



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, December 1, 2020

5:30 PM

Municipal Center, 300 S. Church

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### FINANCE & ADMINISTRATION COMMITTEE MEETING AT 4:30 P.M.

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

### PUBLIC HEARING AT 5:20 P.M.

*President Pro-Tempore Chris Moore asked if anyone in the audience wished to speak for or against the public hearing regarding the abandonment of a 15' utility easement across Parcel Number: 01-144154-00910 owned by Jonesboro 2015, LLC; being located west of the Prospect Farms subdivision and east of Wolf Meadows Subdivision in Jonesboro, Arkansas as requested by Jason Marshall. No one spoke in opposition.*

### PUBLIC HEARING AT 5:25 P.M.

*President Pro-Tempore Chris Moore asked if anyone in the audience wished to speak for or against the public hearing regarding the entry into an agreement to issue bonds for the purpose of assisting in the financing of industrial facilities within the City of Jonesboro, Arkansas, to be leased to Colson Group Holdings, LLC or its affiliate, pursuant to the authority of the laws of the state of Arkansas, including particularly Amendment 65 to the Arkansas Constitution and the Municipalities and Counties Industrial Development Revenue Bond Law. No one spoke in opposition.*

### 1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

### 3. ROLL CALL BY CITY CLERK DONNA JACKSON

*Mayor Harold Perrin was not in attendance. President Pro-Tempore Chris Moore presided over the meeting.*

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

### 4. SPECIAL PRESENTATIONS

[COM-20:074](#)

Presentation by Kim Chase, the HUB

*Kimberly Chase, 204 E. Nettleton, said, I am the Director of the HUB Homeless*

Resource Center and I have been there since around the 1st of July. Tonight, I wanted to talk about what the HUB Program does and the issue of a Homeless Shelter in Jonesboro. In 2017, Mayor Perrin created the Taskforce to End Homelessness and the HUB was founded. It is the point of entry for homeless individuals into the larger network of services offered throughout the city. That is just a fancy way to say that the HUB is a 90-day resources program to help individuals move from homelessness into stable living. I will explain the HUB program, both pre-Covid and current-Covid.

Pre-Covid, the HUB could assist homeless or near homeless individuals. The HUB focus is on the individual who is ready to make changes in their lives. The HUB is dedicated to helping individuals in a way to ensure that they do not turn to the streets. The HUB is organized and operated by trained volunteers and relies on private donations and grants. As I said, the HUB is a resource center. We have no shelter, nor is it a food bank or a clothing closet. However, in a part of assisting guests in all aspects of stable living, once an individual is in the HUB program, we can provide interview attire and clothing in limited amounts. Initially, individuals are offered backpacks so they may carry important documents such as identification and resumes. Additionally, in the backpacks are hygiene items, blankets, and appropriate seasonal items such as bug repellent or chapstick and lotion. Guests are expected to make consistent progress. The HUB works closely with Goodwill and Goodwill, at that time, offered classes on resume writing, interview skills, and budgeting. It has been my experience that for whatever reason, most of our guests have not been taught important life skills and it is my belief that if they were, it would become much easier to maintain stable living. At that time, the HUB was open 9-3 on Tuesdays and Thursdays and guests were invited to come and have coffee and snacks, check-in with intake specialists and contact other homeless individuals. Additionally, they were invited to watch tv for a short period of time. The HUB offered referrals for emergency shelters, veteran services, job assistance, and mental health and substance abuse. The HUB assisted individuals with SNAP applications, Medicaid and Medicare applications, birth certificates and Arkansas ID's. On-site services included bus passes for specific HUB related tasks such as job interviews, mail services so that guests could have a temporary address, access to computer services, life-skill classes and free monthly haircuts. Each week, many guests were seen and as many as five intake specialists were operating the HUB program. Of course, that was all pre-Covid.

Now, I am going to explain the HUB program current-Covid. In March or April, much of Jonesboro and the state began either shutting down or sharply limiting their businesses. Around that time, the HUB also limited volunteer hours and the way services were provided. As you can imagine as most volunteers tend to be of retirement age, this puts them into a Covid high-risk category. So all or nearly all of the volunteers stopped. The question began how do we still offer important and necessary services while maintaining CDC Covid Guidelines. Our previous director contacted a local church to discuss a hot lunch program. There was a two-fold win, one for the HUB guests, they would be provided hot lunches and two, local restaurants could benefit from safe business. That church and an individual made a substantial donation and the Feed Local Program began. Each and every Tuesday and Thursday, from 11-1 sans Thanksgiving last Thursday has been the only day that we have not provided lunches. Lunches have been provided by Sue's Kitchen and Gina's Place. I absolutely cannot tell you how important the service has become. At times during the shutdown, this was the only place offering any kind of hot meals. The HUB has been so very blessed in this program. Not only did we receive the initial donation, but throughout the program, we have received both big and small donations. One church held a yard sale on our behalf and raised \$1,500. We applied that toward our Feed Local Program. We

have received two grants. The first grant was from the Arkansas Community Foundation which had a perishable food category that we could use for Feed Local. Recently, we received a \$6,000 grant from the Arkansas Community Foundation Giving Tree. From July to November, we have given out almost 1,000 lunches which doesn't sound like a lot, but when you are doing it twice a week for two hours per day, that is a lot. In addition to the lunches, every week we have been giving out hygiene items, bug repellent, sunscreen, rescue blankets, hats and gloves, coats, and bottled water. All of these items have been donated. Until recently, we were still offering in person assistance and appointments. However, with the rise in Covid cases, once again, we had to modify how we provide our services. We now conduct telephone appointments only and guests are encouraged to contact the HUB during lunch hours. A Goodwill representative is still on-site to make sure to make contacts about job leads. The guests are encouraged to go to Goodwill for employment assistance. The HUB still maintains mail services for guests.

Now, I would like to address the lack of a shelter in Jonesboro. On the agenda tonight was the issue of a property trade for the Allen Street property, but this has been removed. Every council meeting since September, I have spoken about many issues facing homeless individuals and a homeless shelter. While having a shelter is not going to be the be all, end all for our homeless, it could certainly be the first step in a changing life. If you hear nothing else I say tonight, I would like you to hear this. Craighead County is the 7th largest county in the state, but yet there are only 3 counties in the state that have less shelter bed space than Jonesboro. Those counties are: Independence, Boone, Johnson, Cleburne, Conway and Saline. Five of those counties have a population of less than 40,000. Craighead County's population is 110,332. There are only 20 shelter beds in Jonesboro at the Salvation Army. Twenty beds for up to 1,800 homeless individuals. Twenty beds for 1,800 people. It is now more vital than ever before mostly due to Covid that we have a shelter. Every resource that was available pre-Covid is now at best severely limited. At worst, it is completely closed. The Care Center which is a wonderful resource has been completely shut since March. Prior to March, they provided meals and maintained a clothing closet. Until the last few months, every clothing closet has been closed and places that the homeless could get out of the weather have been closed. During the summer, there were no cooling centers and to my knowledge, there are no warming centers for the winter months. It is my dream and I am sure the dream of the taskforce to have a shelter that is more than just bed space. Our homeless already have that. Albeit that it is outside. If we provide nothing more than a bed, what are we really accomplishing? What are we really changing? I think a homeless shelter should give people the skills so that when they are transitioned into a house, it becomes a home and they never return to the street. How do we reach this goal? In my opinion, we address any co-occurring conditions such as mental illness and substance abuse. We teach money management. We encourage them to set both short-term and long-term goals. We encourage them to improve their education level and we help them learn to be better parents. Simply, we teach them to strive to be the best them that they can be. These are life skills that we may take for granted or they may even come easily for us. I am very confident that this is an attainable goal. But, we must have a place for a shelter first. I cannot help but think that if Jonesboro had had a shelter, some of our Covid challenges would not have been an issue. If not now, then when? And, then if not us, then who? So, thank you for your consideration and I appreciate your time and letting me do this presentation tonight. Thank you.

Councilmember Chris Gibson said, I want to thank you for what you are doing and I want to say if there is anything that I can do from a healthcare prospective to help your clientele, please feel free to reach out to me at any point. Ms. Chase said, awesome,

thank you. President Pro-Tempore Chris Moore said, Kim, thank you for taking the time to come to the last four council meetings and talk on a different variety of topics concerning the homeless. Thank you for your time.

Read

**5. CONSENT AGENDA**

*Approval of the Consent Agenda*

**A motion was made by Councilperson Chris Gibson, seconded by Councilperson Charles Frierson, to Approve the Consent Agenda. The motioned PASSED**

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

[MIN-20:112](#)

MINUTES FOR THE CITY COUNCIL MEETING ON NOVEMBER 17, 2020

**Attachments:** [CC minutes 11172020](#)

**This item was passed on the consent agenda.**

[RES-20:181](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 204 WOODROW, PARCEL 01-144073-23400, JONESBORO, ARKANSAS 72401, OWNED BY NEWEL COOTS

**Attachments:** [204 W. Woodrow](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-198-2020

[RES-20:182](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 309 SECOND STREET, PARCEL 01-144182-17700, JONESBORO, ARKANSAS 72401, OWNED BY JOHNNY MEADOWS

**Attachments:** [309 Second](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-199-2020

[RES-20:183](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 317 NORTH SECOND STREET, PARCEL 01-144182-17500, JONESBORO, ARKANSAS 72401, OWNED BY MARSHALL MOONEY

**Attachments:** [317 Second](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-200-2020

[RES-20:184](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 319 N. ROGERS, PARCEL 01-144172-18000, JONESBORO, ARKANSAS 72401, OWNED BY ERIC GRIGGS

**Attachments:** [319 N. Rogers](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-201-2020

[RES-20:185](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 409 NORTH FISHER, PARCEL 01-144181-10500, JONESBORO, ARKANSAS 72401, OWNED BY JOSHUA GAMBILL.

**Attachments:** [409 N. Fisher](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-202-2020

[RES-20:186](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON VACANT PROPERTY LOCATED AT 129 N. BRIDGE, PARCEL 01-144181-55600, JONESBORO, ARKANSAS 72401, OWNED BY PATRICIA WILLIAMS

**Attachments:** [129 N. Bridge](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-203-2020

[RES-20:187](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 200 S. ALLIS, PARCEL 01-144181-40800, JONESBORO, ARKANSAS 72401, OWNED BY MICHAEL DUANE DARLING

**Attachments:** [200 S. Allis](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-204-2020

[RES-20:188](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1013 W. LAWSON, PARCEL 01-133121-05600, JONESBORO, ARKANSAS 72404, OWNED BY JAY PARNELL

**Attachments:** [1013 W. Lawson](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-205-2020

[RES-20:189](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1100 E. WASHINGTON, PARCEL 01-144173-13000, JONESBORO, ARKANSAS 72401, OWNED BY DOROTHY HESTER

**Attachments:** [1100 E. Washington](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-206-2020

[RES-20:190](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1313 PARDEW, PARCEL 01-144122-20200, JONESBORO, ARKANSAS 72401, OWNED BY MICHELLE NUTT

**Attachments:** [1313 Pardew](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-207-2020

[RES-20:191](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 700 TAWN, PARCEL 01-144114-08800, JONESBORO, ARKANSAS 72401, OWNED BY T&B PROPERTIES LLC

**Attachments:** [700 Tawn](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-208-2020

[RES-20:192](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON VACANT PROPERTY LOCATED ON BEACON, PARCEL 01-134033-00500, JONESBORO, ARKANSAS 72401, OWNED BY GREGG GRIFFIN

**Attachments:** [Beacon St](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-209-2020

[RES-20:193](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1328 WEST HUNTINGTON, PARCEL 01-144133-18100, JONESBORO, ARKANSAS 72401, OWNED BY DKI LLC C/O RICHARD KNIGHT

**Attachments:** [1328 W. Huntington](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-210-2020

[RES-20:194](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1602 TONYA, PARCEL 01-144082-00200, JONESBORO, ARKANSAS 72401, OWNED BY MARTISULL LLC

**Attachments:** [1602 Tonya](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-211-2020

[RES-20:195](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1809 IRBY, PARCEL 01-144223-08700, JONESBORO, ARKANSAS 72401, OWNED BY HEIDY ARRIAZA

**Attachments:** [1809 Irby](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-212-2020

[RES-20:225](#) A RESOLUTION TO ACCEPT THE DONATION OF PHILLIP EVANS COMMUNITY PARK FROM THE HABITAT FOR HUMANITY

**Attachments:** [Habitat Park Donation](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-213-2020

## **6. NEW BUSINESS**

### *ORDINANCES ON FIRST READING*

[ORD-20:053](#) AN ORDINANCE TO VACATE AND ABANDON A 15' UTILITY EASEMENT ACROSS PARCEL Number: 01-144154-00910 OWNED BY JONESBORO 2015, LLC; BEING LOCATED WEST OF THE PROSPECT FARMS SUBDIVISION AND EAST OF WOLF MEADOWS SUBDIVISION IN JONESBORO, ARKANSAS AS REQUESTED ON BEHALF OF JONESBORO 2015, LLC

**Attachments:** [Notice](#)  
[Abandonment concurrence Marshall - Wolf Meadow - Prospect Farms](#)  
[Petition\\_Executed\[29203\]](#)  
[Jonesboro 2015 parcel](#)  
[Utility Letters](#)

*Councilmember John Street motioned, seconded by Councilmember Gene Vance to suspend the rules and offer ORD-20:053 by title only. All voted aye.*

**Held at one reading**

## **7. UNFINISHED BUSINESS**

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*ORDINANCES ON SECOND READING*

[ORD-20:051](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH RITTER COMMUNICATIONS TO PROVIDE FIBER CONNECTIVITY AND CLOUD SERVICES FOR THE CITY OF JONESBORO

**Attachments:**    [Quote, Ritter, Internet Services](#)  
[Ritter, Appendix A, Metro Ethernet Service](#)  
[Ritter, Appendix B, Dedicated Internet Service](#)  
[Ritter, Master Services Agreement](#)

*Councilmember Dr. Charles Coleman motioned, seconded by Councilmember LJ Bryant, to suspend the rules and waive the third reading due to the immediate need for fiber connectivity and cloud services for the City of Jonesboro. All voted aye.*

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

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

Enactment No: O-EN-046-2020

*ORDINANCES ON THIRD READING*

[ORD-20:047](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, RESIDENTIAL TO RM-8, RESIDENTIAL LUO FOR PROPERTY LOCATED AT 2512 AND 2514 CURTVIEW STREET AS REQUESTED BY GEORGE HAMMAN ON BEHALF OF KENNY AND SHELIA THROGMARTIN

**Attachments:**    [rezoning plat](#)  
[Application](#)  
[Pictures of Area](#)  
[Proposed Plan](#)  
[rezoning plat](#)  
[Signed Property Owners](#)  
[USPS Receipts](#)  
[Staff Summary - CURTVIEW - COUNCIL](#)

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

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

Enactment No: O-EN-047-2020

[ORD-20:048](#)

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 DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 3216 MOORE ROAD, JONESBORO, ARKANSAS REQUESTED BY JOHN C. STUCKEY.

**Attachments:**    [Application](#)  
                          [Rezoning Plat](#)  
                          [Layout 1](#)  
                          [Layout 2](#)  
                          [Minutes of Community Meeting](#)  
                          [Pictures of Area](#)  
                          [USPS Receipts](#)  
                          [Staff Summary - COUNCIL - MOORE](#)

*Jim Gramling, attorney for the proponent, said this is property at 3216 Moore Road. This is an industrial area. It is out across from the Armory and Aramark. To the north is R-1 and to the south is R-1 and I-1. The east is vacant and agricultural and the west is I-1. We did have a neighborhood meeting, but no one showed up. The Planning Commission, the staff report recommended passage. The MAPC approved this unanimously. To my knowledge, to date, there have been no objections.*

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

Enactment No: O-EN-048-2020

[ORD-20:049](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2, RESIDENTIAL MULTI-FAMILY TO PD-RM, RESIDENTIAL PLANNED DEVELOPMENT MULTI-FAMILY FOR PROPERTY LOCATED AT SAVANNAH HILLS - WEST OF DENA JO DRIVE AND NORTH OF CRAIGHEAD FOREST ROAD AS REQUESTED BY MICHAEL BOGGS WITH TRALAN ENGINEERING ON BEHALF OF PDW PROPERTIES LLC, SID PICKLE, MEMBER.

**Attachments:** [Application](#)  
[Rezoning Plat](#)  
[Adjoining Property Owner Signature](#)  
[Layout](#)  
[REVISED REZONING PLAT](#)  
[Rezoning Questionnaire](#)  
[Site Plan](#)  
[USPS Receipts](#)  
[Brown email 102720](#)  
[Blackburn email 10082020](#)  
[Staff Summary - SAVANNA HILLS - COUNCIL](#)  
[Spencer email 11052020](#)  
[Lack email 11102020](#)  
[Lack email 11162020](#)  
[Roberts email 11162020](#)  
[Blackburn email 11302020](#)  
[Craig Light email response 11302020](#)  
[Lack email 12012020](#)  
[Burnett email 12012020](#)

*Councilmember Joe Hafner said, I received an email yesterday from Mr. Ron Blackburn that lives at 798 Brownwood Circle. He asked that I read it at tonight's meeting. Craig responded to the email. I will read Craig's responses too and I also sent this to the City Clerk's office today and if you click on the ordinance number, this will be attached to the agenda. If I may, I would like to read this email from Mr. Blackburn because he requested me to.*

*Hello Joe, I am sending you this email because I do not have the technical skills needed to comfortably 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-20:049. Please confirm this request via an email reply or you can contact me. Thanks in advance. Ron Blackburn, 798 Brownwood Circle.*

*Alderman Hafner, thank you for having Chief Engineer Craig Light address the City Council on November 17th 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 1st? 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.*

*Councilmember Joe Hafner said, next, I am going to read some of the questions that Mr. Blackburn presented along with Craig's responses. So, Craig, I know you are on the call, if you just want to add to it, you can.*

*Mr. Blackburn said, with that said, a multitude of questions come forth:*

*Ron Blackburn: Who and how will an outside Traffic Engineer firm be selected?*

*Craig Light: Developer selects and hires his own engineer for the study.*

*Blackburn: When will this study be conducted?*

*Light: Prior to issuance of the building permit.*

*Ron Blackburn: What is the length of time allowed for the study?*

*Light: No set requirement since it is done before the building permit is issued.*

*Blackburn: Will lower traffic counts due to the Covid crisis be taken into consideration?*

*Light: Possibly, but really depends on when the data is collected and whether it is consistent with historical traffic counts in the area.*

*Blackburn: Will unbuilt apartments in this complex be taken into account? 109 from January 2018.*

*Light: Will be included in existing traffic counts*

*Blackburn: 24 from July 2020*

*Light: Will be included in existing traffic counts*

*Blackburn: 42 from the current rezoning request*

*Light: Yes*

*Blackburn: Will future projections of the possibility of an additional 500 apartments be considered?*

*Light: 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.*

*Blackburn: Who negotiates the cost of the study?*

*Light: The Developer.*

*Blackburn: Does the city gather and contribute information used in the study?*

*Light: We will provide any historical traffic data that we have for this area.*

*Blackburn: Does the city charge the developer for this use of manpower?*

*Light: Not specifically for traffic study review, but we do charge other permit fees for plan review.*

*Blackburn: Who is responsible for payment of the study?*

*Light: The Developer.*

*Blackburn: Will a neighborhood meeting be held for citizen input?*

*Light: It is not a requirement of the study.*

*Blackburn: Who will conduct the necessary street improvements?*

*Light: The Contractor hired by the developer.*

*Blackburn: When will those improvements be completed?*

*Light: Prior to issuance of Certificate of Occupancy of new units.*

*Blackburn: What is the meaning of Mitigation?*

*Light: To lessen the impact.*

*Blackburn: Will there be a legal and binding agreement between the city and*

developer for payment of the street improvements?

*Light:* 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.

*Blackburn:* Does all of the above action have to take place before a building permit can be issued?

*Light:* No, the developer can provide a performance and payment bond (or cash deposit) and be issued a building permit.

*Blackburn:* 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.

*Councilmember Hafner* said, thank you for allowing me to read that and Craig's responses.

*Councilmember Hafner* said, I need to make one more comment. I know it was kind of mentioned at the last meeting that it seems like sometimes the council lost sight of looking out for the citizens. I disagree with that statement. I think some of the things that we have done over the last few years as far as requiring traffic studies, building and design standards, the tree protection, the beautification, I think we have done several different things that help look out for the residents. So, I just wanted to bring that up. *President Pro-Tempore Chris Moore* said, thank you Mr. Hafner.

**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;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: O-EN-049-2020

[ORD-20:050](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE A CONTRACT WITH ARKANSAS BLUE CROSS BLUE SHIELD TO PROVIDE INSURANCE COVERAGE FOR CITY EMPLOYEES FOR 2021.

**Attachments:**     [BCBS Renewal 2021](#)

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

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

Enactment No: O-EN-050-2020

[ORD-20:052](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE A CONTRACT WITH ARKANSAS DELTA DENTAL TO PROVIDE DENTAL INSURANCE COVERAGE FOR CITY EMPLOYEES FOR 2021

**Attachments:**     [Delta Dental renewal package](#)

**A motion was made by Councilperson Bobby Long, seconded by Councilperson Gene Vance, that this matter be Passed . The motion PASSED with the following vote.**

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

Enactment No: O-EN-051-2020

#### ITEMS THAT HAVE BEEN HELD IN COUNCIL

##### [RES-20:139](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 907 CONGRESS CIRCLE AND SELL CITY PROPERTY AT 215 E. ALLEN AVENUE AND 202 E. GORDON STREET TO TIM THRASHER AND TIM ALLISON IN ORDER TO RELOCATE THE OPERATIONS OF THE BUILDING MAINTENANCE DEPARTMENT

**Attachments:** [Resolution, Building Maintenance Facility swap](#)  
[Real Estate Contract, 215 E. Allen and 202 E. Gordon](#)  
[Real Estate Contract, 907 Congress](#)  
[Appraisal, 215 Allen Ave and 202 E Gordon St](#)  
[Appraisal 907 Congress Circle](#)  
[907 Congress Cir, Jonesboro, AR 72401 - Industrial for Sale LoopNet.com](#)  
[Mike Downing Email 09012020](#)  
[Dana Moore email 09092020](#)  
[Baldwin email 09142020](#)  
[Patti Lack emails on RES-20-139](#)  
[Mayor Perrin Memo RES-20-139](#)  
[TTJD Ar County Data](#)  
[TTJD Sec of State](#)

*President Pro-Tempore Chris Moore said, as stated earlier, RES-20:139 has asked to be postponed indefinitely.*

**A motion was made by Councilperson Gene Vance, seconded by Councilperson Joe Hafner, that this matter be Postponed Indefinitely . The motion PASSED with the following vote.**

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

##### [ORD-20:043](#)

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

*Councilmember Dr. Charles Coleman said, I did talk to Craig Light about that and I talked to a person in the Dupwe area. I am sure we are still going to vote on it this evening, but I do think they need to look at that area about reducing speed. I just want to make that comment. President Pro-Tempore Chris Moore said, thank you Dr. Coleman. According to the history on my agenda, it was read one time and postponed temporary. Do we need to read it one time tonight since it reappeared on our agenda? Councilmember Dr. Coleman said, I think so. City Attorney Carol Duncan asked, it*

was postponed to this specific date? Deputy City Clerk April Leggett said, it was postponed temporary for one reading. Ms. Duncan said, I would think today it would be considered second reading.

**Held at second reading**

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

President Pro-Temp Chris Moore said, the Mayor has a few items that he wanted me to mention.

This is a reminder that the Public Services Committee quarterly meeting scheduled for December 15, 2020 has been cancelled since there was a special meeting held on November 17, 2020.

Also, "Christmas in the Park" goes on through January 4, 2021 at Joe Mack Campbell Park. On December 3, 2020 is the Jaycees 73rd Annual Christmas Parade and fireworks will be on December 31, 2020.

The final item he asked me to mention is "Joy Fest" in downtown. Opening night is December 5, 2020, with the tree lighting at 5:30 p.m. Throughout December, we will have a Ferris wheel, carousel, horse and carriage rides, train rides, Christmas Village, and ice skating. Social distancing and masks will be required.

## **9. CITY COUNCIL REPORTS**

Councilmember John Street said, Councilmember Joe Hafner announced at the Finance Committee meeting and it came out to everybody on their emails if you haven't had your financial documents delivered for 2021, you can pick it up downstairs in Collections.

Councilmember LJ Bryant said, I just want to remind folks that I believe that you have until 7:30 p.m. tonight to vote in the runoff for City Clerk.

Councilmember Joe Hafner said, I do have a few things. Due to the Finance meeting from last week having to be rescheduled to tonight, I am asking that we waive the rules and walk on RES-20:226; RES-20:227; RES-20:228; RES-20:229; and RES-20:230 and add them to tonight's agenda. These are COVID-19 Emergency grants for some of our small businesses and I would like to get them walked on. Councilmember Chris Gibson said, second.

Councilmember Joe Hafner motioned, seconded by Councilmember Chris Gibson to suspend the rules and walk on RES-20:226; RES-20:227; RES-20:228; RES-20:229; and RES-20:230. All voted aye.

### [RES-20:226](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AGREEMENT WITH BODY INDULGENCE SPA, LLC AS A COVID-19 SMALL BUSINESS EMERGENCY GRANT SUBRECIPIENT OF THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG).

**Attachments:** [Grant Agreement Signed - Body Indulgence Spa](#)

**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;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: R-EN-214-2020

[RES-20:227](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AGREEMENT WITH EGGSELLENT CAFE AS A COVID-19 SMALL BUSINESS EMERGENCY GRANT SUBRECIPIENT OF THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG).

**Attachments:**     [Grant Agreement - Eggsellent Cafe - Signed](#)

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

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

Enactment No: R-EN-215-2020

[RES-20:228](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AGREEMENT WITH G ENTERPRISE (BLADE RUNNER LAWN CARE) AS A COVID-19 SMALL BUSINESS EMERGENCY GRANT SUBRECIPIENT OF THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG).

**Attachments:**     [Grant Agreement - G Enterprise - Signed](#)

**Passed**

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

Enactment No: R-EN-216-2020

[RES-20:229](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AGREEMENT WITH LEAP THERAPY AS A COVID-19 SMALL BUSINESS EMERGENCY GRANT SUBRECIPIENT OF THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG).

**Attachments:**     [Grant Agreement Signed - Leap Therapy](#)

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

Enactment No: R-EN-217-2020

[RES-20:230](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AGREEMENT WITH MEALS FOR

MOMS AS A COVID-19 SMALL BUSINESS EMERGENCY GRANT SUBRECIPIENT OF THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG).

**Attachments:**     [Grant Agreement Signed - Meals for Moms](#)

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

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

Enactment No: R-EN-218-2020

*Councilmember Dr. Charles Coleman said, December 18, 2020 is the last day that we will be taking gifts for the Christmas Deal that we will be having on the 21st from 10-12. We are trying to get everything in by December 18th so we can all work together and have these gifts prepared for the community. We will also be giving a lot of clothing. That was an addition that we are going to try to give some clothing at the same time on December 21st from 10-12 at 315 N. Allis. Thank you. President Pro-Tempore Chris Moore said, thank you Dr. Coleman.*

## **10. PUBLIC COMMENTS**

*Judy Clark, 2109 Sun Circle, said we have talked with Councilmember David McClain before and he has pointed us in the right direction and said that there would be people come and work on a sewer problem that we are having in an alleyway behind our house. Also, I haven't discussed with him, but there is a ditch that runs along the south side of Dayton that is behind the old National Guard Armory that is in need of being cleaned out, now, not just mowed, but it has trash and stuff in it that is stopping it from flowing. We would like to know if there is some kind of timeline about when these people that are responsible are going to take care of this problem. President Pro-Tempore Chris Moore said, Mike, can use summarize her problem for us. Chief of Staff Mike Downing said, she has a sewer problem and I would think that it is best for me to call her back tomorrow morning to get some more information from her. President Pro-Tempore Moore said, thank you ma'am and we will be in touch with you. Ms. Clark said, alright, thank you. Councilmember David McClain said, I don't care. I will touch on some of it. We have had Craig get with them about the sewer problem. I think we can also get with Steve about it. It is on Sun Drive, but we will also get with Steve Tippitt to try to get them on the schedule for the ditch. Mike, if you will call her back, that would be greatly appreciated.*

## **11. ADJOURNMENT**

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

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

\_\_\_\_\_ Date: \_\_\_\_\_

**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ Date: \_\_\_\_\_

**Donna Jackson, City Clerk**