



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, December 19, 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 (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

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

Absent 1 - David McClain

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

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

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

Absent: 1 - David McClain

[MIN-23:116](#)

MINUTES FOR THE CITY COUNCIL MEETING ON DECEMBER 5, 2023

Attachments: [CC Minutes 12052023](#)

This item was passed on the Consent Agenda.

[RES-23:272](#)

A RESOLUTION TO 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

Sponsors: Engineering

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

This item was passed on the Consent Agenda.

[RES-23:274](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO AGREEMENT WITH THE U.S. DEPARTMENT OF JUSTICE TO ACCEPT AN AWARD FROM THE FY2023 BODY-WORN CAMERA POLICY AND IMPLEMENTATION PROGRAM

Sponsors: Grants, Police Department and Finance

Attachments: [Award for Body Worn Cameras \(BWC\) Grant 02640-BWCX](#)

This item was passed on the Consent Agenda.

[RES-23:275](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO AGREEMENT WITH THE DEPARTMENT OF JUSTICE TO ACCEPT AND ALLOCATE THE FY23 CONNECT & PROTECT GRANT

Sponsors: Grants, Police Department and Finance

This item was passed on the Consent Agenda.

[RES-23:276](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 201 W. FORREST ST. JONESBORO, AR 72401, PARCEL 01-144073-21900, OWNED BY VICKI GHANT IN THE AMOUNT OF \$5,048.60

Sponsors: Code Enforcement and Finance

Attachments: [201 W Forrest](#)
[201 W Forrest](#)
[201 W Forrest Condemnation Letter](#)
[201 W Forrest Limited Title Search](#)
[201 W Forrest Notice of Violation Affidavit](#)
[201 W Forrest Repair or Remove](#)
[Council Letter](#)

This item was passed on the Consent Agenda.

[RES-23:277](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY23 BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC) GRANT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

Sponsors: Grants and Engineering

This item was passed on the Consent Agenda.

[RES-23:279](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 214 CEDAR, JONESBORO, AR 72401, PARCEL 01-144074-01900, OWNED BY WILBER DALE HEMMINGER IN THE AMOUNT OF \$295

Sponsors: Code Enforcement and Finance

Attachments: [214 Cedar](#)
[214 Cedar](#)
[214 Cedar](#)

This item was passed on the Consent Agenda.

[RES-23:280](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 307 N. ALLIS, JONESBORO, AR 72401, PARCEL 01-144181-04900, OWNED BY LATONYA B. ANDERSON IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [307 N Allis](#)
[307 N Allis](#)
[307 N Allis](#)

This item was passed on the Consent Agenda.

[RES-23:281](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 416 W. FORREST, JONESBORO, AR 72401, PARCEL 01-144073-28700, OWNED BY LENA KERSEY IN THE AMOUNT OF \$550

Sponsors: Code Enforcement and Finance

Attachments: [416 W Forrest](#)
[416 W Forrest](#)

This item was passed on the Consent Agenda.

[RES-23:282](#) 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 O. MGBODILE IN THE AMOUNT OF \$550

Sponsors: Code Enforcement and Finance

Attachments: [500 Woodrow\(2\)](#)
[500 Woodrow](#)

This item was passed on the Consent Agenda.

[RES-23:283](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 505 W. WOODROW, JONESBORO, AR 72401, PARCEL 01-144073-17500, OWNED BY THOMAS G. & LINDA BOBBITT IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [505 W Woodrow](#)
[505 W Woodrow\(2\)](#)

This item was passed on the Consent Agenda.

[RES-23:284](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 602 S. FLINT, JONESBORO, AR 72401, PARCEL 01-144183-30200, OWNED BY D & G RENTALS, LLC IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [602 S Flint](#)
[602 S Flint](#)
[602 S Flint](#)

This item was passed on the Consent Agenda.

[RES-23:285](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 616 E. OAK, JONESBORO, AR 72401, PARCEL 01-144191-17500, OWNED BY JOYCE SCARBOROUGH IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [616 E Oak\(2\)](#)
[616 E Oak](#)

This item was passed on the Consent Agenda.

[RES-23:286](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 815 WITT ST. JONESBORO, AR 72401, PARCEL 01-144192-36600, OWNED BY JAMES III & WOODROW WALKER IN THE AMOUNT OF \$740

Sponsors: Code Enforcement and Finance

Attachments: [815 Witt](#)
[815 Witt](#)
[815 Witt](#)

This item was passed on the Consent Agenda.

[RES-23:287](#)

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 \$275

Sponsors: Code Enforcement and Finance

Attachments: [816 Hoover](#)
 [816 Hoover](#)
 [815 Witt](#)

This item was passed on the Consent Agenda.

[RES-23:288](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 912 E. HOPE, JONESBORO, AR 72401, PARCEL 01-144184-11600, OWNED BY DRELLA TAYLOR IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [912 E Hope](#)
 [912 E Hope](#)
 [912 E Hope](#)

This item was passed on the Consent Agenda.

[RES-23:289](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 915 W. OAK, JONESBORO, AR 72401, PARCEL 01-143241-13800, OWNED BY DEGRICK EVANS C/O EVANS DEGRICK, SR. IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [915 W Oak](#)
 [915 W Oak](#)
 [915 W Oak](#)

This item was passed on the Consent Agenda.

[RES-23:290](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1104 PRATT CIRCLE, JONESBORO, AR 72401, PARCEL 01-144082-12300, OWNED BY CLAUDE MCDANIEL IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [1104 Pratt Circle](#)
 [1104 Pratt Cir](#)
 [1104 Pratt Circle](#)

This item was passed on the Consent Agenda.

[RES-23:291](#)

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

Sponsors: Code Enforcement and Finance

Attachments: [1225 S Culberhouse](#)
 [1225 S Culberhouse](#)
 [1225 S Culberhouse](#)

This item was passed on the Consent Agenda.

[RES-23:292](#) 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 \$550

Sponsors: Code Enforcement and Finance

Attachments: [1313 Pardew](#)
 [1313 Pardew \(2\)](#)

This item was passed on the Consent Agenda.

[RES-23:293](#) 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 \$275

Sponsors: Code Enforcement and Finance

Attachments: [1313 Pardew](#)
 [1313 Pardew\(2\)](#)
 [1313 Pardew](#)

This item was passed on the Consent Agenda.

[RES-23:294](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1506 PRATT CIRCLE, JONESBORO, AR 72401, PARCEL 01-144082-09900, OWNED BY JOSHUA JONES IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [1506 Pratt\(2\)](#)
 [1506 Pratt Cir](#)

This item was passed on the Consent Agenda.

