



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, February 2, 2021

5:30 PM

Municipal Center, 300 S. Church

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### PUBLIC WORKS 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

*Councilmember Chris Gibson was on the zoom meeting, but had audio difficulties.*

**Present** 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent** 1 - Charles Frierson

#### 4. SPECIAL PRESENTATIONS

*Mayor Harold Copenhaver was asked by Councilmember Chris Moore about an update on a project downtown.*

*Mayor Harold Copenhaver said, With the request from Councilmember Chris Moore, I thought I would further that and give some other updates as well. I have met with several developers over the last two weeks, I intended on more and will do so in the future, but I wanted to share with you some things I have learned so far. Exciting news, in January our building permits exceeded \$42,000,000.00 and that's largely thanks to a few major large commercial projects, but to this point it is especially meaningful during a pandemic and also in the dead of winter. Jonesboro is growing and stronger and I am proud of that and looking forward to more growth.*

*As you know Haag Brown is developing the reserve at NEA Baptist and an initial ground breaking ceremony is just two to three weeks away. It is a pediatrician and dermatology facility with a large second medical building that will be in the works. The campus will include features, walking trails and green space.*

*Then there is the uptown, formerly branded as Caraland, this is what's left that use to be the Indian Mall. Gearhead Outfitters and Gamble Home will anchor the former Sear's building after a complete redevelopment. There is a pending deal on a parcel in front of the Sear's building, former Turtle Creek business, this project is already home to Kroger, Texas Roadhouse and Tommy Express. The development will have an abundance of green space and feature a food truck park.*

*Finally, Highland Square Shopping Center will soon be home to Freddy's Steakhburgers.*

Developer Caroll Caldwell and Prateek Gera's team is progressing on Southern hills development, all streets are expected to be complete by summer along with sidewalks, bike and pedestrian trails. It includes a three lane connection from South Culberhouse to Southwest Drive designed to relieve congestion at intersections. They are applying for a traffic signal at Southwest Drive and South Ridge. The intersection at Keller's Chapel and Southwest Drive will also be improved. Commercial construction begins in late summer and residential construction begins in the latter part of the year.

Developer Halsey, Thrasher and Harpole noted signs of progress at the old Citizen's Bank downtown. Conceptual plans are drawn and they are in physical review of the stage of the project as it moves forward. At Greensboro Village, the Malco Theater is complete and awaiting the market to justify an opening. Six development properties are empaced to close in thirty to sixty days, plus a restaurant that is ready to build. Jetton Construction has hundred percent of its universal loft business space, just a block across the street, on Union Street filled with just signed letter of intent to lease the first retail tenant that will bring artisan bagels, sandwiches, soup, and Panera's. Look for them to open in March. Half of the residential units are already filled.

University Loft is seeking locations that will increase off campus student housing by another hundred units. Hopefully in the next quarter I will continue with these updates and I am looking forward to other developers in our community as well, thank you.

## 5. CONSENT AGENDA

### *Approval of the Consent Agenda*

Councilmember Bobby Long asked that RES-21:011 be removed from the Consent Agenda due to a citizen request. Mayor Harold Copenhaver said, so considered.

Councilmember Chris Moore motioned, seconded by Councilmember John Street, that the Consent Agenda be adopted less RES-21:011. All voted aye.

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

**Aye:** 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent:** 1 - Charles Frierson

[MIN-21:004](#)

MINUTES FOR THE CITY COUNCIL MEETING ON JANUARY 19, 2021

**Attachments:** [MINUTES](#)

**This item was passed on the consent agenda.**

[RES-21:012](#)

RESOLUTION AUTHORIZING THE MAYOR AND CITY ATTORNEY TO CERTIFY FOR THE CITY OF JONESBORO FOR THE 2021 ANNUAL FEDERAL TRANSIT ADMINISTRATION (FTA) CERTIFICATIONS AND ASSURANCES FOR THE JONESBORO ECONOMICAL TRANSPORTATION SYSTEM (JET)

