



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Finance & Administration Council Committee

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Tuesday, November 8, 2022

4:00 PM

Municipal Center, 300 S. Church

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### 1. Call To Order

### 2. Roll Call by City Clerk April Leggett

**Present** 6 - Charles Coleman; Ann Williams; John Street; David McClain; LJ Bryant and Joe Hafner

**Absent** 1 - Brian Emison

### 3. Approval of minutes

[MIN-22:098](#)

Minutes for the Finance Committee meeting on October 25, 2022

**Attachments:** [Finance Minutes 10252022](#)

**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:** 5 - Charles Coleman; Ann Williams; John Street; David McClain and LJ Bryant

### 4. New Business

#### *ORDINANCES TO BE INTRODUCED*

[ORD-22:045](#)

AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS UNDER THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW FOR THE PURPOSE OF SECURING AND DEVELOPING INDUSTRY; TO AUTHORIZE THE SALE OF THE BONDS AND THE APPROVAL OF A BOND PURCHASE AGREEMENT AND A PAYMENT IN LIEU OF TAXES AGREEMENT IN CONNECTION THEREWITH; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING THE BONDS; TO AUTHORIZE AND PRESCRIBE CERTAIN MATTERS PERTAINING TO THE PROJECT, THE ACQUISITION, CONSTRUCTION, AND EQUIPPING THEREOF, AND THE FINANCING THEREOF; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT RELATING TO THE PROJECT; TO DECLARE AND EMERGENCY; AND FOR OTHER PURPOSES

**Attachments:**     [Bond Purchase Agreement \(Camfil 2022\)](#)  
[RNDA \(Camfil 2022\)](#)  
[Trust Indenture \(Camfil 2022\)](#)  
[Lease Agreement \(Camfil 2022\)](#)  
[PILOT Agreement \(Camfil 2022\)](#)

*Legal counsel for Camfil Michele Algood approached the podium and said, I want to point out one thing that is slightly different in this; and it's that we've included an emergency clause. And that's so that the city council has the discretion whether to put it on three readings or to advance it. If we put it on three readings, then that means that it would be potentially approved in December, and I would ask that the emergency clause be enacted so we could close prior to the end of the year. It's the only thing different about this transaction in any other way.*

*Councilmember David McClain said, Mr. Chairman, if I may, I saw that. Is there a reason? You said so you can close so they can complete the project?*

*Michele Algood said, the project is substantially completed, and what this would do, is it would make it eligible for tax abatement as of January 1. Councilmember David McClain said, for 2023. Michelle Algood said yes. So next year. So they would still pay full taxes this year, next year. So the first tax abatement payment would be for the 2023 year in 2024.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

#### RESOLUTIONS TO BE INTRODUCED

[RES-22:205](#)

RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE UNITED STATES DEPARTMENT OF TRANSPORTATION, OFFICE OF THE ASSISTANT SECRETARY FOR RESEARCH AND TECHNOLOGY, FY22 STRENGTHENING MOBILITY AND REVOLUTIONIZING TRANSPORTATION (SMART) PROGRAM, PLANNING GRANT.

**Sponsors:**     Grants

**Attachments:**     [Signal Optimization Solution \(HWY 49\) Budget](#)

*Councilmember John Street said, I did have one, but I don't see Craig here. I just wondered how those particular intersections were selected. Was it based on the traffic that we show for those for the count? I'm sure there was some reason or logic behind it, but I can think of a few tougher intersections than some of them. So I didn't know why we had those particular four; however, if we get the grant, the whole city will be eligible, so.*

*Director of the Grants Department Regina Burkett approached the podium and said, Well for one reason, we have to, the grant, you have to take care of the underserved communities. So that would take care of that area, and that's one of the stipulations, it has to be placed for the planning grant. And also when we did the study, that was the areas that had the most traffic right now.*

*Councilmember John Street said, Okay, well I just wanted, I mean, Southwest Drive and Parker Road is the tenth most dangerous intersection in the state of Arkansas, and it's the only single one that's not in Pulaski County. So I mean, and I know they are going to be doing some work on that, but I definitely think that would be worthy of a study. They have a lot of wrecks and things there in that particular area. But if it does go through, we'll be eligible for a city-wide study on those, so that would be good.*

*Director Regina Burkett said, so in 2021 those were the ones chosen that had the most traffic and the delays from what we went back and looked at. So that's how those four got chosen. Councilmember John Street said, Okay, thank you.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

[RES-22:206](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH CREWS & ASSOCIATES, INC. TO PROVIDE PROFESSIONAL FINANCIAL ADVISORY SERVICES WITH RESPECT TO FINANCIAL MATTERS OF THE CITY

**Sponsors:** Finance

**Attachments:** [2022 Jonesboro F A Agreement](#)

*Councilmember David McClain said Mr. Chairman, if I may, so selection committee determined that Crews and Associates, was this not a bid? Chairman Joe Hafner said a request for qualifications. Was it RFP or RFQ?*

*Chief Administrative Officer Brian Richardson approached the podium and said it was an RFQ process to where we had a few different people that submitted their qualifications and they go through the scoring process and a couple of in-person meetings; and the committee selected Crews and Associates is the best fit for this project. So, yeah, there's an actual official process. It's quite lengthy, but it helps ensure that everybody has to meet the same criteria and helps you select the best person. Councilmember David McClain said and this is for any project we have going forward or is this a certain period of time?*

*Brian Richardson said well obviously with the prepared food tax there's going to need to be some bond obligations that are going to be structured through that and that's just not something that we have the capacity to do in staff as far as trying to figure out the best placements for any kind of future bonds; and also there's obviously some projects in the city that we might be interested in to looking at some sort of bond packaging to cover some of those.*

*Chairman Joe Hafner said yeah, this will help with like the, if we want to take part of our franchise taxes and use those to do a bond to get some projects done. This will, Crews and Associates will help us figure out the best way to, how much can be funded, the best way to have it set up.*

*Brian Richardson said well the market is just so dynamic from one day to the next, you know, it takes a really kind of a dedicated approach to trying to figure out which type of packaging is the best financial fit for the city or for any type of project. Councilmember*

*Ann Williams said it's a specialized thing.*

*Chairman Joe Hafner said, and just to clarify too, Brian. There is a conflict of interest clause in here, you know, like if any bond should come up that Crews and Associates, you know, they're a huge organization, but there's things that kind of protect the city and protect Crews from.*

*Brian Richardson said correct. This is not an agreement to issue bonds and place bonds through Crews and Associates. This is an agreement with Crews and Associates to help direct us on what paths and avenues are the best for us to approach on any kind of future bond packages, or any kind of city local financing as well. There's a number of different options there that the city can utilize some of our existing funds and this would help identify the best bang for our buck.*

*Chairman Joe Hafner said right, and as soon as we can get the team from Crews and Associates on board, you know, we could potentially have some of these projects funded to take place next year, the planning at least to start taking place next year.*

*Brian Richardson said yeah, well the more information we have, the better off we can move forward with projects that I think we've all wanted to see, you know, really investigated and taken seriously and looked in to, so this is a step in that direction. Councilmember Ann Williams said yeah, this is great, because this is something that we have recently talked about in this committee and I think that's really great going in this direction.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

## **5. Pending Items**

## **6. Other Business**

*Councilmember John Street motioned, seconded by Councilmember Dr. Charles Coleman, to suspend the rules and walk-on RES-22:207, RES-22:208, RES-22:209, RES-22:210, RES-22:211, RES-22:212, RES-22:213, RES-22:214, RES-22:215, RES-22:216, RES-22:217. All voted aye.*

### [RES-22:207](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 204 WOODROW, JONESBORO, AR 72401, PARCEL 01-144073-23400, OWNED BY NEWEL COOTS

**Sponsors:** Code Enforcement and Finance

**Attachments:** [204 Woodrow](#)

*Chairman Joe Hafner said this one's for \$175.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:208](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 219 MILLER, JONESBORO, AR 72401, PARCEL 01-144181-59600, OWNED BY WELLS FARGO HOME MORTGAGE

**Sponsors:** Code Enforcement and Finance

**Attachments:** [219 Miller](#)

*Chairman Joe Hafner said this one's for \$365.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:209](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 500 WOODROW, JONESBORO, AR 72401, PARCEL 01-144073-18400, OWNED BY ANTHONY MGDILE

**Sponsors:** Code Enforcement and Finance

**Attachments:** [500 Woodrow](#)

*Chairman Joe Hafner said this one's for \$390.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:210](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 505 WOODROW, JONESBORO, AR 72401, PARCEL 01-144073-17500, OWNED BY THOMAS & LINDA BOBBITT

**Sponsors:** Code Enforcement and Finance

**Attachments:** [505 W Woodrow](#)

*Chairman Joe Hafner said this one's for \$440.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:211](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 600/602 N CHURCH, JONESBORO, AR 72401, PARCEL 01-144074-10300, OWNED BY JACQUELINE STANBACK

**Sponsors:** Code Enforcement and Finance

**Attachments:** [602 N Church](#)

*Chairman Joe Hafner said this one's for \$945.*

*Councilmember Dr. Charles Coleman said I have a question, Mr. Chair. This one has come up before. Is there any relationship to any family members that, because is this person passed away?*

*Chairman Joe Hafner said Mr. Roper, Is this the one you're talking about where she came and spoke at one of the last council meetings? That was a condemnation.*

*Director of Code Enforcement Scott Roper approached the podium and said correct, but she is deceased.*

*Councilmember Dr. Charles Coleman said yeah, I thought she was deceased. So how do we keep...?*

*Director Scott Roper said their family has been notified all through the process.*

*Councilmember Dr. Charles Coleman said okay, I just want to make sure, because I knew this has come up before and I knew this lady personally and I knew she was dead. Director Scott Roper said yes, sir.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:212](#)

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

**Sponsors:** Code Enforcement and Finance

**Attachments:** [616 E Oak](#)

*Chairman Joe Hafner said this one's for \$175.*

*Councilmember Ann Williams said I think this name has come up before. Chairman Joe Hafner said yes, several of them are repeaters. Councilmember Ann Williams said yeah, and I guess we're still kind of thinking about, you know, increasing the penalty for multiple recurring charges.*

*Chairman Joe Hafner said Mr. Richardson, for the record, Mr. Richardson is shaking*

*his head yes. Now he's approaching the podium.*

*Chief Administrative Officer Brian Richardson approached the podium and said just to make sure it's officially documented in the minutes. Director Roper and I have talked about looking into that, and obviously there has to be some research because any type of fine increase has to be justified on our end, so we certainly want to make sure that through this process that the city is adequately applying the cost portion of this to make sure that it truly does reflect the real cost of our staff and our equipment.*

*Councilmember LJ Bryant said and I've said before there's 10 or 15 of us sitting here right now talking about it, I mean that's worth \$175. I mean, if you took our prorated pay; and which I think we make ten bucks a day or whatever we make, but still. Brian Richardson said worth every penny. Councilmember LJ Bryant said worth every penny. Yeah, the taxpayers get their money's worth from us.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:213](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 816 HOOVER, JONESBORO, AR 72401, PARCEL 01-144181-14800, OWNED BY ROBERT WHITAKER

**Sponsors:** Code Enforcement and Finance

**Attachments:** [816 Hoover](#)

*Chairman Joe Hafner said this one's for \$350. And just to clarify, I thought Mr. Bryant's comment was very worthwhile when he talked about the time invested. I was talking about some other comments that were muttered. I wasn't discounting your comment, Mr. Bryant.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:214](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 900 HOOVER, JONESBORO, AR 72401, PARCEL 01-144181-15700, OWNED BY CLEOPHUS BRYANT

**Sponsors:** Code Enforcement and Finance

**Attachments:** [900 Hoover](#)

*Chairman Joe Hafner said this one's for \$470.*

**A motion was made by Councilperson John Street, seconded by Councilperson David McClain, that this matter be Recommended to Council . The motion**

**PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:215](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1501 GRANGER, JONESBORO, AR 72401, PARCEL 01-144082-06000, OWNED BY BRUCE CHRISTOPHER HALL

**Sponsors:** Code Enforcement and Finance

**Attachments:** [1501 Granger](#)

*Chairman Joe Hafner said this one's for \$175.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:216](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3309 MEADOR, JONESBORO, AR 72401, PARCEL 01-144281-36900, OWNED BY CORELOGIC

**Sponsors:** Code Enforcement and Finance

**Attachments:** [3309 Meador](#)

*Chairman Joe Hafner said this one's for \$215.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

[RES-22:217](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT GABRIEL CROSSING, JONESBORO, AR 72401, PARCEL 01-144151-19400, OWNED BY DIANE GASTON

**Sponsors:** Code Enforcement and Finance

**Attachments:** [Gabriel Crossing](#)

*Chairman Joe Hafner said this one's for \$265.*

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

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and LJ Bryant

**Absent:** 1 - Brian Emison

**7. Public Comments**

**8. Adjournment**

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

**Aye:** 5 - Charles Coleman; Ann Williams; John Street; David McClain and LJ Bryant