

**From:** ron blackburn <ron.blackburn@suddenlink.net>

**Sent:** Tuesday, January 5, 2021 10:55 AM

**To:** Mike Downing <MDowning@jonesboro.org>

**Cc:** City Clerk <CityClerk@jonesboro.org>; Craig Light <CLight@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>

**Subject:** Public meeting request

Mr. Downing,

Please forward this request to Mayor Copenhaver (email address not available) and any other administrative/ staff that you deem appropriate.

To whom it may concern:

I would like to make a formal request to the City of Jonesboro in regards to a "Traffic Impact Study" (TIS) triggered by rezoning request ORD-20:49 which was approved by the City Council on Dec1, 2020. Study requirements are listed in the "2020 Master Street Plan" which was adopted in June 2020.

The request is for the City to sponsor and conduct a public hearing (in person or virtual) with an invitation to all neighbors of the affected area to review the findings (TIS) of the traffic engineering firm that was procured by the developer.

The comments and statements of the citizens made at the proposed meeting should be taken into consideration by the City Engineer and staff before entering into any mitigation discussions with the developer.

I have included two related attachments which were a part of the Dec 1, 2020 meeting .

- ATTCH 1 is an email from me to Council member Joe Hafner that requested him to read a list of questions to the City at that Dec 1, meeting.
- ATTCH 2 shows the responses of Chief Engineer Craig Light as requested by Mr. Hafner prior to that meeting. Possibly, due to only a short time to prepare his responses, some of Mr. Lights answers appear to be short or incomplete.

It is imperative that the citizens of Jonesboro are represented by an administration and staff that recognize the importance of accountability and transparency in making "ours" an improved community. I would appreciate an acknowledgement of receipt of this request and I am willing to engage in ongoing dialog concerning this study.

Thank you,

Ron Blackburn

798 Brownwood

870-761-5572

November 30, 2020

Hello Joe, I am sending you this email because I do not have the technical skills needed to deal with the Virtual City Council meeting being held tomorrow evening. I am asking you to read my statement below when comments can be made from the floor regarding ORD – 20:49. Please confirm this request via an email reply or you can contact me @ 870-761-5572. Thanks in advance.

Ron Blackburn  
798 Brownwood Circle

Alderman Hafner,

Thank you for having Chief Engineer Craig Light address the City Council on Nov 17 regarding the “Traffic Impact Study” that was triggered by another Savannah Hills rezoning request. Would you please present this list at the virtual City Council meeting on Tuesday December 1.

It is important that complete transparency of this action remains in the forefront for all citizens of Jonesboro to understand the requirements listed in the “2020 Master Street Plan” adopted last June. I believe this will be the first time that an impact study will be required.

With that said, a multitude of questions come forth:

- Who and how will an outside Traffic Engineer firm be selected?
- When will this study be conducted?
- What is the length of time allowed for the study?
- Will lower traffic counts due to the Covid crisis be taken into consideration?
- Will unbuilt apartments in this complex be taken into account?
  - 109 from January 2018
  - 24 from July 2020
  - 42 from the current rezoning request
  - 175 Total
- Will future projections of the possibility of an additional 500 apartments be considered?
- Who negotiates the cost of the study?
- Does the city gather and contribute information used in the study?
- Does the city charge the developer for this use of manpower?
- Who is responsible for payment of the study?
- Will a neighborhood meeting be held for citizen input?
- Who will conduct the necessary street improvements?
- When will those improvements be completed?
- What is the meaning of Mitigation?
- Will there be a legal and binding agreement between the city and developer for payment of the street improvements?
- **Does all of the above action have to take place before a building permit can be issued?**

Please remember that this study should be for the benefit of all citizens living in and around the affected area who use Harrisburg Road (minor arterial) not just the feeder streets leading from the apartment complex.



Attachment #1 : As read at the City Council meeting on Dec 1<sup>st</sup> by Council Person Joe Hafner

My questions are in black. Mr. Light's responses are shown in red.

1. Who and how will an outside Traffic Engineer firm be selected? **Developer selects and hires his own engineer for the study.**
2. When will this study be conducted? **Prior to issuance of the building permit.**
3. What is the length of time allowed for the study? **No set requirement since it is done before the building permit is issued.**
4. Will lower traffic counts due to the Covid crisis be taken into consideration? **Possibly, but really depends on when the data is collected and whether it is consistent with historical traffic counts in the area.**
5. Will unbuilt apartments in this complex be taken into account?
  - 109 from January 2018. **included in existing traffic counts**
  - 24 from July 2020. **included in existing traffic counts**
  - 42 from the current rezoning request **Yes**
  - 175 Total
6. Will future projections of the possibility of an additional 500 apartments be considered? **The scope of the study may be limited to the current phase, but will include background growth projection over the planning period which is typically 20-years. The developer will, however, have to update this study with each additional phase as they are proposed, and make any necessary roadway improvements that those phases require too. Depending of the results of the initial analysis, the Developer may decide to include some or all future phases in this study, but that isn't necessarily a requirement and really depends on the Developer and the amount of improvements needed to accommodate the proposed traffic.**
7. Who negotiates the cost of the study? **Developer**
8. Does the city gather and contribute information used in the study? **We will provide any historical traffic data that we have for this area.**
9. Does the city charge the developer for this use of manpower? **Not specifically for traffic study review, but we do charge other permit fees for plan review.**
10. Who is responsible for payment of the study? **Developer**
11. Will a neighborhood meeting be held for citizen input? **Not a requirement of the study.**
12. Who will conduct the necessary street improvements? **Contractor hired by the developer.**
13. When will those improvements be completed? **Prior to issuance of Certificate of Occupancy of new units.**
14. What is the meaning of Mitigation? **to lessen the impact**
15. Will there be a legal and binding agreement between the city and developer for payment of the street improvements? **A performance bond or 100% cash deposit is required if any public improvements isn't complete before the building permit is issued, and a 1-year warranty bond is required upon completion of the public work.**
16. Does all of the above action have to take place before a building permit can be issued? **No, the developer can provide a performance and payment bond (or cash deposit) and be issued a building permit**

Please remember that this study should be for the benefit of all citizens living in and around the affected area who use Harrisburg Road (minor arterial) not just the feeder streets leading from the apartment complex.