**Attachments:**     [1 - JETs FY2021 C&A](#)  
                              [1 - JETs Sign page FY2021C&A](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-016-2021

[RES-21:013](#)     RESOLUTION AUTHORIZING CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT TO APPLY FOR 2020 ASSISTANCE TO FIREFIGHTERS GRANT(AFG) PROGRAM FROM THE U.S DEPARTMENT OF HOMELAND SECURITY

**Attachments:**     [Fire Admin\\_20210111\\_084422](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-017-2021

[RES-21:014](#)     RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO ACCEPT THE 2018 CONSOLIDATED RAIL INFRASTRUCTURE AND SAFETY IMPROVEMENTS (CRISI) GRANT

**Attachments:**     [NO CONTRACT OR DOCUMENTATION GIVEN](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-018-2021

#### *RESOLUTIONS NOT ON THE CONSENT AGENDA*

[RES-21:011](#)     RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AN AGREEMENT OF UNDERSTANDING WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) FOR THE FY 2020 TRANSPORTATION ALTERNATIVE PROGRAM (TAP) - JONESBORO DOWNTOWN TO ASU CONNECTION - PH. 2 (JOB 101117)

**Attachments:**     [Agreement of Understanding](#)

*Councilmember Bobby Long asked that RES-21:011 be removed from the Consent Agenda due to a request from a citizen.*

*Councilmember Bobby Long asked, "How far will that grant and the money that Jonesboro will contribute get us from ASU to downtown?" Mayor Harold Copenhaver responded, "Councilmember Bobby Long let me bring you an update then I'll ask Danny Kapales, Parks Department Director, to further answer that question. There was a phase 1 that was \$1.1 million and basically I am rounding that up, of which we had already approved, and \$200,000 was committed by the community. This will be phase 2 that will be done concurrently. It still needs to go through the design process and that process will go to public works. This construction will not start until probably around 2022. This additional amount of \$518,750 and the awarded amount is \$413,000 and we have already budgeted for \$103,750." Mr. Kapales continued by saying, "The trail itself is starting on Creath, right here next to City Hall, which will connect Church Street all the way down to the PreCast facility at the end of Creath, that is the first phase. This next phase is going to take us from that ending to the Marion Berry*

overpass, so we will actually have a full connection for ASU students to have a free passage from the University to downtown, that way they will have a safe walk way or bike way to get from one location to the other." Councilmember Long asked, "Do we think the means we have allocated and grants we have gotten will be sufficient to make that connection or do you foresee additional funds needed?" Mr. Kapales answered with, "no at this point I believe it will be enough to get those connections complete."

Patti Lack, 4108 Forrest Hill Road, Jonesboro, called in and commented, "I have been listening to the comments and I appreciate you giving a little more information. I know at the Finance meeting last week Steve Purtee, Finance Department Director, talked a little bit about how much money was in fund already because I know we gained some of the money from the different trails. I see that Mr. Purtee is there and I was wondering if he could tell us in this meeting a little more of how much money is in that account and if we have a deadline. I know at the Public Works meeting that we just approved the survey." Mayor Copenhaver told Ms. Lack thank you for your questions and I will ask Mr. Purtee to come up and address your questions. Steve Purtee, Finance Department Director, answered by saying, "I will simply reiterate what Mayor Copenhaver has already provided. This project, the ASU downtown connection, and the two phases that Mayor Copenhaver and Mr. Kapales had mentioned have a total grant budget of \$1,516,250. The federal portion of that is \$1,000,213 and the cities matching portion will be \$303,250."

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

**Aye:** 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent:** 1 - Charles Frierson

Enactment No: R-EN-019-2021

[RES-20:248](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 700 CATE, PARCELS 01-144184-29500 & 01-144184-29600, JONESBORO, ARKANSAS 72401, OWNED BY ROSSE FAMILY TRUST

**Attachments:** [Affidavit of Statutory Lien -700 Cate](#)  
[700 Cate](#)

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

**Aye:** 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent:** 1 - Charles Frierson

Enactment No: R-EN-020-2021

**6. NEW BUSINESS**

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RESOLUTIONS TO BE INTRODUCED - SET DATE AND TIME FOR PUBLIC HEARING

[RES-21:015](#) A RESOLUTION TO SET A PUBLIC HEARING REGARDING ABANDONING AND VACATING A UTILITY EASEMENT IN LOT 1, RED WOLF CORNER REPLAT AS REQUESTED BY ERVING RIDGE CONSULTING & DEVELOPMENT, LLC

**Attachments:** [Petitions](#)  
[Plat](#)  
[Engineering and Planning Letter](#)  
[Utility Letters](#)  
[CWL Quitclaim Deed](#)

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

**Aye:** 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent:** 1 - Charles Frierson

Enactment No: R-EN-021-2021

ORDINANCES ON FIRST READING

[ORD-21:002](#) AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

*Councilmember John Street motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-21:002 by title only. All voted aye except Councilmember Mitch Johnson. Councilmember Mitch Johnson stated that ORD-21:002 should be read in full at least in one council meeting so the public would be aware of the streets where the traffic signs would be changed. Mayor Harold Copenhaver read the streets that would be affected.*

*Councilmember Mitch Johnson commented, "Mayor Copenhaver, the only comment I would like to make is for future reference, before this ordinance is completely passed, we probably need to read the locations of these signs so that the public will be aware of where they are in case there is public comment." Mayor Copenhaver stated, "That is a good question, let me go through them real quick. Establish 25 mile per hour signs on Sundown Lane, Hudson Drive, Curtview Drive, Creekwood Addition and Windsor Landing. 30 mile per hour signs on Duncan Road. Install stop signs at Commerce Square at CWL Post Road, Medical Drive at Bridger Road, Traverse Lane at Hargis Drive, Whitecliff Drive at Clinton School Road, Plymouth Street at Whitecliff Drive, Plymouth Street at Spencer Drive, Spencer Drive at Clinton School Road and Brianna Cove at Brianna Lane."*

**Held at one reading**

[ORD-21:003](#) AN ORDINANCE DECLARING AN EXCEPTIONAL SITUATION AND WAIVING THE REQUIREMENTS OF COMPETITIVE BIDDING FOR TRUCK BODY WORK ON A WRECKED STREET DEPARTMENT GRAVEL TRUCK, AND DECLARING AN

## EMERGENCY

**Attachments:**     [AML estimate on gravel truck](#)

*Councilmember Bobby Long motioned, seconded by Councilmember John Street, to suspend the rules and offer ORD-21:003 by title only. There were several objections due to the nature of the emergency of the ordinance. The City Attorney Carol Duncan read ORD-21:003 in full.*

*Councilmember Joe Hafner asked, "Mayor Copenhaver, can I make a comment? This ordinance has an emergency clause on it so I think we should read it in its entirety because of that and it may only be read one time since it may be the only time it is on the Council floor." Carol Duncan, City Attorney, stated, "I don't care to read it in its entirety of the emergency clause you would have to waive the readings." Mayor Copenhaver spoke, "Before public comments, I would to reiterate again the importance of this. The body shop we did call is recommended by the adjuster. The adjuster has worked with them and he felt these were the necessary choices to fix the issues on the accident. We feel comfortable by the recommendation."*

*Councilmember John Street motioned, seconded by Councilmember Joe Hafner, to suspend the rules and waive the second and third readings of ORD-21:003. All voted aye.*

*Councilmember John Street motioned, seconded by Councilmember Joe Hafner, to adopt ORD-21:003. All voted aye.*

*Councilmember John Street motioned, seconded by Councilmember Joe Hafner, to suspend the rules and adopt the emergency clause. There was a roll call vote. Those who voted AYE: McClain, Long, Hafner, Bryant, Johnson, Street, Williams, Moore, Coleman, Emison. Chris Gibson had audio difficulties on zoom. The emergency clause passed.*

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

**Aye:** 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent:** 1 - Charles Frierson

Enactment No: O-EN-002-2021

[ORD-21:005](#)

AN ORDINANCE FOR THE TRANSFER OF LOCATION OF A PRIVATE CLUB PERMIT FOR NORTH HILLS SOCIAL CLUB

**Attachments:**     [Application](#)  
                           [Option to SubLease to Social Club - signed](#)  
                           [Citizen Comments North Hills Transfer](#)

*Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, that ORD-21:005 be offered by title only. All voted aye.*

*Councilmember John Street requested that ORD-21:005 be held and read at three separate meetings.*

**Held at one reading**

[ORD-21:006](#)

AN ORDINANCE ADOPTING BY REFERENCE THE COTTAGE HOUSING STANDARDS TO ENCOURAGE AN ALTERNATIVE TYPE OF DETACHED HOUSING BY PROVIDING RESIDENCES FOR HOUSEHOLDS OF TYPICALLY ONE TO TWO INDIVIDUALS WITHOUT UNDERGOING THE SUBDIVISION PROCESS AND TO PROMOTE HEALTH, SAFETY, AND WELFARE FOR THE CITIZENS OF JONESBORO

**Attachments:**     [Cottage Housing Ordinance - COJ - Final](#)  
                                 [Citizen Comments Regarding Cottage Housing](#)

*Councilmember John Street motioned, seconded by Councilmember Joe Hafner, to suspend the rules and offer ORD-21:006 by title only. All voted aye.*

*Mayor Harold Copenhaver commented, "If I may I would like to address council before we open this for comment. I've asked Lonnie Roberts, Chairman of MAPC, to address this issue and how the committee came up and their recommendation. He said this ordinance was studied by the Metropolitan Area Planning Commission and passed with unanimous vote. This provides a great single family option to infill projects as opposed to simply replacing older homes with duplexes and triplexes. This contains design requirements such as front porches and common areas which will insure that the citizens of Jonesboro will have a more pleasing alternative to a multifamily, while also adding a sense of community within each development. I appreciate Lonnie Roberts, Chairman of MAPC, for following up on my request and I think it is important that council take into comments of the chair of the Metropolitan Area Planning Commission."*

*Councilmember David McClain asked, "You made the comment that they would be for certain size for families, is there a certain size they can be, can they be bigger than that, we are not putting a limit on that are we? We are just saying the focus is going to be on smaller dwellings, am I correct?" Mayor Copenhaver responded with, "They have adopted a square footage, I believe, on the initial floor plan but is Derrel Smith, Planning and Zoning Department Director, available to comment on this?" Mr. Smith answered, "Yes sir I am here. Councilmember McClain, are you asking about square footage of the houses or the number of people in the home?" Councilmember McClain responds, "The big thing is are we going to limit the size of the home. If someone says they want to create this small neighborhood but I want the homes to be bigger than 1,500 square feet maybe 2,400 square feet and go a little bit taller than one story, are we allowing that or are we keeping it in a certain blue print?" Mr. Smith answers, "These are not going to be large houses. The first floor is going to be limited to a maximum of 1,250 square feet, the second floor has to be all under roof. You could probably get up to a 2,000 square foot home on here but most will be smaller than that. With the roof pitches, the porches and such you are going to see most around 1,250 to 1,800 square foot."*

