived out there for over 30-35 years and a couple of weeks ago, for the first time, I saw deer in my front yard. I thought, that is

pretty cool, you know. But, you know what? When I started thinking of it, is that what we are doing in that area is that we are moving them out of their home, taking away the woods, and they don't know where to go, and they are coming in my front yard. The decisions that all of you make that the developers, whether it is in south Jonesboro or at Greensboro Village is going to have a long term effect and have consequences for Jonesboro. For Greensboro Village, I know that the developer is aware of Mr. Darwin's letter to the editor, but there might be a better way that he can preserve the beauty of that area and develop it for years and years to come. For Savannah Hills and the Craighead Forest Park area, is that after the 450 units are going to be built, I hope the developer and I hope all of you can realize that the beauty of this city is more important than destroying some of the beautiful trees that we have here. And, in so many ways, there is going to be a big, big difference in a consequence that we make. So, thank you very much. Mayor Harold Copenhagen said, thank you for your comments.

Billy Brown, 814 Mays Road, said, good evening. I just wanted to resound the statements that have already been made. Greensboro, the road down through there is part of a regular route that I take. That's on our side of town. So, I am here really also as a spokesperson for the Northside Coalition for the Betterment of Jonesboro. Because as these things begin to happen, we want to watch and make certain that the guidelines that are set down by the city that have been approved for the developers be followed. And, those guidelines are with the streets, with the size of the houses. That is all R-1. So, it is a single-family dwelling as they begin to develop out there. One of the concerns that I have and that has been spoken by the two people that preceded me, is the trees. Rather than go in and just clear-cut and scrape that property down and put those houses in and lay in streets, will destroy a prized part of Jonesboro by taking all of those trees out. I understand that we need growth, but I just ask that the city and those responsible hold the developers accountable for the ways that they develop these properties. Thank you very much. Mayor Harold Copenhagen said, thank you for your comments.

[COM-23:036](#)

Pictures from Mr. Scott Darwin (Public Comment)

Attachments: [Darwin Photos 07182023 City Council Meeting](#)

Filed

11. ADJOURNMENT

A motion was made by Councilperson Chris Gibson, seconded by Councilperson LJ Bryant, that this matter be Adjourned. The motion PASSED with the following vote.

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

Absent: 1 - Ann Williams

_____ Date: _____

Harold Copenhaver, Mayor

Attest:

_____ Date: _____

April Leggett, City Clerk