



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, March 3, 2020

5:30 PM

Municipal Center

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

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 10 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Joe Hafner and LJ Bryant

Absent 2 - Bobby Long and David McClain

4. SPECIAL PRESENTATIONS

[COM-20:009](#) STATE OF THE CITY PRESENTATION BY MAYOR HAROLD PERRIN

Attachments: [2019 State of the City- Jonesboro, Council Meeting, 3-3-20, v2](#)

The State of the City was presented by Mayor Harold Perrin.

Read

5. CONSENT AGENDA

Mayor Perrin said, before I get a motion, we need to pull RES-20:027 and RES-20:028 from the Consent Agenda. The reason for the pull is that these need to have 30 day notice before we can do that on liens. It needs to be delayed until the 4/7/2020 Council agenda. Councilmember John Street motioned, seconded by Councilmember LJ Bryant, to postpone temporary RES-20:027 and RES-20:028 until 4/7/2020. All voted aye.

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: 10 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Joe Hafner and LJ Bryant

Absent: 2 - Bobby Long and David McClain

[MIN-20:023](#) MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 18, 2020

Attachments: [City Council Minutes 02182020](#)

This item was passed on the consent agenda.

[RES-20:026](#) A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS TO ACCEPT AND TO ENTER INTO AN AGREEMENT WITH THE U.S DEPARTMENT OF TRANSPORTATION, FEDERAL TRANSIT ADMINISTRATION (FTA) FOR THE EXECUTION OF THE 2019 FTA FORMULA 5307 GRANT FOR THE JONESBORO ECONOMICAL TRANSIT (JET).

Attachments: [FTA AwardLetter for JETS](#)

This item was passed on the consent agenda.

Enactment No: R-EN-025-2020

[RES-20:030](#) A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AGREEMENT WITH THE U.S DEPARTMENT OF JUSTICE, OFFICE OF VICTIMS OF CRIME (OVC), ACCEPT THE 2020 FUNDING FROM THE NATIONAL ASSOCIATION OF VICTIMS OF CRIME ADMINISTRATION (VOCA) ASSISTANCE ADMINISTRATORS (NAVAA), AND AMEND THE 2020 BUDGET

Attachments: [VOCA Award Letter 2020 award letter](#)
[Arkansas - 40 - Subgrantee Agreement](#)

This item was passed on the consent agenda.

Enactment No: R-EN-026-2020

6. NEW BUSINESS

[RES-20:029](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS REQUESTING CITY WATER AND LIGHT (CWL) TO PROVIDE A CONTRIBUTION FOR THE REMAINDER OF A NEW JONESBORO FIRE DEPARTMENT PUMPER TRUCK

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

Aye: 8 - Ann Williams;Chris Moore;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Joe Hafner and LJ Bryant

Absent: 2 - Bobby Long and David McClain

Recused: 2 - Charles Frierson and John Street

Enactment No: R-EN-027-2020

ORDINANCES ON FIRST READING

- [ORD-20:008](#) AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE
- Councilmember Chris Gibson motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-20:008 by title only. All voted aye.*
- Held at one reading**

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

- [ORD-20:002](#) AN ORDINANCE ADOPTING BY REFERENCE THE GUIDELINES FOR THE REQUIREMENT OF A TRAFFIC IMPACT ANALYSIS IN THE CITY OF JONESBORO
- Attachments:** [Transportation Impact Study Guidelines](#)
- Held at second reading**
- [ORD-20:003](#) AN ORDINANCE ADOPTING BY REFERENCE THE GUIDELINES FOR THE ACCESS MANAGEMENT IN THE CITY OF JONESBORO
- Attachments:** [Traffic Access Management Policy](#)
- Held at second reading**
- [ORD-20:004](#) AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, AND ADOPTING THE CITY OF JONESBORO MASTER STREET PLAN; PROVIDING FOR AMENDMENTS OF ARTICLE III, CHAPTER 101, AND ADOPTING SUCH AMENDMENTS TO THE MASTER STREET PLAN BY REFERENCE;
- Attachments:** [Master Street Plan Changes 03032020](#)
[2019 MSP UPDATE \(002\)](#)
- Councilmember Gene Vance motioned, seconded by Councilmember Charles Frierson, to make changes to the Master Street Plan as outlined in the attached document. All voted aye.*
- City Attorney Carol Duncan said, this is the one with a change. Do you want to explain? Mayor Perrin asked, Derrel do you want to come up and make that change that Councilmember Gene Vance mentioned? Planning Director Derrel Smith said, yes sir, you have in front of you, let me explain first. When the Master Street Plan was approved through the Planning Commission, we approved it and with the condition that we made some changes. These are the changes that we made and they didn't get in the original that got submitted to Legistar. So, I have got a page here, there are three pages. On the first, there is a paragraph at the end of Page 11 that is in red that was added that talks about that they should follow the cross sections and any deviations from the cross sections must be approved by the Traffic Control Committee. The second is, they changed the classification of Patrick Street from an arterial to a collector all the way to the north city limit line. And, the third was, it originally showed a 62 ft. right-of-way for the local street section and that went back down to a 60 ft. street which is what it was previously. Ms. Duncan said, we need a motion to make those*

changes. Councilmember Gene Vance said, I motion to make these changes, but I have a question before we vote. The only question I have got that I would like to get answered is, with the cross section, the way that this is drawn up, there are trees shown in the cross section, are those trees going to be required to be a part of it? A part of this ordinance? Are we now requiring trees in right-of-ways? Mr. Smith said, the cross sections right now are shown as a guideline. What we will do then is we come in and change I believe, Craig, what is that section? Is it 105? (City Engineer Craig Light is speaking in the background, but it is not audible.) It is either 117 or 113. I think it would be 113. We would go in there and change that if we wanted to make that a permanent requirement. Councilmember Vance asked, is that a section in here? Mr. Smith said, no sir. This is just a guideline. It says in front, it is just a guideline on it and if we want to make it a permanent requirement, we will have to change it just like we are doing with the Access Management and the Traffic Impact Study. Councilmember Vance said, my point is that if we start requiring that, we already have problems with leaves. We are going to be responsible for making sure they are trimmed for visibility and so we are actually putting a lot more on the city if we require trees and bushes in the right-of-way. Mr. Smith said, like I said, this shows this as a guideline that we will follow and if we want to make that a requirement, then we will change the next section, in section 113, which we don't have that before you right now. Ms. Duncan asked, 113 is in our actual code versus this being the Master Street Plan, right? Mr. Smith said, right. Ms. Duncan said, right. Councilmember Vance said, okay, that is all Mayor.

Held at second reading

[ORD-20:006](#)

AN ORDINANCE TO AMEND SECTION 117-139(C) OF THE CITY OF JONESBORO ZONING CODE

Attachments: [Salvage Yards Changes 03032020](#)

Councilmember Joe Hafner said, Mayor, if I may, this is the one that I mentioned at the last meeting that I think we needed to make an amendment to. Planning Director Derrel Smith sent me an amendment yesterday. Derrel, can you come back to the podium? I think everybody should have a copy of it now because I handed out copies. But, Derrel, in the amendment, it looks like you took out the section that defines salvage yards. Mr. Smith said, that which I sent you Carol, was just the first one that we did. I didn't put the definitions of salvage yards in that one. Was that included in the ordinance? City Attorney Carol Duncan said, I thought the definition was somewhere else in our code already. Mr. Smith said, it is already in the code. Councilmember Hafner said, yes, it is in there. In the ordinance that was originally submitted, it just says "WHEREAS, Section 117.2 of the Jonesboro Code defines. Ms. Duncan said, right. Councilmember Hafner said, that was in the original. So, you all determined that wasn't necessary. Ms. Duncan said, I mean you can put it there if you want to send people there, but it is already in our code. It is already defined in our code. Mr. Smith said, I didn't include the definition in there. Councilmember Hafner said, I just want to make sure I make my amendment right.

Councilmember Joe Hafner motioned, seconded by Councilmember Chris Gibson, to amend ORD-20:006 and replace the current third WHEREAS, where it says, Section 117.2 of the Jonesboro Code of Ordinances defines with "WHEREAS, any salvage yard, which can be seen along city streets, must be screened with a solid fence at least eight (8) feet in height." All voted aye.

Councilmember Gene Vance asked, is this a substantial change that we should go back to first reading or are we okay? Ms. Duncan said, I think we need to vote on the

amendment first and then we can address the desire of the council.

Ms. Duncan said, I mean I do think that is somewhat a significant change. If you want to, I can read it as amended and then consider this the first reading. We could do that. It would give plenty of notice and then it would be on second reading next time.

Councilmember Gene Vance motioned, seconded by Councilmember John Street, to read the amendment to ORD-20:006 in its entirety and consider the reading as the first reading of ORD-20:006 due to the changes. All voted aye.

Ms. Duncan said, we can keep that at the second reading next time.

Placed on second reading

[ORD-20:009](#)

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM C-3, GENERAL COMMERCIAL DISTRICT TO PD-M PLANNED DEVELOPMENT DISTRICT, LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 2914 MCCLELLAN DRIVE AS REQUESTED BY GEORGE HAMMAN OF CIVILOGIC ON BEHALF OF CENTERLINE, LLC.

Attachments:

[Aerial View of Layout](#)

[Application](#)

[Conceptual Layout](#)

[Conceptual Overview](#)

[rezoning plat](#)

[School Email](#)

[School returned Signed Form](#)

[USPS Receipts](#)

[Staff Summary - City Council](#)

Held at second reading

[ORD-20:010](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, SINGLE-FAMILY RESIDENTIAL TO PD-RS, PLANNED DEVELOPMENT RESIDENTIAL FOR PROPERTY LOCATED AT 1130 GREENSBORO ROAD AS REQUESTED BY RICKEY JACKSON

Attachments: [Application](#)
[Conceptual Layout](#)
[H19-131 Rezoning Plat](#)
[Rezoning Plat](#)
[Staff Summary - Council](#)
[USPS Receipts](#)
[Brown email Against 04022020](#)
[Brown email Against 04062020](#)
[Ellison Against 04062020](#)
[Gatlin email Against 04072020](#)
[Gatlin Against Dropped off 04072020](#)
[Letter to Editor Dropped off 04072020](#)
[Signatures Petition Against Dropped Off 04072020](#)

Councilmember Joe Hafner said, I thought someone mentioned to me last time. There was a question about something with the Fire Department or something. Was I wrong? Councilmember Chris Moore said, there was a gentleman concerned about traffic and flooding in that area that spoke last time in opposition. Councilmember Hafner said, right. Mayor Perrin asked, come on. Derrel, let's get this clear because we are recording that and people at home won't understand what we are saying. Planning Director Derrel Smith said, there was a question about access, fire access on this property. Mr. Jackson met with Fire Marshall Chief Willis last week and they got that access worked out and everything is ok with this one now as far as access. Mayor Perrin asked, the Fire Marshall? Mr. Smith said, yes, that is correct. They did check and everything will meet code. Mayor Perrin said, okay.

Held at second reading

[ORD-20:011](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-4 NEIGHBORHOOD COMMERCIAL DISTRICT LIMITED USE OVERLAY TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 400 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY DITTA ENTERPRISES.

Attachments: [Application](#)
[Certified Mail Receipts for MAPC Meeting](#)
[H20-003 REZONING PLAT](#)
[Hardware Store Layout](#)
[Legislation Details of the C-4 LUO](#)
[Letters in Support of Rezoning](#)
[LUO](#)
[Neighborhood Meeting Minutes](#)
[Returned Property Owner Signatures](#)
[Rezoning Plat](#)
[Schools Signed Notification](#)
[Site Plan](#)
[Study of Impact of Commercial Development on Surrounding Residential Pro](#)
[Staff Summary - Council](#)
[Ditta letter](#)
[Ditta Rezoning Comments](#)

Held at second reading

ORDINANCES ON THIRD READING

[ORD-20:007](#)

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM C-3, GENERAL COMMERCIAL DISTRICT TO PD-M PLANNED DEVELOPMENT DISTRICT, MIXED USE FOR PROPERTY LOCATED AT 5201 STADIUM BOULEVARD AS REQUESTED BY CARLOS WOOD ON BEHALF OF C & O ENTERPRISES, LLC.

Attachments: [Staff Summary - Council](#)
[Application](#)
[Rezoning Plat](#)
[Concept Layout](#)
[Elevations](#)
[School Email](#)
[Stadium Notification Map](#)
[Stadium Deed-Clines-CO Enterprises](#)
[5201Stadium-RezoningPlat-012920](#)
[Brewer email sent multiple times and dates 5201 Stadium Rezoning against](#)
[Brewer email sent multiple times 02132020 5201 Stadium Rezoning against](#)
[Alexander Email Against 5201 Stadium Rezoning 02202020](#)

Wayne Brewer, 5012 Wakefield Drive, said, I have lived in Jonesboro all of my life and this is my first time to come up here and my last I hope. I know you all have a lot to do with all that goes on. On Wakefield, we have had problems with water and they are wanting to rezone it and build a bunch of homes there. If I could just let you all look at these pictures. Mayor Perrin said, yes sir, that will be fine. We can get them started either way. Mr. Brewer said, we are having trouble getting the water across Stadium. There is not hardly any, from the Jehovah Witness Church, right there on Summer, that all funnels right down and it goes down through a couple of culverts down to the

corner of the softball stadium. They are not real big culverts. They are two little bitty ones. And, that is the first ones they hit that go across and the other ones are on down further in front of the softball fields. You can see in those ditches in front of the gate have started and are getting all eroded because there is so much water coming through there. When they blacktopped that parking lot, you know at the softball fields, that looks beautiful and all, but that made the water even worse. It comes across that parking lot and it comes right down there in the corner. We have had this problem for I don't know how long. I talked to Mr. Joe about it about 2 ½ years ago. I don't think it would take a whole lot to do it. Maybe, just a little bit of culvert, but getting it across Stadium. It is coming down from Caraway Road all the way down the softball fields, down Caribbean. Harrisburg Road, all of that, it is all high and we are getting all of that water. And, we have got this intersection, you know, on Wakefield and Summer. But, it can't handle it. It will start raining and both sides of the street going up the hill, you will see the water start getting wider and wider and then it will cover the streets. There is not enough exit to get it out. It just keeps piling up and this whole lot that they are wanting to rezone is coming downhill. It would be so easy if I could show you. What I was hoping was that someone would call us that was going to do so I could show them the problem with the water. It is going to flood that too. There are two ladies that live beside us that it stands in their backyard. It is wet right now. That is the main thing that I want to say. I had to take out flood insurance and I really didn't want to do that, but I didn't have a choice because when they put out flood warnings or watches, we are up all night. This has been going on for years. And, we are going to run out of luck one of these days. If we could do something with that, you don't know how much I would appreciate it. And, I appreciate all of you all for what you do. But, I was hoping I could show it before I come up here and all. Mayor Perrin said, well, let me make a comment. One thing I can do is that Craig Light is our City Engineer and I would like for Craig before you leave to get with you. Mr. Brewer said, he has already talked to me. Mayor Perrin said, okay, but has he been out there? Mr. Brewer said, no. Mayor Perrin said, I would like for him to walk what you are talking about in that flood area, okay, on that deal. I know what you are talking about. We have got Caribbean. You have all of that coming down and then it comes over on the parking lot. Mr. Brewer said, on Caribbean, that ditch, it has got a culvert almost all the way. You know, a big culvert. It comes back down to where it cuts over to Summer and that ditch is higher on the other side. That ditch fills up also because there is so much water. And, that ditch runs right down there and it drains into this ditch and there is no place for the water to go. Councilmember Joe Hafner said, just as a follow up. I looked back in my email. Mr. Brewer reached out to me in September 2017 and Ed Tanner went out and talked to him. And then, I think Steve Tippitt went out and talked to you and I think Steve was going to try to do a couple of things back then, but apparently, they did not work. Mr. Brewer said, it didn't last very long. Of course, it grew up. I tried killing the grass, but I couldn't spray the whole thing. Mayor Perrin said, we will get Craig Light, our city engineering, out there tomorrow, if that is okay with you. Mr. Brewer said, if this wasn't a problem, then I wouldn't be here. Mayor Perrin said, I understand. Mr. Brewer said, just a little help and it sure would make the rest of my years happy. Mayor Perrin said, okay. We will look at it tomorrow sir. Thank you.

Christy Wilson, 5008 Wakefield Drive, said, I am concerned with the safety for my son. I was actually here at the last meeting. This proposed plan is going to make this area densely populated. When there is a densely populated area, usually the crime rates increase and so that is one of my concerns. I am also concerned with the safety of the children that will be living in this area. There is only one outlet to get in and out so I am concerned of how the buses will turn in. Will the buses even be able to turn in here to drop the kids off? Will they be stopping on Stadium? Will this hold up traffic? These are also some concerns for back there with that proposed plan. I noticed at the last

meeting there were eight of nine liens that were discussed that were about rental property. With the houses that are being proposed, they are smaller houses and these will usually, eventually turn into rental properties. Rental properties are not taken care of as well as property owned by a resident that actually lives there. So, that is something that I am concerned with. We would like for this to be commercial because there are 52 properties within a .4 mile radius of this area that are open that are for sale or for rent. So, this area will not benefit from more housing when there are abundant houses available to buy or to rent within a mile radius. I would also like for the committee to please individually voice your vote at the end of this reading when you are able to vote please. Thank you.

Jackie Smith, 5324 Harrisburg Road, said, my house is commercial property. It fronts Stadium Blvd. and Harrisburg Road. If you drove from my house back up to the bypass, there are only four houses probably that are along Stadium Blvd. and probably my house is the only one that is used for a residence. I think the late Cliff Toney's house, I forgot that house. It is a nice house that is on Stadium. It is probably lived in, but I am not sure. You have got the Rook House down there across from Kum 'n Go. There are no residences really that are on Stadium. Everything is commercial, recreational or something to that degree. To make this lot here residential, put all of those so-called houses on there, I think there was talk of 1,500 sq. ft. houses on this small piece of property, I don't see how you are going to get the greenery that is required by the city. Another issue is the safety with one entrance in and out into all of these. You don't have the plat up there with the houses shown. I don't see how that can be done. The one entrance in and out, I don't think is going to be safe. I don't think this is going to be good for this area. They are showing a 10 ft. distance between houses. I don't think that is legal is it? I think you have to have so many feet from the property line. I don't see property lines on this. So, I don't see how this is even acceptable. I don't see how the MAPC allowed this to go through with all of the issues that are going on here with it. I don't see sidewalks. There are just too many things here that I see that are going to be detrimental to the neighborhood to rezone this from commercial. You could leave this as commercial and go in there and put something good in there. When I go back to the application that was turned in, it has all of the things that they should have filled out. I think you probably have this if you want to look at it. I want to read some of the answers to some of the questions. What would be the density on question 4? What would be the density or intensity of development? They are showing 31 residences which we discussed this the last time. 31 is more than what is allowed for one entrance in and out. I will go down to number 6. How would the proposed rezoning be in the public's interest and benefit the community? And, they say, would be similar to surrounding area. The surrounding area is the ballfield and the church and all of the businesses along Stadium, not the property behind it, I wouldn't think. I wouldn't think that would be the same. Number 7, how would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? The same answer. It would be residential, similar to adjacent properties. Number 8, are there substantial reasons why the property cannot be used in accordance with existing zoning? C-3 does not allow residential houses. Well, it doesn't need to be residential. It needs to stay as it is zoned C-3. I didn't see anything good in that answer. Number 9, again, would be the same use as adjacent property. I don't agree with that. Number 11, what impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The street will be privately maintained. I have never seen a development that the streets are privately maintained. If they are privately maintained, they are not maintained properly. I have seen that in a lot of places done that way. A minimal increase in emergency. I think it will be more than a minimal increase in emergency. Number 13, I will jump down to that. How do neighbors feel about the proposed

rezoning? It goes on to say failure to consult with neighbors may result in delay in hearing the application. I don't think the Church was contacted. We contacted them. I don't think they really want to get involved, but they are not happy with it. We have not heard anything back from them. I don't see how this even got passed on to the City Council when all this stuff here hasn't been addressed and pushed forward. Okay. I want to say that. Like I said, I don't agree with this. I think this is a bad decision to rezone this into being residential. I really do. I think if you looked at this and I think if more was presented, you would see that the housing that they want to put in there is not acceptable. If one were to burn, how many others are going to burn before you get them out because they are so close together? So, there are too many issues here. Okay. Mayor Perrin said, thank you.

Rhonda Hutcheson, 5013 Wakefield Drive, said, one of the things that I was going to bring out was what he did about us being contacted by somebody and having a meeting with the developer. I think Ms. Lack brought up a good thing in the last two weeks that it would benefit us and it would also benefit him. The only thing I ever received was a registered letter. I never did have a meeting of any kind. And, that is what I would like to bring up. Mayor Perrin said, okay, so noted.

Freddie Brewer, 5012 Wakefield Drive, said, I am also against changing this property from C-3 to PD-M. Except for a few houses everything on Stadium is commercial. I am not opposed to the development of this property. I just want it to stay commercial. The traffic on Stadium is already terrible and this will make it so much worse. The ballpark has 20+ tournaments a season. There is a city-wide flea market every year, a car show. There is the Miracle League Park. And, then there is the 4th of July fireworks display. I think a restaurant/sporting goods store would be a good fit for this property. I would even eat there. We feel that this will bring our property values down. Clay Bradford, will you please stand up. He lives across the street from me and this will affect him. Markcleda Holland lives a couple of houses down from me and this is going to affect her. I would like everyone who opposes this to stand up. Thank you. We only received a letter informing us of the MAPC meeting. There was never a meeting with the developer. And, we know there can only be 30 units and this has 31 units on it. It should be thrown out because of this. We would like to have an individual roll call on the vote. Thank you. Oh, and I have over 100 signatures opposing this. Mayor Perrin said, give them to the clerk please and it will be a part of the record.

Patti Lack, 4108 Forest Hill Road, said, I am really surprised. I was not expecting all of these people to come. I know two weeks ago I think it really hit me when Mr. Jackie Smith was talking about the fire safety where there is only one entrance in and out. Planning Director Derrel Smith said it only qualified for 30 houses and there are 31. You can't just take this and approve this. It should have never been approved from MAPC to be given to you guys knowing that there should have only been 30 houses on this property. So, that kind of upsets me a little bit and that is why I wanted to speak because it never should have been approved and it should have never had that checkmark right there on the staff report for the fire safety. That is a big concern of mine that I have on that. But, that is what I wanted to say. They did a great job.

Councilmember Gene Vance asked, Mayor, could you ask Derrel to address exactly where we are? We are rezoning to Planned Unit Development. However, the layout that he has got now may or may not be the one. Don't they have to go back to the Planning Commission, Derrel, for a complete plan, including landscaping and everything else? Planning Director Derrel Smith said, yes sir. This is only a rezoning. If the rezoning is approved, then they will come back through the MAPC with the development plans. They will bring in streets. They will bring in sidewalks, layouts. Everything will be

reviewed then. Drainage and all of that will be reviewed then. Councilmember Vance asked, all of that will be addressed by the City Engineer, the Fire Department, the Police Department, and everybody else? Mr. Smith said, that is correct. Councilmember Vance said, and one more thing because I know of several. But, do you have any idea of how many Planned Unit Developments we have in town that have private streets in them? I think the Mayor actually lives next to one. I think the condos just past his house are and St. Bernards Village. Mr. Smith said, there are several that do. I don't know the exact number, but there are several. Councilmember Vance asked, do you know of any big problems that has been had with private streets? Mr. Smith said, not at this time. Craig, have you? (City Engineer Craig Light shook his head off camera, no audio.)

Councilmember LJ Bryant said, I've got a question Mayor. Derrel, how would you compare, and obviously it is a bit of a guess, traffic count from 31 houses versus a C-3 would allow a convenience store, fast food restaurant, that kind of thing and it is a bit of a guess whether it is a McDonald's or whether it is a whatever, but how would you compare that traffic? Mr. Smith said, you are looking at approximately 60 cars at 2 per unit. You may have that. You may have more. You may have less. But, you will average 2 per unit. So 60 trips a day where a commercial business may be in the hundreds.

Councilmember Chris Gibson said, the question of property line setbacks came up as well. Derrel, can you address that? Mr. Smith said, the Planned Unit Development, they are only going to own the footprint of the building. The property will be maintained by a Property Owners Association and so they will only own the home. The grounds and everything will be maintained by common proper common association.

Ms. Lack said, I don't know how many of you have driven by that property. I know it is like 2.96 acres and they are going to put, hopefully, only 30. I know the original, I looked this up, they only wanted 24 and they withdrew that in January or in December the first time and then they went to 31 and it should only be 30. It should have never passed that. I don't know if you all have been by that property. It is 3 acres, you guys. It is not even 3 acres and they are going to put 30 little houses on that with a street and there are no sidewalks. I agree with what they said to leave it as commercial. It was zoned commercial for a reason. It needs to stay that way. It doesn't need to be a planned development. I hope you guys have driven by there because it is a small piece of property.

Ms. Brewer said, these other streets that don't have but one outlet, they are not off of a busy highway like Stadium is and that should make a big difference. Thank you. Mayor Perrin said, thank you, so noted.

Jill Blue, 5414 Summer Place, said, talking about the traffic into the neighborhood that we live in. As of right now, if I am coming home from work down south Stadium and I turn into my property, people will pass me in the turning lane. If I am coming home from my parents house which is coming back north from town and I am in the turning lane, I have almost been hit head-on because people will pass in that turning lane. And, so, having two entrances right there so close together that is only going to magnify that problem as well. Also, with the school buses, there is a school bus that stops on Stadium that I have to stop for on my way to work so if the school bus doesn't enter that neighborhood and they stop on Stadium, as you are pulling out of our neighborhood, where is the stop and go. There needs to be some regulations on that better defined.

Councilmember Hafner said, I just have a question for clarification. In the application where it says the street will be privately maintained, so this won't be a city street? Mayor Perrin said, no. Councilmember Hafner said, so this won't be a street that we are responsible for? Mayor Perrin said, no. Councilmember Dr. Charles Coleman said, no. Councilmember Vance said, no. In Planned Unit Developments, no. The city does not accept maintenance for them. The Property Owners Association does that. That is also a requirement under our Planned Unit Development ordinance. Mayor Perrin said, that it be privately owned. Councilmember Vance said, yes.

Councilmember LJ Bryant said, hey Mayor, the comments have been made about sidewalks. So, are you not required to have sidewalks in a Planned Unit Development? Councilmember Vance said, that will be addressed in the Planned Unit Development Commission. City Attorney Carol Duncan said, not at the rezoning. Councilmember Vance said, this all has to go back to the Planning Commission. When it gets through, there may be 25 houses instead of 30. There is a lot of scrutiny that goes on after it but they can't do it until it is zoned. Councilmember Hafner asked, if it is a private road, are they required to have sidewalks in a PD-M? Derrel Smith said, yes. Mayor Perrin said, good questions. What is before you is a rezoning. Once it is rezoned, then it goes back to MAPC and then all of the things that we have been talking about would have to be worked out at the MAPC.

Councilmember John Street said, for the sake of putting it on the floor, I will move to adopt. Councilmember Charles Frierson said, second. The vote was eight nays, two ayes, and two absent: AYE: Bryant, Johnson; NAY: Hafner, Street, Gibson, Williams, Coleman, Vance, Frierson; ABSENT: McClain, Long.

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

Aye: 2 - Mitch Johnson and LJ Bryant

Nay: 8 - Ann Williams; Charles Frierson; Chris Moore; John Street; Gene Vance; Chris Gibson; Charles Coleman and Joe Hafner

Absent: 2 - Bobby Long and David McClain

Enactment No: O-EN-010-2020

8. MAYOR'S REPORTS

Mayor Harold Perrin reported on the following items:

Mayor Perrin said, I have just a few items to cover with you, just kindly updates.

First of all, as you all know, the Census, we will have a kickoff here along with the county judge to make sure everyone is counted for that.

The other thing is that our Citizens Police Academy, I can tell you that we had over 50 applicants and we could only accommodate 35. So, that is going extremely well. I don't know the total number, but it would be in the hundreds of citizens that have gone through that, 300 through the academy so that is incredible.

On our building permits last month, we did \$5.3 million in building permits. \$3.2 million of those were in residential and the other was \$2.1 million that was on commercial. So, it was another good month for the City of Jonesboro.

On March 15-16, 2020, we have a disc golf program coming in here. We have 8 states and 13 colleges that will be coming into Jonesboro to stay probably 2-3 days on that tournament.

We have a Jr. High school softball tournament with 22 teams out at Southside Complex this weekend. We also have a Jr. High school baseball tournament with 18 teams at Joe Mack Campbell this weekend as well.

In our City Stars program, this Saturday, another one that has over 900 children playing in that program.

Last Thursday night, we had did have our meeting with Suddenlink. Basically, I don't think we were given a lot of good answers or at least comments of what the questions were asked on that. We will give Suddenlink a few days to come up with some more questions and I am going to get back on the phone and visit with Suddenlink on that. What I want them to do is bring them back here and to work out the issues and the problems of our citizens. In my opinion, if they were smart, they would come in here with computers with 5 or 6 customer service people. They could handle your problem that night. If it was an overcharge, they could refund you, etc. It is real easy if you can do that. So, that is one of the things that I am going to request that they do that is that they come here prepared, not to talk, come here prepared to do. I will make that very clear when I send that letter to them and talk to them.

Tomorrow night, we do a gathering honoring Mark Hayes. I know a lot of you know Mark Hayes. Mark was named Man of the Year through the American Prostate Foundation. There is an opening tomorrow night at Dr. Garner's house from 5-7 p.m. If any of you all would like to attend, please do that. We have got about 50 people coming to that already.

I will conclude by saying that I want everyone to know that as your Mayor that meetings are going on among the city and the county government, healthcare, education and industrial leaders to ensure that we are thoroughly prepared for the Coronavirus in the event that it arrives in northeast Arkansas. So, again, they will be having more meetings this week I am sure. And, as those meetings occur, then we will certainly get any information out to you all in the City of Jonesboro, but I did want to tell you that tonight. They have already had one meeting and many people were here along with the Department of Health out of Little Rock and several people. So, I just wanted to share that with you.

[COM-20:008](#)

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS ENDING JANUARY 31, 2020

Attachments: [JAC Jonesboro Airport financials 01_20](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said, Mayor, I would just like to thank you for the very good State of the City report. I think you did an excellent job. I would like to commend you and your staff for diligence in operations of the day-to-day business of the city. You make this city a lot better than it should be based upon the funds that we have and I think you make everybody proud to be a citizen here. So, thank you very much.

Mayor Perrin said, thank you.

Councilmember LJ Bryant said, Mayor, I chaired Nominating and Rules for Councilmember McClain. We have three items that need to be walked on tonight in the interest of some committees being able to meet. We have RES-20:032, RES-20:033, and RES-20:034.

[RES-20:032](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ESTABLISH THE JONESBORO BEAUTIFICATION COMMISSION

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and walk-on RES-20:032. All voted aye.

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: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Joe Hafner and LJ Bryant

Absent: 2 - Bobby Long and David McClain

Enactment No: R-EN-028-2020

[RES-20:033](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO MAKE APPOINTMENTS AND A REVISION TO COMMITTEES AS RECOMMENDED BY MAYOR HAROLD PERRIN

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and walk-on RES-20:033. All voted aye.

Councilmember Gene Vance said, Mayor, I would like to say one thing and I am not going to vote against it. Mayor Perrin said, okay. Councilmember Vance said, I think you are really asking for it when you go to an unlimited number on any committee. You could have an advisory committee and then a committee of 15 or 20, but when you open it up to unlimited, you are opening yourself way wide. Mayor Perrin said, okay. Councilmember Vance said, I just wanted to say that. Mayor Perrin said, so noted.

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Joe Hafner and LJ Bryant

Absent: 2 - Bobby Long and David McClain

Enactment No: R-EN-029-2020

[RES-20:034](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ESTABLISH AND APPOINT MEMBERS TO THE JONESBORO COMMITTEE ON HOMELESSNESS

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and walk-on RES-20:034. All voted aye.

Councilmember Chris Moore said, I will abstain since my wife is on that list Mr. Mayor. Mayor Perrin said, let the record note that Councilmember Moore is abstaining.

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

Aye: 9 - Ann Williams;Charles Frierson;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Joe Hafner and LJ Bryant

Absent: 2 - Bobby Long and David McClain

Abstain: 1 - Chris Moore

Enactment No: R-EN-030-2020

Councilmember Chris Moore said, Mr. Mayor, as Mayor Pro-Temp, I want to thank you and your staff for all of the hard work you do and I want to assure you that the council is standing ready to work hand-in-hand with you and your administration to make this a better city for everyone. So, by all means, let us know what we can do and we will be looking forward to working with you. Mayor Perrin said, thank you very much and I appreciate that. In fact, you brought out something the other day, I guess it was yesterday, and I think that Craig may have looked at it, but we may have to have a new ordinance on that. Thank you so much for bringing that to my attention. Councilmember Moore said, you are welcome.

10. PUBLIC COMMENTS

11. ADJOURNMENT

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Joe Hafner and LJ Bryant

Absent: 2 - Bobby Long and David McClain

_____ Date: _____

Harold Perrin, Mayor

Attest:

_____ Date: _____

Donna Jackson, City Clerk