*Councilmember L.J. Bryant commented, "Thank you Mayor Copenhaver, I appreciate it. I think this is really cool that ya'll brought forward and I emailed Derrel Smith earlier and we haven't had a chance to connect yet so we can talk more offline. I think it is super cool, I just glanced around on GIS today at current zonings and thinking where this would apply and such. Obviously you guys have done a great deal of analysis on this and could probably educate me some. As I was looking around on GIS and I was thinking about where our form base zoning is and it seems people would probably more than likely do this outside of our form base zoning area, so when thinking about that I came across what is now zoned maybe as industrial but it is really residential right now. Mr. Smith said, I don't know if that is anything worth thought at all, but some*



of that industrial stuff, say on the north side of Johnson, on Kathleen or any of those areas that are really residential, would that be anything considering including?" Mr. Smith responded, "Councilmember Bryant, even though we have those areas that are technically industrial and we have residential in them; we would like to see those cleaned up and turned into residential. We could still use this Housing Cottage ordinance but would like to change it out of industrial and have it more in the residential zones."

Councilmember Bobby Long asked, "Mr. Smith, what is the minimum square footage requirement for this? I think it's a great idea, it is something that Jonesboro needs. I think that cottage house that is put together really well with high end amenities will go over great and I think it is needed for our city. What is the minimum square footage requirement, you gave us the maximum with the first one being 1,250 square feet?" Mr. Smith responds, "Councilmember Long, we don't have a minimum square footage in any of our residential zones. The minimum square footage is determined by building code, so if you add the square footage of each required living in the home together it's approximately 500 square feet. None of our zoning codes have a minimum square footage per home." Councilmember Long speaks, "So we are looking at somewhere between 500 square feet to around 1,200 square feet for these houses, correct?" Mr. Smith answers, "For the bottom floor, yes."

Councilmember John Street commented, "I just wanted to add, this has been very successful zoning throughout other parts of the country. I think this is something we have needed for a while and I'm very encouraged to seeing it purposed, I think it's a plus. It offers another choice to a lot of different people, millennials or retiring seniors."

Councilmember Joe Hafner commented, "I also wanted to clarify that in the requirements that it says that the cottage homes shall be developed in clusters of a minimum four homes to a maximum of twelve homes, so this won't say that you can just build 1 cottage house and you're in requirement."

Bill Campbell, Communications Director speaks, "We have a comment from Billy Brown, he doesn't have an address but because we are in COVID times I think we should give him a pass. Mr. Brown asks what zones will be open to cottage housing developments." Mr. Smith responds, "I actually returned that email earlier today and the zones that cottage housing will be allowed in is R2 and R3, residential single family 6 through 8, residential multifamily 6 through 16, and then the plan development, single family 6 through 8, multifamily 6 through 16." April Leggett, City Clerk adds, "I believe Billy Brown lives on Mays Road in Jonesboro."

Patti Lack, 4108 Forrest Hill Road, Jonesboro called in to say, "I think this is a good idea, my comment is that if 12 of these house no matter if they are 500 square feet or 1,200 on the bottom floor and you are putting 12 of them on an acre of land, there isn't going to be a lot of room for parking. I know in the comments that is says this is going to promote health safety and the welfare of citizens of Jonesboro. I would like for Derrel Smith to explain how that is." Mayor Copenhaver responds, "Ms. Lack, if I can I would like to address the first half of your question and then what we can do is provide you with a general summary of the layout of other projects that have been constructed with this. Then visually I think you can then adopt it and the beautification that it will add to our community. Mr. Smith if you are still on the line can you answer the second half of her question?" Mr. Smith states, "Mayor Copenhaver, I could not hear anything Patti Lack said." Mayor Copenhaver relays Ms. Lack's question, "Ms. Lack asked what this would provide as a safety issue to our community, what would be



*in effect that would allow safety features for our community.” Mr. Smith answers, “Number one is it is going to provide range of housing that’s not out there right now. We have got people that are looking for homes that just aren’t being built so it is going to provide another housing option in our city. As far as safety, the way it is designed, everything is going to be built around the commons city and what that does is puts eyes of home owners on the other homes and it increases the safety of those communities. Everyone will be able to look and see how their neighbor is doing.”*

*Councilmember Chris Moore recommended, “Mayor Copenhaver, may I recommend that you send the same guide that you gave the council to Patti Lack? I think it answers all of her questions including, parking, setbacks, sizes and the other requirements.” Mayor Copenhaver responded, “Yes that is what we were going to send.”*

*Gaylon Perkins, 906 Markle Street, Jonesboro commented, “Home sizes should be held to a small as possible in accordance with the ordinance, 650 square feet for 1 and half parking allotment. With new construction prices well over \$100 per square foot, there would need to be smaller housing options for one or two person as mentioned in the ordinance.”*

**Held at one reading**

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON THIRD READING*

[ORD-21:001](#)

AN ORDINANCE TO WAIVE BIDS AND PURCHASE AVOLVE PROJECTDOX SOFTWARE BY THE PLANNING DEPARTMENT

**Attachments:**     [ProjectDox-OAS Order form](#)  
                                   [Avolve ProjectDox Statement of Work](#)

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

**Aye:** 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent:** 1 - Charles Frierson

Enactment No: O-EN-003-2021

### *ITEMS THAT HAVE BEEN HELD IN COUNCIL*

[RES-20:251](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MCP INVESTMENTS, LLC FOR THE SALE OF PROPERTY

**Attachments:**     [Appraisal, 2.86 acres on Neil Drive, January 2013](#)  
                                   [Map, Neil Drive Property](#)  
                                   [Contract with MCP Investments to sell property](#)

Mayor Harold Copenhaver asked that RES-20:251 be pulled. He said that the parties in the contract were no longer interested in the sale.

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

**Aye:** 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent:** 1 - Charles Frierson

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

Steve Purtee, Finance Department Director, speaks "I do want to give a brief overview of our financial year ending 2020. We did provide that information to the mayor in earlier emails and it is also posted in Legistar as well. We also provided a little different look at a variance analysis, kind of wanted to a look at our position at year end 2020 in relation to our budget and kind of give you some key points of what those difference where. Regarding our surplus position we ended the year at \$10.4 million better than our budget projection or our forecast. If you dissect down into the details, you can see that the bulk of that was made up in our O&M surplus position, we were better than our budget forecast by \$6.8 million in that category. That's a combination of multiple things occurring, relative to that expense side of the equation our directors don an excellent job during 2020 in controlling expenses. Our O&M favorable variance in expense control was \$1.7 million ahead of our targets, so that was a good thing. In addition to that on the revenue side of the ledger, you will recall that we have talked about on numerous occasions about our increase in sales tax revenue, they were up over our budget projections by nearly \$2 million. In addition, we did talk about, earlier in the year after the tornado, that we did receive an insurance settlement of \$1.2 million on our destroyed police facility so that is reflected in our revenue as well. After that various items were up, our E911 state distributions were up about \$600,000 over our budget projections so that was a real good area as well. That is probably a first for that. So in all and all after you consider that in addition to some activities in our other sections regarding grants and the receipt of our CARES ACT grant revenue of \$2.7 million, we concluded the year better than our budget by \$10.4 million. That is a high level summary I had planned to give."

Mayor Harold Copenhaver spoke, "Just an update on the Jonesboro Airport commission financial statements. I received November and Decembers statements and I did meet with them in person this past week to see the progress the airport commission is taking. They are doing their due diligence, it's been a grind with Mr. George Jackson. He has got to follow many federal guidelines and moving forward with concurrent buildings that were destroyed along with building additional buildings. I met with Mr. Jackson Friday morning as well last week and we discussed the progress and what his plans are in moving our airport forward. This is a key intercool part to our community for industrial to Arkansas State University, and I wanted them to be aware that as mayor and our administration, we are going to be addressing the airport in the future and we want that to be an aggressive outlet for our community. He was very positive and I enjoy working with him in the future and progress what that is going to do.

Mayor Copenhaver said, "Both hospitals are scheduling appointments now for all members of the general public to get COVID vaccines. The state declares that as of right now those vaccines are for those age 70+ and licensed educators. Please make

*the most of this opportunity, and I am asking you as the general public, to do so. We will inform you immediately when other groups are eligible. As you know it is critical that we get these vaccines out, partly because they are mutating in all parts of our country and other parts of the world, and to variance that are more contagious and potentially more deadly. Jonesboro hospitals have more than 130 COVID patients right now. That is down from a month ago but I want to continue this decrease. As you can see by the dividers in the chambers that we are looking for ways to reopen council meetings. Both for our elected officials and the public. Our plan is under construction and we will have more information as the vaccines are performed and a safe environment is secured.*

*Our fire and police departments have announced annual award recipients. The Jonesboro Fire Department Firefighter of the year is Brittany Milligan, the Officer of the year is Dustin Bellers. The Jonesboro Police Department Officer of the year is Investigator Kelsy Chism, Crime Stoppers Officer of the year is Corporal Adam Hampton. We all are serviced well by these individuals in our community. I have announced that here we are creating a youth council, the goal is to get our youth engaged and actually empower them in the future of our city. We want them to stick around and make it a future and this is what their city is about. I have visited with numerous groups of teens and even younger that have brilliant ideas for Jonesboro. It's time to plant the seed for tomorrow success. Last weekend Jets 11 and under 12 year old girls swim team won the 400 free style relay in a 12 team competition, but not only did they win, they broke an Arkansas state record for the first time. First 11 and 12 year old team to ever finish under 4 minutes. Tomorrow Brian Richardson, Chief Administrative Officer, Tony Thomas, Chief Operating Officer, Regina Burkett, Community Development Director, and myself are going to Little Rock to meet with Governor Asa Hutchinson about issues in Jonesboro. We are also going to see Arkansas Municipal League leadership, Education Commissioner Johnny Key and new Arkansas Development Finance Authority Director Brian Scroggins. ADFA, you may recall, gave us the initial boost to begin our Veterans Village. Finally, we have installed a new stop light at Highland and Great Dane Lane."*

[COM-21:009](#)

DECEMBER 2020 FINANCIAL REPORTS

**Attachments:** [Financial Overview December 2020](#)  
[2020 Year End High-Level Summary \\$ Variance Analysis](#)  
[Observations Regarding December 2020 Financial Statements](#)  
[Statement of Changes in FB, Required Reserve and STIP Balance Decembe](#)  
[Deposit Collateralization Report December 2020](#)  
[Revenue Report December 2020](#)  
[Expenditure Report December 2020](#)  
[Sales Tax Report \(Combined\) December 2020](#)  
[State Turnback Report \(Combined\) December 2020](#)

Filed

[COM-21:005](#)

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS ENDING  
NOVEMBER 30, 2020

**Attachments:** [JAC Jonesboro Airport Financials 11 2020](#)

Filed

[COM-21:006](#)

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS ENDING  
DECEMBER 31, 2020

**Attachments:** [JBR Jonesboro Airport Financials 12\\_2020](#)

Filed

## **9. CITY COUNCIL REPORTS**

*Councilmember Joe Hafner spoke, "I have a couple things but will be quick. First of all thank you Steve Purtee, Finance Department Director, for your report and some of your new spreadsheets that help break down our variances. I did want to say that the audit started this week. For those that may not have seen the Finance Committee meeting last week, Jonesboro is very fortunate to have Mike Burroughs on our finance team. Mr. Burroughs has many years of experience as Legislative Auditor and in light to some of the happenings at Craighead County last year, Mr. Burroughs has taken additional time to go through our records. I just wanted to share that because it's very important to know that we have taken steps to reduce our exposure."*

*Councilmember Chris Moore commented, "I wanted to thank Mayor Copenhaver for the update on projects, I think that is a good idea and I look forward to hearing that on a quarterly bases, the projects and progress of the city, and most of the citizens will too. One of the items we had on the agenda tonight we placed a municipal lean on the property that was the former Ice House, I noticed that directly next door to it is a dilapidated house that I believe belongs to the same people. Is that currently under condemnation or has Code Enforcement, because it is just as bad as the Ice House was." Mayor Copenhaver stated, "We passed by that the other day, we will address that, I will get back with you tomorrow on that." Councilmember Moore continued, "I was under the impression that when we tore down the Ice House that was part of the property but evidently that wasn't. I also look forward to the youth council and maybe in the next couple of meetings you can share some details with us. I would like to see the youth participate in that and if there is anything I can do to help promote that let me know."*

*Councilmember Brian Emison commented, "Just to echo Councilmember Joe Hafner and Councilmember Chris Moore, the youth council is something that I am also really excited and passionate about. Also a big shout out and a round of applause to Steve Purtee, Finance Department Director, and his department, we have a lot of good people doing a lot of good work on that side. To let the public know coming up the United Way of Northeast Arkansas is actually starting to take appointments for any households or any individuals that are under \$57,000, they provide a COVID safe environment, so anyone that can't afford to get their taxes done and looking for any kind of economic impact payments or any kind of credits, United Way of Northeast Arkansas down at 409 Union Street or you can visit their website and you can get your taxes done for free."*

## **10. PUBLIC COMMENTS**

*Bishop Aniefiok Jacob, I am the owner a Jonesboro public transportation city cab. I have been in operation for three years. I want to appeal to the city council to take a second look at the ordinances that make it very difficult for taxi cab businesses, for old and new businesses. As I speak I am about to lose seven employees because we cannot get our privilege licenses renewed for the mere reason that are good vehicles cannot pass inspection because they are more than eight years old. I have sent a*

letter to the city council in this regard. Thanks.

Kimberly Chase, 204 E. Nettleton, said, thank you for this opportunity to speak. I am the director of the HUB homeless resource center in Jonesboro. I am taking this time to update everyone on the pick count that was recently done in our area. The pick count is a national day of counting the unsheltered. This is done through HUB and we can receive funding which will allow us to improve and continue programs to help them into stability. You can see how important this is. The pick count was done on Thursday, January 28, 2020. Volunteers spent 10 hours walking in the Jonesboro community, sometime it is easy for us to miss seeing our unsheltered citizens. We drive to work, run errands, and drive home and we even miss seeing them. The homeless issue is an all community issue, it honestly affects every single one of us in ways we are not even aware. I want to tell you that our citizens are sheltering anywhere that has a roof and walls. These places include bridges, car washes, abandoned businesses, 24 hour laundry mats, vacant and un-inhabitable houses and buildings. In addition we came across several tents in the many wooded areas. We should consider this a tragedy that this is all we have. During that day, the days preceding and the subsequent days we gave out backpacks, gift cards for food and hygiene products. These are basic life necessities that some of our citizens are without. The exact census of the pick count is being compiled and will be available shortly, however I know there are many people who are in our community that are unsheltered. They are walking downtown, standing on corners and in front of stores. As I have stated many times, the need for a shelter is in a desperate and dire state. I would like to thank Police Chief Rick Elliot and Officer Shay Racy who worked diligently to help us locate the unsheltered. I would also like to thank Councilmember Chris Moore who returned to attend after hours to insure we were safe, Councilmember David McClain who answered my invitation to help serve lunches, and Councilmember Chris Gibson who helped us many times with medical staff available for resources. There are many others in the Jonesboro area that have also supported us by volunteering their precious time to interview, count and feed our population. I have stated, we know we could not do what we do without our communities support so thank you.

## **11. ADJOURNMENT**

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

**Aye:** 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent:** 1 - Charles Frierson

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

**Harold Copenhaver, Mayor**

**Attest:**

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

**April Leggett, City Clerk**