[RES-23:295](#) 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 \$550

Sponsors: Code Enforcement and Finance

Attachments: [4304 Race\(2\)](#)
 [4304 Race](#)

This item was passed on the Consent Agenda.

[RES-23:296](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1617 RICH RD., JONESBORO, AR 72401, PARCEL 01-143252-25000, OWNED BY RANDOLPH & JUDITH A. REYNOLDS IN THE AMOUNT OF \$550

Sponsors: Code Enforcement and Finance

Attachments: [1617 Rich](#)
[1617 Rich\(2\)](#)

This item was passed on the Consent Agenda.

[RES-23:297](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1617 RICH RD., JONESBORO, AR 72401, PARCEL 01-143252-25000, OWNED BY RANDOLPH & JUDITH A. REYNOLDS IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [1617 Rich Affidavit](#)
[1617 Rich\(2\)](#)
[1617 Rich](#)

This item was passed on the Consent Agenda.

[RES-23:299](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1702 W. NETTLETON, JONESBORO, AR 72401, PARCEL 01-143242-00800, OWNED BY PAMELA MITCHELL IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [1702 W Nettleton](#)
[1702 W Nettleton](#)
[1702 W Nettleton](#)

This item was passed on the Consent Agenda.

[RES-23:300](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1703 DARRICK CIRCLE, JONESBORO, AR 72401, PARCEL 01-144122-03200, OWNED BY JOE & MATTIE JANE SPENCE IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [1703 Darrick Circle](#)
[1703 Darrick](#)
[1703 Darrick Circle](#)

This item was passed on the Consent Agenda.

[RES-23:301](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1712 NATIONAL,

JONESBORO, AR 72401, PARCEL 01-144223-18200, OWNED BY RODNEY CRANFORD IN THE AMOUNT OF \$550

Sponsors: Code Enforcement and Finance

Attachments: [1712 National\(2\)](#)
[1712 National](#)

This item was passed on the Consent Agenda.

[RES-23:302](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1817 SCENIC RD, JONESBORO, AR 72401, PARCEL 01-143252-26600, OWNED BY CHRISTOPHER B. & AUTUMN N. CRAFT IN THE AMOUNT OF \$315

Sponsors: Code Enforcement and Finance

Attachments: [1817 Scenic\(2\)](#)
[1817 Scenic](#)

This item was passed on the Consent Agenda.

[RES-23:303](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2210 MARY JANE, JONESBORO, AR 72401, PARCEL 01-144272-25300, OWNED BY FRANCISCO TRUJILLO IN THE AMOUNT OF \$500

Sponsors: Code Enforcement and Finance

Attachments: [2210 Mary Jane](#)
[2210 Mary Jane](#)
[2210 Mary Jane](#)

This item was passed on the Consent Agenda.

[RES-23:304](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD DR., JONESBORO, AR 72401, PARCEL 01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [2612 Crawford\(2\)](#)
[2612 Crawford](#)

This item was passed on the Consent Agenda.

[RES-23:305](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3406 MEADOR, JONESBORO, AR 72401, PARCEL 01-144281-35600, OWNED BY HAZEL WATSON IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [3406 Meador\(2\)](#)

This item was passed on the Consent Agenda.

[RES-23:306](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3507 ODEN, JONESBORO, AR 72405, PARCEL 01-144103-13000, OWNED BY STEPHANIE L. & JACOB MIZELL IN THE AMOUNT OF \$365

Sponsors: Code Enforcement and Finance

Attachments: [3507 Oden](#)
[3507 Oden](#)
[3507 Oden](#)

This item was passed on the Consent Agenda.

[RES-23:307](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3806 SCHOOL ST., JONESBORO, AR 72401, PARCEL 01-144272-16500, OWNED BY OLGA HERNANDEZ IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [3806 School\(2\)](#)
[3806 School](#)

This item was passed on the Consent Agenda.

[RES-23:310](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5425 SUMMER PLACE, JONESBORO, AR 72404, PARCEL 01-134043-06500, OWNED BY JASON E. JACKSON IN THE AMOUNT OF \$335

Sponsors: Code Enforcement and Finance

Attachments: [5425 Summer Pl](#)
[5425 Summer Pl](#)
[5425 Summer Pl](#)

This item was passed on the Consent Agenda.

[RES-23:311](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT PARCEL NUMBER 01-144151-19400 ON GABRIEL COURT, JONESBORO, AR 72405, OWNED BY EB INFINITY GROUP, LLC IN THE AMOUNT OF \$365

Sponsors: Code Enforcement and Finance

Attachments: [Gabriel Court](#)
[01-144151-19400 on Gabriel Court](#)
[01-144151-19400 on Gabriel Court](#)

This item was passed on the Consent Agenda.

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

[RES-23:308](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 4605 GREGORY COVE, JONESBORO, AR 72401, PARCEL 01-144113-02600, OWNED BY WARREN LAND CO., LLC IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [4605 Gregory Cv](#)
[4605 Gregory Cv](#)
[4605 Gregory Cv](#)

Councilmember Chris Moore asked that RES-23:308 and RES-23:309 be Postponed Indefinitely because Code Enforcement stated that the items have been paid in full.

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

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

Absent: 1 - David McClain

[RES-23:309](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5411 SOUTHWEST DRIVE, JONESBORO, AR 72404, PARCEL 01-133023-02200, OWNED BY RISHANA ENTERPRISES, INC. IN THE AMOUNT OF \$315

Sponsors: Code Enforcement and Finance

Attachments: [5411 Southwest](#)
[5411 Southwest](#)
[5411 Southwest](#)

Councilmember Chris Moore asked that RES-23:308 and RES-23:309 be Postponed Indefinitely because Code Enforcement stated that the items have been paid in full.

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

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

Absent: 1 - David McClain

[RES-23:265](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 122 Coleman Dr. Jonesboro, AR 72401; Parcel # 01-144063-02500: OWNER: Larry Beaty

Sponsors: Code Enforcement

Attachments: [122 Coleman Inspection Report](#)
[122 Coleman Boarding and Securing Certified Affidavit](#)
[122 Coleman Map](#)
[122 Coleman Precondemnation Notice Affidavit 2](#)
[122 Coleman Precondemnation Notice returned signature card](#)
[WIN 20230406 09 59 12 Pro](#)
[WIN 20230406 09 59 39 Pro](#)
[WIN 20230406 10 00 12 Pro](#)
[WIN 20230406 10 00 14 Pro](#)
[WIN 20230406 10 00 16 Pro](#)
[WIN 20230406 10 00 36 Pro](#)
[WIN 20230406 10 00 59 Pro](#)
[WIN 20230406 10 01 01 Pro](#)
[WIN 20230406 10 01 12 Pro](#)
[WIN 20230406 10 01 14 Pro](#)

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

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

Absent: 1 - David McClain

[RES-23:298](#)

A RESOLUTION TO FORM A COMMITTEE AND HIRE A CONSULTANT TO STUDY IMPACT FEES IN THE CITY OF JONESBORO

Sponsors: Chris Gibson, David McClain and Ann Williams

Attachments: [Impact Fees](#)

Councilmember Dr. Anthony Coleman said, I appreciate this that you gave us and I don't know if this is going to go to the people, especially if they are asking to be a part of the committee. I think this is great information for them to see as well. So, if we could include this for persons that want to be a part of this committee, it will be great. Mayor Harold Copenhaver said, it has been added. Councilmember Coleman said, okay, great, thank you. Mayor Copenhaver said, that will be included and I know that Councilmember Gibson has chaired this. Do you have any comments?

Councilmember Chris Gibson said, I just want to make the comment that we have talked about impact fees for several years now. I know that it dates back to at least 2015-2016 and it is time to stop kicking the can and form the committee and see if it is feasible for the City of Jonesboro or not. It may or may not fly. We will just see. Mayor Copenhaver said, in follow up with that, I am in favor of this report. I know it has been studied in the past, but times change, years go by, and so is our community. So, I just want to make sure that we provide the right information to the community, we are well engaged and that is what this report needs to do. We need to do it on an informational based. I want to make sure too that individuals from the community, they are well represented, our community as a whole. And, so, again, like I said, I am in favor of this and hopefully we can stay within the timeframe. Sometimes they move a little bit slower with RFP's and RFQ's. Sometimes there are different stipulations that are engaged. But, anyway, that's my comments on as well council. Councilmember LJ

Bryant said, Mayor, I would just say, I think the council knows, but there are some other citizens that don't fully, maybe aren't familiar with impact fees. I mean in my 60 second synopsis on it is that it is kind of like getting a building permit except it is for parks and streets and fire and police, depending upon what we do with it. So, I think we may just have to make sure the public knows what we are talking about when we talk about this because it is kind of a new concept. Mayor Copenhaver said, that is right, education, 100%. Councilmember Janice Porter said, I would just like a point of clarification. Is the purpose of this committee to determine if it is advisable or is the purpose to how do we implement this? Councilmember Gibson said, the purpose of this committee will be to seek out those RFP's and determine an organization to come in and guide us on the fact as to whether we need to implement impact fees and what those would be best utilized for if we do so. Councilmember Porter said, thank you.

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

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

Absent: 1 - David McClain

6. NEW BUSINESS

ORDINANCES ON FIRST READING

[ORD-23:046](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND C-5 TO C-3 FOR PROPERTY LOCATED AT 915 SOUTHWEST DRIVE AS REQUESTED BY G. S. BRANT PERKINS

Attachments: [Staff Summary - C.C.](#)
[Application for Zoning Ordinance Map Amendment](#)
[H23-075 Cahoon Boundary survey with aerial \(002\)](#)
[H23-075 Cahoon Boundary survey](#)
[Ltr](#)
[Perkins](#)
[Signed Owner Notifications](#)
[U.S](#)
[Warranty Deeds](#)
[Zoning Sign](#)
[Patti Lacks Handout on Trees 12192023](#)

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and offer ORD-23:046 by title only. All voted aye.

Chloe James on behalf of Mark and Thyrise Cahoon, said I will hold my comments until the third reading, but I am happy to answer any questions.

Patti Lack, 4018 Forest Hill Road, said, last week I came to you guys and I spoke about how I requested a FOIA request on this piece of property because the trees were cut down. And, so, last week, I attended the MAPC meeting where this request

was to be presented to you guys too and I find out that there was a request at the beginning of the year from another citizen talking about that there was an investigation and there might be a citation. But, we find out that the citation cannot be issued because Mr. Cahoon lives out of state. So, we cannot cite or we cannot charge someone that lives out of state that wants to rezone a piece of property in Jonesboro from my understanding. So, with that being said, is that why would we want to go ahead and rezone this piece of property to someone that used to live here that knows that he violated the ordinance that we have so he doesn't have to follow the rules, but we are going to go ahead and give him, hopefully we won't give him the rezoning rights to this piece of property. And, when you think of it, is that there is other pieces of property in Jonesboro that we just rezone to out of state people. There are two storage units. There is one over there by Big Lots and there is one of them over on the north side of town. I believe the guy is from Tennessee also. I don't know whether the Citizens Bank Building is owned from someone from out of state and I don't know if the shopping mall is owned by someone out of state. But, what we are going to do is that if we allow this without this gentleman at least knowing that he has violated our rules and ordinances, that if we go ahead and pass this, then what stops the next person from not following what we want to set as an example. And, a real clear way to do this and I'm going to give this. I know that Carol Duncan said that we cannot put a lien on it. We have to go to court and we would have to fight this. It is a real simple solution to this right here is that we can go ahead and write Mr. Cahoon and say that we have codes and ordinances in our city regulating the clear cutting of trees. Since you have violated these conditions, we unfortunately cannot approve your rezoning request. At some point, if you would like to discuss restitution, we can look into this matter further more. I hope you guys consider that if you are going to rezone this piece of property. Because if he gets to rezone it, he sells it, he makes a profit and he goes all the way to the bank. We as the city have rules and ordinances and they need to be followed and he violated them and he knows it. So, that's what I wanted to tell you. Thank you.

Beverly Parker, 3803 Sawgrass, said, I am compelled to come tonight because of the number of people who have spoken to me personally about what happened with this piece of property. And, it is my understanding that the trees were taken down on a holiday weekend without proper approval and there was actually a stop work order on that removal. So, similar to what Patti was indicating, I think it would be rewarding that behavior if we do rezone. But, I also want to make another point. And, that is that this is becoming a very densely populated area. The way that the road is structured, the position of this piece of property, I think a commercial building on that property with additional traffic would be extremely dangerous when you are coming from the south to the north and come over the bypass, you are on that piece of property pretty quickly. Otherwise, you are going to have some costs for additional signage, traffic lights, etc., etc. So, I really hope that you would think very hard about this. I do feel that there would be extra congestion here and you need to think about that in addition to how this was done in the first place. And, again, I have had numerous people reach out to me about this so there is a lot of concern. So, thank you. Mayor Copenhaver said, thank you.

