



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, September 15, 2015

5:30 PM

Municipal Center

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### 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 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

### 4. SPECIAL PRESENTATIONS

#### [COM-15:055](#)

Information Systems Audit Presentation by Cliff Rushing and Laurie Johnson of Edgewater

**Sponsors:** Mayor's Office

**Attachments:** [Audit Presentation](#)

*Mayor Perrin explained a lot of work needs to be done, including instituting policies and procedures. He added training and other issues will need to be addressed in the near future. There are issues involving the public safety departments that need to be resolved. Mr. Rushing stated some of the issues could be resolved by going with a vendor that keeps their software more up to date than what Relativity does.*

*Councilman Moore clarified some of the issues in the audit referred to a lack of policies and procedures. He questioned whether that is something the city itself should take care of or if it should be hired out to a third party. Mr. Rushing explained there are best practices already existing, so there may not be a need for the city to develop practices itself. He noted their company has helped other companies develop policies and best practices. He further explained the best practices need to take into consideration not only the city it is being developed for, but also the industry as a whole. Mr. Rushing stated he would recommend the city hire someone to help with security, but other things such as how to handle the help desk and installing computers can be handled in-house.*

*Councilman Coleman questioned how long it would take and what the price would be. Mr. Rushing stated he doesn't know because they're not sure what their role would be at this time.*

*Councilman Moore asked what the next move should be. Mr. Rushing explained the city needs to decide what it wants to do and then they can put together rates, or the city can hire someone else to perform the services. Councilman Moore then asked if this would fall under professional services. Mayor Perrin answered yes.*

Mr. Rushing noted one thing they noticed is that all of the IT employees have great attitudes and are willing to learn.

Mayor Perrin stated he would like to go over the full report and go over it with Edgewater to determine what needs to be done right away and whether it can be done by the city.

Councilman Street asked about the concerns with Relativity. He questioned whether the city should start looking for another vendor. Mr. Rushing stated the city has already started looking around, but first the city should sit down with Relativity to make sure the city is protected sufficiently.

Councilman Woods questioned if it was common for services to slow when it rains. Mr. Rushing answered yes, for a couple of remote locations within the city their Ritter services slows when it rains. When the copper wiring gets wet, the services slow down.

Mayor Perrin explained they have talked with other vendors, with some of them being very expensive. He noted in the near future he will look at forming a committee to review the IT needs of the city.

**This item was Read.**

## **5. CONSENT AGENDA**

### *Approval of the Consent Agenda*

**A motion was made by Councilman Chris Gibson, seconded by Councilman Chris Moore, to Approve the Consent Agenda with the exception of RES-15:132. The motioned PASSED**

**Aye:** 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

#### **MIN-15:085**

Minutes for the City Council meeting on September 1, 2015

**Attachments:** [Minutes](#)

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

#### **MIN-15:083**

Minutes for the special called City Council meeting on September 8, 2015

**Attachments:** [Minutes](#)

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

#### **RES-15:130**

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM BRIAN & ANGELA PETTY FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

**Sponsors:** Engineering

**Attachments:**     [Permanent Drainage Easement](#)

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

Enactment No: R-EN-130-2015

**RES-15:131**

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM GLENDA KAY BREWER FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

**Sponsors:**        Engineering

**Attachments:**     [Permanent Drainage Easement](#)

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

Enactment No: R-EN-131-2015

**6. NEW BUSINESS**

**RES-15:132**

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM SHANE & KIMBERLY BARROW FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

**Sponsors:**        Engineering

**Attachments:**     [Permanent Drainage Easement](#)

*Councilman Street asked that the resolution be postponed until additional clerical work can be done in Engineering.*

**A motion was made by Councilman John Street, seconded by Councilman Chris Moore, that this matter be Postponed Temporarily . The motion PASSED with the following vote.**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

*ORDINANCES ON FIRST READING*

**ORD-15:039**

AN ORDINANCE TO AMEND THE STREET IMPROVEMENT DRAINAGE PROGRAM MANUAL AND CREATE ADDITIONAL STREET SPECIFICATIONS

**Sponsors:**        Engineering

**Attachments:**     [DI-6](#)  
                              [DI-7](#)

*Councilman Street offered the ordinance for first reading by title only.*

*City Engineer Craig Light explained the ordinance will allow for the use of an alternate inlet cover for the storm sewers. They held a contest at the beginning of the year to help pick the design. The new design will be an alternate, not a requirement.*

