



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, April 3, 2018

5:30 PM

Municipal Center

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

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-18:018](#)

GRANTS AND COMMUNITY DEVELOPMENT OVERVIEW PRESENTATION BY TIFFNY CALLOWAY, DIRECTOR OF COMMUNITY DEVELOPMENT

Attachments: [Presentation for Council_TCalloway.pdf](#)
[Rotary Club Handout.pdf](#)

Mayor Perrin thanked Community Development Director Tiffny Calloway for her presentation. He stated that I don't think people realize that our city, your city utilizes somewhere between \$12 to \$18 to \$22 million at all times in grants and that is things that we could not do for you all through our general fund. You can see how important that is for our city.

Read

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilperson Chris Moore, seconded by Councilperson Chris Gibson, 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-18:028](#)

MINUTES FOR THE CITY COUNCIL MEETING ON MARCH 20, 2018

Attachments: [CC Minutes 03202018.pdf](#)

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

[RES-18:035](#) RESOLUTION TO CONTRACT WITH LEXIS NEXIS CLAIMS SOLUTIONS, INC (FORMERLY POLICE REPORTS, U.S. LLC) FOR PROVISION OF ONLINE REPORTING SERVICES FOR THE JONESBORO POLICE DEPARTMENT

Attachments: [Lexis Nexis Solutions 2018 eCrash - Fully executed.pdf](#)

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

[RES-18:039](#) A RESOLUTION TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

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

[RES-18:041](#) A RESOLUTION TO CONTRACT WITH WINGS TO GO FOR SPONSORSHIP OF ONE OUTFIELD SIGN AT THE SOUTHSIDE SOFTBALL COMPLEX

Attachments: [WINGS TO GO](#)

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

[RES-18:043](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO PURCHASE A PERMANENT CONSTRUCTION EASEMENT FROM CARL MICHAEL AND LAURA DIANE CATO FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A WALKING TRAIL

Attachments: [Permanant Construction Easement - Cato](#)

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

6. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-18:047](#) RESOLUTION TO SET A PUBLIC HEARING REGARDING THE ABANDONMENT OF A PORTION OF RIGHT-OF-WAY ROAD BETWEEN THE STREETS OF WEST WASHINGTON SPUR AND WEST WASHINGTON AVENUE AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING ON BEHALF OF FARMER ENTERPRISES, INC.

Attachments: [Farmer Public Hearing.pdf](#)
[Farmer Resolution.pdf](#)
[Farmer Ordinance.pdf](#)
[Concurrence Letter - West Washington - Associated.pdf](#)
[Plat](#)
[Utility Letters.pdf](#)

City Attorney Carol Duncan asked if we had a meeting date for this public hearing. Mayor Perrin said that we would meet to have the public hearing on Tuesday, April 17, 2018 at 5:20 p.m.

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

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

ORDINANCES ON FIRST READING

[ORD-18:019](#)

AN ORDINANCE TO AMEND THE 2018 BUDGET AND MOVE \$2,000,000 FROM THE GENERAL FUND RESERVES TO CAPITAL IMPROVEMENT FUND FOR STIP PROJECT

Attachments: [P Lack email Harrisburg Road.pdf](#)
[Petitions Against Widening Harrisburg Road 2018.pdf](#)
[PLack email 040318.pdf](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-18:019 by title only. All voted aye.

Mayor Perrin said there is probably some people in the audience that want to speak for and against this issue. There have been a lot of articles in the paper. Obviously, we want to be totally transparent. I can tell you that this ordinance will be read over three council meetings. This is the first and there will be two more which is another whole month. If you have any documentation that you would like to give to the City Clerk Donna Jackson for her to scan and send out to all of the councilmembers that would be great. If we can tonight, if we can just hold our comments on the pro and the con to five minutes, that would be great. We are not taking anything away from the citizens. If you have any input, please feel free to contact your councilmembers or myself or the clerk or the city attorney.

Sondra Essman, 1107 Medallion Drive, said she has lived there for 34 years. I have several concerns. I have concern about depreciation of my property with, the widening of the five-lanes, more apartments coming into the area. There are four apartment complexes in the back of my neighborhood now, Latourette, the Pickle, the Sulcer, and the Lakewood Condominiums. My yard slopes downward from the highway so I am concerned about drainage in regard to if it is done. This I know you can't control and I can't control either, but several years ago a car drove by and threw a lit cigarette into my yard and half of the acre was burned before it was contained. So, I have concern there. On the side of my property facing Highway 1B, I have nine fully grown pine trees that range in height from 60-80 ft. I am very partial to those. I would hate to lose those. I am directly and diagonally across from Central Baptist Church and I am directly across from the sign. So I am aware, to some extent, living there as long as I have, in regard to the traffic that goes back and forth. If we go with a sidewalk, which I have heard that is a possibility, I would hate to lose my trees to a sidewalk that may or may not be used. The Arkansas Highway Department says there are 12,000 cars that go by there. Having lived there that long, I am sorry, but I just don't see it even when I come home from work and I am in rush hour traffic. I don't have a problem getting to Medallion Drive where I live. I don't have a problem with where Central Baptist is. I have been a member of Central Baptist and voted to build the church there when I was a member and contributed financially. I do have concern in regard to their method of allowing their cars, their members to come out. When they block the highway, it backs up traffic considerably. I am sure that people have gotten frustrated as a result and I am guessing probably called you in that regard. I am not sure how that can be done

because it is privately owned, but it would be nice if they would have a little different method instead of blocking traffic so long that people get upset by having to wait. Since the Highway Department said they see that the five-lanes needed to be to Forest Hill Road, but not extended past, the people that live in the apartments behind me can get to their apartments on Medallion or off Caraway Road on Latourette Drive. The only other exit there off Highway 1B is across the highway from Central Baptist entrance which also leads up to the apartments behind where I live. They have two ways they can get into those apartments. You are wanting to take it past Central Baptist Church to the fire station. There are not a lot of exits after that, most of that is beforehand. It is in between there and the fire station. Since the Highway Department doesn't feel that they are justified in extending the five-lanes, then my concern is that Central Baptist is possibly creating a problem in regard and I would hate to lose my property in regard to that as far as you understanding what I am saying. So, those are my concerns. I realize that some of them you cannot accommodate, but I would very much appreciate you considering looking at this as if it were your property when you decide and make the decision in regards to the five-lane extension. I appreciate you listening to my concerns.

Mayor Perrin said thank you Sondra. I know she called me and I made some notes and sent those down to Mark Nichols, our traffic engineer. So, thank you very much.

Mayor Perrin said we would hold it at the first reading.

Placed on second reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-17:027](#)

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, SECTION 117-330, FOR THE PURPOSE OF PROVIDING MINIMUM STANDARDS FOR THE PROVISION OF SIDEWALKS WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROMOTE IMPROVED PEDESTRIAN SAFETY, EXPANDED OPPORTUNITY OF RECREATIONAL WALKING AND RUNNING ACTIVITIES, MORE COHESIVE NEIGHBORHOODS AND EASIER ACCESS TO SHOPPING AND OTHER COMMERCIALY RELATED PURSUITS

Attachments: [Current sidewalk code sidewalks 1.mp4](#)
[JonesboroCoC_Sidewalk Approval.pdf](#)
[Sidewalks_Williams 03192018.pdf](#)
[NEA Homebuilders Association Presentation on Sidewalks 04032018.pdf](#)
[NEA Homebuilder's Association Ordinance Redline.pdf](#)
[NEA Homebuilders Association Ordinance .pdf](#)
[4.12.18 redline sidewalk version.docx](#)
[4.12.18 clean copy sidewalk version.docx](#)

Councilmember Joe Hafner said he would like to make a few comments. As I stated at the first meeting a little bit, I started working on this after the sidewalk ordinance didn't make it through MAPC. So, I believe it was last May when I offered my ordinance and it went into Legistar. At that time, I met with Mr. Carroll Caldwell and Lonnie Roberts. We updated a few things. Mr. Caldwell said can you give me 90 days to work

on compromises and I said sure. Well, that 90 days turned into about nine months. It was always my plan to read my ordinance as I had written it and I said that from the very start, but I said it was their right to propose changes. This has already gone through a committee once. It was recommended unanimously to the council so that I just ask that we continue to consider it. One thing I want to make clear is that I think we have to do what is best for the City of Jonesboro as a whole and as I have said, the sidewalk thing encompasses two different issues. We have the lack of sidewalks in new development. We have the lack of good sidewalks in existing areas. I think we have to fix the lack of sidewalks in development first and then we have to figure out how to address the lack of sidewalks in existing areas. I think the last thing we need to do is to take money from development and put it into existing areas. I think that would be the kiss of death. I am sorry. Some can say they are not for sidewalks, but I think action speaks louder than words. Over the last 20 or 30 years, I think sidewalks have been fought and as a result of that, there are several areas, you can look at Sage Meadows or you can look at RidgePoint, you can look at between Parker Road and Craighead Forest, and if we had a good sidewalk ordinance back then, our city would look totally different. We would have a lot better walkability and a lot better connectivity. So, I just ask that the council continue to hear this ordinance. Thank you.

Mayor Perrin said that is my understanding after the last meeting, I think someone made the suggestion that Councilmember Hafner get with Carroll Caldwell and some others and to sit down and I think that has happened if I am not mistaken. Councilmember Hafner said I did not sit down with them. There was a meeting either last Thursday or Friday that I did not get an invitation to. My whole purpose was to get this in front of the council so there could be a good, open, transparent discussion with the public and the council. After I said that, I didn't want to do a behind closed door meeting and go against what I said I was going to do.

Mayor Perrin said I think Mr. Caldwell, Mr. Goad, and maybe someone else met with our staff which I believe was Craig Light, Mark Nichols, and maybe, Derrel Smith. Since that time, I think there has been a draft that you all have brought to us that has a lot of changes as compared to what is on the table. I think what is going to happen is that if you keep it like it is, you can vote it like it is, you can make amendments to the ordinance that is on the floor and discussion or we can try to rewrite that. It has been in the paper a couple of times. What I would like to do if I can at this time is that I would like to give Mr. Caldwell a few minutes if I can. Carroll if you are prepared to make a few statements, say up to five minutes or so if that is ok and just kind of hit the highlights.

Jimmy Ashley, 1701 Airport Road, said I am not against sidewalks. I think the city needs them. My question is who is going to maintain them? Councilmember Joe Hafner said his response to that question is if we are going to do sidewalks, then we need to do them right. We need to do them where they are constructed and that they last, that they are ADA compliant, etc. If we are truly concerned about maintaining infrastructure in new development, whether it be streets, sidewalks, whatever, then we need to take a serious look at the amount of development being done and potentially stop it. If that is a true concern. Mr. Ashley said they are not maintained now. You can go back and look at the lawsuit back in 2007. Councilmember Hafner said that my ordinance deals with new development. Mr. Ashley said I understand, but in 2007, if you look at the lawsuit, it said every sidewalk in Jonesboro would be in ADA compliance. It doesn't say anything about the curb cuts. The curb cuts were done, but it said sidewalks in the lawsuit. I can go and show you sidewalks in this city that have not been touched. That was in 2007 and it has been 11 years. I am not against

sidewalks. Councilmember Hafner said I understand, but you are talking about existing sidewalks that are not maintained. I am talking about new sidewalks. Mr. Ashley said I understand, but who is going to maintain them? Councilmember Hafner said the city will maintain them. Mr. Ashley said this will build disarray too. If there is money allocated, and in the lawsuit it says \$200,000 each year until every sidewalk and curb cut in the city was in compliance and it is not. I'm just saying I hate to see you all come in and pass something and you come up with another lawsuit.

Mayor Perrin said, first of all, it would be the responsibility of the city to take care of those sidewalks. I have tried to pull the two lawsuits that you have filed with the City of Jonesboro. There was one in 2007 and one in 2014 if I am not mistaken. I have not had a chance to read those nor have I had a chance to meet with the City Attorney. I do have a percentage of what has been completed based on our books of the lawsuit that you are talking about which is about 65.4% which leaves about 34.6% of those to be completed. The second thing is that I did not like the article that was in the newspaper today where you Mr. Ashley were there and showing that. If that is the way it is, I believe you. It is absolutely right there. I have not had a chance to get with the Engineering Department today to see why in the world would we put a sidewalk there to where you can't even get anything past that sitting next to a signal box or whatever. I don't like that at all. I haven't had a chance to get with the administration today. Interim Chief Operations Officer Roy Ockert and I have been in meetings all day today. That is going to be checked on tomorrow.

Mr. Ashley said I was asked and we were out looking. I have come here and met when Tim Renshaw was the ADA Coordinator. I would meet with him every three months. We would sit down and there was a book and we would go through and look at it. Now, the book is gone. I can't find the book. Nobody has any idea where it is at. Mayor Perrin said that is the second issue I want to talk about. In the fact that we had a book and we lost the book supposedly in the movement from one floor to another. I find that hard to believe. I am telling you where I am at as Mayor. I have not had a chance to look at that yet. Mr. Ashley said I would come up here and meet with Tim every three months. I know City Engineer Craig Light has met in there with us, but he did say he didn't remember seeing the book which I understand. Mayor Perrin said I can also remember the sidewalks that we did on Hope Street which was not done properly. We had to tear it apart which made the curves which went around some of the things that weren't probably even 18-24 inches wide at the most that we had to tear out and redo. What I am saying to you as Mayor is that whatever we put in, we will put in right. If it is not right, it will be taken out and be fixed. Number two is that we are going to hit this date that is here on your lawsuit. I have no problem and I think communication is the heartbeat of any company and you have to have two people talking, me and you both. I think we need to sit down and talk about this. I apologize for not being able to get that done today. I would like to sit down with you and our Engineering Department and go through these contracts we are talking about, these lawsuits. Let's see where it is at and we will let Mr. Renshaw keep trying to find his book that we have been talking about and we will get back on that. To answer your question, I can tell you I want to make sure they are done properly. Mr. Ashley said thank you.

Carroll Caldwell, 3009 Vista Court, said they are handing out changes to the ordinance. Mayor Perrin asked if this was a whole new written ordinance or is this just changes. Mr. Caldwell said that we just redlined Councilmember Hafner's ordinance. Mayor Perrin asked if there were a lot of changes to that. Mr. Caldwell said that is correct. Mayor Perrin asked Mr. Caldwell to take five minutes to go through that. Mr. Caldwell said he represents the Northeast Arkansas Homebuilders Association and that he would like for everyone to stand up that helped him work on this that agrees with the solution to

these problems. I appreciate it. It has taken months. I want to mention something real quick. Because of Councilmember Hafer's persistence, we are here tonight to negotiate. A year ago I wasn't going to negotiate. A smart man knows when to negotiate. I am for Jonesboro. We are for Jonesboro. Our livelihoods are involved with this. We are being asked to pay for this so we take it seriously. We want to compromise. We think we have awesome compromises. If you will just be open-minded enough in the next five minutes to listen to these compromises, I think it covers all of the problems. When someone writes an ordinance that is not in that industry, you don't know the problems you are creating for that industry unless you are in that industry. So, we like sidewalks. We are for sidewalks.

The first problem we encountered was maintenance of sidewalks. So, I am going to show you some negative stuff, but I have positive stuff to overcome it. So let me just show you a couple of slides. We took 65 pictures of existing sidewalks in Jonesboro that we feel like could be fixed fairly inexpensively. Some of them are impassible. So, this is what Mr. Ashley is talking about. More sidewalks on both sides of the street yet we have these that are in desperate need of fixing. What we think is if our customers are not asking for sidewalks, we are willing to give the city the money for those sidewalks in lieu. It has to be spent on fixing those or connectivity. Nothing else. The Planning Commission decides on where it is to be spent. So, the only way you are going to get sidewalks on Patrick is by our in lieu money. This picture shows a path where people walk and there is no sidewalk. I know that Craig Light has gotten money to do that. I believe. Mr. Light said the design only. Mr. Caldwell said look, you all turned down a rezoning six months ago because of that. Our ordinance solves this problem. If I don't want to put the sidewalk in, I'll give you all of my money for the sidewalk. Spend it there for people who need it on arterial streets and collector streets. I don't see how anybody can argue with me on that.

The difference of our opinion versus Councilman Hafner's is that he thinks it needs to go into the subdivisions over here. Our customers aren't asking for it, but if they do, ok, we can put them in. This gives us the choice to either put these sidewalks in our subdivisions or spend it there on Patrick. I have a list of streets here that are in your packet that the money should be spent on first. Arterial streets need sidewalks and we know it. On commercial, multifamily, and industrial, it is not up to the developer to decide. It is up to the Planning Commission to decide. If the Planning Commission thinks that sidewalk is going to go nowhere, which they have some, then that developer is required to pay the in lieu fee and you can spend it there or anywhere the Planning Commission thinks those sidewalks need to go. Sidewalks need to go all around ASU. You are not going to be able to get them unless you have a source of revenue. We are willing to give you the source of revenue to do that. Now, will all of us not put sidewalks in every subdivision, no. We will put sidewalks in some subdivisions. The way this is written, if we hook onto a collector or arterial street that has a sidewalk that our subdivision hooks on, we are required to put sidewalks in. There is no in lieu. If that connector or arterial goes through our subdivision, we are required to put sidewalks on both sides.

So, if you will read this and just be open-minded, we are trying to solve more problems than just two sidewalks, sidewalks on both sides in a subdivision that our industry does not agree that all of our subdivisions need that. I guess I am asking you all to compromise with us and look at this and read it and see what you think. It is our livelihoods. We are the ones paying for it. So, you are either going to get a sidewalk out of us or you are going to get our money that has to be spent on sidewalks. Councilmember Bobby Long said thank you for this. I know at the last meeting I voiced some concerns about the development or the sidewalks inside of the

development when connectivity is the issue between neighborhoods and hospitals, neighborhoods and schools, neighborhoods and places to get food and shopping, and neighborhoods to other neighborhoods. I have voiced my opinion in the past about development of sidewalks inside the neighborhood. On an average subdivision, how many miles of sidewalk are you talking about that the city would have to maintain? Have you calculated how many miles and miles of additional sidewalks the city would have to maintain in just one subdivision? Mr. Caldwell said no. Most subdivisions are not miles. Most subdivisions are going to be blocks and that is one of our points. A subdivision with a couple of phases, couple of blocks, the sidewalks really go nowhere. I know the safety issue is what Councilmember Hafner is talking about with school buses and all of that. We think they need to go there on the arterial street first and then the very next subdivision that we develop on that arterial that has a sidewalk, we are required to put them in. So, we are going to give you the money if we don't want to for you to put them here and then we have to hook on. All I can tell you is if Councilmember Hafner's ordinance passes as is written, you all are going to be maintaining miles and miles of more sidewalks. Councilmember Long said that is my question.

Mr. Caldwell said there is approximately 600 lots a year approved by the Planning Commission. We based our calculations on 500 lots per year. We are projecting that if none of us put them in, which right now, really none of us, I won't say 100% of us, there are a few of us that might, but we are projecting \$486,000 of those sidewalks that we will give you the money that you can spend anywhere you want to, ASU, Patrick, S. Caraway Road, anywhere the Planning Commission chooses to spend that money. Now, back to your question, on more miles of sidewalks, why do you all want more miles of sidewalks if in these pictures, you already have miles of sidewalks now that are unusable. So, take our money and fix them. It is cheaper, faster. Sidewalks to us are market driven. He is an appraiser. He knows that. If he puts a subdivision in with sidewalks and his sells and mine without sidewalks doesn't, my next one is going to have sidewalk. It is market driven. So, we are not trying to get out of anything. We are willing to either put our sidewalk in, but it is our choice. On the residential, it is our choice. We are either going to put them in or give you the money where you can put them anywhere you want to.

Councilmember Hafner said anytime that I have ever built a house, I haven't been asked, do you want a sidewalk or not. The decision is already made by the time we buy the lot and start designing the house. Mr. Caldwell said it is just a difference of opinion. I do this every day for a living. I have done it for 45 years. Councilmember Hafner said I know, but you haven't ever put in a sidewalk either. Mr. Caldwell said I have tried. Councilmember Hafner said I don't know how you can say you are for them when you have always fought them. One thing about this proposal you have, you have an exemption in here for a multi-phase residential subdivision, I had it where if 75% or more of the subdivision was done, then they didn't have to put in sidewalks in other phases which is a compromise from when you and I talked last summer. But, the way this one reads, it says a multi-phase residential subdivision for which preliminary approval has been granted for any phase prior to the effective date of this ordinance. So that means if it is a ten-phase subdivision and one-phase is approved, then you all don't have to put in sidewalks. That makes no sense at all. Mr. Caldwell said then make compromises with us and we will make some more compromises. Councilmember Hafner said I have already made compromises. You had nine months to work on this. It is not my fault that from May until March you didn't work on this. It wasn't going away. If you ever thought it was going way, it wasn't. I said I was taking this to Public Works. If you had compromises, you should have had this ready for Public Works the first time. That is my opinion.

Councilmember David McClain said you made the statement at the last council meeting that you have developed in Jonesboro for forty years or so. So, why now, all of a sudden is there a change of heart to put in sidewalks on your part? Mr. Caldwell said Councilmember Hafner's persistence. I will brag on him. I will take a chewing from you, but I will brag on you. Because, in theory, he is right, but we have got to be able to afford it. We have got to be able to sell it. We have got to be able to make it work. We have got to solve the problems that will pop up. So, it's time. We are open-minded. We are here to compromise. Where we have made compromises, this works for us. If the comment was made to me that everybody wants sidewalks, well not a single one of those persons has offered to pay for them. If it was that good of a deal, take it to the voters, but we won't go there. We think sidewalks are necessary. We want to solve this kind of problem. If we think our customers would like sidewalks, we will put them in. It is really that simple. Councilmember McClain said the main thing I do not like about your ordinance, the one you drafted is that it gave you guys the option when you guys have shown for the last forty years that you are not willing to put those in. You are not willing to put sidewalks in. Mr. Caldwell said can I explain to you why? Councilmember McClain said you may say nobody has asked, but at the same time, you haven't made it an option. It is like buying a car. If the option is there and I know it is there, I may buy it and I may not. But, at least, the option is there and we have not made it an option. Am I right or am I wrong? Mr. Caldwell said no. The option is always there. We can put a sidewalk in if we want to. The reasons we haven't been are twofold. The customers haven't asked for it and look at the maintenance. I mean the City of Jonesboro has a maintenance problem on their sidewalks now. Councilmember Hafner said like I said earlier, I think the maintenance problem or maintenance argument is not a very good one. If we are truly concerned about maintenance for streets, sidewalks, whatever, we need to cut down on development. If we are truly concerned about it, we need to get rid of land. I don't understand why we can sit here in Jonesboro and say sidewalks won't work here when they have worked in so many other areas, shown the benefits, whether it be safety, health, economics, but it won't work here because Jonesboro is so unique. Mr. Caldwell said I agree. We are offering that. Read the ordinance. Councilmember Hafner said I think developers should put in sidewalks in their developments. We have to come up with the solution to the existing areas. That is not you all's concern in my opinion.

Councilmember Chris Moore said I noticed out at Brookland where they developed the golf course, there is 200+ lots that all have sidewalks, the average price of a house is \$149,000. How were they able to develop and sell all of them? They were sold as fast as they were built. We built seven out there and they were all sold in advance. How were they able to build and develop and sell \$149,000 houses and provide sidewalks out there? They seem to be in high demand and people bought them and snapped them up as fast as they could. We are talking about houses that the profit on them was pretty thin. I mean you know, you are a developer. Mr. Caldwell said one reason is the school district. Number two is that it is cheaper to build in Brookland than it is in Jonesboro. And, number three, if you are talking about Barry Phillips' subdivision, there are only sidewalks on one side of the street. Councilmember Moore said I am talking about the golf course. Mr. Caldwell said Brookland passed an ordinance for one side of the street. Councilmember Moore said we built seven houses there. It had to have sidewalks there in the same way. They seem to sell and they seem to be in demand. We are not talking about high dollar houses. Mr. Caldwell said Barry Phillips is in here and you can ask him. Councilmember Moore said the point I am making is that there seemed to be a demand even in Brookland and the requirement they have on there. We are not talking about extravagant houses and extravagant lots and affluent people. They were able to develop sidewalks there and sell the houses and I

assume the developers made money on them. We made money on them. Mr. Caldwell said it is on one side of the street. Councilmember Moore said I am just saying I don't think there was a question whether or not they were going to have a sidewalk. What you are talking about is the option to have for the developer to select no side of the street. Mr. Caldwell said and to give you all the money to put them on arterials.

City Attorney Carol Duncan said the city proposed an ordinance, the one that got shot down in MAPC and I haven't had a chance to sit down with this one and go step-by-step through it compared to that one, but it seems very similar to the original ordinance that was proposed by the city that you all didn't like I guess in MAPC. How is it different? How is this different from the original city ordinance that was proposed on sidewalks where we had the in lieu of fund? Mr. Caldwell said I am not sure. Ms. Duncan said are there any differences? I was trying to pick them out just looking at it. I didn't get this until today. So, I haven't had a chance to go through it step-by-step, but I didn't know if you knew if there were any differences. Mr. Caldwell said I am not sure, but we changed our mind. We are trying to work with him. Councilmember Hafner may not think so, but we are trying to work with him. Ms. Duncan said ok. I was just wondering. I wanted to be able to point to them when I was comparing them later, but if you don't know. Mr. Caldwell said I don't know that. Ms. Duncan said ok.

Councilmember McClain said to Mr. Caldwell, you don't feel that sidewalks should be in all subdivisions. What would make you want to put one in a certain part of town versus not putting one in another part of town? Mr. Caldwell said that is pretty easy for all of us, all of the developers. If it is flat ground, it is very easy to put them in. If it is hilly ground, it is not. The retaining wall requirement here is three feet. There is not a single one of us that is going to do that. Councilmember Hafner said on the topography argument, I know Jonesboro has a little bit of a ridge, but if you go to northwest Arkansas, you go to Franklin, TN, and you go to all of these other places, and they have sidewalks in hilly areas with no retaining walls, how do they do it and we can't? Mr. Caldwell said I can explain that if you would like to hear it. It is really simple. Councilmember Hafner said I think they do the work up front. Mr. Caldwell said I will ask Craig Light if he agrees with me because he made the comment in there with Derrel Smith and Craig the other day. With hilly ground, we could cut that hill off and make it flat, but when we do, we cut every tree, 100% of the trees. I don't like to cut trees. We have one developer that kind of does that. I don't like to. I don't like to cut the hill off. I would have to cut the hill off, right Craig? Councilmember Hafner said I think Craig also said one time if the work was done up front, that you shouldn't have to put retaining walls in. Mr. Caldwell said that is what he is talking about. Up front excavation, taking that hill and wiping it out with every tree on it. Councilmember Hafner said there are trees in Franklin, TN. I am just really confused as to why Jonesboro is so unique. I mean it just blows my mind. Councilmember McClain said I find that hard to believe, but that is just me.

City Engineer Craig Light said you would not have to clear the entire lot. You could slope it back to a grade that wouldn't require a retaining wall. Councilmember LJ Bryant asked Mr. Light if it was just as costly for them to pay the in lieu of versus them putting in the sidewalks or do you have any thought on that? Mr. Light said I believe their proposal is to build sidewalks only on thru streets, not on cul-de-sacs, but if they pay the in lieu, they have to pay it for all in street frontage so they would pay a little more than it would cost them to actually build it. Councilmember Bryant asked if it would be more costly if they try to opt out of it. Mr. Light said yes, slightly more based on the number of cul-de-sacs. Councilmember Bryant said the next question is complicated because it is based on the where, but how would you estimate the cost of building a sidewalk? If \$800,000 existed, how much sidewalk would that build? I know

it depends on the where and the what and all of the variables. Mr. Light said we generally used \$25 per running sq. ft. for sidewalk. If you divide that number by 25, you would be able to come up with the number of sidewalk only that you potentially could be able to put in. We often have to put in curb and gutter which is another \$14-\$15 per foot to accommodate the sidewalk. There are other costs that would be associated with our construction process.

Mayor Perrin asked Mr. Light if we had a standard on sidewalk itself. You can build a sidewalk for \$9 up to \$26, it depends on how much concrete you put down there, how wide, and all of that. Mr. Light said we have minimum construction standards for our sidewalks. Mayor Perrin asked if they were using the same as AHTD. Mr. Light said yes. Mayor Perrin said what I am reading there is the annual final projection of 500 lots times 100 times \$9.72. Is that where you got your \$486,000 and then you added \$200,000 of just an estimate of multifamily and \$150,000 for commercial to get the \$836,000. Is that correct? Mr. Caldwell said that was correct.

Councilmember Moore said I read your proposal pretty in-depth. You use the AHTD average of \$35.02 per square yard. I called Craig Light today and we bid out our sidewalks. Our current low bidder is \$38 per yard. I use the \$38 because regardless of what the highway department says its worth, the reality is when we bid it out, our the lowest bidder who is competent, is \$38 a yard. In your proposal, you use \$35 and you also use 2.5 feet in width of the sidewalk. When I called Craig today, the standard is for four feet. When you take the \$38 actual cost with a four foot sidewalk and an average lot width which I think you will agree because you spoke with Derrel the same as I did, the average lot width is 65 ft. It varies between 60 and 70. When you do the math on that, it is \$1,097, not \$900 per lot. There was some discrepancy on the numbers you used and what you are offering to pay. Reality is that it costs \$1,097 to build a sidewalk on the average lot in Jonesboro. If you are only wanting them on one side of the street, that is only \$500 per lot if we went forward and we required them on all of your lots and just made you put them on one side. The reality is that you are only talking about \$500 per lot to construct a sidewalk. Mr. Caldwell said that is for every lot. Councilmember Moore said that is right, that is average. Mr. Caldwell said the numbers we used came straight from the 2017 highway department. Councilmember Moore said I understand that. I read the same numbers, \$35.02, which Craig sent to me. What I am saying is if we simply required you to put sidewalks on one side of the street, not both of them, one side of all streets in all subdivisions, if you take the 500 lots that Derrel says is the average for the last three years and the average width is 65 ft., you are only talking about \$500 per lot that we are arguing over. Do you seriously think \$500 per lot is an impediment on you developing a subdivision? Mr. Caldwell said no. We will make that compromise right now.

Councilmember Moore said if we go with the \$38 a yard and require that, now if you go over there and you have a lot that is 300 ft., you are not getting it for \$500. I am going by the average. Mr. Caldwell said correct. Councilmember Moore said what I am saying is that if we agree to have sidewalks on every street, on every new subdivision, on one side and we use the current yearly bid, right now it is at \$38 a yard, the average lot in Jonesboro would be looking at \$500. Now, how we would relegate that against you and your neighbor, if your subdivision was on one side and somebody else's is on the other, how we would decide which one of you had to pay the fee or if it was split evenly, I don't know. Mr. Caldwell said the fee has to be determined at the time the Planning Commission approves the final plat. We are open-minded to if you want to double that figure so it is paid on both sides of the street, except cul-de-sacs, we will do that.

Councilmember Moore said that tonight is just the second reading. We are going to

have another reading. I was throwing that out there that when I did the research today and called Derrel and Craig, and got the average number of new lots being developed, and took the average footage across there, the current bid is at \$38 a yard. Mr. Caldwell said ok. We will come back at the next meeting and we will double that. We will go ahead and say on both sides of the street. 7.25 will go to 5. Councilmember Moore said that is something to consider there. Councilmember McClain said the problem I have with it, their proposal is again, it gives you the option. Councilmember Long said we are not talking about that. Councilmember Moore said I am not for letting him opt out. I am not offering the option to opt out. I am just saying what the current figures are that would be to develop it. Councilmember McClain said I understand. Mr. Caldwell said as I stated before it would cost us more money to opt out than to put a sidewalk in on one side of the street.

Councilmember Hafner said we had a lot of discussion last summer. I am open to compromise. I am just being more hard-lined right now because I am tired of kicking this down the street. Mr. Caldwell said we are too. We agree. Mayor Perrin said I think the next thing is to go through all of this material. I was just thumbing through it while you were talking. And, then come back at the next meeting and discuss it. Councilmember McClain said I think we also need to give the other side a time to speak in support of sidewalks. Mr. Caldwell asked if there were any more questions for him. Mayor Perrin said no. Thank you Carroll for your work. We appreciate that. Mayor Perrin asked City Engineer Craig Light, when we take our bids, we are having to pay \$38, is that what you are saying? Mr. Light said yes, we pay right at \$38 per square yard for concrete flatwork. We will send a contractor to do one panel or he will have to mobilize, go out there and move his equipment, just to remove one panel of concrete. Typically, we do larger sections, but it is an on-call contract. It is not a large project occurring all at once. Mayor Perrin said I just wanted to get that out there. Councilmember Moore asked if that was a correct figure and does it include the concrete, labor, and everything?

Councilmember Hafner asked Councilmember Moore what you are thinking about proposing as an amendment is in subdivisions, sidewalks down one side of the road, but on all of the roads. Councilmember Moore said on all the roads. It doesn't matter if it connects to an arterial. It doesn't matter if it dead ends. It should be one side on all roads in new subdivisions charged by the foot and we can link that to the current bid or whatever we bid out on a yearly basis. This year it is \$38 and next year it might be \$36 or it might be \$39. Councilmember Hafner asked about the non-conforming lot. Is that what they would pay? Councilmember Moore said he would yield to the City Engineer to make that decision and not the developer. If the City Engineer says you can't build a sidewalk on that, then we will have some other plan in place. Councilmember Hafner said that would be another small amendment because I think now I have it as the MAPC. Councilmember Moore said if the City Engineer says the sidewalk can't be constructed, you would take the width measurement on it, and they would then pay the fee and we would do something different. Mayor Perrin said that it would go to Engineering before it would go to MAPC. Councilmember Moore said right. It would go to Engineering for Craig to make that call. Mayor Perrin said it would go to Engineering and then MAPC so you wouldn't have a crisscross there. Councilmember Moore said let me make it clear it doesn't give the developer the option to opt out. It would be mandatory. It doesn't say you decide you want to pay the \$38 and opt out. It would be mandatory.

Councilmember Hafner said that one of the things that the Chamber mentioned to him and he would like the council to consider and think about for our next meeting is an exemption for Planned Industrial Areas. I think the Chamber was concerned about the

trains and traffic out there. I don't know if Derrel wants to give any input on Planned Industrial areas and if exemptions are normal for those, but that was one of the concerns the Chamber raised to me. Councilmember McClain stated the only issue there is that we do have is people who walk to work that don't live close to the Industrial Park. We still have people that walk. I know that for a fact. I get where they are coming from, but, at the same time, I would ask that maybe we leave it in right now.

City Planner Derrel Smith said they did ask and we did propose some language if that is the direction that you want to go. The decision is yours not ours. If you want to go in that direction, what we had put in there is that the development would have to put a public transit stop and then they would have to put a sidewalk from the transit stop to the main gate and the work area instead of putting it along the entire acreage of the industrial area. That is what we came up with as a compromise. Like I said, that is still up to you all. Councilmember McClain said if we could look at the transit because it doesn't run all night and in a different shift so what do we do is the big thing we need to look at there. Mayor Perrin said I think where you have seen a lot of these sidewalks on commercial is that it is sort of like other cities where you have industries very close to each other and you can walk from one to the other. Our industry out there is so far apart, you are talking about several hundred feet or ½ or ¼ of a mile until you get to the next one. That is something we need to look at and I think that is what Mark told me about on the Chamber. Councilmember Hafner said it wasn't all industrial, it was the Planned Industrial. Mayor Perrin said that is correct. Councilmember Long said my only thing is that you understand on the Planned Developments on the interior of the subdivision that you would be putting them on one side and not the other on all of them. Right, that was your understanding as well as Councilmember Moore's suggested amendment, right?

T.J. Thompson, 3816 S. Culberhouse, said he wanted to make a few points real quickly. First of all, I do want to say that I appreciate the time and the effort that the Homebuilder's Association put into coming up with a compromise. I know firsthand, the hours that it takes to work through these things and that is no small task at all. I do disagree with a lot of what Mr. Caldwell said for the following reasons. Number one: our priority should be the safety of our most vulnerable citizens and that is the children and the elderly. Requiring walkable infrastructure being built as close to those citizens as possible and being in front of their houses provides the greatest increase in their safety. Number two: I think our second priority should be connectivity and that brings in pedestrian infrastructure, transit opportunities, bike infrastructure, and vehicular traffic. But, I think this needs to be started with robust residential. Walkability in residential neighborhoods should be the first and most critical piece of this puzzle. Later on, as we continue to grow transit, as we continue to grow bike infrastructure, as we continue to look at better ways to move vehicles in our city, that comes later. But, I think number one needs to be robust residential in our homes and near our homes and in our neighborhoods. Number three: sidewalks in neighborhoods will improve population health by increasing accessibility to a safe place to exercise and encouraging a culture of walking from place to place rather than driving. There has been a lot of research done that says that access to walkable infrastructure does improve population health. Number four: in other markets, walkability sells. We live in a time in which people chose where to live before choosing what to do there. If we want to remain relevant, we must shift to cater to the emerging market rather than riding the current market to death.

I recently spent some time at my parent's home in Prairieland, TX. Prairieland, not too many years ago, was the size of Jonesboro, and not too many years before that, was

the size of Paragould. Today, I think the population is about 120,000 or something like that. Their neighborhoods have sidewalks on both sides of the street. There is a walking trail around the pond that they call a lake, but it's a retention pond really. But, even those lots that back up to the retention pond bring a premium. I think my dad is actually trying to sell their house right now. I think in their price range, the average house stays on the market 15 days. So, I mean walkability sells. Number five: I believe this proposal sets the stage for in lieu of fees to be the norm, but this isn't the case in other communities that have in lieu of options. We found that a small percentage of developments go the way of the fee rather than the infrastructure. The in lieu of fee makes sidewalks a sunk cost for the developer. If they pay the in lieu of fee, there is no way for them to recoup or even possibly profit from their investment in walkable infrastructure in the neighborhoods. While I appreciate their effort to help fix the problems of the past, there are two separate issues here. What I believe this ordinance should do is to draw a line in the sand that helps us move forward without continuing the problems that we have had for the past several years. Again, I don't understand why you wouldn't want to give yourself the opportunity to profit, if, in fact, the market, which I believe it does, favors walkability. Number six: we, the citizens of Jonesboro, we are worth it. Our community is worth the investment. Our future is worth the investment. Our safety and our health are worth the investment. Number seven: aside from the money generated from the in lieu of fee that Mr. Caldwell almost said would be 100% of the time, almost. This is really the only advantage that we gain. With this proposal, we would continue to add to the ills of the future and continue kicking this can down the road to be dealt with later and by someone else. The time is now to require this investment in the safety, health, and future economic vitality of this community. Thank you.

I did have one other small thing to add. A thank you letter came to my place of employment today from the Chamber of Commerce, which if I remember right, you have a letter from regarding this topic. At the bottom of it, it said as long as there is a difference between what a community can be and what it is, there is a need for a Chamber of Commerce. I also believe if there is a difference between what a community can be and what it is, there is a need to do this. There is a need to come to the table, to approach the council, to approach the Mayor and city government, to engage both sides of the argument and to work together for a solution. I thank you all for doing that.

Stephen Goad, 828 W. Strawn, said he is the Executive Officer for the Homebuilder's Association. I had two things I wanted to bring up on these pictures. In 20 years, are we going to be in these new subdivisions, are we going to have these same problems and another group of us are going to be here? These new subdivisions are going to look like this. If we don't have the money to fix what we have now, really and truly, where is it going to come from? There is going to be another group just like us talking about this in the new subdivisions in the coming years. The other thing is the sidewalk on one side of the street, around the schools that really need to be safe, that is where the kids are that we talk about, JHS has sidewalks on one side. Health and Wellness has one and there is a guy walking in the street there 20 feet from a perfectly good sidewalk. That is at Microsociety. That is at IS. Nettleton has them. One side is becoming the norm as far as when we do new sidewalks. Is this the case? Councilmember Moore said our "Safe Schools" grant only paid enough money to put them on one side. Mr. Goad said ok. Councilmember Moore said that was grant funded to the school district. Mr. Goad said I was just noticing this as I was taking pictures. Councilmember Moore said the answer to your question is there wasn't enough money to put them on both sides of the street. Mr. Goad asked if it was safe for our kids to have sidewalks on one side of the street. Councilmember Moore said it was safer than

no side. Mr. Goad said ok. That is all he wanted to bring up.

Councilmember McClain said I guess the question and I know you have put them on the roads leading up to the schools, but then what do you do about the kids when they get off the school bus and have to walk home. My son walks home when he gets off the school bus. Should he stay in the street and a car come around the corner and can't see him? Mr. Goad said no, but I live in the West End and if you go anywhere on a side street, kids are doing just that on Jefferson, Monroe. Councilmember McClain said I get that, but that doesn't mean we make that an option. Mr. Goad said it doesn't mean it is. I am just saying the options there and hundreds of kids choose the street. I am not saying that it is right or good. I don't want them to. Councilmember McClain said that belts are an option, but people don't wear them and let their pants sag. I mean it is an option. I think the problem is that we have kids walking in the street because it is not an option. That is where we really need to focus in and to decide what kind of city are we going to be. Are we going to be left in the past when other cities are growing? I know we are growing, but are we growing in the right way? That is the big problem I think we need to look at as well. But, other cities are doing this and making it work. We need to figure out how we can make this work and we need to make it work now. Mr. Goad said that is what we are trying to negotiate and work out with you. Mayor Perrin said we will study these and again, if you have anything that comes up or if you make those changes on those and you want to send those to me or to the Clerk, we will get those back to the councilmembers. That is on the prices that you are talking about. I think if you make those changes, we just need them.

Councilmember Hafner said he was a little confused. Councilmember McClain asked what changes are we making. Councilmember Hafner said we are considering my ordinance. Mayor Perrin said right. Councilmember Hafner said if there are going to be changes, they need to be done to my ordinance. They can make amendments to mine. This other one is not on the table. Mayor Perrin said he understood that. They took one and just highlighted their changes. Councilmember Hafner said their changes are not on the table right now. Mayor Perrin said right, I understand that.

Councilmember Long said everyone was talking about having options to have sidewalks. If we make it a requirement to put sidewalks on any and all new developments on both sides of the street, then that really is not an option anymore. The option would be to have sidewalks on one side of the street and then you would have an option. But, right now if we make it a stipulation to put sidewalks on both sides of the street on all new developments, there are no options any more. We are taking the option away from the other side. It is one way or the other, but I think that would be as good of a compromise as we could get is that instead of both sides, to have one side. Mayor Perrin said right. Councilmember McClain said one point is that it is a requirement on commercial, but we have given a lot of waivers for the last 5-10 years. It shouldn't be an option to have sidewalks taken out of commercial. Councilmember Long said this is not a commercial. Councilmember McClain said if it is commercial, it is in there.

Mayor Perrin said the only ordinance that you have on the books is for commercial. It has nothing to do with residential and it has nothing to do with manufacturing. So, let's make that clear. Yes, there have been waivers on commercial, but it was always to where either the highway department or somebody sent in a letter. We didn't make that choice to say that they didn't need that. One of those is out on 49 north, right there on that corner. It didn't go anywhere. You decide to build a sidewalk, but it going to go down there and stop until somebody goes in and builds down through there. Councilmember Hafner said that is one of the things that I did in mine was, I think the

current one didn't really have any spelled out exceptions, it was just as seen fit. Mayor Perrin said I understand. Councilmember Hafner said I tried to put more detail in mine as far as if there were ditches there or something like that.

Mary Margaret Jackson, 715 Morningview Drive, said I have a request. In the spirit of true public participation and transparency, this is more than just a simple amendment. This is pretty much a new ordinance. For us, for the public to understand, I feel like you need to give us copies or at the very least, not just put up pictures of broken sidewalks, put up a picture of the ordinance so we can follow. We are at a real disadvantage. City Clerk Donna Jackson said we will do that. We just received a copy of that today. Mary Margaret Jackson said as far as anything in regard to this negotiation phase, for this to be public participation, we need to really make an effort. Councilmember McClain said we haven't decided that we are going to go with this one. Mary Margaret Jackson said the audience is just following your conversation. We are not involved. Mayor Perrin said we hear you loud and clear. As Councilmember Hafner said, the only ordinance on this table for legislation is his ordinance, the only one. No changes have been made to that ordinance. Now comes forth tonight and after Mr. Caldwell brought that tonight, then the question was going to be and this deep discussion on do we take this and try to blend it in to his deal or whatever that is what I have been hearing all night. At the end of the discussion, it will basically come back to say well we pretty well have or are somewhat for all the things within the ordinance that is on the table. So, if you are just as confused as I am, you understand what I am saying. I want to know what I am voting on. I want to read it. I want to study it. I can assure you that I will take Councilmember Hafner's ordinance and read it thoroughly. I also will read what Mr. Caldwell has put in here and that is why I wanted to get a copy of that on the other deal. Councilmember Moore said Mayor you have my email address. If you will send me an email, I will reply with a copy. Mr. Caldwell sent it to me yesterday or the day before. If you will just email me, I will reply and send it to you tonight. Mayor Perrin said ok.

Jeb Spencer, 803 Olive, said he had a quick question since they had so many people here together tonight. I am trying to fix in my mind how we used to do it. Have sidewalks always been optional? How did we stop that if there was an ordinance to require them? What happened to that ordinance if there ever one existed? Have we ever had a situation where things were required here, but not there? Those are my questions. I would like an answer to that. Mayor Perrin said we would have to pull some research on that. I am going to tell you that when I first became Mayor, I started looking at sidewalks. We have been spending an average in this administration of \$250,000-\$500,000 a year every year. I am in my tenth year on sidewalks. We started with public schools. We started with the hospitals and tried to do the best we could with that amount of money. It doesn't take a whole lot to take up that \$250,000-\$500,000 a year. We have a complete map in Engineering. I asked the GIS to get me a list of every sidewalk in this city. Probably 25%-30% of those, you don't even know that they are there because they are covered up in dirt and grass and they are mowing over them. In most cases, those sidewalks were done by WPA or CC Camp back in World War II. I am just being very honest with you. And, everybody just allowed it to go away. If you put sidewalks on both sides, and if you don't take care of your neighborhood, and you don't keep it up, you know what, it is like Mr. Goad said, we won't be here, some of you may be, but in 40-50 years from now, you are going to have the same problem. Mr. Spencer asked if there ever really was a requirement to build sidewalks. Mayor Perrin said I don't think there was ever an ordinance in the City of Jonesboro to require sidewalks. City Attorney Carol Duncan said she thought there was. Mayor Perrin said the question is what year and why did we pull it away. I'd like to study that. Mr. Spencer said that is an interesting question on what we are doing.

Mayor Perrin said I agree. Ms. Duncan said we did some research on that once. I don't remember. Mayor Perrin said he didn't remember. Councilmember McClain said there is one for commercial and I want to say there was an old one for residential, but you are going to go back some years.

Mayor Perrin said you have done some of my homework tonight. I will be getting with Interim Chief Operations Officer Roy Ockert and Engineering on some of this stuff I have seen here tonight which is pathetic. I will be getting on that and if we have to spend some extra money out of reserves to do that, we will take care of that. These are places that I know where they are at and the walkability of that. If you go to the public library today and you walk around the library, you are going to find that those sidewalks are eat up and cracked because they have been thawed out with salt. With some of those, you can't even get into the Round Room unless you have been very careful about where you step because of those sidewalks that are around your public library. Mr. Spencer said I know, I live on them. Mayor Perrin said I know you do. Mr. Spencer said we are seeing a lot. Mayor Perrin said you build and you maintain just like anything else. I don't know what you are going to do, but I know what I am going to do. If you want to build it, I am going to take care of them. If not, I am going to sell it. Mr. Spencer said so the maintenance has to be built in for sure. I like things to be simple. It seems it would be heavenly if just did it. And, every time a building got replaced, which in our commercial areas is about 25-40 years everything gets replaced. We are on our second McDonalds at Highland and Main. We are on our second Burger King. There used to be a Hardee's there where Walgreens is. I could go on and on, but if you were to replace every building in certain places, sidewalks after 40-50 years, it would take well over 100 I am guessing out in the sprawl that we have built. You can't just throw sidewalks in urban sprawl and say now you have neighborhoods and communities. But, I don't think you can ever have them without the sidewalks. We can get the other connectivity in. My sidewalk was put in well over 100 years ago I am guessing by the ages of the houses right by where I live. I assumed that in typical fashion that would have been paid for by whomever bought the first house on that lot. So, we have an interesting situation where people will be paying for sidewalks perhaps that they will never have in their lifetime much less the future generations that we all have to think about as well. Thank you.

Mayor Perrin said we appreciate that very much. You are right on commercial on the new Arby's which is on Parker Road and it ends at that little shopping center. You will have to connect it to the Waffle House which has no sidewalks. On the land between Arby's and that subdivision and the Waffle House is a lot that is too little to even build on. So, who is going to take that sidewalk and move it on over to the next one for connectivity. So, I am just saying that. One of the biggest things that I have heard tonight on sidewalks is education. We are going to have to do a big job on education. When I ride patrol on Friday nights, we tell the kids to get back on the sidewalk. I drive five blocks down and turn around in the patrol car and come back and guess where they are at, in the street. I think with Channel 24 and with what we do, you are going to have to have public safety and a lot of education on this because they are right out there in the middle of the road. I am just being very honest with you. I definitely want some sidewalks, no question about that. I am not saying no to sidewalks. What I am saying to you is that the education and the safety of our kids, particularly in the schools and where they work.

Councilmember McClain asked if you were here to support sidewalks, please stand for it to let us know you are here. Then, those who think we might want to compromise, please stand. Councilmember Long asked if there was a current maintenance schedule on our current sidewalks. Mayor Perrin said I cannot answer that, but I doubt it. Councilmember Long said so we build it and then do nothing. I think we need a

maintenance schedule. Mayor Perrin said he is meeting with Engineering tomorrow to talk about that. He said you will need a citywide maintenance schedule.

Placed on third reading

[ORD-18:015](#)

AN ORDINANCE TO MODIFY ARTICLE 1, SECTION 101-1 OF THE JONESBORO CODE OF ORDINANCES AND ADOPT THE FUTURE LAND USE PLAN FOR THE CITY OF JONESBORO, ARKANSAS BY REFERENCE AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION FOR THE PURPOSE OF GUIDING THE GROWTH AND DEVELOPMENT OF THE CITY AS PART OF THE COMPREHENSIVE PLANNING PROCESS

Attachments: [Land Use Plan.pdf](#)

Mayor Perrin said I think we said we were going to hold that at the second reading and do one more reading.

Councilmember David McClain said can we ask City Planner Derrel Smith some questions about the Land Use Plan. Would you touch on a few differences from the previous one to this one. Mr. Smith said the changes that we made are pretty small because the previous one was only three years old. We didn't make a lot of huge changes. We did make a change in that we are suggesting requiring overlay districts for our main corridors coming into the city. It is going to require more landscaping and a different type of design. We added a couple of nodes in the western portion of the city where there is nothing now. For future growth, we added a couple of development nodes and we also had a recommendation in there to make it go to our design guidelines. We wanted to have a couple of areas that we focused on with one being Gee Street and the other being the old Nettleton area and a third being Johnson Avenue. Those are the main changes that we made on that. Councilmember McClain said thank you.

Mayor Perrin said we would hold ORD-18:015 for the third reading.

Placed on third reading

ORDINANCES ON THIRD READING

[ORD-18:014](#)

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, SECTION 117-259, SUBSECTION (m), ENTITLED OFF-PREMISES OUTDOOR ADVERTISING SIGN STANDARDS, FOR THE PURPOSE OF CLARIFYING SIGN PERMIT FEES

A motion was made by Councilperson Chris Gibson, 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

[ORD-18:021](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-1 TO GENERAL COMMERCIAL DISTRICT, C-3 FOR PROPERTY LOCATED AT 3313 E. PARKER ROAD;

Attachments: [Staff Summary - Council.pdf](#)
[Plat survey.pdf](#)
[Rezoning Ordinance-Mobeme LLC.pdf](#)
[Application.pdf](#)
[Legal Description for Survey.pdf](#)
[Property Owner Notification.pdf](#)
[Site Plan.pdf](#)
[Tower Survey.pdf](#)
[Zoning Questions Answered.pdf](#)

A motion was made by Councilperson Mitch Johnson, 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

8. MAYOR'S REPORTS

Mayor Harold Perrin reported on the following items:

Mayor Perrin said I do have a couple of items to cover with you.

Last month, on our building permits, and again that is thanks to our commercial builders here, commercial was \$13,446,000 and residential was \$6,189,000 for a total of \$19,635,000. The ratio is still the same as what you want which is 68% commercial and 32% on residential which I thought was good.

Chief Rick Elliott, Sgt. Lyle Waterworth, Dave McDaniel and I attended the opioid conference in Little Rock. We will be having the Arkansas State Police, the Arkansas Drug Director, Kurt Lane to come up and visit with the Jonesboro Police Department. It will be broadcast on Channel 24. Communications Director Bill Campbell is in the process of calling him up here on that. I think it will be good. He did a great presentation at the press conference in Little Rock. It is certainly not going to go away anytime soon. We definitely want to make sure that we stay on top of that.

On our sales tax report, when you combine the city's sales tax and what we get from the county's sales tax, for the first quarter of this year, we are only up 0.80% or \$65,785. I have been preaching this probably for at least 18 months, and you go into a budget and say I am going to predict sales tax which covers about 74% of your expenses and you look and you add 2-2.5% in the budget, you are sitting here today with less than 1%. I am going to tell you again that internet sales is highly affecting this, not only in Jonesboro, but in the entire state. I met with the Municipal League last week and all of the cities including Little Rock, North Little Rock, in the back of your City & Town magazine, it is very easy if you will go back and look at it and you can see that most of these people are down in sales tax, not as much as we are. So, I ask myself and our Chief Financial Officer Bill Reznicek are we any better off today than we were a year ago, only \$65,785 for three months. That is not good. You need to be at a minimum of 2-2.5%. We are sitting here at less than 1%.

The next item is a letter that I received from the Arkansas Board of Realtors. It was thanking Derrel Smith for coming out and visiting with them. I think he was a guest speaker on March 15th. Obviously, Derrel, you did pretty good. They recommended

that you come back again. They fully supported some of your ideas. I just wanted to say that. We have some people out here that are attending all of these. I highly recommend all of our staff to get involved in civic clubs and to get involved in these things so that you will know what is going on in your community.

Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity Zones designated by the chief executives of every U.S. state and territory. Opportunity Zones is a new deal. Community Development Director Tiffny Calloway and I along with Mark Young with the Chamber of Commerce attended a meeting about this last week in Little Rock. This is particularly for development. What it basically says is within the Tax Cuts and Jobs Act of 2017, a newly created economic development tool was designed as an incentive to eligible taxpayers to make investments in businesses and real estate developments in low-income census tracts. Governor Asa Hutchinson will at the end of this month designate 25% of the state's 337 tracts. He will designate 85 tracts throughout the entire state for what is called the opportunity zone. Basically what this does is that the taxpayers will be able to reinvest the gains of other investments into a business or a real estate development located in these opportunity zones and then defer the federal tax on such gains for a period of up to nine years. In addition to the deferral of the tax, the tax ultimately paid will be reduced by the taxpayer that holds the investment for five or more years and any gain on that investment in the low and moderate census will be exempt from tax if the investment is held for ten years. That is a big deal. This is a new market tax credit, but they have added much more to that because people did not jump on the new market tax credit. You will be getting more of this. I have asked Chief Financial Officer Bill Reznicek to make a presentation and I will have Mark Young and others to come down and talk about that because we are growing extremely fast. The Chamber of Commerce has identified three tracts within the City of Jonesboro. Tiffny and I met with Mark last week. We have asked to meet with him and with the two commissioners on the Arkansas Economic Development Commission which is Al Heringer and Deana Osment at Centennial Bank. This is very important to our city and I hope that we can get one. I don't know if we can get two or not, but this would really revitalize some of our city. This could be used and it will be another tool in our toolbox that we can use for the development for the people who are doing the development. I just wanted to share that with you. This is going to be a major topic at the summer conference.

Legislative Audit is here. They will be doing the 2017 Legislative Audit. I anticipate that they will be here through at least June if not through July. Anytime that they do the exit interview, I always ask the Chairman of the Finance Committee to join me in that audit.

9. CITY COUNCIL REPORTS

Councilmember David McClain asked about street signs and how to get stop signs installed in certain areas. Does he need to get with the Mayor or Mark Nichols and get it to the traffic control committee? He said he has received some calls about getting some stop signs installed in certain places. Mayor Perrin said if Councilmember McClain will get a list to him, he will get them to the committee. The committee meets quite often and that is where you see that list coming back to us for approval.

Mayor Perrin said they are keeping Councilmember Dr. Charles Coleman in their thoughts and prayers for his surgery that is coming up.

10. PUBLIC COMMENTS

11. ADJOURNMENT

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson LJ Bryant, 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