



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, September 19, 2023

5:30 PM

Municipal Center, 300 S. Church

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### SPECIAL CALLED NOMINATING & RULES COUNCIL COMMITTEE MEETING AT 4:15 P.M.

### PUBLIC SERVICES COUNCIL COMMITTEE MEETING AT 4:30 P.M.

### PUBLIC SAFETY COUNCIL 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 (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

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

### 4. SPECIAL PRESENTATIONS

[COM-23:048](#)

#### MAYOR'S YOUTH ADVANCEMENT COUNCIL FALL UPDATE

*Mayor Harold Copenhaver said, we have several special presentations this evening and one of which we have some new faces in the room. I am excited to hear about this coming year of the Mayor's Youth Council. Council, I will say that I am proud of this young group. It has grown every year. This year they have up to 72 members. We have new leaders every year. And, again, this is their community, their ideas for the future, and it is important and we engage them. So, I am looking forward to their fall presentation as they move forward into this year.*

*Roman Hart said, good afternoon. I am the Vice President of the Mayor's Youth Advancement Council. I would like to apologize, our President is at a golf tournament, Kinsey Green. We are here to give you our fall update. The very first thing we are here to present, we would like to invite you all to Boo in the 'Boro. I'm sure you have seen it all over the city. It is just the Mayor's Youth Council attempt at like getting everybody involved this Halloween, providing a safe space for families to go and enjoy the holiday. At this time, I would like to invite the rest of our board to give you our fall update. Mayor Copenhaver said, thank you.*

*Zavian Collins said, good evening and I am the Deputy Treasurer of the Mayor's Youth Advancement Council. I am happy to report that thanks to the City of Jonesboro and*

*their help with our pink trash cans for Breast Cancer Awareness projects, we currently have \$1,629.24. As a registered 501(c)3, we are required by law to be completely transparent with our books. Our profit and loss statements can be made available to you at any time upon request. I would also like to take this time to say thank you to those who purchased a pink trash can and to let those who have yet to do so, there are still more available. Please call Jonesboro City Collections or the Sanitation Department for more information. Thank you Mayor Copenhaver and City Council for your time and support. Mayor Copenhaver said, thank you Zavian.*

*Anna Claire Carter said, good evening and I am the Secretary of MYAC this year. We have taken official meeting minutes of all board and membership meetings and we would be happy to make those available to you at any time upon request. Thank you Mayor Copenhaver and City Council for your continued support. Thank you Ms. Carter.*

*Katie Wilson said, good evening. I am the parliamentarian for MYAC. It is my task to make sure that the bylaws are followed and remain relevant. Bylaws can be made available to you at any time upon request. Thank you Mayor Copenhaver and City Council for your time and support. Mayor Copenhaver said, thank you.*

*Tobin Shaw said, good evening. I will be filling in for the Taskforce Department Director of Health & Safety, Ana Sofia Bells, who unfortunately could not be here tonight. We have worked with several departments within the City of Jonesboro as well as local health and safety professionals to brainstorm and execute ideas to help keep citizens safer and more healthy as we move forward into the future. This year, the Health & Safety Taskforce plans to focus on projects involving pedestrian and traffic safety, a healthy baking class, and creating or adding to hygiene closets to all Jonesboro area schools. Beyond this, we plan to come up with and execute more ideas and projects to help improve Jonesboro safety and health. Thank you Mayor Copenhaver and City Council for your time and support. Mayor Copenhaver said, thank you sir.*

*Roman Hart said, I am also filling in for Joanne Kim, our Diversity & Inclusion Director. Diversity & Inclusion plans to work with local businesses and schools to better understand and learn more about the vast diversity within our community, arranging events and/or inviting culturally diverse groups to be guest speakers to better understand the community in MYAC. This year we plan to hold a cultural fair and attend the Valley View Fall Festival.*

*Hazim Ragab said, hello, good evening. I am the Taskforce Department Director for Planning & Engineering. We work with several departments within the City of Jonesboro as well as the Mayor himself to plan for what is to come. This year, the Planning & Engineering Taskforce will host a mountain biking race at Craighead Forest Park at Access 1, on March 2, 2024 at 8:00 a.m. We are also going to put up QR Codes at Craighead Forest Park that lead to a digital map of the park. We are also hoping to install cameras and digital signage at the JETS bus stops. Thank you Mayor Copenhaver and City Council for your time and support. Mayor Copenhaver said, thank you.*

*Ava Morgan said, good evening. I am the Taskforce Director for City Beautification. We work with several departments within the City of Jonesboro, the Downtown Jonesboro Association, Keep Jonesboro Beautiful Committee, and others to help grow a more beautiful Jonesboro. Tasks may include planning events for litter cleanups, recycling drives, painting of spaces such as murals and crosswalks. This year the City Beautification Taskforce will participate in the great Arkansas cleanup on October*

28th, paint the bathrooms at Craighead Forest Park and paint a couple of crosswalks downtown. We also plan to paint a large mural and give all Mayor's Youth Advancement Council members a chance to add their part. Other than these things, we plan to plant flowers around the Welcome to Jonesboro signs if possible. Thank you Mayor Copenhaver and City Council for your time and support. Mayor Copenhaver said, thank you.

Isabella Hirsch said, good evening. I am the Taskforce Department Director for Communications & Technology. We work with several departments within the City of Jonesboro to help us current with emerging technology as well as finding improved or new ways to communicate necessary information with citizens. We also work with local non-profits and businesses to schedule informative educational opportunities, guest speakers, and tours of local facilities. This taskforce will also be instrumental with recruitment and retention of members. This year, the Communications & Technology Taskforce will work on our social media presence in multiple ways to help us engage with the Jonesboro community. We are also planning on interviewing around 1-2 local businesses per month. For the current month, we are working with the FOA to host a drive-in movie theatre for one of their programs of their choosing. And, last, but not least, we are planning nights like a bingo night for the community, some fun events to get them engaged. Thank you Mayor Copenhaver and City Council for your time and support. Mayor Copenhaver said, thank you Ms. Hirsch.

Shelly Anderson, Executive Assistant to the Mayor, said, and this concludes the report of the Mayor's Youth Advancement Council Fall membership 2023-2024. We do have posters for Boo in the 'Boro if any of you are able to hang those up at your business. I would be happy and very thankful if you would do that. And, unless you have any questions, we are complete. Thank you for your time. Mayor Copenhaver said, I would like to say Council, again, Mrs. Anderson spends a lot of time and a lot of effort in our youth and I think they, you can see year by year, have advanced with what this Council is meaning and what their purpose is in the community. And, I applaud you Council for engaging yourself and stepping up and we are looking forward to what the year has ahead for us. So, thank you again for being here. We applaud you.

#### **Read**

#### [COM-23:050](#)

#### **BOND REVENUE PRESENTATION BY MR. PAUL PHILLIPS OF CREWS & ASSOCIATES**

Mayor Copenhaver said, next, council, we will move on to another special presentation. Mr. Paul Phillips, if you would, please come forward. Council, this has been a process over a year and a half or so that we have been working on to educate ourselves, having a plan on how we can move forward with funding projects from start to finish and the creativity of that and so we have had many meetings. And, I want to introduce tonight Mr. Phillips with Crews & Associates. I have known Mr. Phillips for a dozen years or more and he was part of a team that has come together to lead us in a direction that hopefully, you as Council, will see the motility of this project and moving forward in our community. Mr. Phillips, I will turn the floor over to you sir.

Mr. Paul Phillips said, okay, well thank you Mayor and members of the City Council and Steve. I appreciate the opportunity to be here before you tonight. As a reintroduction, I am Paul Phillips. I am Senior Managing Director at the Investment Banking Firm of Crews & Associates. My background includes roughly 35 years in the financial services industry. The last 25 of which have been with Crews & Associates where my specialty focus has been on various financing alternatives, credit facilities, debt instruments for governmental entities and non-profits, but also some for-profits. I

*did mention to the Mayor that I noticed that this said I was making a presentation and I said well, I thought this was more of an informal update to the City Council to kind of let you know where we have been and where we are at. So, I am going to call it my informal update. But, as you may recall, over a year ago, the city embarked on a formalized path to engage in a municipal advisor to assist the city with various evaluation of debt instruments and other funding alternatives that might be available to the city and in terms of funding some of the capital improvement projects that you have. And, I think, while we are certainly pleased to be the city's municipal advisor, I think in that role, the most important thing to know is that we at Crews, we have a fiduciary responsibility to the city. That means we have to place the best interest of the city before that of our own. So, we truly are here to be your experts and your advisors. And, as we give advice or suggestions, you are still the boss. You don't have to follow it. You are welcome to make the final decision. What we are going to do is take the array of information available to us and give you our best opinion. So, that is going to be what our role is going to be.*

*To give you an update, is that over the past year, we have spent a lot of time just looking on paper at various funding alternatives, different structures, and in the beginning, while there weren't projects on the board at that time, as things have evolved, there are projects on the board. There is infrastructure. There is a real-time crime center. There are some quality of life issues just to mention a few. This is a way to potentially allow you to fund all of those projects that you have put into your recently developed capital budget without having to do it on a pay as you go or wait until next year or the next year or the next year or the next year, whatever the case may be. So, where we arrived at was the consideration of issuing franchise fee revenue bonds to fund some of the capital improvements. So, your franchise fees are the revenues that the city receives from various utility providers for the right-of-way use. It is a very, very common structure in the State of Arkansas to fund capital improvements. We have utilized it with many cities around the state for a variety of different projects. Some, again, you are in good company in terms of that particular structure. It is not a general obligation to the city. It is solely and specifically secured by and repayable from the franchise fees. Again, that is something that can move relatively quickly, less complexities and some other types of financing arrangements. Again, I think we have arrived at a good place to move forward to help some of these projects.*

*Now, with regard to the process, so once we have put a definitive financing plan on the table, I guess what I would envision is that we have come back before this council with that plan and with what I will call a preliminary authorizing resolution whereby basically with your approval, we have now green lighted the process to move forward to engage the financing team to go prepare documents and take care of all of the necessary things to ultimately come back to the city council with a bond ordinance that would present the final terms and conditions, interest rates, and all of those things. Now, with regard to the timing of that, I would say that if we get this plan into place here in the next couple of weeks, I mean, this is something we can deliver the money to the city by the middle of December. And, so, assuming there is a commitment to move forward, the need is clearly there, then we are prepared and engaged to move along that timeline and make this happen this calendar year. I know I have had a lot of help from Steve and the Mayor and Brian and the whole staff and they have really been a pleasure to work with. I am highly confident that I forgot to mention something that they would love for me to mention tonight, but, so I am going to pause for a minute and just see if there are any questions about the process. Steve, if I have forgotten to say something or address any matter that you would like for me to address.*

*Mayor Copenhaver said, I think initially Paul, if you don't mind, if you would elaborate a*

little bit more about the bond itself, what it does, timeframe of the structure of the bond. Mr. Phillips asked, in terms of principle amount too? Is that kind of what we are thinking? Mayor Copenhaver said, right, yes sir. Mr. Phillips said, so I think, again, as I have mentioned, we have run a variety of different models over this time and now trying to pull this into the capital improvement process where you have ARPA funds, where you have pay as you go, you have got reserves, we have kind of landed at a franchise fee revenue bond in the \$17 million range that would be payable over a period of twenty years. And, of course, when we put that together, I mean, your franchise fees paying \$1,650,000, obviously, we are not planning on using \$1,650,000 for debt service. We backed that off and we will probably be closer to the \$1,300,000 range. So, there is plenty of cushion there should franchise fees erode in terms of collections or receipts. So, that is really what we are thinking at this stage in the game. And, of course, most of the bond issues and structures that we have put together and never make it to maturity because they get refinanced because interest rates fail or there was some money that showed up that no one anticipated and things of that nature. So, that is really what we are thinking of in terms of term, maturity, and size. Is there anything else that you want to address on that? Mayor Copenhaver said, the educational part. What can you provide for members that might have additional questions? Mr. Phillips said, I am glad you mentioned that because I had brought that up. So, for anyone that would be interested, we would volunteer time and a presentation, kind of what I would call a Bonds Basics or Bonds 101 whereby we would walk you through the process of issuing bonds, issuing debt. It would just be more or less a workshop and if anyone feels like that is going to be helpful or beneficial, then I would say if you will let Steve and/or the Mayor know, we will get that scheduled and we will do it just as quickly as the group wants to.

Mayor Copenhaver asked, Steve, are there any questions that you feel like we need to move forward with. Financial Director Steve Purtee said, I think, I appreciate Paul laying this out for us. And, you know, we kind of worked through that process for multiple months now. We have very astutely, in my opinion, the council embarked on a capital improvement plan two years ago, two budget cycles, about the end of our third budget cycle, and through that process, we had amassed \$17 million. We have currently committed that down to about \$8.7 million that is where it is as of August month end. That is the third leg of that stool if you will that will be able to assist us in funding these projects. And, that complements exactly what Paul is referencing this evening with regard to that bond program. ARPA funding is another piece to that. And, quite honestly, our revenue streams over the previous historical period have been sufficient to support ongoing capital improvement projects. You will recall in our current budget, we have \$11.7 million in capital improvement programs and that is layered into this capital improvement fund as well. So, we have all done a very good job in identifying those funds, those projects. And, by having committed more than 50% of that fund already to contracts, those projects are on their way. And, so, we are anxious to get those on farther down that path as well. And, again, the program that Paul is explaining to us this evening will just give us that springboard to just really jump into those and get into that \$35-\$40 million range relative to all of those projects combined. So, it's really looking like a great promise for us and a tremendous opportunity to get that done in an expedient fashion. So, as far as funding is concerned. So, I appreciate everyone's commitment to that and your sharing of that over the past two budget cycles. So, thank you.

Councilmember David McClain asked, so, you said this is ARPA money, pay as you go, and the bond is the piece that may be around \$17 million paid over \_\_\_?  
Councilmember Joe Hafner said, he said over 20 years. Councilmember McClain said, 20 years, okay, paid over 20 years. Mr. Phillips said, it would have a 20 year final

maturity. Councilmember McClain said, I got it, okay. Any idea of the rates we would get right now as far as \_\_\_? Mr. Phillips said, if you were doing a 20 year along the structure that we are talking about tonight, franchise fee, revenue bond, presumably an A rated type structure, a little over 4 1/2, probably, real close to the mid-4's. Councilmember McClain asked, just for general knowledge, how does this work in terms of does this make my taxes go up? I guess, explain it to me as though you would explain it to somebody, the general public. Just give me some knowledge of how does this work? Do I incur anything if we go this route? I know we are pledging our franchise fees, so we would not, but how does that \_\_\_? Mr. Phillips said, I think the simplest answer to the question is how is the individual impacted and I would say no change. Councilmember McClain said, got it, okay, thank you.