*They will have a presentation at the next Council meeting to show the new design.*

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Held at one reading . The motion PASSED with the following vote.**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**ORD-15:052**

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 1922 RACE STREET AS REQUESTED BY RACE STREET ATHLETIC CLUB

**Attachments:**     [Plat](#)  
                                  [MAPC Report](#)

*Councilman Moore offered the ordinance for first reading by title only.*

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, to Waive Second Reading . The motion PASSED with the following vote.**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**7. UNFINISHED BUSINESS**

*ORDINANCES ON SECOND READING*

**ORD-15:048**

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3 LUO TO PD-RM FOR PROPERTY LOCATED AT 2506 AND 2510 JOHNSON AVENUE AS REQUESTED BY JAMES CARR AND WILLIS & CAROLINE GRAY

**Attachments:**     [Plat](#)  
                                  [MAPC Report](#)  
                                  [Zimmer Development Company Profile](#)  
                                  [Asset Campus Housing Portfolio](#)  
                                  [Asset Campus Housing Management Summary](#)

**A motion was made by Councilman John Street, seconded by Councilman Chris Moore, that this matter be Held at second reading . The motion PASSED with the following vote.**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

*ORDINANCES ON THIRD READING*

**ORD-15:035**

AN ORDINANCE TO AMEND SECTION 117-139, COMMERCIAL AND INDUSTRIAL DISTRICTS OF CHAPTER 117, KNOWN AS THE ZONING ORDINANCE, WITHIN THE CODE OF ORDINANCES FOR THE CITY OF JONESBORO, ARKANSAS, MODIFYING THE PERMITTED USE TABLE AS IT

RELATES TO HOTEL USES; DECLARING AN EMERGENCY FOR THE PURPOSE OF REMOVING INCONSISTENCIES IN THE ORDINANCES, ELIMINATING NON-CONFORMANCES, AND PROVIDING FOR CLARITY OF THE PERMITTED USES WITHIN THE C-2 DISTRICT

**Sponsors:** Planning

**Attachments:** [MAPC Memo](#)  
[Sec. 117 139 Code Language](#)  
[Zoning MAP/Hotel Corridor Defined](#)

*After passage of the ordinance, Councilman Street motioned, seconded by Councilman Gibson, to adopt the emergency clause. All voted aye.*

*Councilman Woods then questioned the details of the ordinance. City Planner Otis Spriggs explained the C-2 district is supposed to be in the downtown area, but there are areas designated as C-2 that are not downtown. This ordinance fixes the situation for the specific boundaries as listed in the ordinance.*

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

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods and Charles Coleman

**Nay:** 1 - Todd Burton

Enactment No: O-EN-039-2015

**ORD-15:049**

ORDINANCE TO VACATE AND ABANDON AN UNIMPROVED FIFTEEN (15) FEET DRAINAGE EASEMENT ON PROPERTY LOCATED WEST OF CLUBHOUSE DRIVE, SOUTH OF ABERDEEN ROAD AS REQUESTED BY JAMES MEAD

**Attachments:** [Plat](#)  
[Petition](#)  
[Utility Letters](#)  
[Engineering & Planning Dept. Letter](#)

*Councilman Street asked if there has been any opposition. Mr. Spriggs answered no.*

*After passage of the ordinance, Councilman Frierson motioned, seconded by Councilman Moore, to adopt the emergency clause. All voted aye.*

**A motion was made by Councilman Charles Frierson, seconded by Councilman John Street, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

Enactment No: O-EN-040-2015

**ORD-15:050**

AN ORDINANCE ABANDONING AND VACATING A PORTION OF MADISON STREET RIGHT-OF-WAY LOCATED IN:

Commencing at the recognized and accepted Northeast corner of the Northwest Quarter of Section 30, Township 14 North, Range 4 East, City of Jonesboro, Craighead County, Arkansas; thence West a distance of 604.33 feet to a point;

thence South 39.16 feet to a point in the proposed south line of West Highland Avenue (40 feet from centerline) said point being in the east line of Madison Street and being the true point of beginning; thence South 00 degrees 55 minutes 23 seconds West with the east line of Madison Street and the west line of the Porter property as described in Book 278 Page 164 and Book 227 Page 86 a distance of 246.92 feet to a point; thence North 89 degrees 04 minutes 37 seconds West a distance of 60.00 feet to a point in the east line of the Harp's Food Stores, Inc. property as described in Instrument JB2011R 018805 and being the west line of Madison Street; thence North 00 degrees 55 minutes 23 seconds East with the east line of Harp's Food Stores, Inc. property a distance of 246.36 feet to a point in the proposed south line of West Highland Avenue; thence South 89 degrees 36 minutes 45 seconds east with the south line of proposed West Highland Avenue a distance of 60.00 feet to the point of beginning and containing 14,798 square feet.

**Attachments:**    [Plat](#)  
                          [Petitions](#)  
                          [Utility Letters](#)  
                          [Engineering & Planning Letter](#)  
                          [Overlay Map Showing Traffic Patterns](#)  
                          [Access Change Map](#)  
                          [Madison St Traffic Counts](#)

*City Attorney Carol Duncan explained there are some changes to the property changes that were just clerical changes due to the placement of the new road. She stated she thinks they can just read the amended version and go on.*

*Councilman Moore motioned, seconded by Councilman Frierson, to move forward with the amended ordinance. All voted aye.*

**A motion was made by Councilman John Street, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

Enactment No: O-EN-041-2015

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

*Mayor Perrin reported on the following items:*

*Gillis Construction was the low bidder for the Craighead Forest Trail. It came in under bid.*

*They are anticipating a mid-October opening for the JETS transfer station.*

*They met with Union Pacific and Burlington Northern Railroads last week. They discussed railroad crossing in the city. The Highway Department has agreed to put in a minute order in October to cover 13 to 15 crossings in the city.*

*The Macedonia Road project in Sage Meadows is still ongoing. The city is still working with the county on that project.*

*Re-sealing will be taking place on Union Street this week.*

*The current EDA Grant tying University Loop to Johnson to help with flooding is also*

ongoing. They will be meeting with the owners of the Roller Funeral Home property on Johnson. The funeral home will not be relocating back to that property, but a road needs to be constructed near the property. They will be meeting with the property owners to discuss options.

Building permits came in at \$12.6 million, with residential being 48% and commercial being 52% of that income.

The Downtown Jonesboro Barbecue Fest is scheduled for September 26th.

Jonesboro was awarded two JAG Grants. One grant is for \$27,675, with the other being \$31,338.

They just received the city's crime report. The city's crime is down 14% from last year.

The roundabout project should start this week. The construction timeline is 75 days. They are waiting for just one utility company to move their utilities.

Vector Mosquito should be bringing a new contract tomorrow that includes 8 flyovers with no additional cost. They will be making sure the flyovers will be on a weekly basis. The original contract actually ends in 2018, so this will be an addendum to the contract.

Councilman Street asked about the public hearings for the sales tax proposal. Mayor Perrin explained the billboard signs should be done next Friday. He will be meeting with Roy Ockert tomorrow to set the date of the public hearings and the dates of other meetings, such as with local clubs. They are also going to be meeting with the media to go over any questions.

## **9. CITY COUNCIL REPORTS**

Councilman Johnson noted there were a few things passed tonight with the emergency clause. He explained in the past they have asked for explanations as to why the emergency clause is needed. He thinks the Council should go back to that to understand why the ordinance can't wait the 30 day period.

Councilman Woods discussed the sales tax. He stated he is excited to hear about the information Mayor Perrin will discuss during the campaign. He noted the city needs to still consider workforce development. They will be holding a meeting on September 24th to discuss the workforce and economic base.

Councilman Gibson reminded everyone they will be continuing the policy audit in a meeting tomorrow afternoon, September 16th, at 4:30 p.m. in the Fourth Floor Conference Room.

Councilman Moore asked for an update concerning the Citizens Bank building and the burned building on Union. Mayor Perrin stated he does not have any updated information concerning the Citizens Bank building. The Union Street building should have an offer on that building, so he thinks it may have been sold. Councilman Moore asked for an update at the next meeting concerning the Union Street building. He also asked that the Mayor meet with the city attorney to discuss the city's options with the Citizens Bank building.

Councilman Coleman announced October 6th is National Night Out. He questioned whether the Council meeting that night could be rescheduled.

*Councilman Gibson motioned, seconded by Councilman Moore, to move the next Council meeting to October 5th. All voted aye.*

**10. PUBLIC COMMENTS**

**11. ADJOURNMENT**

**A motion was made by Councilman Chris Gibson, seconded by Councilman Chris Moore, that this meeting be Adjourned . The motion PASSED with the following vote.**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

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

**Harold Perrin, Mayor**

**Attest:**

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

**Donna Jackson, City Clerk**