



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, May 4, 2021

5:30 PM

Municipal Center, 300 S. Church

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

PUBLIC HEARING AT 5:25 P.M.

Mayor Harold Copenhaver asked if anyone in the audience wished to speak for or against the public hearing regarding abandonment of a 12' alley located at 101 South Church in Jonesboro, Arkansas as requested by HTHREG, LLC. No one spoke for or in opposition.

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

Councilmember Joe Hafner entered the City Council Chambers and the City Council meeting at approximately 5:34 p.m. He was present in time for discussion and voting starting with RES-21:069.

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

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

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

Aye: 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Bobby Long; David McClain; LJ Bryant and Brian Emison

Absent: 1 - Joe Hafner

[MIN-21:032](#)

MINUTES FOR THE CITY COUNCIL MEETING ON APRIL 20, 2021

Attachments: [CC Minutes 04202021](#)

This item was passed on the Consent Agenda.

[RES-21:067](#)

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

Sponsors: Mayor's Office

This item was passed on the Consent Agenda.

[RES-21:068](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AGREEMENT WITH THE NATIONAL CORPORATION OF COMMUNITY SERVICE AND ACCEPT THE FY21 AMERICORPS VISTA PROGRAM GRANT

Sponsors: Grants

This item was passed on the Consent Agenda.

RESOLUTIONS NOT ON THE CONSENT AGENDA

[RES-21:069](#)

A RESOLUTION FOR THE CITY OF JONESBORO TO APPROVE THE 2021 CDBG ACTION PLAN THAT INCLUDES THE 2021 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS, ACTIVITIES AND BUDGET

Sponsors: Community Development and Grants

Attachments: [2021 Action Plan_FINAL DRAFT_04272021](#)

Councilmember Joe Hafner entered the City Council Chambers and the City Council meeting at approximately 5:34 p.m. He was present in time for discussion and voting starting with RES-21:069.

Mayor Harold Copenhaver asked Community Development Director Regina Burkett to come up and give an update on what the general response from the public has been on this. Ms. Burkett explained that the 30-day public comment will be open until May 20, 2021. We did put out a survey on our website and as of today we have received 440 responses, and that is the most we've had on anything since I have been with the city which has been about two years. The top three items that people seemed to have the most concerns about are trails/parks, drainage issues, and homelessness. If anyone has not taken the survey, please go to our website and do so.

Councilmember Bobby Long asked, how are the CDBG projects prioritized? The reason for this question is based on the recent and past rains that we have gotten and the city's drainage issues. It seems that we grapple with these same issues over and over. The top three projects that you mentioned above, it doesn't seem feasible to put money into one particular area when we have infrastructure issues that are pressing our city at this point. Ms. Burkett explained, we kind of just take in what we did last year because the action plan has to be turned in by a certain date and that was done prior to the public comment. So, what we will do is go back and make an amendment. We will look at the top three and move forward. But, you have to remember the rehabilitation part of this includes drainage. Also, remember that is only at \$14,000 but, currently any money that is not used from the past year automatically rolls over

into that rehabilitation line item. Mr. Long said, but we are talking about \$14,000 out of \$650,000. Ms. Burkett said yes, but it rolls over, for instance what we didn't use this year, and we didn't use all of it because of COVID and it will be more than \$14,000. I believe that there is \$45,000 left in special projects, but remember we can always amend it.

Angela Williams, 4126 Hickory Circle, said, is it my understanding that part of these grants can be used for drainage issues? Ms. Burkett answered by saying yes, they can be used for drainage and infrastructure. The rehab portion of the money that we have right now can be used for drainage. The only problem that I did not address earlier was that it has to be in a LMI (low to moderate income) area and that the applicant that needs the help has to qualify under the LMI guidelines.

Mayor Copenhaver said to follow up on what Ms. Burkett has stated, he and his staff went out into your neighborhood Ms. Williams and we looked at the drainage issues on Hickory and in continued conversation with Craig Light, City Engineer and Derrel Smith the Planning Director, we will be getting back to you in regards to the drainage issues in your neighborhood as we move forward.

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

6. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-21:070](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 1506 PRATT CIRCLE FROM THE ARKANSAS STATE LAND COMMISSIONER

Sponsors: Land Bank Commission

Patti Lack, 4108 Forrest Hill Road, said my question is, what is the city going to do with this property once it has been purchased? Planning Director Derrel Smith explained that the property is vacant and there is a number of city liens against it, as well as state tax liens. The Land Bank Commission studied the property and decided it was worth the purchase and it will be a good place to build a home. This area is considered part of the revitalization and we hope that someone will want to purchase it to build a home on.

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

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

ORDINANCES ON FIRST READING

[ORD-21:015](#) AN ORDINANCE TO VACATE AND ABANDON A 12' ALLEY LOCATED AT 101 SOUTH CHURCH AS REQUESTED BY HTHREG, LLC

Attachments: [4.5.2021 Resolution - Alley Abandonment - 101 S Church SOUTH CHURCH ABAND](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-21:015 by title only. All voted aye.

Councilmember Chris Moore requested that ORD-21:015 be read at three meetings.

Held at one reading

[ORD-21:016](#) AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Sponsors: Engineering

Councilmember Chris Moore motioned, seconded by Councilmember Charles Frierson to suspend the rules and offer ORD-21:016 by title only. All voted aye.

Councilmember Chris Moore requested that ORD-21:016 be read at three meetings.

Held at one reading

[ORD-21:018](#) 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; AND FOR OTHER PURPOSES.

Attachments: [Bond Ordinance \(Nice-Pak 2021\)](#)
[Bond Purchase Agreement \(Nice-Pak 2021\)](#)
[Lease Agreement \(Nice-Pak 2021\)](#)
[PILOT Agreement \(Nice-Pak 2021\)](#)
[Trust Indenture \(Nice-Pak 2021\)](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-21:018 by title only. All voted aye.

Councilmember Charles Frierson motioned, seconded by Councilmember David McClain, to suspend the rules and waive the second and third readings of ORD-21:018. All voted aye.

Councilmember Charles Frierson stated, this is an ordinance that has been used many times with this council in the past to attract new industries and it has been successful. I think that it is also important that we support our existing industry and that's what we are faced with in this ordinance. They want to expand and that is a good thing. We

know who they are. There shouldn't be any problem with it. There is no cost to the city or the taxpayers. It is neutral on the financial impact upon us. For those reasons and in order to avoid waiting another month to pass, this I move that we waive second and third reading and proceed to a vote.

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

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

[ORD-21:019](#)

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-1 LIMITED INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 6515 C.W. POST ROAD, JONESBORO, AR AS REQUESTED BY JOHN STUCKEY.

Attachments: [Staff Summary - City Council](#)
[Rezoning Plat](#)
[Application](#)
[Conceptual layout](#)
[Nettleton School Email](#)
[Rezoning Sign Pictures](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-21:019 by title only. All voted aye.

Councilmember John Street requested that ORD-21:019 be read at three meetings.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-21:017](#)

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 C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 4503 SOUTHWEST DRIVE, JONESBORO, AR AS REQUESTED BY DEBRA MANGRUM AND TOM KIRKSEY

Attachments: [Staff Summary - City Council](#)
[Rezoning Plat](#)
[Application](#)
[Aerial View of Location](#)
[Description](#)
[Warranty Deed](#)
[Valley View School USPS Green Card](#)
[USPS Receipts](#)

Councilmember Bobby Long requested that ORD-21:017 be read at three meetings.

Held at second reading

ORDINANCES ON THIRD READING

[ORD-21:014](#)

AN ORDINANCE TO VACATE AND ABANDON A 5' PORTION OF AN EXISTING 25' DRAINAGE EASEMENT LOCATED WITHIN THE BRENDAR VILLAGE DEVELOPMENT AS REQUESTED BY CITIFIRST PROPERTY GROUP, LLC

Attachments: [PDF sent from Petitioner](#)

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

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

8. MAYOR'S REPORTS

Mayor Harold Copenhaver stated he would like to honor two people that we lost this week. The first one is Phillip Crego. Phillip served as the City Attorney for twenty years. Mr. Crego saw a lot of growth in the City Attorney's Office as well as the city itself. He hired Carol Duncan, the current City Attorney, to help with the growing duties of the city attorney's office. He will be missed by all that knew and worked with him. Also "Pop" Gibson died this week. Pop was one of the pioneers for Jonesboro Softball. He helped run the Southside Softball Complex for a number of years and helped bring it into what it is now. Our condolences go out to both of these families and we send them all our love.

