



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, July 20, 2021

5:30 PM

Municipal Center, 300 S. Church

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

### PUBLIC HEARING AT 5:25 P.M.

*Mayor Harold Copenhaver asked if anyone in the audience wished to speak for or against the public hearing regarding the Nestle Bond Issue. No one spoke for or against the issue.*

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

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

### 3. ROLL CALL BY CITY CLERK APRIL LEGGETT

**Present** 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain; LJ Bryant and Brian Emison

### 4. SPECIAL PRESENTATIONS

*Mayor Harold Copenhaver said, good evening council. We have several presentations this evening.*

[COM-21:032](#)

SALVATION ARMY FLAG PRESENTATION TO THE CITY OF JONESBORO BY SALVATION ARMY CAPTAINS CHARLES AND TERI SMITH

*Mayor Harold Copenhaver said, first, I would like to welcome up Captains Charles and Teri Smith with the Salvation Army. They are new to our community at the Salvation Army. We are very pleased to have them here. He would like to say a few words and make a presentation to the city. Mr. Smith said, on behalf of the Salvation Army of Jonesboro, Arkansas, we would like to present you with a copy of our flag. This flag has been here for 120 years in Jonesboro, Arkansas. We would like to present this to you and the City Council for what you all have done with the Salvation Army locally and helping us year after year to do the most good in this community. So, thank you Mr. Mayor. Mayor Copenhaver said, thank you so much.*

**Read**

[COM-21:033](#)

PRESENTATION OF THE DISTINGUISHED SERVICE AWARD TO STATE REPRESENTATIVE DWIGHT TOSH BY THE ARKANSAS MUNICIPAL LEAGUE

*Mayor Harold Copenhaver said, many of you know the gentlemen in the room. He is a representative from our community, Representative Dwight Tosh. He is chairman of the*

state agencies and government affairs committee. He also bought his best behalf, Ms. Joan with him this evening. We want to welcome you both. It is my honor, as I have received this award in the past and it means a lot from the community. This is a presentation of your hard work and dedication to the City of Jonesboro and the Municipal League representing us in the state down at the capitol. Here to make the presentation to you will be General Counsel John Wilkerson and also Jack Critcher from the Arkansas Municipal League.

Mr. John Wilkerson, AML, said, thank you council for having us. This is a beautiful building. I had never been inside the council chambers. It is good to be here. I can't tell you what it is like to have a representative like Dwight Tosh at the capitol every two years for you all and his entire area. He is an honest, straight-forward, always looking to do the right thing kind of representative. I know you all know that about him so this not going to be any surprise to you. I can tell you that he is a great committee chair. He is a true representative of really this area of course, but really all Arkansans. It is so amazing to have someone like that who will listen to us, who will hear our concerns, and work with us the best that he can. You mean a lot to us sir and with that I want to turn it over to Jack Critcher. Thank you sir.

Mr. Jack Critcher, AML, said, thank you John and thank you Mayor Copenhaver and members of the council for granting this privilege to John and me to present the Distinguished Service Award to a most deserving individual. When Captain Tosh, and I call him that because of all of his service in the State Police, when he hears about bills infringing on local control, he says not on my watch. He is not going to allow it. He really is protective of local control and that is what we are about as a city and as the Municipal League, we are all about protecting local control. No one is a stronger champion of that than Representative Dwight Tosh and it is our honor to present this award to him.

Mayor Copenhaver said, that is what serving this community is about and Representative, thank you for your service.

#### **Read**

[COM-21:034](#)

PRESENTATION BY NYIT DEAN AND CITY MEDICAL DIRECTOR DR. SHANE SPEIGHTS ON THE CORONAVIRUS DELTA VARIANT

#### **Attachments:**     [City Council Update](#)

Mayor Harold Copenhaver said, Dr. Shane Speights is going to give us an update of where we are. We have seen an immense increase in our covid cases from 50 to over 400 in two weeks. Our community needs to be aware of what is going on and we want to keep you updated as council and as community. Dr. Speights, thank you for being here. He is also our Medical Director for the city and he is also dean of the NYIT College at Arkansas State University.

Dr. Shane Speights, Dean of NYIT, said, thank you Mr. Mayor. I have just a few slides that I wanted to present to the council. Thank you for having me this evening. This is just a quick update. Much of this as most of you have been seeing this either through the local media or statewide media so to speak. So, I will go ahead and give you a brief rundown of where we are as not only a state, but as a community. This graph right here should show you, the bottom, the pink graph, is the State of Arkansas. The top right is actually Craighead County and you can see where we are. This is actually since the Covid pandemic started back last year. We were doing really well to be honest with you. We, as a state; We, as a city; We, as a county were doing really well. You can

see that we were popping along at about 150 cases a day. Hospitalizations were down significantly. Everything was moving in the right direction. And, you can see here in the right hand graph, we were doing the same here in Craighead County and the Jonesboro area. Unfortunately, they turned the opposite direction and I will explain what caused that. It is of course, the Delta variant and I will talk a little bit about that. The big thing that you need to know is that we are seeing significant exponential spread, a rapid rise. This is not something where it seems to be occurring in small, incremental increases over a period of weeks or even months. We are starting to see a rapid increase in terms of the number of cases which seems to be something that is common with this variant.

The next slide shows you where hospitalizations are in the state. That is the top left hand corner. As well as the most recent AHA data that I have got from today in the bottom right hand corner. Almost a doubling in terms of Covid hospitalizations across the state from where we were just two weeks ago. You can see our testing has picked up somewhat which is not surprising. Unfortunately, we are starting to see an uptick as well in deaths. Compared to other states, you can see that other states around us are having the same issue. Certainly, our colleagues to the north in Missouri, they were dealing with it probably for a few weeks before we were. I don't know if you have been aware of that, but in the Branson area and the Springfield area, their hospitals have been dealing with this for a while. But, really, all of the states around us are seeing a significant increase. It is all due to what you probably heard of, the Delta variant.

The Delta variant is a different strain of Covid from what we were dealing with this time last year. And, the biggest thing, or the take home point that you need to know is that it is far more contagious. It started in India. I will try to explain this. It did not start in the Delta. This is not something specific to the Delta region. The World Health Organization started calling these different variants by Greek letters in the alphabet which I thought was a mistake. It actually started in India. It started in India back in December. Actually, that is the graph in the bottom right-hand corner is the graph of India. The first curve is what they experienced with the normal Covid virus and that second one the rapid uptick is what they experienced with the Delta variant. The top left-hand corner, you can see the rapid uptick and that was in the U.K. and the top right was Indonesia. So, these are other countries that dealt with the Delta variant before us. By enlarge, unvaccinated individuals are the ones that are at highest risk. Individuals that are fully vaccinated are protected at this time. This doesn't mean that they can't get sick, it just means they don't get hospitalized and the number of deaths is much lower. We don't know if it possibly causes more severe disease. There is one study out, actually two studies that looked at this, but it is not really convincing at this point. The biggest thing is how rapidly it spreads. What I mean by that is you can see the original strain, if infected, if someone had the regular strain of Covid, they may infect 2-3 people so to speak. This new Delta variant, they infect between 6-8 people. And, so, that is why you see a rapid rise of cases. And, when you see an increased number of people getting sick, it just increases the number of hospitalizations. Again, those who are at higher risk are the ones who are unvaccinated and unfortunately, our kids under the age of 12 because there is not a vaccine available for them yet. And, so we do see them at higher risk. I have spoken with both hospitals in Jonesboro recently. They are reopening Covid units and they have both admitted to me that they are seeing younger patients in their 30's and that nature.

The symptoms are a little different. And, for those of you that have ever had the flu, and you have ever heard the difference between flu-A and flu-B, this is kind of the same thing. When you have a variant that changes, you can have some change in the symptoms. So, the symptoms of the Delta variant, you may start off with a little bit of a

*runny nose and typically a sore throat. The sore throat can actually be severe. There will be a headache, fever. And, there are actually some stomach issues that people can have with this, nausea, vomiting, diarrhea. And, there is not as much cough or loss of smell or taste. If you will remember, that is what we saw last year with the loss of smell and taste. And, so, I just wanted to bring you guys a quick update and let you know and let the council know what was going on and what we are seeing not only in our state, but in our region and kind of what we can expect moving forward. I thank you for letting me present and the Mayor asking me to. Mayor Copenhaver said, Dr. Speights, thank you so much for your comments. Again, thank you for your commitment to our community and for what you do for our city and keeping us up-to-date and abreast of the situation.*

**Read**

## **5. CONSENT AGENDA**

### *Approval of the Consent Agenda*

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

**Aye:** 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain; LJ Bryant and Brian Emison

[MIN-21:060](#)

Minutes for the City Council meeting July 6, 2021.

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

**This item was passed on the Consent Agenda.**

[RES-21:126](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 3804 GAMBLIN DRIVE, JONESBORO, ARKANSAS FOR THE PURPOSE OF FLOOD MITIGATION

**Attachments:** [07.06.2021 Purchase Property Signed Offer\\_3804 GAMBLIN](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-124-2021

[RES-21:127](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 3901 WILLOW ROAD, JONESBORO, ARKANSAS FOR THE PURPOSE OF FLOOD MITIGATION

**Attachments:** [07.06.2021 Purchase Property Signed Offer\\_3901 WILLOW](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-125-2021

**6. NEW BUSINESS***RESOLUTIONS TO BE INTRODUCED*[RES-21:155](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 915 W. OAK FROM THE ARKANSAS STATE LAND COMMISSIONER

**Attachments:**     [Minutes - 915 W Oak Avenue](#)  
                                 [Petition to Redeem - 915 W Oak Avenue](#)

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

**Aye:** 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain; LJ Bryant and Brian Emison

Enactment No: R-EN-126-2021

*ORDINANCES ON FIRST READING*[ORD-21:028](#)

AN ORDINANCE AUTHORIZING THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS TO FINANCE CERTAIN INDUSTRIAL FACILITIES; AUTHORIZING THE LEASING OF SUCH FACILITIES TO NESTLÉ PREPARED FOODS COMPANY; AUTHORIZING A TRUST INDENTURE SECURING THE BONDS; AUTHORIZING THE SALE OF THE BONDS; AUTHORIZING AND PRESCRIBING OTHER MATTERS PERTAINING THERETO

**Attachments:**     [Notice-Hearing](#)  
                                 [Resolution.wpd](#)  
                                 [Ordinance.wpd](#)  
                                 [Lease](#)  
                                 [Indenture](#)  
                                 [Guaranty](#)  
                                 [BPA](#)  
                                 [Pilot](#)

*Councilmember John Street motioned, seconded by Councilmember LJ Bryant, to suspend the rules and offer ORD-21:028 by title only. All voted aye.*

*Councilmember Charles Frierson motioned, seconded by Councilmember Dr. Charles Coleman, to suspend the rules and waive the second and third readings. All voted aye.*

*Councilmember Mitch Johnson motioned, seconded by Councilmember Ann Williams, to adopt ORD-21:028. All voted aye.*

*Councilmember Chris Moore motioned, seconded by Councilmember Chris Gibson, to adopt the emergency clause. All voted aye by roll call vote.*

Councilmember John Street motioned, seconded by Councilmember LJ Bryant, to suspend the rules and offer ORD-21:028 by title only. All voted aye.

Mayor Harold Copenhaver said, I know Mr. Thomas Leggett with Friday, Eldredge & Clark (Bond Counsel) and several representatives from Nestle are here as well. We appreciate you all being present in the Chambers this evening. Councilmember Chris Moore said, before we vote on it, could someone give an update on what Nestle's plan is? Do they plan on expanding? Mayor Copenhaver said, absolutely. Councilmember Joe Hafner asked, just for clarification, we are not voting right now? Mayor Copenhaver said, that is correct unless you waive it. City Attorney Carol Duncan said, I think they do have that request.

Mike Mann, 3300 St. Andrew's Cove, said, I am the Factory Manager at the Nestle factory in Jonesboro. Your question, sir? Councilmember Moore said, I would just like for you to kind of give us a 1,000 foot view of what you plan on doing out there. Are you going to expand the plant? Is that what the revenue bond is for? Mr. Mann said, yes sir. We are adding on 123,000 sq. ft. We are going to put a Hot Pockets line in there for Nestle and we are going to hire approximately 100 people. Councilmember Moore said, alright. Thank you very much. That is what I wanted to know. Mr. Mann said, thank you.

Councilmember Bobby Long said, I have one. He then yielded the floor to Councilmember Charles Frierson. Councilmember Frierson said, this is a no brainer. There is no cost to the city. There is no cost to the taxpayer. We have done it several times to support this wonderful industry. For that reason, I move we waive the second and third readings and we move toward adoption. Councilmember Dr. Charles Coleman seconded the motion to waive the second and third readings and move toward adoption. All voted aye. Councilmember Street motioned, seconded by Councilmember Ann Williams, to adopt.

Councilmember Long said, I had a question, but that is okay. I mean we are fine. It is not a factor of whether or not we are going to approve it. It is a factor of just getting a little bit more clarification like Councilmember Moore had asked. Not that I would vote against it, it is just that there have been questions raised that I would like to ask. But, since we have already made the motion to do that, I will refrain and I'll just talk to him later. Councilmember Mitch Johnson said, we haven't voted on it. We can still have discussion on it. Councilmember Joe Hafner said, we are still in comments. Councilmember Long said, okay, good, alright. So, with the Nestle factory expansion, how much of the factory right now is currently being utilized? Mr. Mann said, so presently the factory has five production lines running. We had built back in early 2000, we had put on what we call the bakery because we also make Digiorno pizzas and Lean Cuisine pizzas and we were going to make our own crusts. What we did was, we chose not to do that and took that land and that building and we are renovating. That is about 66,000 sq. ft. and we are adding on 57,000 sq. ft. and that includes us adding on five dock doors to the rider facility and if you drive by you will see flour silos. Councilmember Long said, I saw those. Mr. Mann said, the buildings will be fully utilized at that point and time, but we are not landlocked either. Councilmember Long said, so, you are not building an additional 123,000. You are renovating currently 57,000 and then building on an additional amount. Mr. Mann said, that is correct. Councilmember Long said, okay.

Mayor Copenhaver said, we do have a motion on the floor to adopt, all in favor say aye, all opposed say nay. All voted aye.

City Attorney Carol Duncan said, Mayor, this ordinance carried an emergency clause, but I spoke to counsel previously and he said they were not interested in pursuing the emergency clause. Is that correct? Mr. Thomas Leggett, Bond Counsel for Nestle, said, well, we usually have it. We would like it. I know it is not mentioned in the title. Ms. Duncan said, right. Mr. Leggett said, but, yeah, we would normally like it because there are some signatures and some various things that would happen before waiting out the 30-day referendum period.

Councilmember Chris Moore motioned, seconded by Chris Gibson, to adopt the emergency clause. Roll call vote was taken and all voted aye.

Mayor Copenhaver said, congratulations sir, it passes and the emergency clause as well. Thank you so much. Please keep us abreast of how things are going at Nestle. Thank you for being here this evening. Mr. Leggett said, okay, thank you.

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

**Aye:** 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

Enactment No: O-EN-028-2021

[ORD-21:032](#)

AN ORDINANCE AMENDING APPENDIX 7 OF THE STORMWATER DRAINAGE DESIGN MANUAL

**Attachments:** [07.06.2021 ARR 15000 Permit Nov 2021](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-21:032 by title only. All voted aye.

**Held at one reading**

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON SECOND READING*

[ORD-21:026](#)

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

**Held at second reading**

[ORD-21:029](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-4, LUO, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-3, GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5441 and 5443 SOUTHWEST DRIVE AS REQUESTED BY JOHN EASLEY OF ASSOCIATED ENGINEERING ON BEHALF OF DAVID AND DEBORAH HARTSHORN

**Attachments:**    [Staff Summary - City Council](#)  
[Rezoning Plat](#)  
[Application](#)  
[Conceptual Site Plan](#)  
[Signed Property Owner Notification](#)  
[USPS Receipts](#)  
[Vicinity Map](#)  
[Hartshorn email 07222021](#)

Steve Floyd, 5421 Southwest Drive, said, I, along with my sister Lisa Bowers who is also here tonight, own the property to the north and to the east of this. This is zoned residential. And then, of course, you have a subdivision to the west that of course is residential. You have residential property on three sides of this. And, it is going to drastically affect our property value if these mini-storages go in. We have mini-storages a half-mile down the road. Which we really don't need them I don't think right now. I have a list of names of several people that live around this property that are also opposing it. And, we just ask that you deny this request. Thank you. City Attorney Carol Duncan said, sir, if you want that list in the record, would you provide it to the City Clerk. That way it will be part of the record. Mr. Floyd asked, can I wait until the third reading because I have some more people wanting to sign it? Ms. Duncan said, sure, you can. Mayor Copenhaver said, that will be fine. Thank you for coming forward. Did you visit with Mr. Easley last time at the first reading? Mr. Pruitt said, no. Mayor Copenhaver said, okay. Thank you so much.

Gary Pruitt, said, this is my son Scott Pruitt and we are the people trying to hopefully build a mini-storage facility out there. The property has been sold a couple of times I believe and both times it has fallen through because the land don't perk. All of that land out there was zoned residential at one time. David Hartsthorn that owns the property that we are buying it from had to give up on the idea of residential. Back a year or two ago, I am not for sure exactly when he approached the city about rezoning it from R-1 to C-4, I don't know if he preferred C-4 over C-3, but anyway, that is how it ended up a C-4. So, when we made an offer on the property and everything, we made it contingent on us being able to build mini-storages on it. So, we realized pretty quickly that you can't build mini-storages in a C-4 zoning, so we had to get it before the Planning Commission. It seemed like everybody agreed that it would be a good fit for that property out there. I have been out in the neighborhood quite a bit talking to people. I haven't met one person, and this is the honest to goodness truth, I wouldn't lie about it, that didn't want it. The neighbor right beside it, his first name is Brandon. He asked me if he needed to come up here, he would. I said no. I don't think we will have any trouble. But, he is the only one that is affected. His property runs the full length of the back west side of it. And, I went out and talked to him and I had planned originally to put a fence up across there blocking it from the residential. And, I really listened to his wants and everything about it and his wishes. And, he asked me if I would not put a fence up there. I cut a building in half in order for the back part of that building to face that residential area. There is no revenue coming in from that other half of the building. So, this way, it just has doors on the inside of the property and we are not going to put a fence up. There is already some real beautiful, big cedar trees along there that David had to plant some buffers along there when he rezoned it from R-1 to C-4. I wanted to read this to you real quick and I will be done. I think on the storage units, we have been wanting to do this. I retired from Nucor Steel after 31 years and moved to Jonesboro about three years ago. My son has been trying to get me to get into this business for about 10-15 years. And, one of the things when they went to rezone this from R-1 to C-4 Commercial was that they agreed to some stipulations to the property. Number one, no gas filling stations were to be built there,



*no billboard advertisement, no automotive repair/collision repair, no animal care like a veterinarian or something, no hospital, no adult entertainment, no auditorium or stadium, and no freight terminal. And, we are going to honor that. That is not what we want to do anyway. We want to build mini-storages and we are going to build a nice one that I promise you will be as nice as any in town. We will have plenty of landscaping and trees and grass and curbs. It will be top-notch. So, I don't know. This gentleman's daddy was the one I assume that sold all of that land to start with. My only question to them, I have been by to see them a couple of times and no one has ever come to the door. But, he sold the property for someone to build on. It seems to me like if they wanted it residential, to stay residential, they should have not voted it back whenever they voted it commercial. So, I would just like for you to consider our desires out there and I promise you that we will be great neighbors. And, just looking forward to serving the community out there and thank you all for your time. Mayor Copenhagen said, thank you Mr. Pruitt for coming forward.*

*Councilmember Joe Hafner said, I just have one comment and Derrel, if you want to confirm this. So, this is an overlay district, correct and there are additional criteria design standards that they must meet? Planning Director Derrel Smith said, yes, it is. Councilmember Bobby Long said, maybe Derrel can answer one question and you can help me out with this, the difference between C-3 and C-4. What are some examples of the things that could be built on that property right now without rezoning it at all? Mr. Smith said, as far as neighborhood commercial. So, it would basically be smaller commercial buildings. They would have to be brick. Offices, real estate, dentist, that kind of stuff would be a C-4 type zoning. C-3 is General Commercial so it would allow heavier intensity commercial usage. But, with the limitations on it, a lot of those will be taken away. Councilmember Long said, gotcha. Thanks, Derrel.*

*Mr. Pruitt said, one of the problems with that property out there is that it is shaped like a nail. It has only got 203 feet of highway frontage. So, any offices or any commercial buildings like doctor's offices, although you can't build a hospital out there so I am assuming you don't want medical offices too. But, the problem is that land don't perk. That is the reason the company was looking at it before was a chemical company, but he needed warehouses back there. Several warehouses and they needed bathrooms and water and places to wash your hands and you would have to put a septic tank on it. Hopefully, one day we will get. The only bathroom we will have out there is for the office. And, that is why I say I think it is a perfect fit. The land out there is not any good the way that it sits as far as any kind of sewer or drainage or anything. So, I just wanted to add that. Thank you. Mayor Copenhagen said, thank you Mr. Pruitt.*

#### **Held at second reading**

#### [ORD-21:030](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY RESIDENTIAL TO I-2 GENERAL INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 6609 C.W. POST ROAD, JONESBORO, AR AS REQUESTED BY JOHN STUCKEY.

**Attachments:**    [Staff Summary - City Council](#)  
[Rezoning Plat](#)  
[Application](#)  
[Nettleton School District Email](#)  
[Notification Signed](#)  
[Pictures of Rezoning Signs](#)  
[USPS Receipts](#)

Councilmember Joe Hafner motioned, seconded by Councilmember Bobby Long, to postpone temporarily ORD-21:030 until August 3, 2021 at the request of the proponent's counsel. All voted aye. City Attorney Carol Duncan reminded the council and audience that ORD-21:030 would come back on the agenda on the second reading on August 3, 2021.

Councilmember Joe Hafner said, before the City Attorney reads this, I would like to table this item until August 3, 2021 at the legal counsel's request. Councilmember Bobby Long said, I would second that. Councilmember Chris Moore said, it would be postpone temporary. City Attorney Carol Duncan said, I think it would be postpone temporary until August 3, 2021 that way you wouldn't have to untable. Councilmember Hafner said, my motion is to postpone temporary until August 3, 2021. Councilmember Long said, and I second that. Councilmember Moore said, and we have a motion and a second and I say that we call the roll. A roll call vote was done and all voted aye. Ms. Duncan said, so to clarify if there is anyone here on this, it will be on the second reading on August 3, 2021. Councilmember Hafner said, thank you. Mayor Copenhaver said, thank you.

**A motion was made by Councilperson Joe Hafner, seconded by Councilperson Bobby Long, that this matter be Postponed Temporarily . The motion PASSED with the following vote.**

**Aye:** 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

[ORD-21:031](#)

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM R-2, MULTI-FAMILY LOW DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 3003 KINGSBURY DRIVE AS REQUESTED BY DUYEN TRAN, OWNER.

**Attachments:**     [Staff Summary - City Council](#)  
[3003 Kingsbury D-Rezoning Plat](#)  
[Rezoning Plat](#)  
[Application](#)  
[Answers to Questions](#)  
[Conceptual Layout of Building on Property](#)  
[Craighead Property Card](#)  
[USPS Receipts](#)

**Held at second reading**

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

*Mayor Harold Copenhaver reported on the following items:*

*First of all, I would like to introduce one of the newest directors to the City of Jonesboro. This is Ronnie Sturch. He started on Monday. We are excited to have you Ronnie. He comes with good credentials. He has great ideas and we look forward to his leadership as a great director and a good part of our team moving forward. Ronnie is going to be the new 911 Director. He is from Crittenden County. He had five years of previous experience and he took that to high levels. We are looking forward in working with you and the Chief as well on that. So, thank you Ronnie and we appreciate you*

*being here this evening. Thank you so much.*

*This is Alan Pillow. I believe most of the council chamber has met you. Alan is our new Metropolitan Planning Organization (MPO) Director. So, we are excited to have him. He has obviously been with the city for a while, but he has moved into a new leadership role and we are proud to have you as a team member. Thank you Alan.*

*Less than two days ago on Monday, Code Enforcement, we began our clean sweep with a new thought process in the blight situation which has been obviously an ongoing concern with this community for many years. As of yesterday and today up until noon, we visited more than 100 properties to reduce blight. These sweeps are in continuation of our plan to simply clean up Jonesboro. While officers have traditionally been assigned specific quadrants of the city, what we are doing with the sweeps are that we are becoming more organized and having a more effective approach with certain areas in the community. We want to help the individuals and we want to clean up our neighborhoods. I want to acknowledge Dr. Charles Coleman who has attended and been very helpful in role playing many of the cleanups in north Jonesboro and I appreciate your efforts Dr. Coleman and I look forward to you continuing those.*

*This past weekend, we had a Local Fest event. It was new to the community, but it was exciting to see the local bands downtown with many of their fans. I did have several restaurants that reached out to me on Sunday that said they ran out of food on Saturday. That is a good problem. We had no problems, no incidents. I commend Derrel and Danny and the Police Chief and Fire Chief and my staff worked with the coordination of the event and it went off with, I think, much success and hopefully it will grow in years to come.*

*I attended the JETS Swim meet this weekend. It was a great event. They had over 200 participants and it was attended with swimmers from all over the state. It was a hot day, but it was very successful and it was successful because it impacted the economy of our community. Councilmember Chris Moore had a daughter that competed.*

*As you probably saw, the A&P Commission hired a new Sports Manager. Her name is Renee Golas. Her recommendation is very high. We are looking forward to her working in our community and catapulting the A&P Commission to where it needs to be going. I am very proud of their commitment and the leadership by Jerry Morgan and that committee.*

*This week the city donated \$5,000 to the Disabled Veteran's Chapter 26. We have done that in the past. This is for them to have a service vehicle that is operable. The gentlemen were very pleased and honored to receive that from the city. Thank you Councilmembers for that.*

*Tomorrow, we will speaking with the State Land Commissioner, Tommy Land. He will be in town and we will tour the Veteran's Village. And we will continue on and continue to keep you up-to-date Councilmembers with the progress with the Veteran's Village as it continues.*

*As you know, STIP work on Main Street and Southwest Drive and Highland intersection has begun. Right now, it is a northbound lane connecting Southwest Drive to Highland. Expect work by the state on that corner to take more than a year. Unfortunately, it is not a quick process. We have been through it on Caraway Road. We all know that, but the end result is fantastic. So, we will continue to work on that*

*and work with Craig Light and the Engineering Department on traffic flow and also with the ARDOT as well, Brad Smithee.*

*I would like to commend our Fire Department. This week I was at an event and an individual had a mishap, whether it was a heart or a seizure, he is okay. But, I want to say thank you for our Fire Department and their medical response team. They responded and they were first on the scene, first to act, and I was proud to open the doors for them as they came thru. Everything turned out okay. But, again, it is about saving lives in this community. And, that was very impressive to witness that once again and they truly care for our citizens.*

*We are continuing to grow and improve our sidewalks in Jonesboro. I'm sure that you have seen some of the work, but if you haven't, I received a letter just this morning. It said: Mayor, I just want to say thank you to you and to council for the beautification of our sidewalks. We have now got them completed in our area and this is over in the Annie Camp/Scenic Hill area. This has added to safety. We are excited because now I see families out walking their dogs, pushing strollers, enjoying safety of the sidewalks and it makes me extremely happy to see this. Thank you from the bottom of our hearts. And that was written by Judy Casteel.*

*You are starting to see color as well, especially downtown. And, what I mean by that is our sidewalks and our youth and the Foundation of Arts and the Downtown Jonesboro Alliance for providing opportunities for young artists to present their artwork on our sidewalks and intersections. So, they are doing a great job.*

*I also wanted to give you a quick update to the mall. I hope that many of you have seen that they did an excellent job of cleaning up the mall area. Now, we have got to move to the next step. The next step is that we have been in talks with owners of multiple areas of the mall and we are proceeding through with what we hope are obviously two avenues. And that avenue is to bring additional revenue back to community through new businesses being located there or the possible sale of that which will then generate new business ventures as well going forward.*

*I also want to bring you up-to-date a little bit on the Citizens Bank building. Many of you have discussed this and have asked about this over the past several weeks. Obviously, it has been an ongoing concern of the community. And, again, as we discuss blight, this is another topic that comes up. There are many parties involved as Council Chambers know. But, we are in discussions with them as well and we have asked them and we will be looking for remedy on this situation and we might be asking for your support in the near future on that. So, I wanted to bring all of the councilmembers up-to-date.*

## **9. CITY COUNCIL REPORTS**

*Councilmember LJ Bryant said, Mayor, I just wanted to say thanks for your leadership, particularly on Covid and the pandemic and certainly after Dr. Speights report there is a lot of concern so I have complete faith in him and you on this issue and so whatever we need to do, you have our support. If we need to meet on zoom, let's meet on zoom, whatever we need to do to get this under control. Mayor Harold Copenhagen said, thank you Councilmember. I appreciate your words.*

*Councilmember Joe Hafner said, I have a few things due to us having to have a special called Finance meeting this week due to a lack of a quorum last week. I have four items that I am going to ask to be walked on. I will do them one at a time.*

RES-21:154 – Councilmember Joe Hafner motioned, seconded by Councilmember John Street, to suspend the rules and walk-on RES-21:154. All voted aye. Councilmember Chris Gibson motioned, seconded by Councilmember Joe Hafner to adopt RES-154. All voted aye.

RES-21:157 – Councilmember Joe Hafner motioned, seconded by Councilmember Chris Gibson, to suspend the rules and walk-on RES-21:157. All voted aye. Councilmember Chris Gibson motioned, seconded by Councilmember Mitch Johnson, to adopt RES-21:157. All voted aye.

RES-21:158 – Councilmember Joe Hafner motioned, seconded by Councilmember John Street, to suspend the rules and walk-on RES-21:158. All voted aye. Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to adopt RES-21:158. All voted aye.

Mayor Harold Copenhaver said, I have asked Police Chief Rick Elliott to come forward and fill in council on this request. Chief Elliott said, yes sir, thank you Mayor. As I mentioned in the Finance Committee meeting earlier that over the past year we have probably had over 12 totaled vehicles and not had a chance to replace those. Our fleet has aged. So, right now, across the country, as you all know, there is a vehicle shortage and I happen to come across three vehicles in Oklahoma that were sitting on the lot and not spoken for, two Tahoes and a truck. And, so, we have a hold placed on those vehicles to add to our inventory. Some of the money that is offsetting this expense will come from the salvage or the insurance money from the wrecked vehicles in the past. So, this is time sensitive. We are asking to move forward on this tonight because the dealer has had a hold on these vehicles for the city. There are other people across the country wanting these vehicles if we don't take them. So, we have put them off a week since we did not have Finance last week. So, we are asking tonight that we move forward with this so we can proceed with the purchase. So, does anyone have any questions? I would be glad to entertain those at this point.

ORD-21:035 – Councilmember Joe Hafner motioned, seconded by Councilmember Bobby Long, to suspend the rules and walk-on ORD-21:035. All voted aye.

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and waive the second and third readings. All voted aye.

Councilmember John Street motioned, seconded by Dr. Charles Coleman, to adopt ORD-21:035. All voted aye.

Councilmember Chris Gibson motioned, seconded by Councilmember Joe Hafner, to adopt the emergency clause. All voted aye by roll call vote.

Police Chief Rick Elliott said, thank you council.

Councilmember Chris Moore said, Mr. Mayor, I encourage you on your progress on the Citizens Bank Building considering this afternoon when I came by there, they are now barricades on the sidewalk for some form of falling debris. So, I would ask that you get in touch with the building owner and make sure he secures the sidewalk, protects the public, and we can continue to use the sidewalk even if he has to construct some kind of temporary awning over the sidewalk. So, whatever we can do as a council, we will be there to help you. Just let me know. Mayor Copenhaver said, thank you Councilmember. I appreciate that. That incident just happened late this afternoon.

*Councilmember Moore said, that is correct. Mayor Copenhaver said, it was broken glass. Councilmember Moore said, later in the afternoon, right before the council meeting is my understanding. Mayor Copenhaver said, thank you sir.*

*Councilmember Dr. Charles Coleman said, July 24, 2021 from 1-4 p.m. , we are going to be giving Johnson and Johnson shots at the Fisher Street United Methodist Church.*

[RES-21:154](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO CONTRACT WITH BLOOM PEDIATRIC THERAPY FOR SPONSORSHIP OF ONE ATHLETIC FIELD AT THE JOE MACK CAMPBELL SPORTS COMPLEX

**Attachments:** [Bloom Scan\\_20210608\\_161808](#)

*Councilmember Joe Hafner motioned, seconded by Councilmember John Street, to suspend the rules and walk-on RES-21:154. All voted aye.*

**Passed**

**Aye:** 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

Enactment No: R-EN-127-2021

[RES-21:157](#)

A RESOLUTION TO CONTRACT WITH AXIOATHLETIC A SPONSORSHIP OF FIVE OUTFIELD SIGNS AT SOUTHSIDE SOFTBALL COMPLEX

**Attachments:** [Axioathletic 6 4 2021.docx](#)

*Councilmember Joe Hafner motioned, seconded by Councilmember Chris Gibson, to suspend the rules and walk-on RES-21:157. All voted aye.*

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

**Aye:** 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

Enactment No: R-EN-128-2021

[RES-21:158](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO AMEND THE 2021 BUDGET AND PURCHASE TWO CHEVROLET PATROL TAHOES AND SUPPORTING EQUIPMENT

*Councilmember Joe Hafner motioned, seconded by Councilmember John Street, to suspend the rules and walk-on RES-21:158. All voted aye.*

*Mayor Harold Copenhaver said, I have asked Police Chief Rick Elliott to come forward and fill in council on this request. Chief Elliott said, yes sir, thank you Mayor. As I mentioned in the Finance Committee meeting earlier that over the past year we have probably had over 12 totaled vehicles and not had a chance to replace those. Our fleet has aged. So, right now, across the country, as you all know, there is a vehicle shortage and I happen to come across three vehicles in Oklahoma that were sitting on the lot and not spoken for, two Tahoes and a truck. And, so, we have a hold placed on those vehicles to add to our inventory. Some of the money that is offsetting this expense will come from the salvage or the insurance money from the wrecked vehicles in the past. So, this is time sensitive. We are asking to move forward on this tonight*

*because the dealer has had a hold on these vehicles for the city. There are other people across the country wanting these vehicles if we don't take them. So, we have put them off a week since we did not have Finance last week. So, we are asking tonight that we move forward with this so we can proceed with the purchase. So, does anyone have any questions? I would be glad to entertain those at this point.*

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

**Aye:** 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

Enactment No: R-EN-129-2021

[ORD-21:035](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF TWO POLICE PACKAGE CHEVROLET TAHOES AND SUPPORTING EQUIPMENT AND ONE POLICE PACKAGE CHEVROLET SILVERADO AND DECLARING AN EMERGENCY.

*Councilmember Joe Hafner motioned, seconded by Councilmember Bobby Long, to suspend the rules and walk-on ORD-21:035. All voted aye.*

*Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and waive the second and third readings. All voted aye.*

*Councilmember John Street motioned, seconded by Dr. Charles Coleman, to adopt ORD-21:035. All voted aye.*

*Councilmember Chris Gibson motioned, seconded by Councilmember Joe Hafner, to adopt the emergency clause. All voted aye by roll call vote.*

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

**Aye:** 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison

Enactment No: O-EN-029-2021

*Mayor Copenhaver asked, could I get Parks Director Danny Kapales to come to the podium? I picked this up today council and it is something for us all to be proud of. I wanted to say thank you for your work and all that you do for the city and the city parks in particular. Craighead Forest Park is the Best Local Park nominated for the City of Jonesboro. Thank you Danny. It is also nominated as a Kids Directory Local Park as well. And, Downtown Jonesboro Barbeque Festival, this is also a commendation for what you do and what your staff does as long, as well as, the Police and Fire and everybody else involved, from Streets and all of our departments. Again, thank you so much. Mr. Kapales said, thank you.*

## **10. PUBLIC COMMENTS**

*David McAvoy, 1524 Charles Drive, said, I just had kind of a quick question and I will*

*try to be brief with this. On the Code Enforcement sweeps that the city is now undertaking, is the city making sure to collect data, not identifying information on anyone who has had trouble with Code Enforcement, I am not asking for that, but data on the types of property whether it is commercial or residential or rental or owned data on age of the occupant, poverty level, race, so we can make sure this is being enforced fairly and that is going to be made public by chance? Mayor Harold Copenhaver said, what we can do is get that information to you. Yes, we will follow up with you. Mr. McAvoy said, the reason I said it needs to be done in a public fashion is because blight has been a serious issue growing in Jonesboro for a long time. I think there is a segment of the population that doesn't understand how severe that is particularly in certain areas of the city like on the north side and on the west end and that there are different dynamics to the problem itself. So, if we can get that data and we can make it public, maybe that can help with moving the public towards acceptance of a general solution or more public policy solutions in the future. Because, I know we have had at least one housing study to my knowledge, maybe two. I know of one for sure that looked at the blight issues and a lot of other long standing housing problems that we were having in Jonesboro. And, for the most part, the solutions that were recommended, the issues that were brought up have kind of been put on a shelf and left there. This is from several years back, maybe 2013, I think if not earlier. So, I really think bringing that data forward, making sure the public can access can help generate an understanding of this problem, what it means for our community, and start generating ideas on what we can do differently about it. Thank you. Mayor Copenhaver said, okay, thank you for your comments. We are all about transparency so, thank you for your comments.*

## **11. ADJOURNMENT**

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

**Aye:** 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain;LJ Bryant and Brian Emison



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

**Harold Copenhaver, Mayor**

**Attest:**

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

**April Leggett, City Clerk**