



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Tuesday, January 2, 2018

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

3. Approval of minutes

[MIN-17:135](#)

Minutes for the Public Works Committee Meeting on December 5, 2017

Attachments: [Minutes](#)

A motion was made by Ann Williams, seconded by Charles Coleman, that this matter be Passed . The motion PASSED with the following vote.

Aye: 5 - Mitch Johnson;Charles Coleman;Ann Williams;LJ Bryant and Gene Vance

4. New Business

Chairmember John Street said this is our first regular meeting and by the rules and guidelines the first item is to elect a chair. The floor is open for nominations. Councilmember Mitch Johnson nominated Chairmember John Street to remain as chair. Seconded by Councilmember L.J. Bryant. Motion made by Councilmember Gene Vance for Chairmember Street to be elected by acclimation. Seconded by Councilmember Ann Williams. All voted aye. Councilmember Johnson said Congratulations. Chairmember Street said I appreciate your confidence.

ORDINANCES TO BE INTRODUCED

[ORD-17:094](#)

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES SECTION 117. ADDING TO THE DEFINITIONS SECTION 117-2 TO INCLUDE CLUSTER HOUSING AND SECTION 117-138, FOR THE PURPOSE OF ADDING A NEW ZONING DESIGNATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROVIDE AREAS FOR DEVELOPMENT AND REDEVELOPMENT FOR RESIDENTIAL HOUSING. THIS DISTRICT WILL PERMIT AND ENCOURAGE THE DEVELOPMENT OF DETACHED AND ATTACHED DWELLINGS IN SUITABLE ENVIRONMENTS, TO PROVIDE A RANGE OF HOUSING TYPES COMPATIBLE IN SCALE WITH SINGLE-FAMILY HOMES AND TO ENCOURAGE A DIVERSITY OF HOUSING TYPES TO MEET DEMAND FOR A WALKABLE URBAN LIVING.

Sponsors: Metropolitan Area Planning Commission and Planning

Attachments: [Multifamily Opponents December 2017.pdf](#)
 [Shirley Moore Opposing Tiny Houses.pdf](#)

Chairmember John Street asked Planning Director Derrel Smith if he would address this ordinance. Mr. Smith said thank you Chairmember Street. This is another tool for developers to use. Right now they're really limited if the lots are under 50-feet in width, so what this is going to do is introduce a 25-foot building lot. A lot of them right now still require 60-foot of lot width to build on, so if you have a 55-foot lot, then you have an unbuildable lot unless you go before the Board of Adjustments to get a variance. So, what this would do is allow the developer to split the lot in to two 25-foot lots, or a 25- and a 28-foot lot, or whatever, and have two single family lots that you could build two single family homes on. We have looked at this and we have looked at some other areas. We have talked to some of the builders downtown who are building these kind of homes, and we think there is a need for it. This wouldn't change any zoning. This wouldn't mean they would have to come in and apply for a rezoning, just like anybody else. It's just one more option out there. Chairmember Street asked if there were any questions.

A motion was made by Charles Coleman, seconded by Gene Vance, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Mitch Johnson;Charles Coleman;Ann Williams;LJ Bryant and Gene Vance

[ORD-17:098](#)

AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR DUPLEX AND TRIPLEX UNITS

Attachments: [Design Guidelines for Duplex and Triplex Units - Draft - Revised 1.26.18.pdf](#)
 [Multifamily Opponents December 2017.pdf](#)

Chairmember John Street said to Planning Director Derrel Smith I know you have been working on this along with the other. Mr. Smith said yes sir. This came about as a result of the multi-family we had started with, and this Council asked us to look at duplexes and triplexes, so we've done that. We have taken the suggestions of the Council and it seemed the majority wanted to go with the first option rather than option B, so that is what we have presented in the ordinance. I think it is a little bit stricter. It doesn't have a lot size requirement, but it does have a lot of the others, such as forward facing front doors, some design standards, parking requirements, landscaping. It has all those requirements in it.

Councilmember Charles Coleman said let me ask you a question. Is there a reason why it didn't have any lot size requirements? Mr. Smith said because it was shown on one and not the other, and everybody that responded wanted the first option instead of option B. Councilmember Coleman asked do you think that will cause a problem down the road? Mr. Smith said I don't think it will. We are going to be requiring additional landscaping so it may require a larger lot, but that's just something the developer will have to look at when they're looking at the lot trying to decide whether to make the purchase.

Councilmember Joe Hafner said Mr. Smith, I know I am not on this committee, but I still have a question. I don't know if this is more for you or more for City Attorney Carol Duncan. Regarding this ordinance and the one about the multi-family, which I think they're great and I mean I think it is sorely needed in the City, my only concern, and I have had this voiced to me by a few different people, is there's a lot of shalls or may, you know "shall" consider this or "may" consider this. How enforceable is that when a developer comes up and says well I considered it? Mr. Smith says well, "shall" means

they have to and “may” means they have to. Shalls and mays are a good thing. There are some in there that gives the developer room to negotiate and the reason for that is because we don’t have ordinances in place right now that really require them to do certain things. We figured during the development process was the time to work it out with them and try to get the requirements we need at that time.

Councilmember Hafner said I can see how shall would be probably considered a have to, but may? I’m not sure may means have to. City Attorney Carol Duncan said I don’t think “may” is a have to, but I think that the Metropolitan Area Planning Commission (MAPC) always has the ability to say they don’t approve the plan. Councilmember Hafner said that was something that was voiced to me. Mr. Smith said I can always go back and change the mays to shalls, too. Councilmember Hafner said, I’m just saying is that something that needs to be looked at? I would rather us do it now then pass an ordinance and it not be enforceable.

Councilmember Gene Vance said I would think that going ahead and changing the mays to shall would be the thing to do, and they still have the MAPC and the Board of Zoning Adjustments that they could fall back on. Mayor Harold Perrin said he agreed with Councilmember Vance.

Councilmember Vance said I think we need to move on with it. Mr. Smith said I can have those ready. Ms. Duncan asked that a motion be made to amend anything that says may. I don’t think you have to be specific on each individual one. Councilmember Vance said I would make a motion that we amend it. That all the mays will be shalls, and, if we don’t have to have two motions that we send this on to the next regular City Council meeting. Councilmember LJ Bryant said can I ask a question? Section G under landscaping says “each duplex should have a minimum”. When we say should, is that a little vague. Should “should” be “shall”? Mr. Smith said we don’t have much of a landscaping ordinance as you know right now, and so I was trying to work with what I had and that’s the reason I put that in there. Ms. Duncan said it’s up to Council. If you want that to be shall, then you move to amend it. Councilmember Vance said I amend my amendment to the motion. I say the “should” should be “shall”. We’ve got a good landscaping plan for commercial and this is quasi-commercial so we need to include that. Councilmember L.J. Bryant agreed. Councilmember Coleman said I second it. Chairmember Street asked so you’re making an amendment that “mays” and “should” shall be shalls and Councilmember Coleman is seconding the amendment? Councilmember Coleman said I second the amendment. Councilmember Vance said you got it. Councilmember Hafner said I think that also applies to Ordinance-17:099 when you get to it.

A motion was made by Gene Vance, seconded by Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Mitch Johnson;Charles Coleman;Ann Williams;LJ Bryant and Gene Vance

[ORD-17:099](#)

AN ORDINANCE ADOPTING BY REFERENCE THE DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Sponsors: Planning

Attachments: [Design Guidelines for Multi-Family Residential Development - Draft - Revised Multifamily Opponents December 2017.pdf](#)

Councilmember Gene Vance said I make a motion we forward to full council with all “shoulds” and “mays” be changed to shall. Councilmember Ann Williams seconded.

City Attorney Carol Duncan asked Planning Director Derrel Smith if he would make sure that three clean copies as amended get to City Clerk Donna Jackson, and then we'll do the publication. If we have to delay a little bit at council to make sure the publication gets done with these changes, then we'll do it there.

A motion was made by Gene Vance, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Mitch Johnson;Charles Coleman;Ann Williams;LJ Bryant and Gene Vance

RESOLUTIONS TO BE INTRODUCED

[RES-17:195](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM EDWARD AND JANIS FOSTER FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

Sponsors: Engineering

Councilmember Mitch Johnson asked if it was standard stuff? Chairmember John Street said yes. Mayor Harold Perrin said yes.

A motion was made by Mitch Johnson, seconded by Gene Vance, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Mitch Johnson;Charles Coleman;Ann Williams;LJ Bryant and Gene Vance

[RES-17:198](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE CITY OF JONESBORO TO EXTEND THE EXISTING MOWING CONTRACT WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT

Sponsors: Mayor's Office

Attachments: [ArDot Mowing 2018.pdf](#)

Chairmember John Street said this is for the mowing of the grass between the bypass and the intersections. It keeps it looking nice. Mayor Harold Perrin said that is correct. There is no increase in the dollar amount. Last year we received \$37,634.97, which helps us defray our cost of making our city look good on our bypass. I don't think it needs to be walked on. I think we can wait two weeks and get that down to Brad Smithee.

A motion was made by Mitch Johnson, seconded by Gene Vance, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Mitch Johnson;Charles Coleman;Ann Williams;LJ Bryant and Gene Vance

[RES-17:199](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT CONSTRUCTION EASEMENT FROM RPI TURTLE CREEK MALL, LLC. FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A WALKING TRAIL

Sponsors: Engineering

Attachments: [Permanent Construction Easement](#)

Mayor Harold Perrin said this is the easement that will take care of the bridge, which will complete the last walking trail. I would like to go ahead and get this moved on through our engineering department because we are going to have to order those major tiles from the company here in town, and it's going to take several weeks to get done. Chairmember John Street asked if it needed to be walked on. Mayor Perrin said if we can walk that on it would be good.

A motion was made by Mitch Johnson, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Mitch Johnson;Charles Coleman;Ann Williams;LJ Bryant and Gene Vance

[RES-17:200](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOWEST RESPONSIVE BID AND ENTER INTO A CONTRACT WITH JACKSON'S CONSTRUCTION FOR THE BRAZOS STREET SIDEWALK IMPROVEMENTS (2017:32)

Sponsors: Engineering

Attachments: [Bid Tab](#)
 [Contract Documents 2017 32](#)

Chairmember John Street said we have addressed this before. Director of Engineering Craig Light said this is the Brazos Street sidewalks by the fire station coming out towards Highland Drive. It's a CDBG funded project. Mayor Harold Perrin said it is CDBG right? Not TAPS. Mr. Light said that was correct.

A motion was made by Mitch Johnson, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Mitch Johnson;Charles Coleman;Ann Williams;LJ Bryant and Gene Vance

5. Pending Items

Chairmember John Street said I would like to ask about that little railroad building down there. Have we got anything on finally taking that down? Mayor Harold Perrin said Chief Operations Officer Ed Tanner is still trying to contact the gentleman who is supposed to be doing the asbestos study on that, and I don't think we have made contact as of today. Mr. Tanner said the gentleman was on a leave of absence. Mayor Perrin said he was on a leave of absence until the end of December, so we will get on it tomorrow and keep on trying to call him. We would like to get it down as soon as possible. Chairmember Street said would they object to us putting a little orange fence around it or something to keep kids from getting in there? Mayor Perrin said it's probably no different than the big one in the roundhouse. You've got people still getting in the roundhouse. We secure it and they turn around and get right back in that, too. Those walls are very thin. Chairmember Street said that one's dangerous, that little one. There's kids pilfering through there all the time. I'm just afraid something is going to finally cave in on them. Mayor Perrin said we'll work on that tomorrow. If we can't get a hold of him, then we may have to go up the next level and contact the railroad company. We could even tell them that we would take the liability of the asbestos type deal, which we've done with the Wolverine before with ADQ, because that was on the list of the five they were going to do asbestos studies on anyway. It was GE,

Wolverine, Roundhouse and all that. We'll get on it first thing in the morning. What we will do is send you all a memo tomorrow afternoon and let you all know where we are at. Chairmember Street said I appreciate it. Thank you sir. Mayor Perrin said we'd be happy to.

6. Other Business

7. Public Comments

8. Adjournment

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

Aye: 5 - Mitch Johnson;Charles Coleman;Ann Williams;LJ Bryant and Gene Vance