Last weekend marked the deadline for the Youth Council applications. We were anticipating around 28 applications and we received over 50 applications. We are excited about where this will go and we want Councilmembers to participate. Ms. Shelly Anderson in my office will be administering a lot of the duties regarding this program.

We have been taking trips out into the Industrial area of our city. Thanks to a collaborative effort with Delta Peanut Company and Tommy Jumper, the city is conducting a trial project by using a byproduct of Delta Peanut to be used at the City incinerator for lower emission and a less expensive alternative for the fire in the incinerator. It also means that the fire will burn cleaner and hotter. Initial tests have been promising and we believe this can be an efficient and effective partnership. Additional collaborative efforts with other corporations and industries in this community are coming forward.

My leadership team and I met with Congressman Rick Crawford this morning. We had a lengthy conversation about this community and how he can assist us in moving it forward in Washington. Later this week, we will also be meeting with Senator John Boozeman as well. These are key officials that can be the voice for this community in Washington D.C.

We are listening and continuing to listen to the concerns of people in the community regarding drainage and other concerns. We are constantly working on efforts to help resolve these issues. Street Department Director Steve Tippitt and Engineering

Director Craig Light have been looking at our retention ponds to come up with an action plan on how to update them and keep them clean.

I want to tell you thank you again on the efforts to "Keep Jonesboro Beautiful" campaign. Last weekend, we had another major litter pickup out on Interstate I-555. We appreciate the work of Breaking Bonds Ministries and the city's Street Department. I also want to acknowledge Councilmember David McClain and the cleanup team in Valley View last weekend as well. We need more of these.

Chief Building Inspector Tim Renshaw reported to me today that we received \$13.6 million in new building permits for the month of April. That means that Jonesboro is still growing and that is good news especially considering what we have been through in the last 15 months.

This past week we had an Oasis Arts Festival downtown and I can tell you it was fabulous. I was there around three hours and it was great. We saw some young and amazing talent in our community and I want to congratulate the Downtown Jonesboro Alliance Group for pulling this off. I also want to say something that is not said enough, I'd like to read a thank you letter that was sent to us by a resident from Sage Meadows. In the letter, she said, I want to thank you for addressing the sinkhole in my yard. The crew members from the Street Department were kind and professional in every aspect of the way, and I am proud to live in this community that takes care of people. I would like to again commend our Street Department as well as all of the other departments within the city for the way they treat people. They don't get told that often enough.

Finally, this Sunday, May 9th is Mother's Day. I would be remissed if I did not remember all of our mothers, soon to be mother's, and mother's that are looking down up on us from above. Happy Mother's Day.

[COM-21:020](#)

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS ENDING FEBRUARY 28, 2021

Sponsors: Municipal Airport Commission

Attachments: [JAC Jonesboro Airport Financials 02_21](#)

Filed

[COM-21:021](#)

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS ENDING MARCH 31, 2021

Sponsors: Municipal Airport Commission

Attachments: [JAC Jonesboro Airport Financials 03_2021](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember LJ Bryant said, I will be brief. I know that there will be a big discussion that will take place, but I do appreciate the A&P members for opening the dialogue about how we can do projects in the community through a possible hamburger tax.

Councilmember Bobby Long said, just one quick announcement. This coming Thursday, May 6th is the National Day of Prayer. I am sure there will be groups gathering all over the city and I would like to encourage our residents to take part in that. I believe the 2021 theme is Love, Life and Liberty.

10. PUBLIC COMMENTS

11. ADJOURNMENT

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

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

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk