



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Finance & Administration Council Committee

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Tuesday, September 10, 2024

4:00 PM

Municipal Center, 300 S. Church

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### 1. CALL TO ORDER

### 2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

**Present** 6 - Joe Hafner; Charles Coleman; John Street; David McClain; Brian Emison and Anthony Coleman

**Absent** 1 - Ann Williams

### 3. APPROVAL OF MINUTES

[MIN-24:083](#)

MINUTES FOR THE FINANCE & ADMINISTRATION COUNCIL COMMITTEE MEETING ON AUGUST 27, 2024

**Attachments:** [Finance Minutes 08272024](#)

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

**Aye:** 5 - Charles Coleman; John Street; David McClain; Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

### 4. NEW BUSINESS

#### *RESOLUTIONS TO BE INTRODUCED*

[RES-24:102](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1219 HALTOM, PARCEL 01-144191-15300, OWNED BY E&C INVESTMENT, LLC IN THE AMOUNT OF \$275

**Attachments:**

- [1. 1219 Haltom Notice of Violation](#)
- [2. 1219 Haltom Billing Request](#)
- [3. 1219 Haltom Invoice Notice](#)
- [4. 1219 Haltom Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;John Street;David McClain;Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:103](#)

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

**Attachments:** [1. 616 E Oak Notice of Violation](#)  
[2. 616 E Oak Billing Request](#)  
[3. 616 E Oak Mowing Invoice](#)  
[4. 616 E Oak Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;John Street;David McClain;Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:104](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 815 WITT, PARCEL 01-144192-3600, OWNED BY JAMES III & WOODROW WALKER IN THE AMOUNT OF \$315

**Attachments:** [1. 815 Witt Notice of Violation](#)  
[2. 815 Witt Billing Request](#)  
[3. 815 Witt Mowing Invoice](#)  
[4. 815 Witt Council Notice](#)

**A motion was made by John Street, seconded by David McClain, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;John Street;David McClain;Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:105](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT MORTON LOT PARCEL # 01-144233-0300, PARCEL 01-144233-0300, OWNED BY RAYBURN FORMON C/O JULIA FORMON IN THE AMOUNT OF \$275

**Attachments:** [1. Morton Lot Parcel # 01-144233-0300 Notice of Violation](#)  
[2. Morton Lot Parcel # 01-144233-0300 Billing Request](#)  
[3. Morton Lot Parcel # 01-144233-0300 Mowing Invoice](#)  
[4. Morton Lot Parcel # 01-144233-0300 Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;John Street;David McClain;Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:106](#) 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

**Attachments:** [1. 1225 S Culberhouse Notice of Violation](#)  
[2. 1225 S Culberhouse Billing Request](#)  
[3. 1225 S Culberhouse Mowing Invoice](#)  
[4. 1225 S Culberhouse Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;John Street;David McClain;Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:107](#) 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](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;John Street;David McClain;Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:109](#) A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH PICKERING FIRM, INC. TO PERFORM PROFESSIONAL ENGINEERING SERVICES RELATED TO THE MARION BERRY PARKWAY MULTIUSE TRAIL

**Attachments:** [Marion Berry Multiuse Trail - Design](#)  
[Proposed Marion Berry Parkway Trail](#)

*Councilmember Dr. Anthony Coleman said, I'm not an engineer nor finance guy, so I just wanted to know what this meant by plus reimbursable expenses. Just kind of what that entails. Just an example of what that entails. Engineering Department Director Craig Light approached the podium and said, typically, when they get to the end of a project, and they start putting together the plan sets, the contract books, those copies are a reimbursable expense to the project. Also, times, if there's any sort of subcontracting work that has to be done. Geo Technical work or something like that could be considered as a reimbursable expense. Councilmember Dr. Anthony Coleman said, subcontracting meaning this wasn't in the original contract agreement.*

Director Craig Light said, right. If we, during a project, determine that another specialty service is needed then it would be done through a subcontractor, and it would be reimbursable to them. So, they would hire their own geo technical, if it was determined that a geo technical was needed, or structural engineer that something specialty they didn't have in-house. I'm not anticipating anything like that on this project. It's standard language in most agreements. The only time I typically see those cost are when it's an architectural service. A lot of the architectural stuff will have some reimbursable expenses actually come through. Most of the engineering projects, we don't see anything ever billed towards it. It's in there just in case.

Councilmember David McClain said, I didn't see a design, if you will, I saw, I mean there's a map, but it doesn't have what's happening. Are we taking some lanes away? What types of changes are we making? Director Craig Light approached the podium and said, I'm sorry I was not paying attention. Councilmember David McClain said, I was asking what types of changes we are making to Marion Berry. Director Craig Light said, there should be an attachment that shows. Councilmember David McClain said, it has a map that shows current that looks like someone took a highlighter. Does the highlighter represent areas we're taking away or what are we doing there? Director Craig Light said, I thought there was a different attachment to it. We actually have a preliminary drawing of it that we can send out to you. But basically, it's going to put a bicycle lane on the west side. The pedestrian accommodations will be on the east side of the roadway. So, walkers will be on the east side, bicycles on the west side. It'll be a raised bicycle path. There'd be some sort of solid barrier as it goes across the bridges since there's not going to be any space between the road and the bike way. We can definitely provide you with a copy of that sketch. I'm sorry. I thought it was part of the package that you had already.

Mayor Harold Copenhaver said, if I may. Mike is also here, as well, with Pickering Firm. \*Microphone went inaudible\* Mike Pohlman with Pickering Firm, Inc. approached the podium and said, no sir there's nothing to add. The exhibit that is part of the proposal, that actually defines the survey limits. What we're actually doing is we'll maintain the same number of lanes. We're reducing those from 12 to 10 feet for the travel lanes to give us the extra width for the multi-use path on the west side. I mean, all the lane configurations will be the same, it'll just be narrower.

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman; John Street; David McClain; Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:110](#)

A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH TRUMANN FLEX SPACE, LLC TO SELL PROPERTY LOCATED IN THE CITY LIMITS OF JONESBORO

**Attachments:** [Offier and Acceptance - Standard](#)  
[Stuckey Permanent Drainage Easement](#)  
[CW Post - ditch](#)  
[22154-002 - COJ DITCH](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;John Street;David McClain;Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:111](#)

RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE UNITED STATES DEPARTMENT OF TRANSPORTATION FY24 RAILROAD CROSSING ELIMINATION GRANT

**Attachments:** [BNSF Letter of Support - Jonesboro Rail Crossing Study - 2024 RCE](#)

*Councilmember Dr. Charles Coleman said, have we had a public community response to this? Grants Department Director Jeremy Biggs approached the podium and said, Dr. Coleman, for this grant, this is a track one grant application when we're partnering with BNSF on this for the community-wide study, no we did not have any public input for this resolution. The Gee Street project, which is following, was for the public input session. Councilmember Dr. Charles Coleman said, so it will be a combined with the railroad department? Director Jeremy Biggs said, yes. So, us getting together for the railroad crossing elimination grant application process months ago, both UP and BNSF were very welcoming and approachable, and they suggested partnering with them. And they wanted to contribute the 10% or the \$150,000 towards this match.*

*Councilmember Dr. Charles Coleman said, I think the real reason I asked this question is, not so much for the public comments, but, and maybe I might be a little off centered here. What happened to the conversation about the crossway at Patrick? In that area. Did we ever do anything with that? Councilmember John Street said, are you talking about that Tiger grant we applied for? Councilmember Dr. Charles Coleman said, yeah. Councilmember John Street said, we didn't get it. I don't know if anything else has come along to apply for on that, but I would assume that by having this study done, it would put us in a favorable position. If we were eligible for a grant for some crossing project for federal funds or available. Would it not? Mayor Harold Copenhaver said, Jeremy if I may. With this, basically what we're doing is taking the intersectional changes. And the roadway that you mentioned along with others, Airport, and this study are intersectional changes on our own roadway system on the railroad. So, then we can come together on joint projects. Councilmember Dr. Charles Coleman said, it's not that I'm against that. I just think it's a need... Mayor Harold Copenhaver said, but that is included in this study though. Director Jeremy Biggs said, Mr. Street makes a great point. If we're going to apply for construction or implementation funds in the future, this is going to be a requirement before we can even get to that step. We have to have this completed for any future overpass bridge. Councilmember Dr. Charles Coleman said, I guess that's what I was basically asking, if that was going to be a package deal.*

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;John Street;David McClain;Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:112](#)

RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE UNITED STATES DEPARTMENT OF TRANSPORTATION FY24 RAILROAD CROSSING ELIMINATION GRANT

**Attachments:** [BNSF Letter of Support - Jonesboro Rail Crossing Study - 2024 RCE](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman; John Street; David McClain; Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:113](#)

A RESOLUTION TO AMEND THE BUDGET AND WAIVE COMPETITIVE BIDDING TO AUTHORIZE THE PURCHASE OF A POLICE PACKAGE FORD INTERCEPTOR AND K-9 UNIT EQUIPMENT

**Attachments:** [Ford Interceptor](#)

*Councilmember Dr. Charles Coleman said, have we had a public community response to this? Grants Department Director Jeremy Biggs approached the podium and said, Dr. Coleman, for this grant, this is a track one grant application when we're partnering with BNSF on this for the community-wide study, no we did not have any public input for this resolution. The Gee Street project, which is following, was for the public input session. Councilmember Dr. Charles Coleman said, so it will be a combined with the railroad department? Director Jeremy Biggs said, yes. So, us getting together for the railroad crossing elimination grant application process months ago, both UP and BNSF were very welcoming and approachable, and they suggested partnering with them. And they wanted to contribute the 10% or the \$150,000 towards this match.*

*Councilmember Dr. Charles Coleman said, I think the real reason I asked this question is, not so much for the public comments, but, and maybe I might be a little off centered here. What happened to the conversation about the crossway at Patrick? In that area. Did we ever do anything with that? Councilmember John Street said, are you talking about that Tiger grant we applied for? Councilmember Dr. Charles Coleman said, yeah. Councilmember John Street said, we didn't get it. I don't know if anything else has come along to apply for on that, but I would assume that by having this study done, it would put us in a favorable position. If we were eligible for a grant for some crossing project for federal funds or available. Would it not? Mayor Harold Copenhaver said, Jeremy if I may. With this, basically what we're doing is taking the intersectional changes. And the roadway that you mentioned along with others, Airport, and this study are intersectional changes on our own roadway system on the railroad. So, then we can come together on joint projects. Councilmember Dr. Charles Coleman said, it's not that I'm against that. I just think it's a need... Mayor Harold Copenhaver said, but that is included in this study though. Director Jeremy Biggs said, Mr. Street makes a great point. If we're going to apply for construction or implementation funds in the future, this is going to be a requirement before we can even get to that step. We have to have this completed for any future overpass bridge. Councilmember Dr. Charles Coleman said, I guess that's what I was basically asking, if that was going to be a package deal.*

*Councilmember Brian Emison said, I do want to say that I applaud the efforts of cost savings, and also that we're back to buying these police cruisers from dealerships within the state of Arkansas. I know, for a long time, we were having to go outside the state to be able to find those. I was curious, on the emergency equipment upfit, there was one line item that was the 54 Duo Legacy, for about \$3,000. I was just curious what that was. Chief Rick Elliot said, siren setup. Siren and light. So, it's the siren and light package. The whole setup. It's one that does different functions. That's the standardized setup we're using across board now. So, they just do more than they did back 40 years ago with a toggle switch return on a rotating light bar. The systems a lot more complex. Councilmember Brian Emison said, gotcha. That was the only one that wasn't obvious to me, so I just wanted to follow up. Chief Rick Elliot said, different*

*from the first day when you were first looking at police cars. Councilmember Brian Emison said, yes sir. Thank you.*

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman; John Street; David McClain; Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams

[RES-24:114](#)

A RESOLUTION OF INTENT REGARDING CAPITAL IMPROVEMENTS;  
AUTHORIZING THE OFFERING OF CAPITAL IMPROVEMENT REVENUE BONDS;  
AND PRESCRIBING OTHER MATTERS PERTAINING THERETO

**Attachments:** [Handout 09102024](#)

*Chairman Joe Hafner said, before I open up the floor for questions from the committee. One of the things I think we need to make clear is, you know, why we're at this step, I think, after the last finance meeting where the Spending Plan was introduced to the Finance Committee, and we had a chance to ask questions. I think some believe that the approval of the Spending Plan would be the next step and not this. So, I'd like for the mayor and whoever to kind of tell why this is the step that we're at right now rather than approving the Spending Plan at this point. Mayor Harold Copenhaver said, sure. Thank you, Councilman Hafner. If y'all would, I appreciate Jeremy for putting this together for us all. It's what has been accomplished. If y'all got this piece of paper that was handed out. I think this gives us a really good timeline. This goes back all the way to February 2023 of different commission plans on how we've gotten to this point. The bottom line is transparency, and we've narrowed it down to projects that we feel that the community is together on, and they would like to move forward. And if you notice down on the bottom line, August 27th was when I presented to you the Capital Investment Plan itself. And we do have Paul Phillips and Steve, and if y'all can both come forward. Y'all should be familiar with Paul, and he's been in front of us before and helped the city out. But this has been 30 years since we've done, at least that long, a revenue bond. And so, we want the community to understand exactly what it is, and the authorizing resolution. If you hang with me here, just a minute. This resolution is not an approval of bonds. It's via ordinance, the purpose of authorizing this resolution is to allow the city to formally engage in the pricing of a bond market, creation of the process schedule, setting of future hearings, and eventual the marketing of the bonds for City Council approval. This resolution is not required. It's an additional step that we feel helps make the process more transparent. Now, we've had many public meetings to date, and the bonds before you, we're going to have an additional public hearing 10 days after, hopefully, council would approve this at the next council meeting. So, it won't be voted on before the election, but we also don't need to grind our city to a halt because of that. So, I've asked Paul to come tonight to explain to us the resolution here, and why we need this at this time in the process. Paul.*

*Senior Managing Director of Crews & Associates, Paul Phillips approached the podium and said, yes, thank you mayor, Mr. Chair and members of the committee. I think three points I would make about this resolution. One, \$18,500,000, that's a not to exceed. We won't wish you one penny more than would be necessary to fund the projects that have been identified. That's just an upper limit parameter, so there's a little bit of cushion there. The other thing it does in Section 5, it allows the city to reimburse themselves. If they were to spend any money on these projects before the bonds were issued. That's a pretty standard procedure. And then finally, it green lights, if you will, the professionals involved in putting this together. Basically, gives them the*

*marching orders to move forward. You know, there's a lot of lifting and documentation that has to be put together before you can finalize an offering document to present to the potential investors. And then of course, after the offering to potential investors we then insert, if you will, the final terms of that bond offering for approval by the City Council at a subsequent date. As the mayor mentioned, the date is going to be sometime after the general election, because it's not possible to get it done sooner. The timeline can be open for discussion. And one other thing, that I thought was important here, is to get this out for consideration. Didn't want to have a situation where somebody picks up the newspaper and finds out there's a notice for a public hearing and we haven't had this discussion. So, logically, presenting this, having the council consider it, if approved by the council, then we can publish the notice of public hearing. Which as to be at least 10 days in advance of that public hearing. And then, everybody has a chance, up to that point, to have their input. That's kind of what comes from, even though that's a short resolution, that's all, it does a lot. As far as going forward, we could have potentially, kind of depending on the desire of everybody, we could have the public hearing within 10 days of publication, whenever that might occur. It could occur on September 19th or sometime thereafter. I would envision probably having the public hearing early October to mid-October, meeting, and then if everything moves forward then we'd have some sort of bond offering at a subsequent date. You could potentially do it as early as a week before Thanksgiving, maybe, or some time thereafter. And of course, as far as the settlement and the availability of the proceeds, once the bond ordinance was approved by the council, as we talked before that's the ordinance that has the emergency clause and needs to have three readings in one night because that's how we lock in the interest rates, but we publish that, and we can have the funds available within 30 days. It's conceivable, you could do this before the end of the calendar year, it would be tight, but it could be done. I'm happy to address any other questions or concerns, or thoughts along that line.*

*Councilmember David McClain said, Mr. Chair, had a question. This maybe better for Steve. And the main one, Steve, what does this do to us if we lock in, or we move forward with this? What does this do before the end of the year in terms of our bonding capacity? Does this tie up our capacity, are we maxed out? Finance Department Director Steve Purtee approached the podium and said, this is a revenue bond issuance. It would only be considered for the franchise fees. And again, you'll recall our budgeting process, we set aside \$1,300,000 in this current calendar budget for a future revenue bond. And those funds are still there, they haven't been utilized otherwise. So, as far as the overall bonding capacity of the city, it would be unchanged relative to that. This is specific to this revenue stream which is the franchise fees.*

*Councilmember David McClain said, Mr. Chair, I would like to follow that up with something the mayor touched on. We are within 60 days of an election. In my opinion, if we forward this on then depending on how the election goes, if we have a new mayor, if we don't, whatever. But if we do, then that mayor is tied to this, correct? Chairman Joe Hafner said, I'll let Paul, but I would think the language would spell out what we'd be tied to. Senior Managing Director of Crews & Associates, Paul Phillips approached the podium and said, I would say that once the bond ordinance is adopted and published, you're in. Yes. Chairman Joe Hafner said, but the bond ordinance won't be voted on until after the general election? Paul Phillips said, correct. But we also don't want, you know, offer the bonds to potential investors until after that date as well. Councilmember David McClain said, so, what if there's another, I mean, if we have a runoff or something along those lines. We're tied in? Paul Phillips said, well, not until you take final decisive action, in the form of adopting that bond ordinance. So, if for some reason, after the public hearing or whatever the case, you decide to delay. We just want that delay to be identified before we actually embark on the process of*



*selling bonds.*

*Councilmember David McClain said, and Mr. Chairman, I want to touch on a couple of other things. Not for you Paul but just touch on a couple of other things. One, in this package, we've got in the bond part, when we turn to, if we go to our, on the revenue piece. We talk about the Public Safety E911 Center. If we look at that, \$6,500,000 is allocated to the E911 Center. I think \$2,000,000 of that is purchasing property. Become aware that also, there are some other stipulations within that contract, tied to this. That I don't know if that cost has been counted for. I don't feel like I have an answer to those, so I would like to ask a few questions. Does that increase the cost of the \$6,500,000? Does it not? Looking through the contract, it requires that we would, A, construct an east west entrance with central landscape. I don't see a picture; it says see exhibit A. And then also, it has a street, street specifications, that this street may be extended to the east west by the seller and its successors or signs. What's the cost of that street? Does anybody have that number? Chief Administrative Officer Brian Richardson approached the podium and said, first off, I think it's important to point out that, that contract is kind of a discussion in process, but that's kind of where we are right now on it. I believe that Craig estimated that street cost somewhere around \$200,000 or so. I can double check with him on that. But you know, in order to build this facility, we're going to need a different entrance from what we have, because the expansion of the Police Station is going to eat up that current driveway. So, these were just considerations that, if we're going to purchase that property that, obviously, the seller does not want to cut off access to his property from Caraway Road. So, this is kind of a compromise with the property owner to allow him to still have access to the back side of that property.*

*Councilmember David McClain said, alright so, the next section talks about drainage, adding drainage. What type of costs are we talking for there? Brian Richardson said, in the current discussions on that contract are that the land will be included for those improvements to create that drainage. And you know, it's kind of one of those issues that you get over there on Matthews, and we do have some runoff issues down on Matthews that come down off that hill, so hopefully this would help retain some of that water before it got down there. Like the back of Pizza Chef and stuff, like the shopping center there, has some water issues best to my understanding. And we'll need to find a way to handle some of our additional runoff from the more rooftops that are added to that project. So, I don't have a cost on that. Councilmember David McClain said, just give me a guess. Brian Richardson said, I don't have a guess on how much a retention pond is going to cost.*

*Councilmember David McClain said, ok. Next question, we've got to construct a buffer between the Police Station and the remaining tract, a 10-foot by 6-inch, 8-inch grout filled, brick landscape wall. And the next section, I don't even know if we can do this. I know you said it's still in negotiation, but the fact it's in writing. Says, the City Planner, Engineer, Fire Marshall and Metropolitan Area Planning Commission, Jonesboro City Council, as well as any other city authorities, officials or body shall review and approve the seller's preliminary street plan for the remaining portion of the seller's contiguous property. Can we do that? Legally, can we do that? Brian Richardson said, we haven't received a site plan for that property. Councilmember David McClain said, right. For a future date, how can we say for a future date that we will guarantee that the MAPC, Council, Planner, etc. will do that? Brian Richardson said, and I think that's part of the ongoing conversation. They're going to have to be ironed out before there's actually a resolution presented to the Council to approve the property. Because I think that's an important point to point out is, that the revenue bond creates a revenue stream, but you would need a subsequent resolution after the passage of the revenue bond to*

*purchase the property and approve the contract. Councilmember David McClain said, I understand that, but at the same time, we do not... We've got some cost that are being negotiated right now that we do not have a number for that cost. If this number grows from \$2,000,000 and ends up close to \$6,000,000, I don't know, we don't know that. Again, as you pointed out, we don't know because we don't know how much on a retention pond. We don't know how much this is going to cost. We're negotiating, but at the same time, we're asking us to take on that before an election. And we don't have hard, and I would prefer for us to at least have some estimates in here. I don't like this contract, number one, but number two, for us to not have any kind of, any numbers, I think would be unwise for us to move this forward.*

*The last portion that I wanted to read also. This is Section E in the scope of work. Says, if any portion of a structure is two or more stories in height, buyer agrees that there will be no windows or cameras on the north or west side of the building above the ground floor, that would provide visibility to the adjacent property which shall be owned by, and potentially later developed by, or sold for the development by seller. Chief stood here earlier, last week, and said we plan to construct a Police Station on the back side of that property. So, we're allowing this guy to determine we can't have windows or cameras on our state-of-the-art facility. Again, I think it's a bad deal. I don't feel we should forward this. Brian Richardson said, a correction on the cameras and things. It just can't be pointed in a position to where you can look onto the residential areas in the back behind the facility. I think that's all that request is, but I think that's something that, obviously, can be further hashed out before a resolution is presented to purchase the property. Councilmember David McClain said, understood. But like I said, since we don't know our numbers, I feel like the revenue bond should hold. I think we separate the ARPA funds from the revenue bond. We get projects done with ARPA funds. And then, after election, we then turn and come back and say, alright here's our projects for the revenue bond. In my opinion, everybody else can make their own decision but this is what I think should happen. Brian Richardson said, sure, and just to clarify that the revenue bond wouldn't be actually voted on until after the election. What this authorizing resolution does is allow for this continued investigation and research into this, and to allow for pricing and scheduling, and to allow Crews & Associates and his partners in his bonding process to continue gathering information. Councilmember David McClain said, thank you.*

*Councilmember Dr. Anthony Coleman said, I don't know if this is a question for Crews & Associates, but I didn't have this contract. So, it just kind of brings up some questions for me, that are somewhat vague, in that I think many of the reasons, Brian and mayor, I think some of the reasons why we need some of these things, I think it's valid. I think the ambiguity of the costs is what, and I think McClain is talking about. It really poses some questions for me, because one reason for this resolution, and you can correct me, is this allows us, or allows Crews & Associates, to kind of move forward, figure this thing out, blah blah blah. Right? So, with that being said, I'm sure y'all not doing this for free. Right? Senior Managing Director of Crews & Associates, Paul Phillips approached the podium and said, correct. Councilmember Dr. Anthony Coleman said, and so that cost would be? And I'm asking because y'all said something about reimbursable, I'm not a finance guy so y'all have to help me out here, so the cost it's going to take Crews & Associates to do this, kind of what is that, in general? And then, if, because from my understanding this is not voting on the revenue bond, I know. So, what if it doesn't pass? Then we're due those funds, that fee. So, I'm just trying to understand the fees, even before the revenue bonds and where we are, in that regard. Paul Phillips said, with regard to the professional fees that are involved in a traditional bond issue, including one payable to Crews and the others. Everyone has agreed and everyone is committee in writing that those fees are on a contingency*

basis. They're paid by bond proceeds, and so if they're going to get paid from bond proceeds the bond issue has to close, right? Councilmember Dr. Anthony Coleman said, sure. Paul Phillips said, ok, so that's how that's taking care of. And we not only, when we were engaged a couple of years ago, as financial advisor for the city. That was a competitive process, and so was the process for bond council and underwriter and trustee. So, all that's been done on a competitive RFP type of basis, and so all that's been vetted. But again, those are contingent fees, so we don't have to get reimbursed because those aren't going to be paid by the city, because they're going to be paid by bond proceeds upon closing. So that's how those professional fees are handled. Now, with regard to the reimbursements out of the traditional bond, we ask you to adopt that, if you will, because it's a requirement under the tax code that, because these are tax-exempt bonds, if you want to reimburse yourself from tax-exempt proceeds, and you don't do it within this window you're eligible to do it. Now, if you just issued the bonds right now and didn't spend any money, we don't need the reimbursement because you'll just pay for the project as you go. The reimbursement is more of a flexibility. Gives you some flexibility if you do spend any, but you may not spend any and you may not have \$1 reimbursement. That's not unusual either. What other question? I think I answered them all. Councilmember Dr. Anthony Coleman said, sure. So, I'm just a country boy from Forrest City. So basically, what you're saying is, and I'm just asking, you're saying even your fees are contingent upon this bond being issued or not, right? Paul Phillips said, that's correct. Councilmember Dr. Anthony Coleman said, and so, if they are not, then you just lost that time? Paul Phillips said, correct. Councilmember Dr. Anthony Coleman said, I've got you. Paul Phillips said, I've spent a lot of time here over the last couple of years.

Andy Shatley, 2521 Rosewood Circle, approached the podium and said, I want to say one thing. This is on my mind. The committees and the City Council are the board of this city, y'all decide what's going on. We can actually run the city without a mayor. If something happens, what do we do? We appoint somebody, right, from this council. So, this council can run the city. So, discussing an election that's coming up is, in my opinion, appropriate. So, make a decision based on what's the best interest of this city. If this city needs this, then move it forward.

Shane Bray, 1052 CR 476, Jonesboro Shooting Sports Complex, approached the podium and said, I'm here on behalf of the Jonesboro Shooting Sports Complex. I know in the budget there has been a mention of a clubhouse. I just want to bring up that we do ask that it be in the budget, and it gets completed. It was in the original plan, the original design. It's the last piece of the original plan. This clubhouse is the integral part, but also just in support of the complex. If you've not been out there, I'm a coach out there. I'm not employed by the city. I'm an equity manager vice president of a company. I managed farmland. Developed farmland. Designed things all across the nation. So, this facility that we go to right now, we're basically working out of a small, barely larger than a outhouse. We've had several functions out there with over 150 participants, and each one of those participants has additional support people. Parents, grandparents, sponsors, etc. So, we're holding a lot of events out there, and we would like to have that. I know this is probably not the full time to go through that. When it does come time, I would like to come back and really go into the details, have numbers, and specifics to show why this clubhouse. I know it's been a point, brought up, and mentioned several times. I know it's going to be an expensive adventure, but at the end of the day, it will not ever get any cheaper. Kind of like a lot of the things mentioned today, nothing gets any cheaper. I build things for a living, I tear down, I build, design, across the nation from Florida to Arizona with a big focus here on the Mississippi Delta. So, but we have a lot of kids, Mayor Copenhagen actually recognized our kids the other day and gave them a day. And so, we have local, state and also

*national winners in this program. So, if you're not familiar with trap shooting, please catch myself, maybe Director Glaub out there at the Jonesboro Shooting Sports Complex. Would be glad to go over and discuss this. Again, there's a lot of designs, we go to a lot of places, and we can decide and discuss what is needed and not needed. So again, this is a great complex and facility for Craighead and Northeast Arkansas. We pull folks from multiple states here. Just like in the baseball complex, the softball complex. This is one of my sports. Again, I've played baseball, I've coached baseball here in Craighead, kids played football, and this is another one of our sports that enhances the natural state and also Northeast Arkansas. I'd like for my name to just be noted and if there's any questions or comments I'd like to be contacted and discuss. Thank you for your time.*

*The initial vote was 3 ayes (Street, C. Coleman, Emison) to 2 nays (McClain, A. Coleman). Chairman Joe Hafner then voted aye. So, the final vote was 4 ayes (Street, C. Coleman, Emison, Hafner) to 2 nays (McClain, A. Coleman). This allowed the measure to pass.*

*Chairman Joe Hafner said, we're still going to move on though. I mean we're not going to sit here and wait on legal opinion. She can give a legal opinion after the fact, right? I mean, if it wasn't appropriate for me to vote then it won't go to.. If it doesn't pass it won't be on the agenda, but if it passes then it will be on the agenda. Councilmember David McClain said, you only vote if there's a tie. Councilmember John Street said, he can vote to pass something. He can't vote to kill something, but he can vote to pass something. Chairman Joe Hafner said, Carol can make an opinion on that. But I'm saying we don't need to sit here and wait on her, right now. If her opinion is yes, I voted appropriately then it will be on the council agenda. If I voted inappropriately, it won't be on the council agenda.*

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 4 - Joe Hafner; Charles Coleman; John Street and Brian Emison

**Nay:** 2 - David McClain and Anthony Coleman

**Absent:** 1 - Ann Williams

## **5. PENDING ITEMS**

## **6. OTHER BUSINESS**

## **7. PUBLIC COMMENTS**

## **8. ADJOURNMENT**

**A motion was made by Anthony Coleman, seconded by David McClain, that this meeting be Adjourned. The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman; John Street; David McClain; Brian Emison and Anthony Coleman

**Absent:** 1 - Ann Williams