Councilmember Chris Moore said, Mr. Mayor, I was under the impression was that not an R-1 property? Mayor Copenhaver asked Planning Director Derrel Smith to come forward. Councilmember Moore said, I was under the impression that was an R-1 property of a size that did not require permission to remove the trees. Is that wrong? Mr. Smith said, it was over an acre so it did require a grading permit. Councilmember Moore asked, so that is the threshold on R-1? Mr. Smith said, anything over an acre and it was like 1.3 if I remember correctly. Councilmember Moore said, okay, I gotcha. I wasn't aware of the threshold at one acre. I thought it was five acres on R-1. Mr.

Smith said, no, it is one acre. Councilmember Moore said, one acre. Mr. Smith said, one acre, yes sir. Councilmember Moore said, that's the only question I had Mr. Mayor. Mayor Copenhagen said, I appreciate your comments. That reading will go on to the second reading, but we're going to continue your efforts there. Thank you.

Held at one reading

[ORD-23:047](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 2650 MOORE ROAD AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING

Attachments: [Staff Summary - C.C.](#)
[Plat](#)
[23142 - CWL Rezone Mail Receipts](#)
[23142 - CWL Rezone Signs](#)
[Deed](#)
[Rezoning Application](#)
[Rezoning Plat](#)
[2650 moore](#)

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and offer ORD-23:047 by title only. All voted aye.

Councilmember John Street asked to be recused from discussion and voting on ORD-23:047 due to his membership on the CWL Board.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-23:043](#)

AN ORDINANCE AMENDING CHAPTER 30-1 OF THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS, THE DEFINITIONS OF INOPERATIVE VEHICLES

Sponsors: Code Enforcement

Held at second reading

ORDINANCES ON THIRD READING

[ORD-23:040](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 3007 COLONY DRIVE AS REQUESTED BY BRANDON WOOD

Attachments: [Application](#)
[Deed-Bk597Pg192](#)
[Deed-Bk627Pg31](#)
[Mail Reciepts](#)
[NotificationMap](#)
[Owner Notification List](#)
[Rezoning Plat](#)
[Sign Picture](#)
[Staff Summary - Colony - CC](#)
[Publication Fee Receipt](#)

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

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

Absent: 1 - David McClain

[ORD-23:041](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RS-7 & C-4 TO C-3 LUO & C-4 FOR PROPERTY LOCATED AT 3703 S. CULBERHOUSE STREET AS REQUESTED BY JEREMY BEVILL ON BEHALF OF MICHAEL DANIELS

Attachments: [Rezoning Application](#)
[15 LOT ZONING-EXISTING](#)
[15 LOT ZONING-EXISTING EXTENDED](#)
[15 LOT ZONING-PROPOSED](#)
[15 LOT ZONING-PROPOSED EXTENDED](#)
[23901300 RZ 2 PLAT](#)
[Certified Mail](#)
[Deed](#)
[Exhibit A](#)
[Sign Photos \(2\)](#)
[Updated Plat C-4 C-3 LUO](#)
[Staff Summary - Culberhouse - CC](#)
[Publication Fee Receipt](#)
[23901300 RZFINAL](#)
[C-3 C-4](#)

Councilmember Dr. Anthony Coleman said, while I am very much so agree with Jonesboro moving forward and all of that, I did have some questions that I was asking some of the residents and some of the people that were involved with this and the only thing that really rubbed me the wrong way is some of the residents that were asking questions did not get full understanding. However, one of the responses to that concerned resident was it doesn't matter what you say or think, it is going to pass anyway. Those are the kinds of comments that are not called for. I don't believe in bullying anyone and not allowing people to come and to express their concern or have questions. It may pass, but I am definitely not for people bullying and strong arming people. And, for them to not feel that they can come and ask questions and so on and

so forth. And, I felt it was important to be on the record that our citizens can come and ask questions and not feel bullied by anyone to have their questions answered. But, that is what I wanted to say and it was about this particular ordinance. Thank you. Mayor Copenhagen said, you are welcome, 100% agree.

Amber Falls, 3828 S. Culberhouse, said, I have a few concerns about the property that is up for rezoning and I was wondering if somebody from the city could answer some questions. Is that okay? Mayor Copenhagen said, yes ma'am, just state your questions that would be great. Ms. Falls said, okay, the first question I have is there is lots 10 and 14 and they have a lot of these uses that are not allowed. Why are the same uses going to be allowed on the rest of the lots? What is the difference there? Mayor Copenhagen said, okay, what is your other question? Do you have multiple questions? Ms. Falls said, and then the stipulation of the 24-hour business which is for just lots 10 and 14 or is it for all of them? Councilmember Mitch Johnson said, my amendment to that, I am the one that added that 24-hour. That was for the entire development. Ms. Falls said, okay, so and I don't know if this company would do this, but if I wanted a 24-hour business, I would do this. What's to stop them from just closing for 30 minutes and then opening back up? Would that, could that happen?

Councilmember Johnson said, yes, that's entirely possible. Ms. Falls asked, would it be possible to make it where any business in that area is closed by 9:00 p.m. Mayor Copenhagen asked, Derrel, do we have any follow up with her two questions here? First of which was lot 10 and 14, correct? Ms. Falls said, yes. Planning Director Derrel Smith said, the difference in the uses is just locations of the ones that are allowed or are adjacent to residential and then the others aren't adjacent to residential. That's the reason for the difference in the limited use. For the 24-hour period, it is whatever you all put on this. This is a limited use so you could limit operation of hours. It just wasn't something that was brought up during the planning commission and so it wasn't added during that time. Mayor Copenhagen asked, what was the discussion council when we originally talked about that, the limited use of the 24-hours? Councilmember Johnson said, that was something that I asked as far as and ma'am, I'm not sure of your proximity of that, but this development is in my backyard as well. And, so, my idea of the amendment was just to keep a 24-hour a day consistent operation going on behind me and adjacent to everyone else on the other side. So, if you look at that, the C-4 is on both sides and the C-3 is along the roadway. So, there is a cushion of the C-4 on both sides of the residences. Ms. Falls asked, is it possible to put all of these with the rest of them and make this whole list for all of them?

City Attorney Carol Duncan asked, Derrel, can you explain the difference between C-4 and C-3? I think that is part of the confusion. The limited use overlay is only on the C-3 property for a reason. Mr. Smith said, C-4 is a neighborhood residential, commercial zoning so it has a residential look to it. C-3 is general commercial which means that what you see on Southwest Drive, what you see along Red Wolf or Caraway, that would be allowed on C-3 if they don't have the limited use overlay limiting the what can go on there. Ms. Falls said, okay, so C-3 right here in this will have the limited use overlay? Mr. Smith said, yes ma'am. Ms. Falls asked, is this the limited use overlay right here? Mr. Smith said, yes ma'am. Ms. Falls asked, so could we take these and add it to that? Michael Daniels with Crafton Tull asked, could I clear this up? I represent Chris Futrell. Mayor Copenhagen said, go ahead. I don't know what that is. Mr. Smith said, that is not even the right list. Mr. Daniels said, I don't even know what that is. (They were looking at a printout that was not viewable by anyone else.) Ms. Falls said, I got this off of the internet today. Mr. Daniels said, if we could go back to that overall drawing with the blue and pink shades. That was the original. (City Clerk April Leggett mentioned having trouble with the file opening clearly.) Those limited use overlays right

there that are on that map right there that are written into the ordinance apply to every single square inch of that track. Ms. Falls asked, so there is no division? Mr. Daniels replied, there is no division. Mr. Smith said, this was a previous submittal. Ms. Falls said, okay. Mr. Daniels said, we have been negotiating the whole time. Councilmember Johnson said, that is what I was going to say. Under section 2, because the original proposal did have a separation there, but when you look at the ordinance and you look at the list, they are consistent with both developments. Ms. Falls said, okay. Mr. Daniels said, so those limited use overlays, the C-3 and C-4 limited use overlay rezoning request does not allow the following uses. So, that covers C-3 and C-4. Ms. Duncan said, so maybe the title just has not been corrected. Mr. Smith asked, is the screen really blurry? City Clerk April Leggett said, it is blurry. It is because this pdf is a really large file.

Mr. Daniels said, the ordinance that is being voted on, it includes all of those for the entire tract of land. Ms. Falls said, okay. Councilmember Johnson said, I have a copy of that right here ma'am if you would like to see it and that is why I added or wanted to add the 24-hour at the bottom. It is right there in section 2. If you read that, it is consistent. Ms. Duncan said, I think the title is just misleading because it doesn't have the LUO next to C-4 in the title of the ordinance as well. Ms. Falls said, I am down just a little bit further and I know that I'm not trying to say it's going to go whether we want it to or not, but I know the road will be there and I would like to still stay as residential as possible. It is peaceful down there. I was driving through night before last and I know there are issues with the church and I don't know what those issues are, but it was dark and there were candles in the window and it just looked nice and I would like for it to stay residential looking despite it being commercial because Sartin Services was there forever, but it was just plants. And, Ground Crew is there right now and I don't notice them. They have got a sign that you just don't notice. And, so, I would also like for that area to have no neon signs, signs that are the monument signs that maybe look like Executive Square off of Brown's Lane, just lower. And, then, a lighting ordinance that will limit the amount of light pollution that will come from that because even if it looks nice, if it is lit up like an airport, it still looks commercial. And, I would just like for it to stay that way. So, thank you.

Councilmember Johnson said, ma'am, just probably to ease your mind a little bit, Derrel, what can currently go in that C-4 zoning there now? Mr. Smith said, I don't have a list in front of me Mitch, but I mean anything that is allowed under the regular schedule of uses can go in C-4 right now. Now, the C-3, what they are doing is they are going to limit the look of that to residential also. So, those buildings will have a residential character to them. Ms. Falls asked, and no neon signs? Mr. Smith said, there is nothing that says not any neon signs. Now, there are lighting requirements that the city has that you can't bleed off onto residential areas and it has got to do with foot candles. And, so, in the residential areas, it won't bleed into your backyard. Ms. Falls said, it wouldn't bleed into mine anyway. I'm on down the road. Mr. Smith said, what we try to do is the areas that are residential around it, we try to make sure that it doesn't get into them and then the rest of it, we just try to blend it all together. There is no requirement. I mean the only requirements right now on signage are the current city sign codes. Ms. Falls said, okay. Mayor Copenhagen said, thank you Derrel. Mr. Daniels said, I appreciate those comments. Each of these lots will have to go individually through city review. So, it is not like this is a rezoning process. This is a design plan. So, each of those individual lots will have to. I can assure you that the city will pick at them. Ms. Falls said, I hope so. Mr. Daniels said, so, but we're not approving a development. We're just approving a rezoning. So, there are plenty of ordinances that address all items that you are looking for that the city engineering staff and planning staff should look at on an individual basis. Ms. Falls said, okay, thank

you. Mayor Copenhaver said, thank you. I appreciate you Derrel and Michael.

Patti Lack, 4108 Forest Hill Road, said, Derrel, you might have to come back. I have some questions to you too. You know, I have no doubt that this was going to pass, but the last couple, last week I started really thinking about this project. We were told that this has been on the Master Plan for a long time. And, I am not understanding why the city didn't purchase that piece of property if it was on the Master Plan. And, so, with that being said, is that, so, the city is going to put \$400,000 and help the gentleman go ahead and put a road through this piece of property. My question to all of you and maybe to Derrel, who is the person or is he going to maintain that road or is the city? Because really what the city is doing is investing in this gentleman's piece of property. So, it is his property still. Is it a city road or is it going to be his road? So, who is going to maintain that road way right there? So, that is one question to Derrel on there. I know that last week Derrel said that this is not spot zoning. I went out there yesterday and it really is spot zoning. If you look at that company that is south of this road right here is that I think that it is Ground One, it's a yard place. They park their trucks out there. They have a mountain of dirt. The building that used to be a nursery, used to be a business, but it is no longer a business anymore. So, as far as spot zoning, it really is because the rest of that area is all residential and it's really not all that pretty piece of property on there. I agree with Amber. You know, Mitch, I appreciate you saying not 24-hours, but how are we going to stop someone from closing for an hour to clean up? You know, we can't do that. So, there is going to have to be some really strong restrictions because it is a residential area. And, then I know the last thing that was said is that, you know, we were doing this mostly because of the fire and the safety so we could have a quick, faster response time. There is that actual street going through, but we wanted to do this before the intersection of Southwest Drive and Parker Road got started. I called up ARDOT the other day and they said that as of right now or last week, that project is going to begin probably before mid-year next year on that. So, hopefully if this road is approved that that gets passed through because that is really what the intention of this is supposed to be on that. So, I don't know if Derrel can answer the question or maybe someone. Mayor Copenhaver said, it will be a city road. Ms. Lack asked, so the city is going to maintain it even though it is on a personal individual's property? Ms. Duncan said, it will be dedicated to the city, which is a city road. Ms. Lack asked, so the gentleman is going to dedicate the road to the city? Ms. Duncan said, yes. Ms. Lack said, okay, so that is how it is done. Okay. Thanks. Mayor Copenhaver said, thank you.

Wendy Spanos, 304 Dunwoody, said, you have heard me talk previously about my concerns. Those concerns are still the same about the church that I have on 3701 S. Culberhouse, immediately north of this property that they are going to zone C-3. My concerns were the safety of my church, the access, easement to my church, and keeping value of the land around it. That is my only purpose. I have spoken to the city. I have spoken to engineers. I have spoken to survey people. I have spoken to CWL. I have talked to anybody I could find including the people that are doing the development. We have had good conversations. I have met wonderful people. I never could get a clear answer on what I was asking for. Saying that, I can't change what is best for Jonesboro if you feel like this is the best choice for Jonesboro. In my personal opinion, I think this should be kept more residential looking throughout the development and not be big lights, kind of like a Walmart appearance there. It is a dark, quiet neighborhood area. I know that's not part, they're not going to do the development like and decide on what's going on those lots right now, it is just a matter of zoning, but I just hope you keep that in mind and that we all keep in mind that this is for all of us in Jonesboro. Thank you so much. Mayor Copenhaver said, thank you Ms. Spanos. Ms. Spanos said, Merry Christmas.

Chris Futrell, 2429 Evie Lane, asked if the plat could be pulled up. City Clerk April Leggett said, I am having a little difficulty because it is such a large file that is why it was blurry. The file is so large it is difficult for this computer to read it and that is why it was blurry. Mr. Futrell asked, it won't pull it up? If you can, that would be great. So, I am the owner. I bought the land. I took my life energy. We call it money and I purchased this property. I think it was in 2017. Every bit of it since 1995 is C-4. It is not spot zoning. It has been zoned commercial since 1995. And, if someone wants to talk about bullying, I have given up something in between every planning meeting and every council meeting. I can go out there tomorrow, pull a permit and put a 24-hour gas station, convenience store, whatever I want to do because I own the land and it is mine and that is what it is zoned for. All the things on that list I have given up. (Ms. Leggett said, I apologize. It will not come up.) Mr. Futrell said, it is fine. Just know that I came down here. I mean it has been so long y'all I don't even remember. My little girl was one year old when I started that subdivision. She's eight. This is about a rezoning. I rezoned it from C-4 to RS-7, residential. The Planning Commission said we do not want a residential neighborhood there. It was said that I was ignorant. I should have read the city planning before I bought that property this road is going through. So, for seven years, I wanted to get the property back to commercial. So, before you vote, I want you all to know I can go out there and do it right now. It's C-4. That business that they say is not a business, my sister runs a business out of there. I have a church meeting there every Tuesday night at 6:30 p.m. There's things going on there. But, it is commercial. I mean I graduated high school in 1995. It's been commercial. It's always commercial. When I tried to take it and do residential, the city said no. So, guess what, we have got to put it back commercial and that is why I said the city wants the road. I believe the rezoning is going to pass no matter what.

The city approached me about this and I have been dealing with it for the last two years. I think that I am at about \$40,000 on a rezoning, not a plan, not on engineering, just rezonings, plats, appraisals for a fire station, appraisals for a 911 center. But, if anybody's been bullied, it's been Chris Futrell. That's who has been bullied. And, just so that the public knows, every city street in this town except for the exception of one or two, someone like me paid for it. A commercial in a residential developer builds the city and then we gift it to the city and then the city has to maintain it. Well, how do they maintain it? With our tax dollars that come from the city that the developer built. The city doesn't build the city. Private equity, business people build the city. I'm at the point where we are talking about this road and talking about all of this, I have property that was commercial, I rezoned it residential, y'all said no. I want it back commercial. And, that is all there is to it. I'm not denying someone access to their property. I mean, I don't know what this is all about. I mean it's really about the craziest thing I have ever witnessed.

And, you know, it's not like this is the only place I do business and I'll say it's hard. I operate in four states, Florida, Tennessee, Mississippi, and Arkansas. And, I can tell you right now, I don't make any money in Arkansas. And, everybody, y'all, I'm not telling you anything you don't know. If the growth in this city goes negative, like Mitch, Mitch is a friend of mine. Guess what, I own three houses right to the south of this property. My mom and dad live there. My brother lives there. I have another house that I have that a minister lives in. I have residential property there too. But, I am not naïve. I understand the city has rules and we have steps we have to go through, but know that the property is commercial. That property that touches Mitch's yard, I can go out there and build a gas station tomorrow. I mean there is nothing to stop that, but I have property there too. I care about Mitch. You know, there is only five ways to gather property, to get property. There's not six ways. There's not seven ways. The only one

that God smiles on is we take our life energy, our money and we buy it. He doesn't smile on a bureaucrat giving property away. He doesn't smile on me saying, okay, Chris, okay Mr. Gibson, let's get some sticks and let's go take the property by force. He doesn't smile on raffles and lotteries. It's when I go to you and I say, hey, Mr. Gibson, you have a house. I've got a wad of money. I want to buy it. Well, I don't want to sell my house. I make that wad of money bigger. He says you know I want that wad of money more than I want my house. Well, those people were selling that land. I took a wad of money and they took the money and I took the land. But, it seems like everybody in Jonesboro wants to tell me what I can do on it and it is already zoned commercial. I just think that has been completely ignored. It's C-4 now.

The only thing that I am gaining or two thing, it's indoor and outdoor recreation. God forbid somebody go down here and build something for the kids to do that's indoor and outdoor recreation. And, even that on C-4 is conditional. I've got to come back down here and go through this whole mess again. I mean, y'all do what you want to do. You vote the conviction in your own heart. But, you know, I am tempted to just table it and say we are going to leave this C-4. We are only going rezone this part. But, you know, I don't want to do that. I'm sick of coming down here. It's Christmas break. My kids are making cookies and I am up here explaining what everyone should know. It's already commercial. I would say that I'm not mad, but, I mean, this is ridiculous. Nobody is keeping anybody from their property. Nobody is doing anything. It's just a businessman trying to make progress for his fellow man. You know what if I can't do it here, I'll just get in my airplane and go somewhere I can do it. I keep screaming this. I mean, there are so many developers that I know. It doesn't matter. They are going to retire in a year or two years or three years. It doesn't matter, somewhere in the back of their mind, it's cause they are sick of fighting it. I mean, we either want growth in this town or we don't. And, if you don't, vote against it and I'll just go down the road and do it somewhere else. I appreciate your time. I hope you didn't take what I was saying the wrong way. I try to only deal in facts and those are the facts. Thank you sir. Mayor Copenhaver said, thank you.

Councilmember Mitch Johnson said, it's kind of a follow-up and I'll just be brief. I met with Mr. Futrell when I found out the property was going to be rezoned. And, I expected that after the road development. And, I have tried to keep my personal and my council stuff, you know, kind of separate here. So, and he is right. He can go out there and start tomorrow. And, so, the importance of the things that we are trying to restrict in this area is what we need to be looking at now if this is going to pass. We don't need to just turn something down. And, I have preached this for 19 years as I have sit here, if you live adjacent to undeveloped property, you run the risk of that being developed. The only way you can guarantee that 100% that it is not going to happen is to buy it yourself. And, so, you know, if this rezoning going to happen, I mean we are looking at it with the best approach. Do I love it? No. I've been back in the area for 27 years. I grew up there as a kid. Where my house is was a cow pasture I played in as a kid. So, my house is nothing special, but it is mine and I have been there 27 years. So, my meeting with the developer and then going back and talking about the 24-hour restriction, sure, anybody can do it 23 hours, but I don't think a business is going to come in there and say, hey, man we can operate for 23 hours and shut down for an hour and open back up. You know, I don't think that is logical thinking. However, you know, the stipulations there is the best that we can do at this point in time to control what can be in there in the future. Mayor Copenhaver said, thank you for your comments.

Councilmember LJ Bryant said, Mayor, I will just say that I really don't know Mr. Futrell, but I'll say that he has worked on this for years. I know I went out there and I think

when Mr. Perrin was still Mayor, so I know he's worked on this for years with the city. And, I think Mitch's comments are dead on. I mean, nobody is ever going to be perfectly happy in a rezoning. But, I know he has worked really hard to try to figure out what to do with this property. Mayor Copenhagen said, okay.

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

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

Absent: 1 - David McClain

[ORD-23:042](#)

AN ORDINANCE FOR THE APPROVAL OF AN APPLICATION FOR A PRIVATE CLUB PERMIT FOR DREAM ALIVE ASSOCIATION.

Attachments: [Private Club Application_Redacted](#)
[Baker Firm Letter](#)
[Application Fee Receipt](#)
[Publication Fee Receipt](#)

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

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

Absent: 1 - David McClain

[ORD-23:044](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-4 LUO TO C-3 LUO FOR PROPERTY LOCATED AT 604 E. HIGHLAND DRIVE AS REQUESTED BY HORIZON LAND SURVEYING, LLC

Attachments: [Rezoning application](#)
[Rezoning Questionnaire](#)
[Rezoning Signs](#)
[Staff Summary - Highland - CC](#)
[Mail Receipt](#)
[Plat](#)
[Publication Fee Receipt](#)

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

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

Absent: 1 - David McClain

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

I wanted to start out by saying that we had two big, big grant announcements this past week. The largest was a \$5.09 million award from the U.S. Department of Transportation for our Northside Safety for All Project. While this money will be used for funding for lighting, sidewalks, bus stops, and ADA Compliance on two streets that are state highways, the impact will be for Jonesboro. And, I am not only happy, but relieved to know that better lighting and safety measures are coming to East Johnson and North Main Streets. We all know the tragedies have occurred on E. Johnson between motorists and pedestrians and that has to stop. We are also adding a swimming pool at Parker Park so the foot traffic crossing North Main will only increase. It is vital that we keep our families and kids as safe as possible when crossing our major roadways and this grant which includes only a 25% match from the city will help tremendously. The other grant will mean a lot to those who look for exercise and entertainment in our parks. It is \$500,000 for a mile and 55/10ths of soft surface trail on Lacy Park next to Joe Mack Campbell Park. This is from the Arkansas Department of Transportation with a 20% city match. It will include a boardwalk and 150 ft. access path from Joe Mack Campbell Park. When we receive awards such as this, it is important to say thank you. And, I want to start with our Grants Department, Engineering Department, Parks Department, and also MPO, all of whom have teamed up on the applications and I fully express our thanks and I express the gratitude and they completed and worked together well on these projects. But, I also want to appreciate our representation in Washington, Representative Rick Crawford, Senator John Bozeman, and Senator Tim Cotton and their staffs because they are the ones who move our applications from the red zone to the end zone. Another critical provider is ARDOT and I appreciate the whole team in Little Rock and NEA and especially our own Commissioner Alec Farmer.

As we enter into the final week before Christmas, I want to remind everyone how special our JoyFest and Christmas at the Park events continue to be for the next couple of weeks. Christmas at the Park has held two pay what you can nights. Christmas at the Park will continue its displays at Joe Mack Campbell Park through December. Winter Wonderland and the First Community Bank Wonderland Rink remain open through the rest of the month and will host a very special "Santa Cares Sensory Event" from 6:30-8:30 p.m. tomorrow evening. While Santa will be at the Wonderland until 8:30 p.m. on Thursday, Friday, and Saturday, we have extended our JETS bus hours for families to bring their kids to see Santa.

As we all know, our community never stops caring and I am sure there are some neighborhood events that I am missing, but a special one is the EAST Feast Free Community Meal from 5:30-7:30, Thursday, December 21, 2023 at Annie Camp Junior High School. This event is planned and executed entirely by our EAST students at Annie Camp in 7th-9th grades. So, that is impressive itself, but I know it touches all of our hearts as it does mine.

Of course there is always something special going on in our neighborhoods and we can count on Dr. Charles Coleman and the volunteers at Fisher Street Community in Action which hosts a toy giveaway from 4:00-6:00 p.m., Friday, December 22, 2023. The giveaway is for kids up to ages 12 years old and they must be present to receive a gift.

While I mentioned that our next neighborhood cleanup is January 6, 2024 at the

Magnolia Road Baptist Church, I do want to point out that this program which began as a trial to see what type of participation we might get, I can tell you that our Code Enforcement and Sanitation teams along with Keep Jonesboro Beautiful and neighborhood volunteers picked up 95.6 tons of trash and 442 old tires that residents wanted to get rid of in 2023. We carried everything to the dump so the residents didn't have to pay a thing. I am so proud that our departments and entire city for making the most of this opportunity to keep our city clean. I think so many neighborhoods and roadsides look better than they have in a long time and it sometimes goes unnoticed the work of these folks behind the scenes and they truly make it happen.

We have a handful of holidays coming within the next month, so I advise everyone to check our social media pages for sanitation schedules which will be pushed back after the first of next week as the city is closed Monday and Tuesday. Check our social media, most prominently our FaceBook page and the City of Jonesboro, AR page and we will post periodically to keep the residents updated. But, remember our mantra, "When in doubt, set it out."

Among recent civic accomplishments, we had a debut of the NEA Mobile Health Unit which will help provide our loved ones in rural areas access to healthcare, lab testing, and mammography.

And, lastly, but certainly not least, I want to thank the First Lady of my house, Kathleen Copenhaver for her work of "Engage at an Early Age." Working with young children is both her vocation and avocation and she is encouraged early learning and engagement around all of Jonesboro Elementary Schools weekly and reading in their classroom. She will be back at the beginning of next year as the semester begins.

So, one more thing, our four legged children were served by the Bissell Foundation which funded "Empty the Shelters Holiday Hope Event" providing low cost adoptions. And, we had 22 dogs out of Animal Services, the past two weeks that were adopted. Congratulations to our staff and the dedicated volunteers of Animal Services and all who adopted a pet to add to their families this coming winter.

Thank you for allowing me that time council.

9. CITY COUNCIL REPORTS

Councilmember Janice Porter said, I would just like to say that three generations of my family went to Christmas at the Park and from the youngest to the oldest, we all had a fantastic time and I highly recommend it. Mayor Copenhaver said, it is wonderful. Thank you.

Councilmember Brian Emison said, I'm taking it down to the last minute. I'm going to Christmas at the Park tomorrow. So, I'm looking forward to it. I hear great things. I just want to say Merry Christmas to everybody and thank you for all that you do to make the City of Jonesboro a great place to live. Mayor Copenhaver said, thank you.

Councilmember Dr. Charles Coleman said, I want to thank the Mayor for announcing the toy giveaway which is going to happen at 315 N. Allis. Actually, if you come to the corner of 330 Fisher, it is actually drive thru. I want to make sure it is clear that it is drive thru. Some people call it mean, but if there are no children in the car, there won't be any gifts given out. We had that last year. People drive up and want to take gifts. I don't know what they thought they were taking them to, but that isn't going to happen. We will have an offsite there. We are going to pay an off duty officer for the people that

want to talk back to us. I am just going to ask people to be patient because there will be a line. We will start at 4:00 p.m. on the dot. So, bring the kiddies. We want to see the smiles. We don't want to see the old folks. We want to see the kid's smiles. Thank you. Mayor Copenhagen said, thank you for your comments.

Councilmember Dr. Anthony Coleman said, I apologize. I seem to be sharing quite a bit tonight. But, I made a promise I know the first time. This is my first year fully as a city council member and I wanted to thank all of my colleagues for their support and questions and pushing me. I just appreciate all of you. And, of course, to the city administration, that means the Mayor and administration. But, I made a promise during my campaign about some platforms that I had. One of the first things that really prompted me were some young people. I made a promise that I would definitely use the platforms that I have to express my appreciation to people who probably would not get recognized or known. And, these two young men who not only helped during my campaign in volunteering, but this is what really interested because I had so many people helping me so I don't want to not appreciate that. But, these two persons were really intrigued for me because they saw what I was doing and they desired, they asked their parents, what was it and why. And, they expressed that they wanted to be some civil servants. They wanted to be potentially a city council member and so on and so forth. And, I want to recognize them today. Two in particular, one and I am going to read their names here and their parents are here. I would appreciate Casen. Casen is in pre-k. He is at University Heights. He literally saw me holding a sign and wanted to help and wanted to do that. Casen, stand up so I can see you. He enjoys dinosaurs, playing with cars and trucks and playing the PlayStation. He likes playing outside and spending time with his family. He was recently awarded Nettleton Raider of the Month in November and his parents are Jason and Candice Brooks and they are wonderful parents and wonderful entrepreneurs here in the city and I appreciate little Casen for desiring even at that young age and so, hopefully, he can take this years to come to remember being a part of Jonesboro and what we are doing. I also want to recognize little Mister Daniel McCary. There he is. He is a 7th grader at Nettleton Junior High. He started defensive end on his 7th grade team and just made the track team. He recently made all-region choir with the male choir as 19th chair for tenor too. He enjoys helping as a junior volunteer for the Ministry at Fullness of Joy. He loves video games, playing pickup basketball with his friends and other things. So, I want to say thank you to those young men and I appreciate the opportunity Mayor to present them to the audience. And, Merry Christmas to everyone as well. Thank you so much. Mayor Copenhagen said, well, thank you and I will just follow up real quick with Casen and Daniel. If you and your families would stay after, I have got a presentation that I would like to provide to each and every one of you as well. So, thank you again councilman.

Councilmember LJ Bryant said, I see Representative Ladyman in the audience and I know he was a Mayor and I know he has been one of us on the municipal side and I know Beverly and Patti both eluded to an issue that I know, I think Carol Duncan gave us an answer that I am sure is the true answer, but we didn't like the answer which is that we have some problems with out of state developers and our ability to go after them. There is maybe some laws that are in our way. I ironically said to Carol, we need some legislative help and there is Representative Ladyman. So, we are going to have to talk about that. Mayor Copenhagen said, thank you.

Councilmember Mitch Johnson said, Merry Christmas to everybody.

Councilmember John Street said, I will echo that. Merry Christmas to everyone, especially all of the hardworking men and women in the city. I think there is over 600 of them and that is what keeps everything going every day. So, God bless them and

Merry Christmas. Mayor Copenhaver said, 100%, I concur. Thank you for your comments council.

10. PUBLIC COMMENTS

Jack Ladyman, 2204 Doral Drive, said, since Councilmember Bryant brought up my name, I just wanted to say something. I like the idea of the things that you talked about tonight about improvements to streets and the grants. I submitted a letter in support of those grants that you mentioned as well. It is an indication of our city growing and trying to do things for our citizens. Also, you mentioned Alec Farmer who is now the Director. Alec has done so much for Jonesboro and Northeast Arkansas. So, we should thank him a lot for that. So, I appreciate the time. Merry Christmas to everyone. Mayor Copenhaver said, thank you Representative. We appreciate your service as well. Thank you for attending this evening.

11. ADJOURNMENT

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

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

Nay: 1 - David McClain

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk