



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Finance & Administration Council Committee

Tuesday, August 29, 2023

4:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

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

Present 6 - Joe Hafner; Charles Coleman; Ann Williams; John Street; Brian Emison and Anthony Coleman

Absent 1 - David McClain

3. APPROVAL OF MINUTES

[MIN-23:078](#)

Minutes for the Finance and Administration Committee Meeting on August 08, 2023

Attachments: [Minutes](#)

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

Aye: 5 - Charles Coleman; Ann Williams; John Street; Brian Emison and Anthony Coleman

Absent: 1 - David McClain

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-23:152](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS, TO APPLY FOR THE FY23 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) THROUGH THE OFFICE OF JUSTICE PROGRAMS AT THE UNITED STATES DEPARTMENT OF JUSTICE

Sponsors: Grants and Police Department

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

Aye: 5 - Charles Coleman; Ann Williams; John Street; Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:153](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 214 CHESTNUT, JONESBORO, AR 72401, PARCEL 01-143134-01100, OWNED BY MABRY PROPERTIES & HOLDINGS LLC IN THE AMOUNT OF \$175; LEGAL DESCRIPTION: ARMOUR, MINNIE ADD N1/2 LOT 7

Sponsors: Code Enforcement and Finance

Attachments: [214 Chestnut Affidavit](#)
[Supporting Docs-214 Chestnut](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:154](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 223 MILLER AVE. JONESBORO, AR 72401, PARCEL 01-144181-58000, OWNED BY RONNIE & JACQUELINE STANBACK IN THE AMOUNT OF \$6122.51; LEGAL DESCRIPTION: STANBACK REPLAT OF N 50' OF LOTS 1-2-3 BLK 12 MATHEWS ADD 50X150

Sponsors: Code Enforcement and Finance

Attachments: [223 Miller Affidavit](#)
[Supporting Docs-223 Miller](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:155](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 308 B VINE, JONESBORO, AR 72401, PARCEL 01-143134-25400, OWNED BY DAVID & GAIL OESTERBLAD IN THE AMOUNT OF \$175; LEGAL DESCRIPTION: NISBETTS 1ST ADD PT LOT 3 59.10X123

Sponsors: Code Enforcement and Finance

Attachments: [308 B Vine Affidavit](#)
[Supporting Docs-308 B Vine](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:156](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,

TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 310 OLIVE, JONESBORO, AR 72401, PARCEL 01-143134-19200, OWNED BY DAVID & GAIL OESTERBLAD IN THE AMOUNT OF \$175; LEGAL DESCRIPTION: NISBETTS 1ST ADD N60' OF E103' 60X103

Sponsors: Code Enforcement and Finance

Attachments: [310 Olive Affidavit](#)
[Supporting Docs-310 Olive](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:157](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 416 W FORREST ST, JONESBORO, AR 72401, PARCEL 01-144073-28700, OWNED BY LENA KERSEY IN THE AMOUNT OF \$275; LEGAL DESCRIPTION: HALTOM'S 2ND ADD LOTS 9 & 10 50X132

Sponsors: Code Enforcement and Finance

Attachments: [416 W Forrest St. Affidavit](#)
[Supporting Docs-416 W Forrest](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:158](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 600 N CHURCH, JONESBORO, AR 72401, PARCEL 01-144074-10300, OWNED BY JACQUELINE STANBACK IN THE AMOUNT OF \$215; LEGAL DESCRIPTION: HAYES SECOND ADDITION LOTS 7 THRU 10 INC

Sponsors: Code Enforcement and Finance

Attachments: [600 N Church Affidavit](#)
[Supporting Docs-600 N Church](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:159](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED RESOLUTION AT 1119 W

HUNTINGTON, JONESBORO, AR 72401, PARCEL 01-143134-36900, OWNED BY GAIL OESTERBLAD IN THE AMOUNT OF \$175; LEGAL DESCRIPTION: NISBETTS 2ND ADD PT BLK 11

Sponsors: Code Enforcement and Finance

Attachments: [1119 W Huntington Affidavit](#)
[Supporting Docs-1119 W Huntington](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:160](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1121 W HUNTINGTON, JONESBORO, AR, PARCEL 01-143134-36800, OWNED BY DAVID & GAIL OESTERBLAD IN THE AMOUNT OF \$175; LEGAL DESCRIPTION: LOT 0, BLOCK 11 OF NISBETTS 2ND ADD PT BLK 11

Sponsors: Code Enforcement and Finance

Attachments: [1121 W Huntington Affidavit](#)
[Supporting Docs-1121 W Huntington](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:161](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1202 ROSEMOND, JONESBORO, AR , PARCEL 01-143244-07200, OWNED BY MARY ANN BRADSHER IN THE AMOUNT OF \$175; LEGAL DESCRIPTION: FRIERSON'S ADD BLK F & G

Sponsors: Code Enforcement and Finance

Attachments: [1202 Rosemond Affidavit](#)
[Supporting Docs-1202 Rosemond](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:162](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1208 NETTLETON CIRCLE, JONESBORO, AR 72401, PARCEL 01-143241-33400, OWNED BY

BARBARA MCDANIEL IN THE AMOUNT OF \$175; LEGAL DESCRIPTION: LOT 26,
BLOCK A OF STUCK BRO 3RD ADD

Sponsors: Code Enforcement and Finance

Attachments: [1208 Nettleton Circle Affidavit](#)
[Supporting Docs-1208 Nettleton Cir.](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:163](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1225 S CULBERHOUSE, JONESBORO, AR 72401, PARCEL 01-143241-17100, OWNED BY J&M FOSTER PROPERTIES IN THE AMOUNT OF \$175; LEGAL DESCRIPTION: ELDERS WEST SIDE ADD E160' OF LOT 1

Sponsors: Code Enforcement and Finance

Attachments: [1225 S Culberhouse Affidavit](#)
[Supporting Docs-1225 S Culberhouse](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:164](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1506 GARLAND, JONESBORO, AR 72401, PARCEL 01-144204-12500, OWNED BY BILLY F SPENCE IN THE AMOUNT OF \$275; LEGAL DESCRIPTION: WHITES, J. T. RE-SUB DIV OF A PT OF BLK C OF MCCARTY ADD

Sponsors: Code Enforcement and Finance

Attachments: [1506 Garland Affidavit](#)
[Supporting Docs-1506 Garland](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:165](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 4102 MANILA, JONESBORO, 72401, PARCEL 01-144271-05900, OWNED BY MATTHEW GODWIN IN THE AMOUNT OF \$350; LEGAL DESCRIPTION: KIECH 1ST ADD PT LOT 31

Sponsors: Code Enforcement and Finance

Attachments: [4102 Manila Affidavit](#)
[Supporting Docs-4102 Manila](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:166](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 4407 STONEBROOK, JONESBORO, AR 72404, PARCEL 01-134042-08500, OWNED BY ELIZA M STONE IN THE AMOUNT OF \$175; LEGAL DESCRIPTION: FOXMEADOW VILLAGE LOT 5, BLOCK D

Sponsors: Code Enforcement and Finance

Attachments: [4407 Stonebrook Affidavit](#)
[Supporting Docs-4407 Stonebrook](#)

Councilmember Brian Emison said, Mr. Chairman, I just have one comment. I want to commend Mr. Roper and his department for all the hard work that they have been doing, especially out there in the hot summer months and keeping Jonesboro a beautiful place. So, thank you and thank you to all your staff. And I also want to commend the chairman himself for what I believe is doing a good job with the legal descriptions. So keep up the good work, Joe. Chairman Joe Hafner said, well, I appreciate that. The check's in the mail.

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

[RES-23:167](#)

A RESOLUTION TO EXECUTE A TRAFFIC CONTROL DEVICE AGREEMENT TO MAINTAIN A CONTROL DEVICE

Sponsors: Engineering

Attachments: [1140 Jonesboro R49 & 351 S3, 1 & 2 \(08-08-2023\)](#)

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;Brian Emison and Anthony Coleman

Absent: 1 - David McClain

5. PENDING ITEMS

[RES-23:147](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO PURCHASE PROPERTY FOR A LAW ENFORCEMENT FACILITY AND APPROPRIATE RESTRICTED FUNDS FOR THE POLICE DEPARTMENT

Sponsors: Mayor's Office and Police Department

Attachments: [IND DES 2 COJ Contract](#)
[907 Congress Cir. Jonesboro AR - Appraisal](#)

Chairman Joe Hafner said, I think one of the items that was asked for last time was an appraisal, so hopefully everybody saw the appraisal that was attached. It looks like the appraisal that came was prepared by Preston King, a state certified general appraiser, and his value conclusion was \$860,000. So any other questions or comments from the committee? Councilmember Dr. Anthony Coleman said, yes, if you don't mind, Chairman. I think one of the other questions was, what was the amount that we received for the insurance itself? I can't remember that.

Chief Administrative Officer Brian Richardson approached the podium and said, \$1.2 million was the total insurance claim on that. As you recall, it has been a few months back, but Council approved the contract with an architect to kind of start working on some plans for that. So some of that additional money in addition to this will help go towards some of those improvements. Councilmember Dr. Anthony Coleman said, improvements to the building? Mr. Richardson said, yes, of course, the actual purchasing of those services will come back through Council as well.

Patti Lack, 4108 Forest Hill Road, approached the podium and said, just a quick history. I know on August the 8th when this came up and I saw the address of 907 Congress, it kind of hit a history of a couple years ago. So just a quick history, because I know that there are two new council people that maybe were not here in 2020 or just coming on. So, in 2020, with the tornado, and we had a resolution at that time to purchase or to rent a space on Matthews for the police enforcement right across the street from Wendy's around that area, if I believe that is correct on that. I don't know if that space is still being used or not. Does anybody know whether we are still using it? Chairman Joe Hafner said, no, they moved to this location. Mrs. Lack said, okay, so on that one right there, I don't know what the rent was, but I remember there was a resolution. And the resolution, I remember it came up one year and it came up again because it was a year to year lease, and the people we were renting it from was Halsey, Thrasher & Harpole. In 2020, there was a resolution of 20:115, and this was when the city was looking for a maintenance building, so we were looking at 907 Congress. I think the ones of you that were here remember that. The city was going to provide \$350,000 plus give the two people that were involved with selling the Congress building our property on Allen Street and Gordon Street that was the old maintenance building and the property right beside it. The trade was going to be for \$595,000 is how it was going to equal out to on there. There was a little mix up of who owned it. I know on the resolution that there was a mix up, and it went back and forth. I believe that we let go of that deal that we had. But at that time, the real owners got clarified at the end, and the initials were TTJ&D. TTJ&D sold the Congress building, 907 Congress Circle, to TTD in early 2021. Okay, so now they have sold that property. TTD sold this building to Industrial Destination in 12/2021 for \$695,000. The other day, I went and looked at who is Industrial Destination, because they want to sell it to the city for \$825,000. Well, I went to the Secretary of State Ward, because it is an LLC; and in order to find out who owns Industrial Destination, I have to put in my email so they can send me who the owners of this LLC is. I don't know how transparent that is. I don't know if any of you know. Do any of you know who the owners of Industrial

Destination is? Okay, I don't either. The location that they show when you look the LLC up, the address is 2516 Congress Cove. If you go out there right now, there is not a building at 2516 Congress Cove. So I just want to share that information with you.

I know we postponed this on August the 8th to get an appraisal, and I see that it came in at \$860,000 or it came in a little bit more. And Chief Elliot, you just said that we got how much? A million two for that. I don't know whether the funds that we got from that relief fund from the tornado was because that the original facility that we had out at the airport was that of the police department or not. I don't know if that is the reason why we are using these funds from the airport to do that. I don't know whether that is where it was located or not.

I know Mr. Street, on August 8th you said that it is a metal building. I know that when this was brought up in 2020, we heard that the front part of that office is air conditioned. The rest of it is not. It is a big metal building, and it had a big garage door, which was perfect for the maintenance building, but the only air conditioned space, from what I remember, is in the front. And if you go by the building right now, there are probably about four or five cars, and that is probably where they are at, especially with it being so hot. When I look at using the \$825,000 to do a little improvement and all that, I don't know what other use that large building is going to be for the police enforcement out there. So they have been using it for a year. I looked on the resolution. I don't know how much money we are paying per month. Do any of you know how much we are paying per month?

Councilmember Dr. Anthony Coleman said, that is really an administration question. Councilmember John Street said, it was in public record, but I can't remember what it is. It is more efficient to buy the building than to rent it though. We are just spending money for rent that can be applied to the purchase of the building. Mrs. Lack said, okay. Well my point is, is that if we weren't using the Matthews building anymore, I tried looking really quick today to see if there was another resolution that you all approved to rent this new building out there a year ago, and I didn't see one. Councilmember John Street said, there is one. Mrs. Lack said, if there is, I would love to have a copy of it. Councilmember John Street said, I'm sorry, but there is one. It is in Legistar, and it came through Council. Mrs. Lack said, okay, I would love to see a copy of it; and, you know, I was trying to go through it really quick on that.

So we can purchase it after a year, and it was at \$825,000. I don't know who the person was that came up with \$825,000 because we didn't know what the market value of that was going to be last year. When I look at the resolution there, it says that the purchase property is for \$825,000, and it says that it is proven beneficial to buy that as an investment for the city. This efficient funds and all that will make moderate improvements to the interior. But the one question that I have is, how much is the insurance going to be for that building? We haven't even looked into that. It has got to be pretty expensive. I know that would have been a perfect question for David McClain on there. So we have to account for the insurance of that building.

Councilmember John Street said, we paid insurance on the last building, Patti. That's why we are getting money from the storm. Chairman Joe Hafner said, we have to pay insurance on that building right now. Councilmember John Street said, is there a question? Do you have a question you are asking? I mean, because this is just a rambling. Get to it. Ms. Lack said, I don't know if it is or not, because when I look at the contract on page four, it says that no survey shall be provided, so I guess we are not going to take a survey. Councilmember John Street said, it is a platted lot and that is typical on real estate that surveys are not required when you have a registered

platted lot, Patti. It is recorded at the courthouse, it is official and it's there. You don't have to have a survey for one of those.

Mrs. Lack said, okay. It says the closing date is August the 31st, which is this Thursday. There is no termite control required that we have to look at; and the building and the property is going to be sold as is. The selling firm is Halsey, Thrasher & Harpole, and the selling agent is Gary Harpole. The one thing I noticed on the contract was on page 11, and it was item number 33. It says the expiration. It says the real estate contract expires, if not accepted in writing by the seller on or before August 2, 2023 at 5 PM. Councilmember John Street said, you have to put that date down legally. You have to put an expiration on a contract. Mrs. Lack said, okay, so that was August the 2nd, and here we are at August the 28th. Councilmember John Street said, that is the first contract that we postponed based on getting an appraisal and the other concerns we had. There are legal requirements for real estate contracts. I mean, you can't just put one down with an open date, so it has to have a date. Mrs. Lack said, okay. The only thing that I can say is that back in 2020, I think this was, and you have to excuse my language, I thought it was a crappy deal then; and it was because you all turned it down. This one too, is that if we've got a million two, and we've got this money. I don't know if this building is the right choice to buy for this city and use the funds that we have for the tornado. On the other hand, is that there is property right next door to the police department. So, to purchase this property, and not really knowing who the sellers are, that kind of disturbs me a little bit, because I don't know who those people are. That is just being transparent.

Councilmember John Street said, I'll bet you money that we can't buy that lot next to the police station for 1.2 million, if it is even available to the police department. I would love to see it too, but not for the use it's going to be. Mrs. Lack said, well, I think if you are just using the front part of that office, I think it's a lot of money to be paying for that building. Chairman Joe Hafner said, okay, can I just clear up something here? Industrial Destination LLC, Filing Number 811061200, Filing Type: Limited Liability Company, Status: Good standing, Principal Address: 2516 Commerce, not Congress, Commerce Drive. Mrs. Lack said, okay, I'm sorry. Chairman Joe Hafner said, Registered Agent: Jeff Throesch, Date Filed: 9-19-2014, Officers: Jeff Throesch, Incorporator, Organizer. Jeff Throesch, Manager. Cheryl Deen, ACJ CPAs and Advisor, Tax Preparer. So now we know who the people are.

Patti Lack said, okay, I believe Jeff Throesch is off from my knowledge that I have down there. So, anyway, I'm just looking at this. That is a lot of money. I don't know if this is the best building to have out there if we are just looking at the office space, because I don't know what the rest of the building is going to be used for. So I hope that you think about this a little bit more, and I am sure that you have. But just looking at it overall, it was a bad deal then, and I really think it's a bad deal now. Chairman Joe Hafner said, I think it's a totally different deal now, because this is something for the police and not for the maintenance building. Brian and Chief can step in, but I would like to imagine that they looked at buildings and they decided that this was the best building for the current use. I mean, we could sit here and second guess every decision that the city ever makes, but we have to have faith in our administrators and our leaders that they did their due diligence and brought us the best proposal that they feel for their need. And they feel that this is the best building for their need in this particular case. I mean, I don't know what else to say. You have every right to ask questions. We don't go out and look at every building. That is not a councilperson's job. Our job is to review these, ask questions. I mean, we can go look at the buildings if we want to, but that is why we have people that run the city on a day to day basis.

Patti Lack said, well, Joe, I appreciate that. And me, just as a citizen, is that I am depending on all of you to make sure that you are doing that; and I just want to voice my concerns that I have. So thank you. Councilmember John Street said, Patti, just for your value concern, I am a state certified general appraiser too, and I am a licensed real estate broker in the state of Arkansas; and I am here to tell you that we could not build that building. In fact, even in the report if you read the appraisal, the cost approach, which I really believe was low, was more than the purchase price is. We could not go out today, buy the land, build that exact building for that money. And Chief and them leased it. They leased it long enough to determine, hey, this is good for our needs; and with that additional money, we can petition it off to what we need it for or air condition a little more space if they need to. It is going to be satisfactory; and the building out there was not good for maintenance, because maintenance needed to be next to the Street Department. That is their biggest interaction, the department that they interact with, so that was a better fit. This is well worth the money we are paying for regardless of what it sold for in 2021. The value is a snapshot, and the appraisal is a snapshot as of today. It could go up. It could go down; but anybody in real estate knows that there is nothing that is the same value it was two years ago. So based on the appraisal, and based on the needs of the police department, I believe it's a good value. I've looked at this pretty hard too. When real estate comes up, I don't go out and appraise it, because I am not going to get into a conflict. But I read that stuff carefully. I believe this is a good value for the city, and should they determine that they need to expand at a later date, they can always get their money back or make money, which isn't our purpose. We are buying it for a specific use; and if Chief has made the determination that this is worth it, then I'm going to have to put my trust in the chief of police and their department, because they are the ones that will be using it.

Patti Lack said, well, I guess I will just have one last comment on that, is that the space on Matthews was just kind of an office building. Councilmember John Street said, it was a lease, Patti. It was leased in the interim. They had to get some place after the building was destroyed. Ms. Lack said, right. I'm just saying that the size of this building is so much bigger. Councilmember John Street said, they needed a bigger building. Mrs. Lack said, so hopefully we can make use of it because that sure is a lot of money even though if it is relief fund. So I just wanted to tell you my concerns with it, so, thank you.

Chief Administrative Officer Brian Richardson approached the podium and said, I just wanted to clarify. I heard the term relief funds. This is actually that insurance proceeds. I know it's been said it's just terminology, so I just wanted to clear that up. And just to clarify that Chief Elliot went out and looked. Obviously I am no law enforcement officer, but I defer to his thirty plus years of law enforcement experience to determine what facilities are adequate for their needs. So off his suggestion and off the appraised value, we sent city inspectors out to look over the property, which you would do after approval, but we went ahead and escalated that beforehand just to know and for the information for the council. Our building inspectors found nothing concerning in the building, just a couple of minor electrical breaker issues that have already been replaced and fixed. I would say if there are any more questions, I am happy to answer them, but otherwise...

Councilmember Dr. Charles Coleman said, only thing I will ask Brian is, I've already talked to the chief about this so it means I am not out of line, that hopefully the administration is looking to buy or build really a consecutive conscience building that would house the whole police department. I think that needs to happen. You know, something that is going to be able to sustain the department 20 years down the road instead of going here and there. I don't want to use the word band aid, but I did talk to

him about it and I am in favor of what he is trying to do; but at the same time, I think the city as a whole, the administration needs to look down the line for something that is going to house every part of the police department period. So whoever is council person at that time doesn't need to keep going back and forth and getting this done.

Mr. Richardson said, sure. I think obviously one of the first steps we've got to do is start finding a home for some of the patrol division that is located in the old city hall building. Part of the people that will actually be working in this new building that we are discussing right now will be coming out of that building and going over there; but that is a particular specialty use that is currently being shared with the patrol division over there. Some of the things that they do, it would not particularly be in a singular facility as well, but I agree that we need to take a hard look at what city facilities we have and what their lifespan is.

Councilmember Dr. Charles Coleman said, because when they move to a different place or whatever, of course, I agree this time because they used the insurance money, but the way I see the police department moving to these small buildings, they in less than a year outgrow what they have. So again, I just hope that there are plans down the road and hopefully I will be around to vote for it. But we just have to have something huge to house them that is going to be sustainable. Mr. Richardson said, yes, I think definitely whenever something is built or purchased, we need to make sure that we build not for the exact snapshot in time, but that facility is bought for 10 or 15, 20 years down the road. It is those kinds of conversations and investigations on what the best path forward for that is as we move forward that we definitely need to keep in mind.

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

Aye: 5 - Charles Coleman; Ann Williams; John Street; Brian Emison and Anthony Coleman

Absent: 1 - David McClain

6. OTHER BUSINESS

7. PUBLIC COMMENTS

Patti Lack, 4108 Forest Hill Road, approached the podium and said, so this question might be to Scott Roper. I know that you guys are putting all these property liens on people, and I am going to assume that it is probably mostly grass. But we have had a lot of people putting trash out in front of their property. I was wondering, do we have an ordinance for giving them a ticket for picking up their trash? But if their trash stays out there for so long, do they get a fine? And if they don't get a fine, then we need to start doing, because I noticed that is the one thing that is happening around in our city is that the grass needs to be cut, but also the trash needs too. I know someone had suggested that on apartment buildings that instead of doing individual little trash bins, that they are required to have a big metal area that the people can put the trash instead of pulling their carts out on the street. But I've had a couple of people on my 280 page that it's been out there. I know code enforcement has been out there reporting them, so I don't know if there is something where we can either fine the residents of the property or the landlords. But I think just like here we increase the fees here, is that that would stop the individuals from doing that. And then also too pulling in those trash cans, because I know that is a requirement too. You can only

leave your trash can out either twelve hours after or the next day. So if we don't have it, we need it. Do we have one, Joe?

Chairman Joe Hafner said, I guess my question would be, what kind of trash are you talking about? Are you talking about yard waste? Because it is not always the citizen's fault that the trash is still in front of their house. Mrs. Lack said, well, this is mostly the apartment complexes that I have seen there. I get sent pictures all the time, and I posted one the other day. But I see a lot of apartment complexes, so whose trash it is, I don't know. But it's got to be somewhere with the apartment complex, but I thought that they all had a dumpster. Chairman Joe Hafner said, I am not aware of any ordinance related to apartments and their trash being left out. We will have to do some research on that. Mrs. Lack said, I don't know if you can start, but I think it would definitely be like here, you got to hit them in the pocketbook. You have to make sure that they are picking up their trash, because we certainly don't want to send out our city people to pick up someone else's trash. So I don't know if that is something that we can work on, but I think it's really necessary if we are doing all this stuff to keep Jonesboro beautiful on that, and especially with the good job that Scott is doing.

8. ADJOURNMENT

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

Aye: 5 - Charles Coleman; Ann Williams; John Street; Brian Emison and Anthony Coleman

Absent: 1 - David McClain