Councilmember Chris Moore said, I appreciate you coming tonight and you or Steve can answer. So, we are obligating the revenue from the franchise fees for approximately a 20 year period. If the franchise fees change, drop off, diminish, maybe we just don't meet expectations, what is our option on that. Would we just make up the difference out of the general budget? Mr. Phillips said, yes. I mean you are pledging, what you are pledging and agreeing to use for repayment source are franchise fee revenues. As we talked earlier, there is some cushion. You know, we are not up against the limit and it is a valid question because some of those fees have been a little bit stagnant, but there is nothing that ever limits, other than restricted funds for some other purpose, your ability to make up a shortfall. Councilmember Moore said, I think that is an important distinction. I mean we are talking about pledging the revenue from the franchise fees, but really, what we are talking about is we are pledging to repay this bond and we are going to use the revenue from the franchise fee and if that changes at some point over the next 20 years, we will be on the hook for that. So, I want to keep that in mind too. Thank you.

Mayor Copenhaver said, Mr. Phillips, if you would, we were talking about, council, about a 75% of that would be about \$17 million over 20 years. So, we do have that cushion of somewhat. We are seeing a little bit of stagnant numbers when it comes to franchise fees, but we are anticipating some other franchise fees that, hopefully, other government entities will be forced to be a part of here in the near future. And, so, hopefully, those will remain at least at the level they are and hopefully increase. Paul, what are you seeing in other communities? Are they using this vehicle pretty commonly? Mr. Phillips said, the franchise fee because it does have, it can be a decent size number, you know, \$1,650,000 here, you can imagine in similar, you know, in other towns, it is a large enough revenue stream that you can do something of a significant nature. So, yeah, it is very, very common. Mayor Copenhaver asked, and, you can pay this off early, correct? Mr. Phillips said, you can pay it off early and back to your question, if you see a trend you don't like and you are getting a little nervous about it, then nothing prevents us from going in and restructuring or doing something different, or whatever the case may be. We certainly would want to be proactive. And, one of the things we do is we monitor these numbers each and every year for that reason or one of the reasons.

Councilmember Dr. Charles Coleman asked, you might have said it, but what is the interest rate level now? Mr. Phillips said, well yeah, what I had said that roughly now on a 20-year structure like we were talking about here, you know, mid 4's to a little over that maybe today. Councilmember Joe Hafner said, this isn't really a question, it is more of a comment. I'm really ready for us to get moving on this. I mean, this is something that we have talked about it for years and it will be great to finally get it going and have our citizens reap the benefits of having the projects in place that can help pay for. So, I appreciate you getting it going. Mayor Copenhaver said, and, I would

*also just to educate council as well, what I really appreciate about what Crews & Associates has done, they have laid an agenda out. And, so, this isn't a hypothetical, hey, we are going to get back to it next month and we are going to bring this. There is a process to this, an educational process as well. So, we can see it move forward. The other thing is that as Councilman Hafner eluded to, this gives us the ability in the community to get projects in tow, started and completed. So, now, we get the return on that project much quicker than we would over the next five or ten years. Basically, putting that together as we come up with piece mill funding. So, again, I am looking forward to moving on with the educational part of this and we will present all of that for council. And, again, council, my door is open for any conversation and we will communicate to with Mr. Phillips, as well, if you have any questions or concerns. So, thank you so much. Mr. Phillips said, absolutely, appreciate it. Mayor Copenhagen said, I appreciate it.*

**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:** 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

#### [MIN-23:086](#)

MINUTES FOR THE CITY COUNCIL MEETING ON SEPTEMBER 5, 2023

**Attachments:** [CC Minutes 09052023](#)

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

#### [RES-23:148](#)

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 3224 S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

**Attachments:** [Offer and Acceptance - 3224 S Caraway Road](#)

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

Enactment No: R-EN-184-2023

#### [RES-23:149](#)

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 3704 S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

**Attachments:** [Offer and Acceptance - 3704 S Caraway Road](#)

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

Enactment No: R-EN-185-2023

[RES-23:169](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH MEADOWS CONTRACTORS, LLC AND AMEND THE FY2023 BUDGET FOR THE INSTALLATION OF ARTIFICIAL TURF ON SOCCER AND FOOTBALL FIELDS AT JOE MACK CAMPBELL PARK - BID NO. 2023:23

**Attachments:** [Certified Turf Bid Tab](#)

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

Enactment No: R-EN-186-2023

[RES-23:171](#) A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH BAILEY CONTRACTORS, INC. FOR THE CONSTRUCTION OF THE PARKER PARK COMMUNITY CENTER POOL ADDITION (2023:24)

**Attachments:** [Certified Bid Tab](#)  
[Parker Park Final VE Recap and Breakdowns](#)  
[Aerial REVISED 2](#)  
[9.12.23 Pool View](#)  
[Parker Park Entry View](#)

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

Enactment No: R-EN-187-2023

#### **RESOLUTIONS REMOVED FROM THE CONSENT AGENDA**

[RES-23:141](#) A RESOLUTION TO PARTICIPATE IN THE CONSTRUCTION OF SOUTHERN RIDGE BOULEVARD ACROSS THE UNDEVELOPED TWIN OAKS SECOND ADDITION TO THE CITY OF JONESBORO, OWNER CHRIS FUTRELL, TO HELP WITH EMERGENCY RESPONSE TIMES AND TO ALLEVIATE LOCAL TRAFFIC CONGESTION ASSOCIATED WITH THE UPCOMING HIGHWAY 49/PARKER ROAD IMPROVEMENT PROJECT (ARDOT # 100879)

*Patti Lack, 4108 Forest Hill Road, said, I would just like to bring up a couple of topics on this resolution that you guys are going to consider tonight. In just reading over the newspaper, I know that this was brought up on August 1st and it was temporarily postponed and it came back last September 9th and you guys moved it on to or the Public Works passed it on here to the City Council. In the newspaper today, I just would like to break down a little of the items that I just want you to consider maybe before voting yes or no on this. On the first paragraph right there, it says the reason for this is to ease traffic on congestion on I-55 and Southwest Drive. Well, that seems really important to a lot of people because it is bad over there. But, I have to tell you that by putting this road through this development, what it is going to do is really make congestion on Culberhouse. It is going to make congestion on Parker Road and if the people decide to turn left on Culberhouse, they are going to turn left on Craighead Forest Park. We know how to get around this city to divert around all of the traffic that is happening. So, when they are working on Southwest Drive and Parker and Harrisburg and Parker, that is going to be a nightmare and a half for everyone there. So to ease the traffic, I don't know if that is going to be because all we are doing is pushing off into a different area. It says the new road is going to be faster for*



emergency response. I had to tell you there is actually a road already right there that people use to cut through Southwest Drive to Culberhouse and it is on Jackson Drive. And, I think that the city recently put in two huge speed bumps and you have got to be careful not to go over that very fast on that. But, it goes through a neighborhood called Twin Oaks. It goes through Jackson Drive and it goes through Jackson Lane and it exits out on Culberhouse Road. So, when I think, why is there a need to put another road through, if the emergency vehicles could use this road right now? The improvement on Southwest Drive, I-55 and Southwest Drive, I see that it is going to be starting on some time in 2024. Hopefully, it is going to be completed quickly and it is not going to take as long as what we were thinking. But, if an emergency vehicles are having a problem right now, then this situation should have been solved a long time ago. So, hopefully, the response time isn't being disrupted right now without that road coming through right now currently. But, usually, when we see either a fire truck or a police truck, we usually pull over to the side of the road wherever they are. So, hopefully, the response time isn't being cut down that much. Southern Hills is ready to put that road through and it says they are going to put a three lane road with a bike trail and pedestrian trail. I am all for that. But, when it says this has to be done before we start moving on Southwest Drive and Harrisburg Road and Parker, I know when I went to the pre-meeting for the MAPC, I asked Derrel if that is a condition and he said, it is not necessarily a condition right now. Chris Futrell owns the property that is south of Twin Oaks. It's an old, I don't know what the nursery was called. He recently pulled his rezoning request. I don't know why he did. I was told and in here that he has no plans to develop that for a couple of years. He doesn't know what he wants to do. So, Mr. Futrell is willing to spend if you break that down about \$900,000 of his own money to put a road through his property that he doesn't necessarily know what he wants to put there right now. All I can say is that Mr. Futrell is a very nice guy. But, when I start thinking of a business person, if I had \$900,000 and I didn't know what to do with and I wasn't really planning anything, I would probably put it into a savings account. And, I called up a bank today and I asked them if I had \$900,000 and I put it into a savings account earning 5% which you can get right now, and 12 months compounded, Mr. Futrell can make \$46,140.70 in one year. That is a pretty good business deal. But, he is being nice and he is offering his land. Another situation that I want you guys to think about is the Twin Oaks subdivision. They are getting hit hard right now, from my understanding, of all the people that are cutting through that property right now because they know they can cut through that street. And, they will continue to only because that area of Southern Hills, I believe it is called Southern Oaks. Right now, they have got approved to build 78 houses north of Jackson Drive. So, those people are going to start using that one road through that one neighborhood. I'm sure that maybe some of you have gotten some calls and I'm sure that the city has gotten calls from those residents because if you remember is that there is another neighborhood in our community, it is in the Brownstone area. It is on Russell Drive and those people there have a lot of traffic from the apartments going through their community too. I know the Mayor and Craig Light and all that looked at that area to figure out how we can divert some of that traffic there. And, so far, we haven't figured out a way to divert that traffic. So, these people are going to be in that same situation whether we build another road or not. So, it goes back to if we keep on continuing to develop our city, which is a wonderful thing, we are not improving our roads to meet those needs. So, my question to all of you tonight is, what is the main reason to approve the spending of the \$450,000 of the citizens tax dollars to do this road through this property? Is it one because we want to improve congestion? Because if we are just moving cars around from one place to another that is not really helping out right now or solving the problems. If it is the response team, currently, I hope that the response team is at their appropriate time and we are not missing out on any type of emergency. But, the construction on Southwest Drive and I-55 and Harrisburg and Parker is only going to

*be temporary. It doesn't mean that at some time, maybe this road would be a good idea, but I think that what we need to do is improve those areas first. We need to improve Parker Road so that it can handle traffic from both sides, which I don't know if that is in the plans. But, also too, Culberhouse is going to get hit hard by all of that traffic too. And, if we don't have plans for that neighborhood, then once again, we are going to be in a situation that we are trying to improve something while trying to develop the city. So, I just want you guys to think about all of those scenarios. Are we doing it for a congestion or are we doing it because of the emergency response time which hopefully is not being disrupted right now. So, thank you.*

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

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

Enactment No: R-EN-188-2023

[RES-23:151](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 300 N Third St. Jonesboro, AR 72401; Parcel # 01-144182-18000; OWNER: Tyrone L. Futrell

**Attachments:**     [300 N Third Inspection Report](#)  
[300 N Third Map](#)  
[300 N Third Pre-Condemnation Notice Affidavit](#)  
[300 N Third Pre-Condemnation Returned Signature Card](#)  
[WIN\\_20230516\\_10\\_59\\_37\\_Pro](#)  
[WIN\\_20230516\\_10\\_59\\_58\\_Pro](#)  
[WIN\\_20230516\\_11\\_13\\_17\\_Pro](#)  
[WIN\\_20230516\\_11\\_13\\_47\\_Pro](#)  
[WIN\\_20230516\\_11\\_14\\_47\\_Pro](#)  
[WIN\\_20230516\\_11\\_15\\_40\\_Pro](#)

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

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

Enactment No: R-EN-189-2023

[RES-23:170](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO CONVEY A UTILITIES EASEMENT TO CITY WATER AND LIGHT (CWL)

**Attachments:**     [Tract 15 - City of Jonesboro Agreement](#)

*Councilmember John Street asked to abstain due to his position on the board for CWL.*

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

**Aye:** 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;Charles Coleman;LJ Bryant and Ann Williams

**Abstain:** 1 - John Street

Enactment No: R-EN-190-2023

## **6. NEW BUSINESS**

### *ORDINANCES ON FIRST READING*

[ORD-23:035](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-2 TO RS-2 FOR PROPERTY LOCATED AT HANCOCK ROAD AS REQUESTED BY WOOD ENGINEERING ON BEHALF OF DALE AND DARLENE WOOD

**Attachments:** [Hancock Road Rezoning Plat](#)  
[Rezoning Application-Hancock Rd](#)  
[Notification Receipt](#)  
[Staff Summary - C.C.](#)

*Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-23:035 by title only. All voted aye.*

**Held at one reading**

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON SECOND READING*

[ORD-23:032](#) AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

**Held at second reading**

[ORD-23:033](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 TO C-3 LUO FOR PROPERTY LOCATED AT 5914 E. JOHNSON AVENUE AS REQUESTED BY HORIZON LAND SURVEYING

**Attachments:** [Staff Summary - C.C.](#)  
[Application](#)  
[Certified Mail Receipts](#)  
[Plat](#)

**Held at second reading**

[ORD-23:034](#) AN ORDINANCE FOR THE APPROVAL OF AN APPLICATION FOR A PRIVATE CLUB PERMIT FOR JONESBORO STUDIO SOCIAL CLUB, DBA JONESBORO

## CINEMA GRILL

**Attachments:** [Jonesboro Cinema Grill Application\\_Redacted](#)  
[GREENSBORO VILLAGE THEATRE HOLDINGS LLC-01-144091-00500 - A](#)  
[Greensboro Village Theatre Holdings LLC SOS](#)  
[Jonesboro Studio Social SOS](#)  
[Lease](#)  
[Sublease](#)  
[Malco Emails](#)

**Held at second reading**

*ORDINANCES ON THIRD READING*[ORD-23:030](#)

AN ORDINANCE TO REPEAL AND REPLACE SECTION 117-329 - FENCES OF THE JONESBORO CODE OF ORDINANCES IN THE CITY OF JONESBORO

**Attachments:** [Exhibit A - Sec 117-329 Fences V3 080123](#)

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

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

Enactment No: O-EN-032-2023

[ORD-23:031](#)

AN ORDINANCE TO AMEND ORD-19:025, THE GUIDELINES FOR THE SELECTION OF PROFESSIONAL SERVICES AND AWARDING OF CONTRACTS FOR THE CITY OF JONESBORO

**Attachments:** [Other prof. services 7](#)  
[Professional Construction Services 7](#)

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

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

Enactment No: O-EN-033-2023

*ITEMS THAT HAVE BEEN HELD IN COUNCIL*[RES-23:073](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1907 Irby St. Jonesboro, AR 72401; Parcel #: 01-144223-08200; OWNER: Robert P. & Agnes M Cowles

**Attachments:** [1907 Irby Certified Notice of Violation](#)  
[1907 Irby Inspection Report](#)  
[1907 Irby Map](#)  
[1907 Irby Returned Signiture Card for Notice of Violation](#)  
[WIN 20220824 09 45 38 Pro](#)  
[WIN 20220824 09 45 51 Pro](#)  
[WIN 20220824 09 46 05 Pro](#)  
[WIN 20220824 09 46 25 Pro](#)  
[WIN 20220824 09 46 30 Pro](#)  
[WIN 20220824 09 51 23 Pro](#)  
[WIN 20220824 09 51 44 Pro](#)

*Councilmember John Street said, I have been asked to postpone RES-23:073 because the owner's have completed demolition on this property.*

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

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

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

*Mayor Harold Copenhaver reported on the following:*

*This month Kellye Doyle was selected as the Employee of the Month. Kellye has worked for the city in Human Resources for three years. She is always willing and helpful and quite frequently she gets compliments and I hear them on her quite frequently as well. So, I want to say again thank you to First Security Bank for sponsoring the "Salute to the City" award each month.*

*Council, I would like to present to you, you will be the first ones to see a new video that is going out. It will go out this evening, but Council is going to be the first one to see it and I hope you will be pleased with what you see before you. (Video shown of Mayor Harold Copenhaver announcing plans for a new dog park. The dog park will be located close to Jonesboro High School and near the multipurpose path along Culberhouse on city property designated for runoff retention. The Parks Department and Engineering Department were asked to reimagine some areas with uses that would not inhibit their function. The Mayor asks the public for suggestions on naming the new dog park.) I am looking forward for everyone to get involved and looking forward to the comments in naming. This should be enjoyable. Get your dog friends out there to get involved in this. So, I am looking forward to that.*

*Our Red Wolf Express Service kicked off this month and will be available this weekend when Southern Miss comes to town. Please consider using the service and make your experience supporting the Red Wolves a little easier. It runs from Church Street to the Cate Street downtown parking lot only and directly to the northwest corner of Centennial Bank Stadium during home games. Thank you to our JET workers for the great experience for all guests on the Red Wolf Express.*

*Our recent neighborhood cleanup at the Youth Center on Nettleton was a huge success. Ten tons of trash was collected and it was the largest one we have had. That*

*is amazing. Twenty three tires were also collected. Council, this not only saves the city from landfill fees, but it keeps the waterways and our ditches clear which is always important as we consider vulnerability to flooding in Jonesboro.*

*Last week, I happened to attend the NEA Divine Intervention Together We Can Stop the Stigma Conference in honor of a national recovery month. The conference was designed to inform people about addiction and mental illness, not just because it affects those struggling, but also, those around them. We cannot stress the importance of engaging with community leaders on the issue enough.*

*So, you might have noticed that Caraway Road from Matthews to Stadium Boulevard was restriped with upgraded paint that will stay more vibrant for longer. I personally haven't been happy on how quickly our old paint stayed bright. So, I hope this new brand works.*

*I was happy to stop by and see the students of EAST Lab at Annie Camp. EAST is the Educational Accelerated by Service and Technology group. These bright students learn how to use technology to serve their community. The energy of the youth gives us new perspective with innovative solutions.*

*Our low-cost pet vaccination clinic was recently rescheduled from 9/16/23 to 9/30/23. For those pre-registered, hosted by NAFA and the Jonesboro Animal Control, it will be held at the Earl Bell. This is always a popular event and I think everyone involved with helping to provide this service to help keep our four-legged friends healthy.*

*The first ever Boo in the 'Boro will be hosted by the Youth Council on Tuesday, October 31, 2023 from 5:30-8:30 p.m. at Union Street Park. It is free to the public. We expect this event to be well attended and we have a lot of interest from local businesses and groups which is good because running out of candy could turn the cutest princesses into the meanest of ghouls. (Brian wrote that, okay.)*

*Council, I appreciate you allowing me time for the Mayor's Comments.*

## **9. CITY COUNCIL REPORTS**

*Councilmember Dr. Charles Coleman said, October 3rd is when we have National Night Out and we switch days and switch Council meetings. I know there is going to be a couple of issues with people that might be out, but I would like to make a motion that we switch whatever day from that Tuesday, October 3rd to Monday or Thursday or whatever we can do to sustain to help people on the Council. We do have free fish that we will be giving out, free fish plates. I also want to thank Lynette Hirsch. She helped us on our brochure. We had made a brochure, but she made one that is awesome and a lot better than the one I made. But, anyway, I would like to make that motion. Mayor Copenhaver said, Council, Councilmember Dr. Charles Coleman was talking about Monday, October 2nd. How do your schedules look? Everybody available for that Monday? Okay, Councilman, would you like to make a motion? Councilmember Dr. Charles Coleman said, I would like to make a motion that we move the council meeting to October 2nd. City Clerk April Leggett asked, what about Public Works as well? Councilmember Dr. Charles Coleman asked, say that again. Ms. Leggett said, Public Works. Councilmember John Street said, I move to amend to put Public Works on that as well at the same time 5:00 p.m. Councilmember Chris Moore said, I will second that. Mayor Copenhaver said, we do have a motion on the floor to amend and move our meetings of Public Works and City Council to Monday, October 2, 2023. (All voted aye.) Thank you Councilman.*

Councilmember Chris Moore asked, Mayor, did they get the signs in front of Jonesboro High School put back up in the pedestrian island where the kids cross? I noticed that they got run down over the weekend. Chief Operations Officer Tony Thomas said, they were not up earlier today. No, not yet, but they are working on it. Councilmember Moore said, let's get those up ASAP because that is the halfway marker across the street. Mayor Copenhaver said, thank you. Councilmember Moore said, thank you.

Councilmember Ann Williams said, yes, I wanted to bring up something that I had mentioned to Craig previously before an MPO meeting. And, this may be something that we need to contact ARDOT about is that there is a drainage ditch that runs under Johnson and on the south side of Johnson between the sidewalk and then the drop off. There is a pretty significant slope and the ground looks very unstable and it is a big drop down to the ditch. And, it looks like a dangerous situation which I think, you know, it is in need of maybe a protective railing or something. But, I wonder if we could get in touch with ARDOT about that to see what is involved. I know they are working with us on several projects on Johnson right now that I had discussed with Craig. But, this has been something walking on the sidewalk there that I noticed and is a concern to me that a child or a pet or you could easily just slide down into that ditch. Mayor Copenhaver responded, Councilmember, if you would mind emailing Brian on that information in your request. Councilmember Williams said, sure. Mayor Copenhaver said, okay, that would be helpful. Councilmember Williams said, I think Councilmember Gibson has noticed this. It is something that if you are driving along, it is not apparent, but walking along that sidewalk, you can't help but notice that drop there. Mayor Copenhaver said, thank you.

Councilmember Chris Gibson said, Nominating & Rules met earlier tonight and I would ask to suspend the rules and walk on RES-23:192. It is appointments to boards and commissions by the Mayor. Councilmember Chris Moore seconded the motion. Councilmember Gibson said, I am going to ask to abstain since I am one of the appointees please. (All voted aye.) Councilmember John Street motioned, seconded by Councilmember Brian Emison, to pass RES-20:192. All voted aye.

[RES-23:192](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO MAKE APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS AS RECOMMENDED BY MAYOR HAROLD COPENHAVER

Councilmember Chris Gibson asked to abstain due to being one of the appointments on RES-23:192.

**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:** 11 - Brian Emison;Chris Moore;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

**Abstain:** 1 - Chris Gibson

Enactment No: R-EN-191-2023

Councilmember David McClain said, I am glad Paul Phillips came tonight to speak about the reason our franchise fees and using the bond. When do you think we will have a rough draft of projects where we can see what direction you are headed and

what you are thinking? Mayor Copenhagen said, hopefully by the next meeting. Councilmember McClain said, okay. Mayor Copenhagen said, and that's the importance of the agenda item that Paul has set for us. So, in other words, for us to stay with what we are doing on this issue into the bond, there is a process. And, so that process will be projects. So, again, Council, my door is open. I have heard from many of you on priority of projects that you would like to be included in the buckets and please communicate with me as soon as possible on any other items that you would like to see added. Councilmember McClain asked, like the next meeting rough draft? Mayor Copenhagen said, that is correct. Councilmember McClain said, okay, thank you.

Councilmember Mitch Johnson said, I just wanted to let everyone know that the 2023 Northeast Arkansas District Fair opens this Thursday, September 21st and it will run to September 30, 2023. It will be closed on Sunday, September 24th. We've got several new rides coming this year. We actually have one stopping in on its way to a state fair. Slingshot. We are getting a lot of hits and comments about that on our website. So, you all come often, stay late, and eat lots of fair food.

Councilmember John Street said, Shelly does a fantastic job with the Youth Council. I know she is appreciated, but make her know that we appreciate that. It's a wonderful group of kids. I'm looking forward to what they do this year. And, thank you for getting that going and keeping it going. It just gets better and better. And, the weekend of the 29th is our Downtown BBQ Festival as well. So, everybody keep that on your calendar.

**10. PUBLIC COMMENTS**

**11. ADJOURNMENT**

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

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

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Harold Copenhagen, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**April Leggett, City Clerk**



