



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, August 3, 2021

5:30 PM

Municipal Center, 300 S. Church

PUBLIC WORKS COMMITTEE MEETING AT 5:00 P.M.

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK APRIL LEGGETT

Present 10 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner; LJ Bryant and Brian Emison

Absent 2 - Bobby Long and David McClain

4. SPECIAL PRESENTATIONS

State Representative Jack Ladyman was presented with the Arkansas Municipal League Distinguished Legislature award.

Mayor Harold Copenhaver presented Navy Seal Veterans, Jimmy Duke and Mark Bezik

[COM-21:036](#)

PRESENTATION OF THE DISTINGUISHED SERVICE AWARD TO STATE REPRESENTATIVE JACK LADYMAN BY THE ARKANSAS MUNICIPAL LEAGUE

Read

[COM-21:037](#)

PRESENTATION OF MEDALLIONS FOR RECOGNITION OF SERVICE TO JIMMY DUKE AND MARK BEZIK

Read

5. CONSENT AGENDA

Approval of the Consent Agenda

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Joe Hafner;LJ Bryant and Brian Emison

Absent: 2 - Bobby Long and David McClain

[MIN-21:064](#) MINUTES FOR THE CITY COUNCIL MEETING ON JULY 20, 2021

Attachments: [CC Minutes 07202021](#)

This item was passed on the Consent Agenda.

[RES-21:129](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 200 MULBERRY, JONESBORO, AR 72401, PARCEL 01-144074-09600, OWNED BY LEON JONES

Attachments: [200 Mulberry06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-130-2021

[RES-21:130](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 200 S ALLIS, JONESBORO, AR 72401, PARCEL 01-144181-40800, OWNED BY MICHAEL DUANE DARLIN

Attachments: [200 S. Allis06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-131-2021

[RES-21:131](#) 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

Attachments: [204 Woodrow06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-132-2021

[RES-21:132](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 309 N SECOND, JONESBORO, AR 72401, PARCEL 01-144182-17700, OWNED BY JOHNNY MEADOWS

Attachments: [309 Second06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-133-2021

[RES-21:133](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 317 N SECOND,

JONESBORO, AR 72401, PARCEL 01-144182-17500, OWNED BY MARSHALL MOONEY

Attachments: [317 N. Second06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-134-2021

[RES-21:134](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 405 STATE, JONESBORO, AR 72401, PARCEL 01-144171-03500, OWNED BY CHARLES E NOELL JR

Attachments: [405 State06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-135-2021

[RES-21:135](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 409 N FISHER, JONESBORO, AR 72401, PARCEL 01-144181-10500, OWNED BY PAUL D GAMBILL

Attachments: [409 Fisher06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-136-2021

[RES-21:136](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 500 ALLEN, JONESBORO, AR 72401, PARCEL 01-144181-30100, OWNED BY KENNY COLEMAN

Attachments: [500 Allen06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-137-2021

[RES-21:137](#)

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

Attachments: [616 Oak06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-138-2021

[RES-21:138](#)

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

Attachments: [816 Hoover06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-139-2021

[RES-21:140](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1014 S CULBERHOUSE, JONESBORO, AR 72401, PARCEL 01-144192-21300, OWNED BY CHARLES E NOELL JR

Attachments: [1014 S. Culberhouse06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-140-2021

[RES-21:141](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1305 OAKHURST, JONESBORO, AR 72401, PARCEL 01-143133-18700, OWNED BY DLAN FRANKLIN LLC

Attachments: [1305 Oakhurst06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-141-2021

[RES-21:142](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1314 TURNER, JONESBORO, AR 72401, PARCEL 01-144191-32500, OWNED BY TIMOTHY A HUSKEY

Attachments: [1314 Turner06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-142-2021

[RES-21:143](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1328 W HUNTINGTON, JONESBORO, AR 72401, PARCEL 01-143133-18100, OWNED BY DK1 LLC C/O RICHARD KNIGHT

Attachments: [1328 Huntington06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-143-2021

[RES-21:144](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1602 TONYA, JONESBORO, AR 72401, PARCEL 01-144082-00200, OWNED BY MARTISULL LLC

Attachments: [1602 Tonya06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-144-2021

[RES-21:145](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2101 KATHLEEN, JONESBORO, AR 72401, PARCEL 01-144271-22500, OWNED BY EDNA BOYD

Attachments: [2101 S. Kathleen06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-145-2021

[RES-21:146](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2501 MARY JANE, JONESBORO, AR 72401, PARCEL 01-144272-24200, OWNED BY KENNETH L & DENA BROADWAY

Attachments: [2501 Mary Jane06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-146-2021

[RES-21:147](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3806 SCHOOL, JONESBORO, AR 72401, PARCEL 01-144272-16500, OWNED BY PHH MORTGAGE CORPORATION

Attachments: [3806 School06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-147-2021

[RES-21:148](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 4514 KEY LARGO, JONESBORO, AR 72401, PARCEL 01-144112-05200, OWNED BY SCOTT TRASHON

Attachments: [4514 Key Largo06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-148-2021

[RES-21:149](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5407 PROSPECT ROAD, JONESBORO, AR 72401, PARCEL 01-144141-03800, OWNED BY JAMES CODY RUSSELL

Attachments: [5407 Prospect06302021](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-149-2021

RESOLUTIONS NOT ON THE CONSENT AGENDA

[RES-21:150](#) A RESOLUTION OF THE CITY OF JONESBORO TO ENTER INTO AN AGREEMENT WITH THE WEST END NEIGHBORHOOD ASSOCIATION (WENA) TO CONTINUE WORK ON CWL PARK BLAZING TO FITNESS TRAIL

Attachments: [West End Neighborhood_CDBG2021](#)

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Joe Hafner;LJ Bryant and Brian Emison

Absent: 2 - Bobby Long and David McClain

Enactment No: R-EN-150-2021

[RES-21:151](#) A RESOLUTION OF THE CITY OF JONESBORO TO ENTER INTO AN AGREEMENT WITH THE COURT APPOINTED SPECIAL ADVOCATES (CASA) "Change a Child's Story" FOR THE SECOND JUDICIAL DISTRICT FOR THE CDBG PUBLIC SERVICES PROGRAM

Attachments: [CASA_CDBG2021](#)

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Joe Hafner;LJ Bryant and Brian Emison

Absent: 2 - Bobby Long and David McClain

Enactment No: R-EN-151-2021

[RES-21:152](#) A RESOLUTION OF THE CITY OF JONESBORO TO ENTER INTO AN AGREEMENT WITH THE HOPE FOUND OF NORTHEAST ARKANSAS "PROJECT HOPE" FOR HUMAN VICTIM TRAFFICKING SERVICES AND TO IMPLEMENT COMMUNITY EDUCATION AND AWARENESS PROGRAMS

Attachments: [Hope Found of NEA_CDBG2021](#)

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Joe Hafner;LJ Bryant and Brian Emison

Absent: 2 - Bobby Long and David McClain

Enactment No: R-EN-152-2021

[RES-21:153](#)

A RESOLUTION OF THE CITY OF JONESBORO TO ENTER INTO AN AGREEMENT WITH THE HISPANIC COMMUNITY SERVICES CENTER, INC. FOR THE CDBG PUBLIC SERVICES PROGRAM.

Attachments: [Hispanic Community Services_CDBG2021](#)

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Joe Hafner;LJ Bryant and Brian Emison

Absent: 2 - Bobby Long and David McClain

Enactment No: R-EN-153-2021

6. NEW BUSINESS

7. UNFINISHED BUSINESS

ORDINANCES ON 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](#)

Held at second reading

[ORD-21:032](#)

AN ORDINANCE AMENDING APPENDIX 7 OF THE STORMWATER DRAINAGE DESIGN MANUAL

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

Held at second reading

ORDINANCES ON THIRD 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

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

Aye: 10 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner; LJ Bryant and Brian Emison

Absent: 2 - Bobby Long and David McClain

Enactment No: O-EN-030-2021

[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](#)

[Emails regarding ORD-21-029](#)

[Petition Against Rezoning 5441 and 5443 Southwest Drive 029](#)

Councilmember Joe Hafner asked Planning Director Derrel Smith to please come to the podium. Mr. Hafner went on to explain that he had called Mr. Smith earlier in the day and asked him what additional requirements the property owner would have to have since this property was in an overlay district. Mr. Smith printed out these pictures that I have given to all of the other Councilmembers and the Mayor and he asked that Mr. Smith explain these to everyone. Mr. Smith explained that this being in the overlay district it will have to be all brick or stone. There is additional buffer requirements. So, you are going to have 25-feet of landscaping along the front of the building and 10-feet down both sides and in the rear of the building. Trees will be required along the front, a monument sign will be required and the sign cannot be over 10-feet. More requirements is needed since it will be adjacent to other commercial properties, it is not like going out somewhere else and just building mini storages. Mr. Hafner stated that he noticed in the minutes of the MAPC meeting that you thought that C-3 would be the best one to ask for instead of I-2 or I-1 because that would be spot zoning. Mr. Smith explained that the area does not show Industrial on the land use plan so that is the reason we went with C-3, which allows for mini storages but keeps the industrial out.

Steve Floyd, 5421 Southwest Drive, Jonesboro. I am against this. I along with my sister Lisa Bowers who is here, we own the property to the north and to the east and it is zoned residential. Then you have a subdivision to the west that of course is residential. This particular property is zoned on three sides by residential property. I

am a former realtor here in Jonesboro and I feel this is really going to affect the residential property value if this is approved for mini-storages. I know that it was said in the last meeting that mini-storages were the only thing that could be built on this piece of property and that there were issues with the perk tests regarding the property as well. I am sorry that someone bought a piece of property that wasn't perfect. But, the property owners around this property should not suffer because someone bought a piece of property that wasn't right. I do have a list of names that I can give you that is opposed to this and we just asked that you please vote no against this for the rezoning and the mini storages. Councilmember Joe Hafner explained when it comes to rezoning some properties that it will have a negative impact on their property value. As a former realtor have you seen instances of that or is that kind of a gut feeling you have? Mr. Floyd stated that there is instances of it all over Jonesboro, there is instances of it right now down at Valley View. Commercial property has come in and is not taken care of. The Dollar General at Valley View has a fence that is in need of repairs and I have been trying for the last 7-years to get that fixed. It has not been repaired and there has been no help from no one. Trash blows all over my property from Dollar General, again, no help.

There is a construction company in that area that has stuff scattered everywhere, no help from anybody. I just feel like this isn't a good fit. We've got enough properties down there like that now, we don't need minis storages. We have mini storages a quarter-mile down the road if anybody needs one. Councilmember Hafner explained that one of the reasons that he asked about the land value is that as he was getting ready for this meeting I was doing some research and I came across a report that was from Mississippi. This particular city was getting some of the same complaints about property values going down because of the use of land. This particular appraiser that did some work regarding the same complaints. The scope of his work involved locating homes that adjoined property next to mini storages within the county where there is an active real-estate market, and then to compare those sales to homes that do not back-up or adjoin a self-storage facility. In 70% of the cases of the homes that were looked at, the property values were not impacted negatively, they actually sold for more than the homes that did not back-up to the self-storage facilities. I was just trying to get some concrete data instead of a gut feeling. I didn't find anything that said the values went down. It's kind of like multi-family, you can see reports out there that say values go down or values go up. So, I was just trying to see if you had seen that or if it was just more of a gut feeling? Mr. Floyd said, it is a gut feeling. But, like I said the commercial property that we already have down there, and anytime you have property that is not being taken care of it is going to affect the residential property next to you. You all see that all over, you place liens on property all over Jonesboro that is not being taken care of, it affects the one next to you.

John Easley, Associated Engineering representing David and Deborah Hartshorn. We are asking for the rezoning to be approved. Typically mini-storages are low traffic generating, quiet commercial with no great impact. Right now there is two commercial facilities on both sides. The Water Proofing on one side and Dollar General on the other side and then there is a large strip-mall southwest of this property. There is other land that is zoned commercial in that area. With Southwest Drive being a principal arterial by the Master Street Plan and having the Overlay District attached to it it's a commercial corridor. While we don't want commercial just everywhere, we don't consider it spot zoning. Mr. Horace Walls and his wife attended the Planning Commission meeting and spoke out in favor of it, as a matter of fact if you check the minutes Mr. Walls said that he could see no reason why it shouldn't be commercial. So, it's kind of unusual for someone to come to a planning commission meeting and speak for a commercial property. As far as the ground perking, it really doesn't matter

there is sewer 200-feet away and it will be served by public sewer. So, again we are asking you to approve it. Mr. Pruitt and his son have talked to the people in Clearview Estates to the west, in fact one of them was Mr. Pruitt's grandson's teacher. He spent a lot of time out there visiting with the people regarding this matter.

Councilmember Chris Moore asked the Mayor if he could ask Derrell Smith to give them a current list of what the property could be used for as zoned right now. So, what we are debating right now is whether or not to change the zoning to allow mini-storages. Mr. Smith came back to the podium and explained that the property is zoned C-4 and not C-3, which is neighborhood commercial and it has a LUO on it right now.

Off the top of my head there could be an Adult Business, bill boards, and things of that nature. Mr. Moore said, I think I looked at it also and it included businesses that had like veterinarian services, adult businesses, none of those could be allowed. Mr. Smith said normally what you will see is office type buildings, could be a dry cleaners, a florist or medical facility. Those are the kinds of things you see in C-4. Mr. Moore said, okay, could you build a house on it or a single family residential homes under C-4? Mr. Smith said, no. Mr. Moore asked if you could build a duplex on it under C-4. Mr. Smith said you could build above, as long as it was not on the first floor. Mr. Moore said, so, a mixed use, and Mr. Smith said yes, with residential on the second floor. Mr. Moore said, so, right now as it's zoned it's going to have a commercial use of some kind on the property. Mr. Smith said, that is correct.

Councilmember LJ Bryant said stated, he was just looking on GIS and it looks like that the Dollar General is C-4, which kind of surprises me. I wouldn't have thought that Dollar General would be zoned that way. Could it have been a conditional use or something? Mr. Smith said that was done before I was the City Planner and I am not exactly sure how that got there. It probably should have been a C-3. It could have been that they limited the hours of operation at that time.

Brian Biggs, 4012 Ridgepoint Cove. I am for the rezoning. Mr. Pruitt and his son are my friends and I do live real close to the area. I did do a little research for them of a study within about a 3-mile radius of the projected site. What I found out was that there is approximately 13,000 people that lived in that 3-mile radius. Most recent US data that has been collected states that there is a need of 1-unit for every 14 residents. So, that being said there is a need of 928 units in that 3-mile radius. Currently with the 2-mini storage units that are in that 3-mile radius there is 488 units, as of today there are only 4 available between the two that are currently out there. With the new construction that is going on with the new Orchard Subdivision at the corner of HWY 226 and 49 HWY, that need is only going to increase.

Patti Lack, 4108 Forrest Hill Road, Jonesboro. I am against this and I am a friend of Steve Floyds. To approve it is not fair and it's not right. I think you all need to see the list of residents that signed the petition, for the residents that signed stating that they do not want the storage units whether there is a need for it or not, would you want this in your neighborhood. I think it should go back to the MAPC for a conditional use permit.

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

Aye: 9 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner and Brian Emison

Nay: 1 - LJ Bryant

Absent: 2 - Bobby Long and David McClain

Enactment No: O-EN-031-2021

[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](#)

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Joe Hafner;LJ Bryant and Brian Emison

Absent: 2 - Bobby Long and David McClain

Enactment No: O-EN-032-2021

8. MAYOR'S REPORTS

We have had an exciting last two-weeks and I want to give the council an update of the trip we took to Washington D.C. This is an annual trip that the Mayor's Office takes. First I'd like to commend and say "thank you" to the Congressional Staff. We met with both our Congressman and State Senators. We talked personally with them and their entire staff and it's important that this is shared among staff because I am only one person. When they saw the impact of those that worked on it and then have the discussion among other members of their staff it's important. I have been in sales for 38-years it is our job to sell this community and show what this community is about. We have to understand and make our Congressman and Senators understand and see our passion. I can't say enough about Senator Boozman and his entire staff, he gave us 3-hours of his personal time by himself.

He spoke with our entire staff that traveled with me. I will say that he is in support of this RAISE grant as well as Senator Cotton and Congressman Rick Crawford. They all three did the same thing with their entire staff. The hands-on and the hospitality that they provided us and the citizens of Jonesboro is key. We have to ask, we have to fight for everything because other communities are going to do the same thing that we are doing and we've got to try to bring that money to Jonesboro, they appreciated the group discussions. I will say that the place we stayed did not even have cable

television, so we got to know each other pretty well.

I want to give you an update on the Shooting Sports Complex. We are moving very quickly at this point. Craig Light, the Director of Engineering has basically been the project chair on this. He is working on delegating items to be completed on the punch list so that the complex will be ready to open by the end of September. We are confident that we will be able to do it despite COVID.

July was another strong month, I am proud to announce that there was over \$22,000,000 of construction work done in the city. We conveyed this information to both State Senators and they were amazed by the work being done here in the city. So, we are being seen and noticed. There has been a swath of issues regarding suddenlink services in our community. I recently had a discussion in my office with the President of the company. We suggested a regional call center for suddenlink to be located here in Jonesboro that would consist of at least 10-individuals to provide services for this community. At this point we have not heard back from him on this project. But, he has been very helpful to resolve multiple issues that we bring directly to his attention. We are continuing to do research for the funding of broadband, we have to be competitive in this market. This community is lacking when it comes to broadband and at this point we are looking at a cost of around \$40,000,000 to \$50,000,000 for this. We continue to check out all resources to see how we can provide services for this community.

Construction continues on the Veterans Village, while this will be a City Facility, municipalities by nature are not equipped with the knowledge of staffing or administrating medical needs for individuals. So, we are continuing to explore our options for medical mental health programing necessary to truly make a difference in the lives of our veterans.

The City's Youth Counsel has announced Officers. They are, Chairman Coy Morris, Vice-Chairman John Carter, Treasure Lilly Gaines, Assistant Treasure Nathan Sammons, Secretary Elsie Harris, Assistant Secretary Taylor Cunningham, Parliamentarian Matt Hughes, and Assistant Parliamentarian Jaden Dowdy. I was in a meeting this morning with Jonesboro Unlimited and they are excited about this Youth Council, youth involvement for the future is the key to this community.

Vector Mosquito Control will be spraying pest control treatments this evening. There is also an update on our web-site so that you can see the activity of continued mosquito applications. AR-DOT is scheduled next week to start a paving preservation project on Johnson and Dan Avenue. Please take this in consideration when you travel in those areas. This project is expected to last about a month.

I do want to give you some numbers from Code Enforcement from when we started the Saturation Enforcement task. 111 warning citations were given out, and out of that owners followed up quickly to become compliant. Out of the 111 warnings only 3 were cited, I believe the next saturation site will be in the Fairview area off of Redwolf BLVD.

I would like to "thank" the medical staff in our community for their hard work and dedication. We were all hopeful that COVID was behind us but, sadly it is continuing to surge across the State. Please keep these people in your prayers as we continue to do our part to reduce COVID. Please get the vaccine, wash your hands and distance where you can.

Attachments: [Financials Overview June 2021](#)
[Schedule of Changes in F.B. and Required Reserve Report June 2021](#)
[American Rescue Plan Funds June 2021](#)
[Schedule of Revenue vs. Expense June 2021](#)
[Schedule of O&M Departmental Overview June 2021](#)
[Schedule of Fixed Asset and Cap. Imp. Detail June 2021](#)
[Deposit Collateralization Report June 2021](#)
[Sales Tax Report \(Combined\) June 2021](#)
[State Turnback Report \(Combined\) June 2021](#)
[Highway Sales Tax Report June 2021](#)

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9. CITY COUNCIL REPORTS

Councilmember John Street stated that he hoped that a plan would be in place soon to curb the theft problem out at the Public Works Facility on Dan and Lacy. I know it seems that sometimes it doesn't matter what measures you take somebody is out there planning to steal items. I know we are insured but it is still tax payer dollars and I'd hope that we could do a little more to curb that kind of activity. I know they hit us for catalytic convertors at the JETS Facility recently but, this weekend was a wholesale burglary. The other thing that I was going to ask is if there is an update on the Citizen Bank Building. Mayor Copenhaver said, let me first comment on your original statement. Unfortunately they got us before we could get our plan into place. I am real excited about the plan that the Chief of Police and his department along with the IT department, as well as other departments in the City as they are working on an overall safety program which will funnel together cameras at intersections, in our communities and in the Parks. We are going to be presenting that to Council very soon. When it comes to the Citizen Bank Facility we have got to look out for the citizens in the community's safety and we are addressing that. Code Enforcement Director Mike Tyner is working on the safety side of the issue, making sure the windows are boarded up and then hopefully we can take the orange barriers away. We will continue to keep you all updated on where we are going with that.

Councilmember Chris Moore had questions regarding where the old Ice House used to be. I have noticed that there is still a considerable amount of debris there. I noticed that there is a 3-sided shelter on the back, and a house directly to the east. Do we have any information about those? City Attorney Carol Duncan stated that she knew that the house was not included in the condemnation part of the original Ice House building, it is a separate property. Mr. Moore said okay, and then on the same property on the back there is the 3-sided shelter and a variety of vehicles, debris and rubbish, where are we at on all of that? Code Enforcement Director Mike Tyner explained that the shelter was not included in the condemnation, it actually sits separately on another parcel of property. We are working on that and the house that sits directly to the east of the Ice House is a separate property as well and I have that on my list for condemnation as well. We are working on getting the inoperative vehicles removed. Mr. Moore ask if the house to the east belongs to the same owner, Mr. Tyner said yes. Mr. Moore stated that he was glad that Mr. Street brought up the safety concerns of the Citizens Bank Building. What I see is that we have a building that has been sitting empty and unmaintained for years.

When we came to the council the last meeting, evidently parts were falling off of the

structure and the City was having to secure the sidewalk and I notice that is still where we are today. What is the long term plan, do we have any other information from a legal standpoint? Mayor Copenhaver said, as you well know we have had discussions regarding that. Mr. Tyner also gave an update on the facility as well. Mr. Tyner explained that we are going to be working with both the Planning and Inspections Department on finding a long term solution for this particular facility. Right now we are addressing the public safety aspect of the broken windows and possibly some broken fixtures overhanging the sidewalk and roadway. I am trying to identify an appropriate recipient to send legal service to. I have run into a bit of a problem of it being in an LLC that the status isn't revoked. So, I have got to see if the registered agent will accept legal service for the notices before we can proceed. Mr. Moore said, so the burden is on the City to have to secure the building to make the side walk safe? Mr. Tyner said, yes, we are stuck holding the ball on that due to inaction of the actual property owner. Mr. Moore asked the City Attorney if she had a professional opinion on how we may recoup our cost on doing all of this. Ms. Duncan said, if we can get them sited into court you can always ask of restitution for the actual cost of boarding and that type of thing. Mr. Tyner explained that under our boarding and securing ordinance, once we get into court if he doesn't meet the 10-day deadline in securing it I can also request a per-day fine for everyday that it is left unsecured. I am not sure how we would file the lien since the building isn't attached to the property. Ms. Duncan stated that it gets very complicated. Mr. Moore said right now our problems are relatively minor but, I can envision that if we run into a major problem it could be much worse and I don't want to wait until we are faced with something like that to see what our options may be. I will be looking forward to what you, council and the Mayor can determine eventually to lay out what our options are going to be on the building. Mr. Tyner stated we are working very diligently to find a solution to the problem before it gets to that point. Mayor Copenhaver stated, we want to protect the citizens of the community, and what Mr. Moore brought up is a valid point. But, we also want to protect the owner of the facility from liability and hopefully the act of everybody working together we can accomplish that. We will continue to give you updates.

10. PUBLIC COMMENTS

Patti Lack, 4108 Forrest Hill Road, Jonesboro. Sometimes I think we need to stop and think how fortunate we really are that our city has grown so quickly. But, we need to ask, is our city maintaining and taking care of the things that we have such as, streets, roads, sidewalks and our neighborhoods. I've learned that if you take care of things they will last you for a long time. My point is, is that over the years that I have been coming to you guys at city meetings there has been many ideas and discussions on how to help our city and the residents such as, impact fees, hamburger taxes, and a homeless shelter but, it all seems to be just ideas. One of those ideas happened back in January 2018 when there was a zoning request for over 100 apartment units on Savannah Hill which is on the northeast corner off of Harrisburg Road. The previous Administration, and it is on record, said that Russell Drive & Bekah Drive needed to be worked on, that it needed to be widened, and that there needed to be curbs & gutters, and guess what, it has been over 3-years and nothing has happened. So, my question is, here is another idea that we had, and it is here and gone.

Last year and earlier this year owners of Savannah Hills was approved to build over 100 more apartments that are going to be on Craighead Forest Road. Last week I met with Planning Director Derrel Smith and I asked him what the progress of that property was because there are some pipes laying on Craighead Forest Road. Mr. Smith stated that the traffic study hasn't even been done yet. I think when the traffic study is done it will be misleading because I think we are still going to be in COVID times, which we are

right now. Recent rumors has it that the owners of Savannah Hills has purchased a property on Forrest Hill Road and you all have herd Forrest Hill Road a lot from me. The reason why that purchase is going to happen is they want to build a road to be able to meet the Police and Fire requirements to build even more apartments in the future. If this happens that means another small residential street in a neighborhood is going to need widening, curbs & gutters and a million dollars' worth of improvements because of the increased traffic of apartment buildings. So, back to my first statement, are we maintaining and are we taking care of what we have before we expand.

11. ADJOURNMENT

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Joe Hafner;LJ Bryant and Brian Emison

Absent: 2 - Bobby Long and David McClain

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk