



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Thursday, November 7, 2024

5:30 PM

Municipal Center, 300 S. Church

NOTICE: MOVED TO THURSDAY DUE TO ELECTION

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 9 - Chris Moore;Chris Gibson;Joe Hafner;Mitch Johnson;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent 3 - Brian Emison;David McClain and Anthony Coleman

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: 9 - Chris Moore;Chris Gibson;Joe Hafner;Mitch Johnson;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;David McClain and Anthony Coleman

[MIN-24:096](#)

MINUTES FOR THE CITY COUNCIL MEETING ON OCTOBER 15, 2024

Attachments: [CC Minutes 10152024](#)

This item was passed on the Consent Agenda.

[RES-24:144](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 612 W. ALLEN, PARCEL #01-144182-01610, OWNED BY OSCAR MENDOZA IN THE AMOUNT OF \$365

Attachments: [1. 612 W Allen Notice of Violation](#)
 [2. 612 W Allen Billing Request](#)
 [3. 612 W Allen Mowing Invoice](#)
 [4. 612 W Allen Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-139-2024

[RES-24:145](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 735 W. OAK, PARCEL #01-143241-07800, OWNED BY MICHELLE ELLINGTON IN THE AMOUNT OF \$275

Attachments: [1. 735 W Oak Notice of Violation](#)
 [2. 735 W Oak Billing Request](#)
 [3. 735 W Oak Mowing Invoice](#)
 [4. 735 W Oak Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-140-2024

[RES-24:146](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1620 CINDY CIRCLE, PARCEL #01-143242-27600, OWNED BY JAMES LEMAR DIXON IN THE AMOUNT OF \$315

Attachments: [1. 1620 Cindy Cir Notice of Violation](#)
 [2. 1620 Cindy Cir Billing Request](#)
 [3. 1620 Cindy Cir Mowing Invoice](#)
 [4. 1620 Cindy Cir Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-141-2024

[RES-24:147](#)

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

Attachments: [1. 3806 School St Notice of Violation](#)
 [2. 3806 School St Billing Request](#)
 [3. 3806 School St Mowing Invoice](#)
 [4. 3806 School St Council Notice](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-142-2024

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

[RES-24:139](#)

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

TO CONDEMN PROPERTY LOCATED AT: 2106 COTTON STREET, JONESBORO,
AR 72401 PARCEL # 01-144271-20700

Attachments: [2106 Cotton Inspection Report](#)
 [2106 Cotton Map](#)
 [2106 Cotton Pre Condemnation Notice](#)
 [2106 Cotton Pre Condemnation Notice Returned Sig Card](#)
 [22268940-IMG_2255](#)
 [22268952-IMG_2267](#)
 [22268955-IMG_2270](#)
 [22268959-IMG_2273](#)
 [22268960-IMG_2274](#)
 [22268963-IMG_2276](#)
 [22268974-IMG_2285](#)

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

Aye: 9 - Chris Moore;Chris Gibson;Joe Hafner;Mitch Johnson;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;David McClain and Anthony Coleman

Enactment No: R-EN-143-2024

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-24:032

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RS-1 AND I-1 TO RS-8 AND C-3 FOR PROPERTY LOCATED AT 6106 SOUTHWEST DRIVE AS REQUESTED BY BLAZER LAND HOLDING, LLC

Attachments: [Application](#)
 [Certified Mail Receipts](#)
 [Existing Zoning Map](#)
 [Proposed Zoning Map](#)
 [Publication Receipt](#)
 [REZONING Plat](#)
 [Staff Summary - CC](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-24:032 by title only. All voted aye.

Carol Caldwell, 2704 S. Culberhouse, one of the owners of Blazer Land Holdings, said, I want to explain to you all the math of RS-8 because no one has explained it properly yet. I am going to explain the math simply, real simple on RS-8, what that means. If you have a tract of land and the streets are already in you can build up to eight houses an acre. But, on new development like this, you have to put your streets in that acre. So, the most density you can get is 4.85. They said 4.9 at the Planning Commission,

but there is actually a civil engineer over there that recalculated 4.85. So, it is not as high density as you think that it is. And, then the RS-8 allows the developer, if interest rates drop next year, you can build bigger houses. It lets me reduce the density without having to go back to the Planning Department, the Planning Commission again, and back here to rezone again. So, it is just a really good zoning for someone that pays attention to the market and trying to build a nice subdivision and nice houses. So, this rezoning, this subdivision will have its own amenities out front. I can't say what they are. We are working on them, but it will have its own amenities for the people that live there. And, then on the front, part of its already zoned commercial, some of its zoned industrial. So, we are changing the industrial back to commercial on the highway. And, we are going to offer three acres, two buildings that are nice buildings to the city. The Mayor has been there. The Chief of Police has been there looking at them and the Fire Chief has been there looking at them. And, we are talking about two different issues. The rezoning and this. But, we are going to offer that to the city if you can use it for fire or police and/or both. So, we will be talking about that at a later date. The two buildings are appraised at \$1,000,000. They are nice buildings, but that would be good for the whole Valley View area if the location works for the Fire Chief. So, we have had that discussion, but I don't know if now is the time for the that, but y'all can talk to them about that later on. I am going to be coming back after we get this rezoning done to offer it and then you can talk to those two gentlemen and the Mayor about it and y'all can vote on whether you want it or not. Mayor Harold Copenhagen said, let me just go ahead and add to what Mr. Caldwell is saying. And, with that we have gone out and obviously before anything would go further with the city, we would look at environmental studies and things like that on the property. But, again, before us tonight is just the rezoning of the property. But, that is something on the table and we are always going to look at that. I mean I think that Valley View is underserved at this point and I appreciate the offer. And, we are going to go forward with due diligence. Mr. Caldwell said, thank you very much.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

[ORD-24:028](#)

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

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: 9 - Chris Moore;Chris Gibson;Joe Hafner;Mitch Johnson;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;David McClain and Anthony Coleman

Enactment No: O-EN-033-2024

ITEMS THAT HAVE BEEN HELD IN COUNCIL

[RES-24:013](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 501 Puryear St. Jonesboro, AR 72401;

Parcel # 01-143133-20100

Attachments: [501 Puryear Boarding and Securing Affidavit](#)
[501 Puryear Boarding and Securing Returned Cert Letter](#)
[501 Puryear Boarding and Securing Returned Reg Letter](#)
[501 Puryear Inspection Report](#)
[501 Puryear Map](#)
[501 Puryear Pre-condemnation Notice Affidavit](#)
[501 Puryear Pre-condemnation Returned Cert Letter](#)
[WIN 20231117 11 02 48 Pro](#)
[WIN 20231117 11 03 39 Pro](#)
[WIN 20231117 11 03 45 Pro](#)
[WIN 20231117 11 04 30 Pro](#)
[WIN 20231117 11 06 12 Pro](#)
[WIN 20231117 11 06 15 Pro](#)

Councilmember Chris Moore said, I have had a request from Code Enforcement Director Scott Roper to postpone this indefinitely.

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

Aye: 9 - Chris Moore;Chris Gibson;Joe Hafner;Mitch Johnson;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;David McClain and Anthony Coleman

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

Since our last meeting and I want to start out instead of end this time, I do want to start out a little bit with we do have an employee that's been with the city for a number of years in the Maintenance Department, Kenny Goza, he's not been given the best results and keep his family and everyone in your prayers as Kenny is struggling for his life. So, again, he's a dedicated city employee and it's hard to see your fellow employees struggle in this way. So, keep him in your prayers.

During our last meeting, we've had several events and issues to note. So, as you know, we had a press conference on October 18th, let the media know pre-condemnation actions were being taken on the old Citizens Bank Building. We've shared the updates as more information has become available and I shared some information with you before this meeting. So, if you haven't seen it, I will go ahead and read it off here in a bit.

We are proud to announce that Jonesboro's E-911 is now certified by the National Center for Missing and Exploited Children. With enhanced training and new protocols, our team is prepared to respond faster and more effectively and that counts for every second. So, Ronnie, this was one of your main objectives when you became Director and I appreciate you achieving this. This is a national program that takes us to a new level when it comes to that. So, thank you for your hard work .

Neighborhood Cleanup in November was held at Grace Baptist Church on Aggie Road.

We had a strong turnout, 8.53 tons of trash and 46 tires. The event also included our first drop-off for glass recycling as a part of a pilot program. Jonesboro has outpaced all of last year in the amount of trash collected which helps keep our community clean. The December cleanup will be December 7th, but the location has yet to be determined. These cleanups have been very successful. And, this year, we already have 100 tons of trash with over 800 tires picked up in just 11 months.

The Jonesboro Fire Department recently presented a check for a little over \$700 to a program called "Together for Her." This program provides mammograms for women who can't afford them otherwise. Funds were raised through the sale of breast cancer awareness shirts in October. So, Chief, I appreciate you and your team doing that.

JET provided free rides to the polling beginning with early voting and will provide them during the run-off election.

As you know, the first of the new trolley buses have arrived. We had a ribbon cutting last week for the trolley buses and also the connectivity trail beginning on Creath. Remember that a \$2 million grant paid 85% of the cost as a government investment in low emission public transportation. Our JET bus line is aging and the trollies are certainly an eye catching and beautiful way to transform public transit in our community and for visitors. And, the routes are expanding. The wait shelters are being upgraded and technology solutions are in the planning stages to make them a safer ride and user friendly including payment systems. We have thousands of residents who do not own vehicles. That is just another reason why we all agreed to approve pedestrian connectivity. Now, with improvements in public transportation being more useful and even enjoyable, we are serving more of our population.

The Jonesboro Animal Shelter is working especially hard against distemper which is highly contagious and highly preventable with a vaccine. The stress and hard work certainly takes a hard toll on our staff there and I am sure like me, you are grateful for their dedication. And, this is National Animal Shelter Appreciation week as well. So, please let them know how much you appreciate them. Our Animal Shelter will be hosting a low cost vaccination clinic on Saturday, November 16, 2024. Pre-registration has to be done by November 12th. A well-deserved employee of the month in November is from Animal Services, Kaylee England. She has spent four years with the city. She is currently the adoption rescue coordinator. She uses, on the side, her photography hobby to create useful, amazing photos of the animals for adoption.

October 30th was the Valley View Safety Day event with first and second graders and safety leaders at Fire Station #1, Police, DARE, E911, and others participating and it is always a great way to get the young generation acquainted with our emergency services.

Jonesboro Police partnered with the First Baptist Church and First United Methodist Church for a trunk or treat on October 30th held on Union Avenue. Chief, how many folks did we anticipate? (In the background, you can hear Police Chief Rick Elliott say 12,000+.) It was amazing night, but better yet, it was amazing for the community. MYAC was there as well. So, they coordinated all of the events. I can't say enough for everybody involved. Without the city, it wouldn't be the same. So, thank you again.

I want to congratulate Craighead County Sheriff Marty Boyd who received the Exchange Club Officer of the Year award for dedication to citizens of Craighead County. That is a big congratulations to Marty.

And, congratulations to Mark Young, President and CEO of Jonesboro Regional Chamber of Commerce for being recognized as one the of top ten executives in the first annual NEA C-Suite awards by Talk Business and Politics.

As you know, Monday is Veteran's Day and the Municipal Building will be closed. The parade which was scheduled for Saturday has been cancelled by the organizers due to the threat of inclement weather. The program has been moved indoors to the LTC Fred Turner Military Science building on the Arkansas State University campus. It begins at 10:00 a.m.

We are happy to announce that El Cinco led by Gina Gomez was awarded a \$22,000 grant for public facilities improvement grant to fund replacing their existing HVAC systems and lighting with energy efficient model for sustainability and comfort. Now, let me explain how that actually occurred. Brian and I were visiting with her and her team at their facility and we were talking about situations and she brought this up and Brian was quick to lead them into a direction of we had a grant possibility. And, so, just through that conversation, they were able to receive \$22,000 so it didn't come out of their pockets. So, Brian, I appreciate your knowledge on that and actually making that happen for them.

We are thrilled to announce the City of Jonesboro has been honored with the 2024 American Planning Association Arkansas Chapter Arkansas Plan of the Year award for communities with populations over 30,000 or more. This recognition highlights our commitment to creating an inclusive park and recreation system that serves all residents especially those with disabilities. In collaboration with Halff Associates, the City of Jonesboro Grants Department and the Jonesboro Parks and Recreation Department developed a comprehensive health accelerator plan funded by the U.S. Center for Disease Control and Prevention. This initiative focuses on improving accessibility and expanding inclusive recreational facilities throughout the municipal parks. Through focused efforts, we gathered valuable insights from individuals with disabilities, caregivers, and advocates ensuring that their voices were heard in shaping the future of our parks. This award is a testament to our dedication and enhancing the social determinants of health in our community. We are excited to incorporate the plan and our ongoing parks and recreation master plan.

Before I move on, I also just kind of want to read to you the Citizens Bank update that I provided to the general public. An update on the Citizens Bank building. It's really nothing major, but we are having many conversations throughout the week as we go forward with this. But, I want to keep Council and the public in the loop. Engineering is continuing to work with Nabholz Construction on gathering price quotes for removing the building. Naturally, there are a lot of contingencies built in that and it will make the price vary significantly. Two demolition experts have looked at the building. Estimates will vary based off of what approach is taken for the demo. I have spoken several times with property interest about possible alternative solutions. I remain hopeful that there can be shared efforts on the project, but until then, we will continue our current path towards condemnation of the structure unless otherwise noted. Legal, engineering experts, and Nabholz Construction are working as quickly as possible on this project to focus on insuring that we follow our legal process and protect the city from future liabilities. While reopening Main Street is the top priority, we have a responsibility to ensure that we act in the best interests of public funds. This will be a multimillion dollar project. Exactly how much, we simply do not know until a formal price is approved by Council. Our plan is to bring a condemnation resolution to the Public Safety Committee this month followed by a twenty day notice before it can be considered by full council.

[COM-24:055](#)

CITIZENS BANK BUILDING UPDATE BY MAYOR HAROLD COPENHAVER

Attachments: [Bank Building Reports.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember Janice Porter said, I have just a question please. The run-off election is going to be December 3, 2024. At what point will we make a decision as to when to move our meeting or will we move our meeting? Mayor Harold Copenhaver said, we could move it to that following Thursday. Councilmember Chris Moore said, that would be the 5th. Councilmember Porter said, that would be agreeable with me. I was just asking for my personal planning purposes. Mayor Copenhaver said, that is Tuesday. Councilmember Porter said, yes, that is correct. Councilmember Chris Moore said, I will make that motion. Councilmember Ann Williams said, I will second it. City Clerk April Leggett asked, what about Public Works? Mayor Copenhaver said, we can do that as well. The motion was amended by Councilmember Chris Moore and Councilmember Ann Williams to move the Public Works Council Committee meeting and the City Council meeting from Tuesday, December 3, 2024 to Thursday, December 5, 2024. All voted aye. Mayor Copenhaver said, thank you councilmember.

Councilmember Dr. Charles Coleman said, the only thing I have is that every year this is our annual Christmas Drive for toys. So, if anybody wanted to give toys to Fisher Street Community in Action, they can contact me or Juanita Huggins at my email address. We can pick them up. I appreciate you very much.

Councilmember Chris Moore said, the Mayor beat me to it, but I wanted to congratulate the Chief. The event on Trunk or Treat was excellent down there. I think 12,000 was way underestimated. I think it was probably quite a few more than that. It was really a nice event. Was the Youth Council there with them? Mayor Copenhaver said, yes sir. Councilmember Moore said, I thought I saw them all down there too. So, I just wanted to mention that. The other thing I wanted to mention, if you hadn't been lately and I know we have already opened it, but I was over there today. All of the details were finished. The dog park on Highland is really nice. And, I encourage everybody just to go by and pull in. The pavilion is finished. The dog washing facilities are finished. Everything is done over there. So, just kind of drive by and take a look at it. I think you will be impressed. I've seen quite a few people using it.

Councilmember Ann Williams said, I would like to thank Tony Thomas for following up on a concern I'd had as far as a drainage ditch on Johnson where there is a big drop off. I was concerned about the safety there. He has let me know that he has coordinated with ARDOT and gotten approval for a safety railing there. It's one of those things that is not noticeable if you drive by on Johnson, but if you are on that sidewalk there, and Mr. Gibson has gone by to look at it as well, I asked him to and he observed the same thing. It's a pretty steep drop there. It is something that once you have seen it, you can't unsee it. I asked that we pursue permission from ARDOT on that and I think that has been obtained, the plan to put a safety railing there. Mayor Copenhaver said, thank you Councilmember.

Councilmember John Street said, I just want to say that if you haven't crawled onto one of those trolleys or our trolley and looked at it, it's absolutely beautiful. There is hardwood inside, wood trim all over. Unfortunately, the second one, an hour out, a deer

jumped out in front of it and tacked it. Lee assured me the parts are already on the way. So, hopefully we will get that up and running. It just looks like we are destined to be slow. But, these things take a long, long time. And, everybody that has been on here long enough, you understand that, but some people don't. But, when you deal with federal grant money and ARDOT and stuff. But, it is well worth it. I think it was well worth it. Hopefully, we will get the rest of them in, but I know I'm excited about it. Alan, with MPO, was excited about it. Everybody that has worked on that so long are tickled to death to get it. And, I want to congratulate Councilmember Chris Moore on his reelection. Councilmember Moore said, thank you. Councilmember Street said, it is always a pleasure to work with Chris. He's a great servant. So, I look forward to working with you a few more years Chris. Mayor Copenhagen said, thank you very much for your comments.

10. PUBLIC COMMENTS

11. ADJOURNMENT

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

Aye: 9 - Chris Moore;Chris Gibson;Joe Hafner;Mitch Johnson;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;David McClain and Anthony Coleman

_____ **Date:** _____

Harold Copenhagen, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk