



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Council Agenda City Council

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Tuesday, February 1, 2011

6:30 PM

Huntington Building

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### PUBLIC WORKS COMMITTEE MEETING AT 5:30 P.M.

*City Council Chambers, Huntington Building*

#### 1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

#### 4. SPECIAL PRESENTATIONS

#### 5. CONSENT AGENDA

*All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.*

##### [MIN-11:008](#)

Minutes for the City Council meeting on January 18, 2011.

Attachments: [Minutes](#)

#### 6. NEW BUSINESS

##### *ORDINANCES ON FIRST READING*

##### [ORD-10:097](#)

AN ORDINANCE TO AMEND CHAPTER 66, TRAFFIC AND VEHICLES, OF THE JONESBORO CODE OF ORDINANCES, DESIGNATING THE MAXIMUM SPEED FOR UNPOSTED STREETS WITHIN THE LIMITS OF THE CITY OF JONESBORO, ARKANSAS

Sponsors: Transportation Management Board

*Emergency clause*

##### Legislative History

1/18/11	Public Safety Council Committee	Recommended to Council
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##### [ORD-10:095](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF ACCIDENT DATA COLLECTION SOFTWARE FOR THE POLICE DEPARTMENT

Sponsors: Police Department



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

**Legislative History**

1/18/11 City Council Waive Second Reading

**ORD-11:009** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-1 FOR PROPERTY LOCATED AT 2800 INDUSTRIAL DRIVE AS REQUESTED BY W. TURNER ASKEW

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

**Legislative History**

1/18/11 City Council Waive Second Reading

**8. MAYOR'S REPORTS**

**COM-11:004** Mayor's State of the City Address

**Sponsors:** Mayor's Office

**9. CITY COUNCIL REPORTS**

**10. PUBLIC COMMENTS**

*Public Comments are limited to 5 minutes per person for a total of 15 minutes.*

**11. ADJOURNMENT**



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** MIN-11:008    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 1/19/2011    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Minutes for the City Council meeting on January 18, 2011.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
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title  
Minutes for the City Council meeting on January 18, 2011.



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, January 18, 2011

6:30 PM

Huntington Building

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### PUBLIC SAFETY COMMITTEE MEETING AT 5:30 P.M.

### NOMINATING & RULES COMMITTEE MEETING AT 6:00 P.M.

### PUBLIC HEARING AT 6:15 P.M.

*Regarding the abandonment of 2.0 feet of the right-of-way along the west side of Vine Street between Huntington Avenue and Monroe Street within the City of Jonesboro, Arkansas, as requested by Mayor Harold Perrin*

*No opposition was voiced for this abandonment.*

### 1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

*Councilman Frierson left at 7:10 p.m.*

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

**Absent** 1 - Mikel Fears

### 4. SPECIAL PRESENTATIONS

*Mayor Perrin recognized the Arkansas State University public affairs class that was in attendance with instructor Bonnie Thrasher.*

### 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. A motion was made that these files be approved by consent voice 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

**Absent:** 1 - Mikel Fears

**MIN-11:001** Minutes for the City Council meeting on January 4, 2011.

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

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

**RES-10:162** A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO TO UTILIZE FEDERAL-AID MONIES FOR THE FOLLOWING CITY PROJECT:

Race Street Improvements

**Sponsors:** Engineering

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

Enactment No: R-EN-005-2011

**RES-10:169** A RESOLUTION AUTHORIZING A CONTRACT RENEWAL WITH SCS FIELD SERVICES FOR GAS COLLECTION AND CONTROL SYSTEMS (GCCS) OPERATIONS, MONITORING, AND MAINTENANCE (OM&M) SERVICES

**Sponsors:** Sanitation

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

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

Enactment No: R-EN-006-2011

**RES-10:185** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT FOR UTILITIES TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS

**Sponsors:** Engineering

**Attachments:** [CWL Easement.pdf](#)

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

Enactment No: R-EN-007-2011

**RES-10:186** A RESOLUTION TO CONTRACT WITH ARKANSAS STATE UNIVERSITY FOR SPONSORSHIP OF SOCCER FIELDS AT JOE MACK CAMPBELL PARK

**Sponsors:** Parks & Recreation

**Attachments:** [Arkansas State University](#)

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

Enactment No: R-EN-008-2011

**RES-10:187** A RESOLUTION TO CONTRACT WITH FOWLER FOODS INC. - TACO BELL /

KENTUCKY FRIED CHICKEN FOR SPONSORSHIP OF A SOCCER FIELD AT JOE MACK CAMPBELL PARK

**Sponsors:** Parks & Recreation

**Attachments:** [Fowler Foods Sponsorship Contract](#)

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

Enactment No: R-EN-009-2011

## **6. NEW BUSINESS**

### *ORDINANCES ON FIRST READING*

**ORD-10:098** AN ORDINANCE AMENDING THE STORMWATER MANAGEMENT REGULATIONS TO INCLUDE ADDITIONAL DEFINITIONS

**Sponsors:** Stormwater Management Board and Engineering

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

*Councilman Moore motioned, seconded by Councilman Street, to suspend the rules and waive second and third readings. All voted aye.*

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, that this matter be Passed . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

Enactment No: O-EN-003-2011

**ORD-10:099** AN ORDINANCE AMENDING SECTION 9.0 OF THE STORMWATER DRAINAGE DESIGN MANUAL

**Sponsors:** Stormwater Management Board and Engineering

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

*Councilman Street motioned, seconded by Councilman Moore, to suspend the rules and waive second and third readings. All voted aye.*

**A motion was made by Councilman John Street, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

Enactment No: O-EN-004-2011

**ORD-10:100** AN ORDINANCE TO WAIVE COMPETITIVE BIDDING FOR THE COLLECTION OF

LIGHT DETECTION AND RANGING (LiDAR) ELEVATION DATA FOR JONESBORO AND AUTHORIZING AMEC EARTH & ENVIRONMENTAL, INC. TO PROCEED

**Sponsors:** Engineering

**Attachments:** [proposed lidar USDA inclusive 8X11.pdf](#)

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

*Councilman Street motioned, seconded by Councilman Moore, to suspend the rules and waive second and third readings. All voted aye.*

**A motion was made by Councilman Mitch Johnson, seconded by Councilman John Street, that this matter be Passed . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

Enactment No: O-EN-005-2011

**ORD-11:008**

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND I-1 TO C-3 LUO GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5716 & 5720 EAST JOHNSON AVENUE AS REQUESTED BY COMPTON DUNLAP PROPERTIES, LLC & C3, LLC

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

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

*Councilman Moore questioned whether there is any opposition to the rezoning. City Planner Otis Spriggs indicated no, there has not been any opposition to this rezoning.*

**A motion was made by Councilman Chris Moore, seconded by Councilman Darrel Dover, that this matter be Waive Second Reading . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

**ORD-11:009**

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-1 FOR PROPERTY LOCATED AT 2800 INDUSTRIAL DRIVE AS REQUESTED BY W. TURNER ASKEW

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

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

**A motion was made by Councilman Chris Moore, seconded by Councilman Charles Coleman, that this matter be Waive Second Reading . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

**ORD-11:010** AN ORDINANCE TO ABANDON 2.0 FEET OF THE RIGHT-OF-WAY ALONG THE WEST SIDE OF VINE STREET BETWEEN HUNTINGTON AVENUE AND MONROE STREET WITHIN THE CITY OF JONESBORO, ARKANSAS AS REQUESTED BY MAYOR HAROLD PERRIN, CRAIGHEAD COUNTY, JONESBORO, ARKANSAS

**Sponsors:** Mayor's Office

**Attachments:** [Petition](#)  
[Planning Department Letter](#)  
[Plat](#)  
[Consent and utility letters](#)

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

*Councilman Moore motioned, seconded by Councilman Vance, to suspend the rules and waive second and third readings. All voted aye.*

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

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, that this matter be Passed . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

Enactment No: O-EN-006-2011

#### RESOLUTIONS TO BE INTRODUCED

**RES-10:150** A RESOLUTION TO Condemn property at 343 Fisher St

**Attachments:** [CONDEMNATION CHECKLIST](#)  
[CONDEMNATION CHECKLIST - PDF VERSION](#)  
[Picture 1 079](#)  
[Picture 1 082](#)  
[Picture 1 084](#)  
[Picture 1 091](#)  
[Inspection Report001](#)

*Property owner Tom Doty explained he and his wife have been trying to sell the property. They hired a contractor to determine the cost of bringing the house up to code. He asked the Council for 30 to 45 days to bring the property up to code. Mayor Perrin noted he has spoken with Mr. Doty and informed him that he will have time to bring the property up to code.*

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 10 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Rennell Woods

**Nay:** 1 - Charles Coleman

**Absent:** 1 - Mikel Fears

Enactment No: R-EN-010-2011

**RES-10:151** A RESOLUTION TO Condemn property at 339 Fisher St

**Attachments:** [CONDEMNATION CHECKLIST](#)  
[CONDEMNATION CHECKLIST - PDF VERSION](#)  
[Picture 1 095](#)  
[Picture 1 100](#)  
[Picture 1 103](#)  
[Picture 1 105](#)  
[Picture 1 096](#)  
[Inspection Report 2001](#)

*Property owner Rodney Cranford explained he has been making progress bringing the property up to code. He asked for more time to finish the work. Code Enforcement Office Ronnie Shaver noted Mr. Cranford has purchased an electrical permit and work has been done on the structure. He added there are further electrical issues that need to be dealt with, as well as plumbing. He stated he informed Mr. Cranford today that if the Council approves the condemnation he will still have time to bring the house up to code. Mayor Perrin questioned whether Mr. Cranford understood what Mr. Shaver stated. Mr. Cranford answered yes.*

**A motion was made by Councilman Chris Moore, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

Enactment No: R-EN-011-2011

**RES-10:170** A RESOLUTION TO Condemn property at 1609 W Nettleton Ave

**Attachments:** [CONDEMNATION CHECKLIST.doc](#)  
[CONDEMNATION CHECKLIST - PDF version](#)  
[Inspection report001.jpg](#)  
[Inspection report002.jpg](#)  
[100\\_2734.JPG](#)  
[100\\_2736.JPG](#)  
[100\\_2739.JPG](#)  
[100\\_2740.JPG](#)

Mr. MG Meyering, President of Habitat for Humanity, explained this is one of three properties (the other two are directly following on the agenda) that they are interest in. The property had a mortgage with Bank of America and the previous owners, who foreclosed on the house, stipulated that if Bank of America would release the mortgage on the house the property would be deeded to Habitat for Humanity. They are looking at the property in order to provide temporary housing while they are applying for a Habitat house. He discussed the property and what improvements he thinks would be needed for the property. He asked for consideration from the Council so the structures are not torn down.

Councilman Moore questioned if they have had contact with the bank. Mr. Meyering answered yes, they are currently working with Bank of America. He noted there is a 20-year lien on the property and they will have to get the lien eliminated before clearing the title.

Councilman Frierson expressed concern over being able to take care of the mortgage in 30 days. He motioned, seconded by Councilwoman Williams, to table the resolution until the next Council meeting. Councilman Moore stated he is concerned with holding the condemnation due to Habitat for Humanity not having any interest in the property at the current time. Councilman Frierson noted holding the resolution would give Habitat more time to work with the bank. Councilman Vance added the structures are an eye sore and a danger to that community.

Mr. Shaver explained he has issues with the property because the buildings are open and not secure. He noted Annie Camp School is not far from this property. He stated he would like the property to be secured, but he only has authority to secure the property after it is condemned. He explained if the owners do not secure the property, after it is condemned the City can secure the property. Councilman Moore noted Mr. Shaver has the authority to extend the time frame for improvements as long as Habitat presented documentation showing they are working on receiving ownership of the property. Mr. Shaver noted he received a letter from Habitat dated September 23, 2010, that they are working with the bank to take over ownership. Mr. Meyering added the bank responded just last week because it took so long to find the people who have a lien on the property.

Further discussion was held concerning the condemnation.

Ms. Elizabeth Stafford, a member of the board from Habitat for Humanity, stated this is an opportunity for them to expand into an area of the City that needs some work. She added this will provide an opportunity the City will gain from.

Councilman Dover questioned whether the City can table the resolution and still secure the property. City Attorney Phillip Crego answered no, because the City does not have the authorization to do that until the property is condemned.

Councilman Frierson withdrew his motion to table the resolution.

**A motion was made by Councilman Darrel Dover, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

Enactment No: R-EN-012-2011

**RES-10:171** A RESOLUTION TO Condemn property at 1613 W Nettleton Ave

**Attachments:** [CONDEMNATION CHECKLIST.doc](#)  
[CONDEMNATION CHECKLIST - PDF version](#)  
[Inspection report001.jpg](#)  
[100\\_2743.JPG](#)  
[100\\_2744.JPG](#)  
[100\\_2746.JPG](#)  
[100\\_2747.JPG](#)

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

Enactment No: R-EN-013-2011

**RES-10:172** A RESOLUTION TO Condemn property at 1617 W Nettleton Ave

**Attachments:** [CONDEMNATION CHECKLIST.doc](#)  
[CONDEMNATION CHECKLIST - PDF version](#)  
[Inspection report001.jpg](#)  
[100\\_2704.JPG](#)  
[100\\_2705.JPG](#)  
[100\\_2706.JPG](#)  
[100\\_2976.JPG](#)  
[100\\_2707.JPG](#)  
[100\\_2975.JPG](#)

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

Enactment No: R-EN-014-2011

**RES-10:174** A RESOLUTION TO condemn property at 728 Burke

**Attachments:** [JPD401 CONDEMNATION CHECKLIST2](#)  
[Inspection Report 3001](#)  
[728 bourke 010](#)  
[728 bourke 011](#)  
[728 bourke 014](#)  
[728 bourke 022](#)

*Mr. Harvey Williams explained he is going to buy the necessary permits to get the work done. Mayor Perrin added the property is under contract to sell and Mr. Williams is willing to buy the permits to bring it up to code in order to sell the property. He noted Mr. Williams understands he has 35 days and the City will work with him.*

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED by a unanimous 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

**Absent:** 1 - Mikel Fears

Enactment No: R-EN-015-2011

## **7. UNFINISHED BUSINESS**

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

*Mayor Perrin discussed the following items:*

*He presented the Council with financial reports through the end of December, 2010. It will be March before they have actual figure for 2010. In 2010, expenditures were \$13.4 million under what was budgeted. He credited the department heads for the savings. Revenues were \$8 million under what was budgeted. \$272,759 was received from the alcoholic beverage tax. \$416,677 was received from the hotel tax.*

*Ward meetings will begin in February or March. Condemnations were discussed during the meetings. There were 31 demolitions at the cost of \$24,000.*

**COM-11:001** 2011 Transportation Improvements presentation

**Sponsors:** Engineering

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

*Mr. Brent Watkins from the Engineering Department discussed the transportation improvements planned for 2011.*

## **9. CITY COUNCIL REPORTS**

*Councilman Woods stated he enjoyed the recent Municipal League meeting and learned a lot. He added the Surgeon General was happy with his recent visit and hopes to hold more meetings.*

*Councilman Gibson stated Nominating & Rules met earlier and voted to leave the committees the same, with Councilman Coleman taking the place of Jim Hargis on*

the Finance and Public Works Committees.

Councilman Moore asked for a brief discussion of the ruling concerning Envisions. City Attorney Crego explained Judge Fogleman asked both sides to submit a modified restraining order, but he is allowing the restraining order to stay in place. He will not be allowing the City to proceed with closing the business until a complete hearing can be held, which is tentatively scheduled for June. He noted the restraining order refers to no police in terms of harassment, but they are to respond when called. Councilman Moore noted the modified restraining order must be agreed upon by both sides. He then questioned what the Police Department does until the modified restraining order is completed. City Attorney Crego stated until the modified restraining order is complete the original order is still in effect.

**COM-11:002** Federal grants audit report

**Sponsors:** Grants

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

Mayor Perrin presented the Council with the federal grants audit report by Freeman and Company.

**COM-11:003** Conceptual plans for new NEA District Fairgrounds

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

Mayor Perrin presented the plans and noted they are just preliminary. Councilman Vance added the architects and engineers have just started the process of placing the buildings so the Fair Board can have meetings with local owners in that area. He explained if everything goes as scheduled it will go before the MAPC March 8th, so the earliest it will be at the Council March 15th or April 5th. He noted there will be county hearing on February 16th.

Mayor Perrin stated Grants Administrator Tony Thomas is now employed with the County. Ms. Heather Clements will be the new Grants Administrator. He added Ms. Clements has worked with the Police Department and has worked with grants.

Councilman Woods noted Grants Coordinator Gayle Vickers' mother passed away recently.

## **10. PUBLIC COMMENTS**

A resident who lives on Manchester Drive spoke concerning the Compton Dunlap rezoning that was previously on the agenda. Mayor Perrin stated the rezoning was held at two readings and has not passed yet. He added it will come up at the next Council meeting. The resident expressed concern about industry being put in that area.

## **11. ADJOURNMENT**

A motion was made by Councilman Mitch Johnson, seconded by Councilman Darrel Dover, that this meeting be Adjourned. The motion CARRIED by a

**Voice 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

**Absent:** 1 - Mikel Fears

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Donna Jackson, City Clerk**



## Legislation Details (With Text)

**File #:** ORD-10:097    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 12/13/2010    **In control:** Public Safety Council Committee  
**On agenda:**    **Final action:**  
**Title:** AN ORDINANCE TO AMEND CHAPTER 66, TRAFFIC AND VEHICLES, OF THE JONESBORO CODE OF ORDINANCES, DESIGNATING THE MAXIMUM SPEED FOR UNPOSTED STREETS WITHIN THE LIMITS OF THE CITY OF JONESBORO, ARKANSAS  
**Sponsors:** Transportation Management Board  
**Indexes:** Code of Ordinances amendment  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
1/18/2011	1	Public Safety Council Committee		

### Title

AN ORDINANCE TO AMEND CHAPTER 66, TRAFFIC AND VEHICLES, OF THE JONESBORO CODE OF ORDINANCES, DESIGNATING THE MAXIMUM SPEED FOR UNPOSTED STREETS WITHIN THE LIMITS OF THE CITY OF JONESBORO, ARKANSAS

### Body

WHEREAS, the primary purpose and intent of this ordinance is to place reasonable regulation of maximum speed necessary to protect the traveling public and pedestrians within the City limits of Jonesboro, Arkansas;

WHEREAS, the City of Jonesboro Master Street Plan designates a twenty-five miles per hour (25 MPH) design speed for streets functionally classified as local;

WHEREAS, the City of Jonesboro Transportation Management Board voted on December 8, 2010 to approve and recommend to the Public Safety Committee the inclusion of a designated maximum speed limit of twenty-five miles per hour (25 MPH) unless otherwise posted within the City limits of Jonesboro, Arkansas for all functionally classified local streets.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1. That the City Council of the City of Jonesboro, Arkansas hereby amend Chapter 66 - Traffic and Vehicles, Article VI - Traffic Devices and Schedules, of the Jonesboro Code of Ordinances, to include Sec. 66-302 - Maximum Speeds for unposted streets within the City limits of Jonesboro, Arkansas as follows:

### Article VI - Traffic Devices and Schedules

#### **Sec. 66-302 Maximum Speeds for unposted streets**

The speed limit for all functionally classified local streets within the City limits of Jonesboro, Arkansas is twenty-five miles per hour (25 MPH) unless otherwise posted.



SECTION 2: All ordinances and/or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3: It is found and declared by the City Council that an emergency exists and this ordinance, being necessary for the preservation of public, health, and safety shall take effect from and after its passage and approval.



## Legislation Details (With Text)

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**File #:** ORD-10:095    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 12/15/2010    **In control:** Public Safety Council Committee  
**On agenda:**    **Final action:**  
**Title:** AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF ACCIDENT DATA COLLECTION SOFTWARE FOR THE POLICE DEPARTMENT  
**Sponsors:** Police Department  
**Indexes:** Property purchase - other, Waive competitive bidding  
**Code sections:**  
**Attachments:** [Quote - Visual MVA Dec 10.pdf](#)

Date	Ver.	Action By	Action	Result
1/18/2011	1	Public Safety Council Committee		

title

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF ACCIDENT DATA COLLECTION SOFTWARE FOR THE POLICE DEPARTMENT

body

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: That the City of Jonesboro Police Department has the need for motor vehicle accident software enabling the collection of geospatial location information of motor vehicle accidents for use in the planning and development activities of the city.

SECTION 2: That Visual Statement Inc. is a vendor of such software and is also the vendor of a related product already in use by the Department. That said software upgrade may be purchased from Visual Statement, Inc. for the sum of \$28,831.55, to be paid from the fixed assets account.

SECTION 3: That the City Council in accord with the terms of A.C.A. Section 14-58-302 hereby waives the requirement of competitive bidding and directs the Purchasing Agent to purchase the above described for the price set forth in Section 2 above.

SECTION 4: It is further found that due to the immediate need to acquire this equipment to provide sufficient and cost effective data collection for current and future employees of the City of Jonesboro, an emergency is declared to exist and this ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.



**VS Visual Statement Inc.**  
 900 - 175 2nd Avenue  
 Kamloops, BC V2C 5W1  
 CANADA  
 (250) 828 0383 (Main)  
 (888) 828 0383 (Toll Free)  
 (250) 984 7454 (Fax)  
 www.visualstatement.com

# Sales Quote

Date: December 10, 2010

**Please send your Purchase Order via Fax: 1-250-984-7454 or E-mail: to [accounting@visualstatement.com](mailto:accounting@visualstatement.com) or contact your Representative for further information.**

Agency	
<b>Contact:</b>	Captain Scott Roper
<b>Agency Name:</b>	Jonesboro Police Department
<b>Address:</b>	410 W Washington
<b>City, State &amp; Zip:</b>	Jonesboro, AR 72401-2779

Details	
<b>Order No:</b>	S-26046
<b>Contact Name:</b>	Alex Shiach
	_____
	ashiach@visualstatement.com

PRODUCT NUMBER	QTY	PRODUCT NAME	PRODUCT DESCRIPTION	MISC.	UNIT PRICE	TOTAL PRICE
VS001883	1	ReportBeam - Add-On - Exporter	ReportBeam - Add-On - Exporter	_____	\$2,995.00	\$2,995.00
VS001880	50	ReportBeam Hosted - Crash (Includes SmartRoads)	Hosted ReportBeam login, includes SmartRoads.	_____	\$381.65	\$19,082.50
VS001881	1	ReportBeam Hosted - Setup, Configuration, On-line Training	Hosted ReportBeam agency configuration.	_____	\$1,500.00	\$1,500.00
APS001770	1	True Partner Maintenance (TPM) - ReportBeam	The following updates are available as part of the Annual True Partner Maintenance:  1) Priority Tech Support: Your case will receive priority support and	_____	\$5,254.05	\$5,254.05

		<p>will be resolved to your satisfaction</p> <p>2) Free State Crash Report Updates: In the event, that the state modifies or changes the state crash report our electronic form will be modified or changed accordingly to duplicate the most current form and meet state requirements.</p> <p>3) Free Updates to existing form business rules: This feature allows you to make minor modifications to form business rules and format to assist in creating the most intuitive and user friendly format possible.</p> <p>4) Free Minor Schema updates: In the event, the state makes modifications at the state level we will make the appropriate schema changes to maintain a seamless interface between the state and Report Beam.</p> <p>5) Free Report Beam Updates: Report Beam continues to enhance itself based on user feedback, and as these enhancements are implemented you will receive these updates automatically (service packs and minor revisions).</p> <p>6) Free updates to Smart Roads diagramming tool: Visual Statement posts quarterly updates with powerful new features.</p>			
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**NET TOTAL (USD) \$28,831.55**

**You have received a discount of (USD) \$3367.5  
Pricing is guaranteed 60 days from date of proposal.**

**Notes**

## *Terms and Conditions*

All customer purchases for Visual Statement products and services are subject to Visual Statement's End User License Agreement which can be viewed at [www.visualstatement.com/products](http://www.visualstatement.com/products). Such terms, along with any additional terms and conditions agreed to and accepted by VS in Customer's Purchase Order or otherwise stipulated in writing, shall prevail over any differing or conflicting terms in this Proposal.



## Legislation Details (With Text)

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**File #:** ORD-11:001    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 1/10/2011    **In control:** Public Safety Council Committee  
**On agenda:**    **Final action:**  
**Title:** AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF DIGITAL CAR CAMERA SYSTEMS FOR THE POLICE DEPARTMENT FLEET.  
**Sponsors:** Police Department  
**Indexes:** Property purchase - other, Waive competitive bidding  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
1/18/2011	1	Public Safety Council Committee		

**Title**

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF DIGITAL CAR CAMERA SYSTEMS FOR THE POLICE DEPARTMENT FLEET.

**Body**

BE IT ORDAINED by the City Council for the City of Jonesboro, Arkansas that:

SECTION ONE: That the Police Department of the City of Jonesboro, Arkansas needs to purchase 24 digital car camera systems.

SECTION TWO: That said equipment may be purchased from SCS Ware, an only source, for the sum of \$146,763.00, freight and sales tax included to be paid from the General Fund - Police Department fixed assets.

SECTION THREE: That the City Council in accord with the terms of A.C.A. Section 14-58-302 hereby waives the requirement of competitive bidding and directs the Purchasing Agent to purchase the above described for the price set forth in Section 2 above.

SECTION FOUR: It is further found that due to immediate need to acquire this equipment and use on the City streets, an emergency is declared to exist and this ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.



## Legislation Details (With Text)

**File #:** ORD-11:014    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 1/20/2011    **In control:** Finance & Administration Council Committee  
**On agenda:**    **Final action:**  
**Title:** AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET AND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A GRANTS COORDINATOR TO THE GRANT ADMINISTRATION DEPARTMENT  
**Sponsors:** Finance, Human Resources  
**Indexes:** Budget amendment, Position - creation/amendment  
**Code sections:**  
**Attachments:** [Grants Coordinator - 28731](#)  
[Grants Coordinator - 28731 - PDF version](#)

Date	Ver.	Action By	Action	Result
1/25/2011	1	Finance & Administration Council Committee		

### Title

AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET AND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A GRANTS COORDINATOR TO THE GRANT ADMINISTRATION DEPARTMENT

### Body

WHEREAS, Ordinance Number 10:090 adopted the 2011 Budget; and

WHEREAS, Resolution Number 09:001 adopted the City Salary & Administration Plan; and

WHEREAS, it is recommended by the Finance Committee, to ensure sufficient staffing in the Grant Administration Department, that the position of Grants Coordinator be added;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The annual 2011 budget of the City of Jonesboro is amended by the addition of a Grants Coordinator; and

SECTION 2: The City Salary & Administration Plan is amended to include the position of Grants Coordinator, grade 120 in the Grant Administration Department at the salary of \$43,231.

SECTION 3: For the financial and operational continuity of the City of Jonesboro it is hereby found and declared that an emergency exists and that this ordinance shall take effect from and after its passage and approval.

# **City of Jonesboro**

## **Grants Coordinator**

### **Job Description**

**Exempt:** Yes  
**Department:** Grants  
**Reports To:** Chief Financial Officer  
**Location:** City Hall  
**Date Prepared:** January 10, 2011  
**Date Revised:** January 19, 2011

#### **GENERAL DESCRIPTION OF POSITION**

This position is responsible for the coordination of grant researching and writing and securing outside funding to ensure grants are obtained for the city.

#### **ESSENTIAL DUTIES AND RESPONSIBILITIES**

1. Oversees the administration of all grant programs, from grant application to grant close-out. This duty is performed daily.
2. Researches and identifies potential sources of funding; prepares written reports outlining grant opportunities. This duty is performed irregularly.
3. Coordinates work with department heads to implement programs. This duty is performed daily.
4. Serves as liaison between the City and grant providers; seeks out and develops contacts with key individuals. This duty is performed daily.
5. Conducts periodic and regular review of grants files for compliance with grant requirements. This duty is performed irregularly.
6. Ensures reports are prepared and submitted per grant requirements on a timely basis. This duty is performed monthly.
7. Establishes and ensures maintenance of a grant filing and information system to monitor grants throughout the grant life, to provide responses to information requests, to ensure reconciliation between the City's financial records and grantor records, and which meets all grant requirements. This duty is performed daily.
8. Develops cost allocation, obtains grantor approval of cost allocations, and ensures effective implementation of the cost allocations; reviews and updates cost allocations in a timely manner. This duty is performed irregularly.
9. Ensures the development and maintenance of departmental grant filing systems to capture and file necessary documentation. This duty is performed irregularly.
10. Addresses documentation and reporting issues with departmental personnel; advises management as necessary. This duty is performed irregularly.
11. Appears before funding agencies to present information required for consideration of requested grants. This duty is performed irregularly.
12. Ensures the development and maintenance of departmental grant filing systems to capture and file necessary documentation. This duty is performed annually.



13. Perform any other related duties as required or assigned.

## **QUALIFICATIONS**

To perform this job successfully, an individual must be able to perform each essential duty mentioned satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

## **EDUCATION AND EXPERIENCE**

Broad knowledge of such fields as advanced accounting, marketing, business administration, finance, etc. Equivalent to four years of college, plus 2 years related experience and/or training, and 2 years related management experience, or equivalent combination of education and experience.

## **RESPONSIBILITY FOR FUNDS, PROPERTY and EQUIPMENT**

Annual Budget Authority:	\$ 9,000,000
Funds, Property & Equipment Responsibility:	\$ 9,000,000

## **SUPERVISORY RESPONSIBILITIES**

Supervises 1 non-supervisory employee(s). Departments supervised by this position include Grants. Carries out supervisory responsibilities in accordance with the organization's policies and applicable laws. Responsibilities include interviewing, hiring and training employees; planning, assigning and directing work; appraising performance, rewarding and disciplining employees; addressing complaints and resolving problems.

## **COMMUNICATION SKILLS**

Ability to write reports, business correspondence, and policy/procedure manuals; Ability to effectively present information and respond to questions from groups of managers, clients, customers, and the general public.

## **MATHEMATICAL SKILLS**

Ability to work with mathematical concepts such as probability and statistical inference, and fundamentals of plane, algebra, solid geometry and trigonometry.

## **CRITICAL THINKING SKILLS**

Ability to define problems, collect data, establish facts, and draw valid conclusions. Ability to interpret an extensive variety of technical instructions in mathematical or diagram form and deal with several abstract and concrete variables.

## **SUPERVISION RECEIVED**

Under general direction, working from policies and general directives. Rarely refers specific cases to supervisor unless clarification or interpretation of the organization's policy is required.

## **PLANNING**

Considerable responsibility with regard to general assignments in planning time, method, manner, and/or sequence of performance of own work; may also occasionally assist in the planning of work assignments performed by others within a limited area of operation.

## **DECISION MAKING**

Performs work operations which permit frequent opportunity for decision-making of minor importance and also frequent opportunity for decision-making of major importance, either of which would affect the work operations of large organizational component and the organization's clientele.

## **MENTAL DEMAND**

Intense mental demand. Operations requiring sustained directed thinking to analyze, solve, or plan highly variable, administrative, professional, or technical tasks involving complex problems or

mechanisms.

### **ANALYTICAL ABILITY / PROBLEM SOLVING**

Moderately directed. Activities covered by wide-ranging policies and courses of action, and generally directed as to execution and review. High order of analytical, interpretative, and/or constructive thinking in varied situations.

### **USE OF MACHINES, EQUIPMENT AND/OR COMPUTERS**

Regular use of complex machines and equipment (desktop/laptop computer and software, road and production machines and equipment, etc.)

### **ACCURACY**

Probable errors would not likely be detected until they reached another department, office or patron, and would then require considerable time and effort to correct the situation. Frequently, possibility of error that would affect the organization's prestige and relationship with the public to a limited extent, but where succeeding operations or supervision would normally preclude the possibility of a serious situation arising as a result of the error or decision.

### **PUBLIC CONTACT**

Regular contacts with patrons, either within the office or in the field. May also involve occasional self-initiated contacts to patrons. Lack of tact and judgment may result in a limited type of problem for the organization.

### **EMPLOYEE CONTACT**

Contacts with other departments or offices and also frequently with individuals in middle level positions; consulting on problems which necessitate judgment and tact in presentation to obtain cooperation or approval of action to be taken. Also, important contacts with associates as required in advanced supervisory jobs, plus frequent contact with senior level internal officials.

### **REQUIRED CERTIFICATES, LICENSES, REGISTRATIONS**

Not indicated.

### **PREFERRED CERTIFICATES, LICENSES, REGISTRATIONS**

Not indicated.

### **SOFTWARE SKILLS REQUIRED**

Intermediate: Database, Spreadsheet

Basic: Accounting, Alphanumeric Data Entry, Contact Management, Presentation/PowerPoint

### **ADDITIONAL INFORMATION**

Not indicated.

### **PHYSICAL ACTIVITIES**

The following physical activities described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions and expectations.

While performing the functions of this job, the employee is continuously required to sit; regularly required to walk, use hands to finger, handle, or feel, talk or hear; and frequently required to reach with hands and arms; occasionally required to stand, climb or balance, stoop, kneel, crouch, or crawl, taste or smell. The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision; and color vision.

### **ENVIRONMENTAL CONDITIONS**

The following work environment characteristics described here are representative of those an employee

encounters while performing essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The noise level in the work environment is usually moderate.

*CITY OF JONESBORO*  
*Job Description for Grants Coordinator*

*Printed 01/19/2011 at 9:46 AM*  
*DBCompensation System - [www.dbsquared.biz](http://www.dbsquared.biz)*



## Legislation Details (With Text)

**File #:** ORD-11:015    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 1/20/2011    **In control:** Finance & Administration Council Committee  
**On agenda:**    **Final action:**  
**Title:** AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET AND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD AN ACCOUNTING MANAGER TO THE FINANCE DEPARTMENT  
**Sponsors:** Finance, Human Resources  
**Indexes:** Budget amendment, Position - creation/amendment  
**Code sections:**  
**Attachments:** [Accounting Manager - 28733](#)  
[Accounting Manager - 28733 - PDF version](#)

Date	Ver.	Action By	Action	Result
1/25/2011	1	Finance & Administration Council Committee		

### Title

AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET AND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD AN ACCOUNTING MANAGER TO THE FINANCE DEPARTMENT

### Body

WHEREAS, Ordinance Number 10:090 adopted the 2011 Budget; and

WHEREAS, Resolution Number 09:001 adopted the City Salary & Administration Plan; and

WHEREAS, it is recommended by the Finance Committee, to ensure sufficient staffing in the Finance Department, that the position of Accounting Manager be added;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The annual 2011 budget of the City of Jonesboro is amended by the addition of an Accounting Manager; and

SECTION 2: The City Salary & Administration Plan is amended to include the position of Accounting Manager, grade 125 in the Finance Department at the salary of \$55,997.

SECTION 3: For the financial and operational continuity of the City of Jonesboro it is hereby found and declared that an emergency exists and that this ordinance shall take effect from and after its passage and approval.

# **City of Jonesboro**

## **Accounting Manager**

### **Job Description**

**Exempt:** Yes  
**Department:** Finance Department  
**Reports To:** Chief Financial Officer  
**Location:** City Hall  
**Date Prepared:** November 05, 2009  
**Date Revised:** January 19, 2011

#### **GENERAL DESCRIPTION OF POSITION**

This position is responsible for overseeing accounting operations of the department and performing the duties of the Director in his/her absence.

#### **ESSENTIAL DUTIES AND RESPONSIBILITIES**

1. Assists the Chief Finance Officer in the management of the city's accounting system. This duty is performed daily.
2. Inspects and approves daily cash collections and deposits before they are deposited in the bank. This duty is performed daily.
3. Solicits interest rate bids for funds available for investment from local banks. Prepares a report of bids submitted to be presented to the Depository Board for decision making purposes. This duty is performed irregularly.
4. Assists CFO in communicating to departmental heads and employees as to fundamental accounting practices and nomenclature and protocol of accounting/finance system of the City of Jonesboro. This duty is performed irregularly.
5. Conducts research for Finance Director in order to ensure practices are in conformity with GAAP, GASB, Internal Revenue Service, and Arkansas Code guidelines. This duty is performed irregularly.
6. Monitors collateralization for adequate coverage of bank deposits. This duty is performed monthly.
7. Prepares monthly bank account reconciliation for all City bank accounts; balances ending bank statement cash balances to General Ledger cash balances; calculates Consolidated Account interest allocation; prepares Journal Entry vouchers for interest, error corrections, direct deposits, and other items as necessary. This duty is performed monthly.
8. Assist Finance Director in maintaining written accounting procedure and works with the Accounting Manager to keep procedure manual updated. This duty is performed irregularly.
9. Assists the Finance Director as required in the design and implementation of internal control systems; performs internal audits as required. This duty is performed irregularly.
10. Prepares and submits required financial reports for grants funds; serves as liaison with department heads for specific grants; coordinates project accounting for CDBG program with the Grants Coordinator. This duty is performed irregularly.
11. Monitors grant reimbursement requests to ensure regular preparation; tracks request and receipt of grant reimbursements. This duty is performed weekly.

12. . Ensures fund availability for all grant applications. This duty is performed irregularly.

13. Perform any other related duties as required or assigned.

## **QUALIFICATIONS**

To perform this job successfully, an individual must be able to perform each essential duty mentioned satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

## **EDUCATION AND EXPERIENCE**

Broad knowledge of such fields as advanced accounting, marketing, business administration, finance, etc. Equivalent to four years of college, plus 5 years related experience and/or training, and 2 years related management experience, or equivalent combination of education and experience.

## **RESPONSIBILITY FOR FUNDS, PROPERTY and EQUIPMENT**

Annual Budget Authority:	\$ 9,000,000
Funds, Property & Equipment Responsibility:	\$ 9,000,000

## **SUPERVISORY RESPONSIBILITIES**

Supervises 5 non-supervisory employee(s). Carries out supervisory responsibilities in accordance with the organization's policies and applicable laws. Responsibilities include interviewing, hiring and training employees; planning, assigning and directing work; appraising performance, rewarding and disciplining employees; addressing complaints and resolving problems.

## **COMMUNICATION SKILLS**

Ability to read, analyze, and understand common scientific and technical journals, financial reports, and legal documents; Ability to respond to complex or difficult inquiries or complaints from customers, regulatory agencies, or members of the business community.

## **MATHEMATICAL SKILLS**

Ability to work with mathematical concepts such as probability and statistical inference, and fundamentals of plane, algebra, solid geometry and trigonometry.

## **CRITICAL THINKING SKILLS**

Ability to solve practical problems and deal with a variety of known variables in situations where only limited standardization exists. Ability to interpret a variety of instructions furnished in written, oral, or diagram formats.

## **SUPERVISION RECEIVED**

Under direction where a definite objective is set up and the employee plans and arranges own work, referring only unusual cases to supervisor.

## **PLANNING**

Considerable responsibility with regard to general assignments in planning time, method, manner, and/or sequence of performance of own work, in addition, the work operations of a group of employees, all performing basically the same type of work.

## **DECISION MAKING**

Performs work operations which permit frequent opportunity for decision-making of minor importance and also frequent opportunity for decision-making of major importance, either of which would affect the work operations of small organizational component and the organization's clientele.

## **MENTAL DEMAND**

Close mental demand. Operations requiring close and continuous attention for control of operations. Operations requiring intermittent direct thinking to determine or select the most applicable way of

handling situations regarding the organization's administration and operations; also to determine or select material and equipment where highly variable sequences are involved.

### **ANALYTICAL ABILITY / PROBLEM SOLVING**

Directed. Supervisory and/or professional skills using structured practices or policies and directed as to execution and review. Interpolation of learned things in moderately varied situations where reasoning and decision-making are essential.

### **USE OF MACHINES, EQUIPMENT AND/OR COMPUTERS**

Occasional personal computer support, technical help, and/or, basic software support, database analysis, level I technician, project coordination, installation and help desk.

### **ACCURACY**

Probable errors would normally not be detected in succeeding operations and could possibly affect organization-patron relationship, involve re-work, or additional expenditures in order to properly resolve the error. The possibility of such errors would occur quite frequently in performance of the job. May also cause inaccuracies or incomplete information that would be used in other segments of the organization as a basis for making subsequent decisions, plans, or actions.

### **PUBLIC CONTACT**

Regular contacts with patrons where the contacts are initiated by the employee. Involves both furnishing and obtaining information and, also, attempting to influence the decisions of those persons contacted. Contacts of considerable importance and of such nature, that failure to exercise proper judgment may result in important tangible or intangible losses to the organization.

### **EMPLOYEE CONTACT**

Contacts with other departments or offices and also frequently with individuals in middle level positions; consulting on problems which necessitate judgment and tact in presentation to obtain cooperation or approval of action to be taken. Also, important contacts with associates as required in advanced supervisory jobs, plus frequent contact with senior level internal officials.

### **REQUIRED CERTIFICATES, LICENSES, REGISTRATIONS**

Not indicated.

### **PREFERRED CERTIFICATES, LICENSES, REGISTRATIONS**

CPA certification

### **SOFTWARE SKILLS REQUIRED**

Advanced: 10-Key, Accounting, Database, Spreadsheet

Intermediate: Alphanumeric Data Entry

Basic: Contact Management, Human Resources Systems, Payroll Systems, Presentation/PowerPoint, Word Processing/Typing

### **ADDITIONAL INFORMATION**

Not indicated.

### **PHYSICAL ACTIVITIES**

The following physical activities described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions and expectations.

While performing the functions of this job, the employee is regularly required to sit; frequently required to talk or hear; and occasionally required to stand, walk, use hands to finger, handle, or feel, reach with hands and arms, stoop, kneel, crouch, or crawl. The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision; distance vision; and color

vision.

## **ENVIRONMENTAL CONDITIONS**

The following work environment characteristics described here are representative of those an employee encounters while performing essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The noise level in the work environment is usually moderate.

*CITY OF JONESBORO  
Job Description for Accounting Manager*

*Printed 01/19/2011 at 11:23 AM  
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Legislation Details (With Text)

**File #:** ORD-11:008    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Third Reading

**File created:** 1/12/2011    **In control:** City Council

**On agenda:**    **Final action:**

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND I-1 TO C-3 LUO GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5716 & 5720 EAST JOHNSON AVENUE AS REQUESTED BY COMPTON DUNLAP PROPERTIES, LLC & C3, LLC

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

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

Date	Ver.	Action By	Action	Result
1/18/2011	1	City Council		

title  
AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES  
body  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT & I-1 INDUSTRIAL TO (C-3 LU-O) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION (R-1 TO C-3 LUO):

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°42'44" EAST, ALONG THE EAST LINE OF SAID SECTION 2, 83.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49, THE POINT OF BEGINNING PROPER; THENCE SOUTH 89°13'12" WEST, ALONG SAID RIGHT-OF-WAY LINE, 104.39 FEET; THENCE NORTH 00°42'44" EAST, LEAVING SAID RIGHT-OF-WAY LINE, 336.44 FEET; THENCE SOUTH 89°17'16" EAST, 104.35 FEET TO THE EAST LINE OF SAID SECTION 2; THENCE SOUTH 00°42'44" EAST, ALONG SAID EAST LINE, 333.72 FEET TO THE NORTHERLY

RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49, THE POINT OF BEGINNING PROPER, CONTAINING 0.80 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION (I-1 TO C-3 LUO):

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°42'44" EAST, ALONG THE WEST LINE OF SAID SECTION 2, 83.67 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 00°42'44" EAST, ALONG SAID WEST LINE, 333.72 FEET; THENCE NORTH 89°08'44" EAST, 210.19 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MANCHESTER DRIVE; THENCE SOUTH 00°43'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 334.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49; THENCE SOUTH 89°13'12" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 210.11 FEET, TO THE POINT OF BEGINNING PROPER, CONTAINING 0.66 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS C-3 LIMITED USE OVERLAY (LU-O). THE LU-O IS FURTHER RESTRICTED AS FOLLOWS:

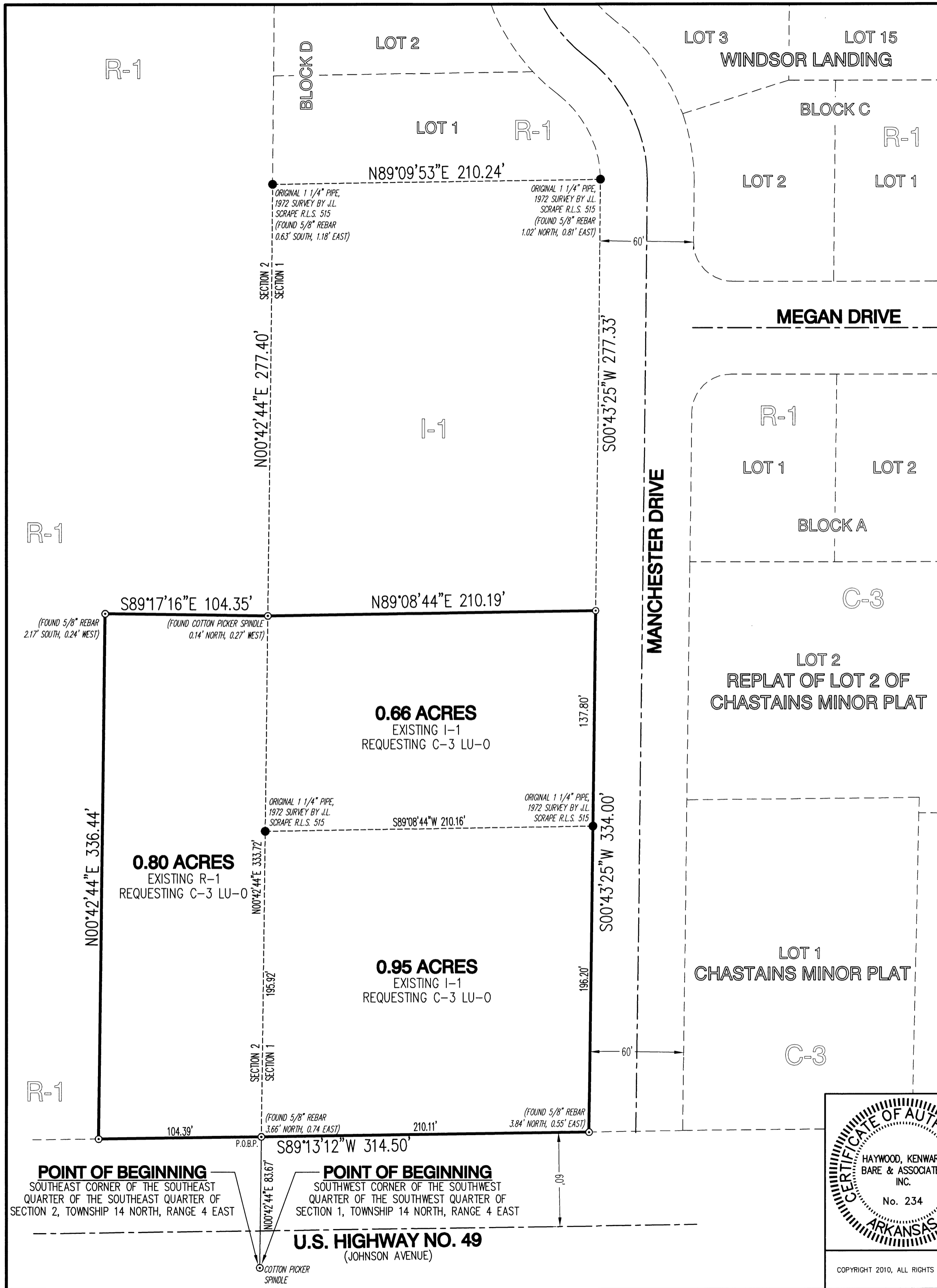
1. THE LIMITED USES SHALL EXCLUDE THE FOLLOWING:
  - ADULT ENTERTAINMENT
  - OFF-PREMISES ADVERTISEMENT
  
2. THE FOLLOWING LIMITED USES SHALL BE ALLOWED ONLY BY CONDITIONAL USE APPLICATION/APPROVAL BY THE MAPC:
  - CARWASH
  - CEMETERY
  - CONSTRUCTION SERVICES
  - CONVENIENCE STORE
  - FAST FOOD RESTAURANT
  - GAS STATION
  - GENERAL AND LIMITED VEHICLE REPAIR
  
3. THAT ALL FUTURE SITE PLANS SHALL BE APPROVED BY THE PLANNING COMMISSION WITH SAFE ACCESS EASEMENT MANAGEMENT INCLUDED ON INDIVIDUAL SITE PLANS. NO NEW WORK SHALL COMMENCE PRIOR TO FINAL SITE PLAN REVIEW AND APPROVAL BY THE MAPC.
  
4. A LIGHTING PLAN AND LANDSCAPING PLAN SHALL BE SUBMITTED TO THE MAPC, INCLUDING A 20 FT. LANDSCAPE BUFFER, INCLUDING PRIVACY FENCE WHERE THE SITE ABUTS EXISTING RESIDENTIAL USES.
  
5. THAT THE PROPOSED DEVELOPMENT SHALL SATISFY ALL REQUIREMENTS OF THE

CITY ENGINEER, SATISFYING ALL REQUIREMENTS OF THE CURRENT STORMWATER DRAINAGE DESIGN MANUAL.

6. THAT PRIOR TO ANY ISSUANCE OF CERTIFICATE OF OCCUPANCY OF NEW USES, ALL REQUIREMENTS STIPULATED BY ALL CITY, STATE AND LOCAL AGENCIES BE SATISFIED.

7. THAT THE OWNER SHALL COORDINATE ALL EGRESS/INGRESS WITH THE STATE HIGHWAY DEPARTMENT, CITY ENGINEERING DEPARTMENT AND THE PLANNING DEPARTMENT.

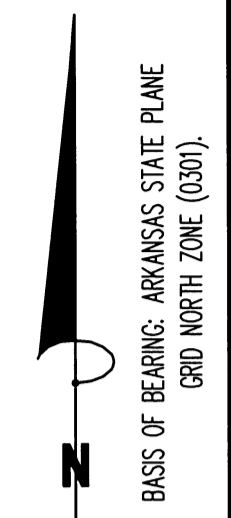
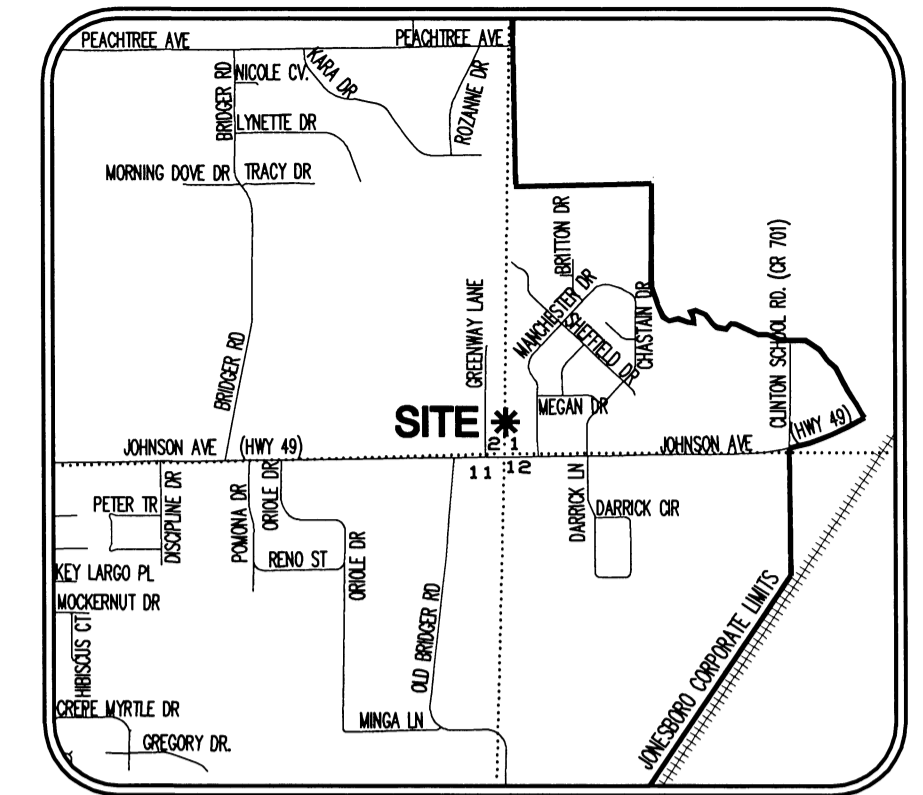
SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.



**LEGEND:**  
 ● FOUND MONUMENT (AS NOTED)  
 ○ SET 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "MA DANIELS PLS 1563" (OR AS NOTED)

**C-3 LU-O:**  
 LIMITED USE TO EXCLUDE:  
 ADULT ENTERTAINMENT  
 OFF-PREMISES ADVERTISEMENT

THE FOLLOWING LIMITED USES SHALL BE ALLOWED ONLY BY CONDITIONAL USE APPLICATION / APPROVAL BY THE MAPC:  
 CARWASH  
 CEMETERY  
 CONSTRUCTION SERVICES  
 CONVENIENCE STORE  
 FAST FOOD RESTAURANT  
 GAS STATION  
 GENERAL AND LIMITED VEHICLE REPAIR



**SURVEYOR'S NOTES:**

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301), BASED ON JONESBORO GPS MONUMENTS 19 AND 93.
3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - PLAT OF SURVEY, BY J.L. SCRAPE P.S. 515, RECORDED IN BOOK B, PAGE 37, DATED SEPTEMBER 26, 1972.
  - PLAT OF SURVEY, BY J.L. SCRAPE P.S. 515, RECORDED IN BOOK B, PAGE 72, DATED MAY 11, 1973.
  - RECORD PLAT, WINDSOR LANDING SUBDIVISION, BY HERBERT C. HIME P.S. 1142, RECORDED IN BOOK B, PAGE 127, DATED JANUARY 23, 1995.
  - DRAWING, BY BRADLEY P. HANCOCK P.S. 1400, DATED SEPTEMBER 14, 2005.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05031C0063C, EFFECTIVE DATE SEPTEMBER 27, 1991.
5. FIELD NOTES ARE RECORDED IN HKB FIELD BOOK 1116, PAGES 19-23.
6. FIELD WORK WAS COMPLETED ON MAY 18, 2010.

**CERTIFICATE OF SURVEY:**

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS, HAVE SURVEYED THE FOLLOWING PARCELS OF LAND:

**EXISTING R-1 TO C-3 LU-O:**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°42'44" EAST, ALONG THE EAST LINE OF SAID SECTION 2, 83.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49, THE POINT OF BEGINNING PROPER; THENCE SOUTH 89°13'12" WEST, ALONG SAID RIGHT-OF-WAY LINE, 104.39 FEET; THENCE NORTH 00°42'44" EAST, LEAVING SAID RIGHT-OF-WAY LINE, 336.44 FEET; THENCE SOUTH 89°17'16" EAST, 104.35 FEET TO THE EAST LINE OF SAID SECTION 2; THENCE SOUTH 00°42'44" EAST, ALONG SAID EAST LINE, 333.72 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49, THE POINT OF BEGINNING PROPER, CONTAINING 0.80 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**EXISTING I-1 TO C-3 LU-O:**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

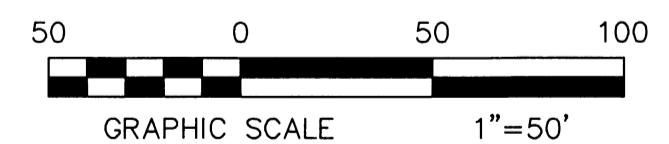
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°42'44" EAST, ALONG THE WEST LINE OF SAID SECTION 2, 83.67 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 00°42'44" EAST, ALONG SAID WEST LINE, 333.72 FEET; THENCE NORTH 89°08'44" EAST, 210.19 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MANCHESTER DRIVE; THENCE SOUTH 00°43'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 334.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49; THENCE SOUTH 89°13'12" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 210.11 FEET, TO THE POINT OF BEGINNING PROPER, CONTAINING 0.66 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**OWNERS CERTIFICATION:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST THE ABOVE DESCRIBED REZONING.

SIGNED THIS 1ST DAY OF JULY, 2010

*Stu Sexton*  
 COMPTON-DUNLAP PROPERTIES, LLC AND C3, LLC



**CERTIFICATE OF AUTHORIZATION**  
 HAYWOOD, KENWARD BARE & ASSOCIATES INC.  
 No. 234

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 STATE OF ARKANSAS  
 No. 1594  
 Signature: Michael A. Daniels  
 Date: 12-14-10

CLIENT: COMPTON-DUNLAP PROPERTIES, LLC AND C3, LLC  
 COPYRIGHT 2010, ALL RIGHTS RESERVED

**REZONING PLAT**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - SURVEYING - PLANNING  
 1801 LATOURETTE DRIVE  
 JONESBORO, ARKANSAS 72404  
 TEL. 870-932-2019 FAX 870-932-1076

REVISIONS		
DATE	BY	DESCRIPTION
SURVEY INDEX CODE 500-14N-04E-0-01-330-16-1563 500-14N-04E-0-02-220-16-1563		
PROJECT NO. S037-0002-12		
DRAWN BY JUN	CHECKED BY MAD	
SHEET 1 OF 1	SCALE 1"=50'	
DATE 07/01/10	DRAWING NO. 57-338	



*City of Jonesboro City Council*  
**Staff Report – RZ 10-22: 5716/5720 E. Johnson Compton/Dunlap**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by Council on January 18, 2011*

**REQUEST:** To consider a rezoning of a parcel of property containing approximately 3.75 acres more or less from R-1 Single Family/I-1 Industrial to C-3 L.U.O. and recommend to Council.

**PURPOSE:** A request to consider a recommendation of approval by the Metropolitan Area Planning Commission to City Council for final action.

**APPLICANT/ OWNER:** Compton Dunlap Properties, LLC & C3, LLC, P.O. Box 419, Morrilton, AR 72110

**LOCATION:** 5720 E. Johnson/5716 E. Johnson at Manchester Drive (Northwest Corner)

**SITE DESCRIPTION:** Tract Size: Approx. 2.41 +/- acres, 104,979.6 Sq. ft. +/-  
 Frontage: Approx. 315 ft. along Hwy. 49 N/Johnson; 334 ft. along Manchester Dr.  
 Topography: Predominantly Flat  
 Existing Dvlpmt: Residential

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: R-1	Single Family Residential
	South: R-1	Residential
	East: C-3	Dollar General
	West: R-1	Single Family Residential/Vacant

**HISTORY:** None.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

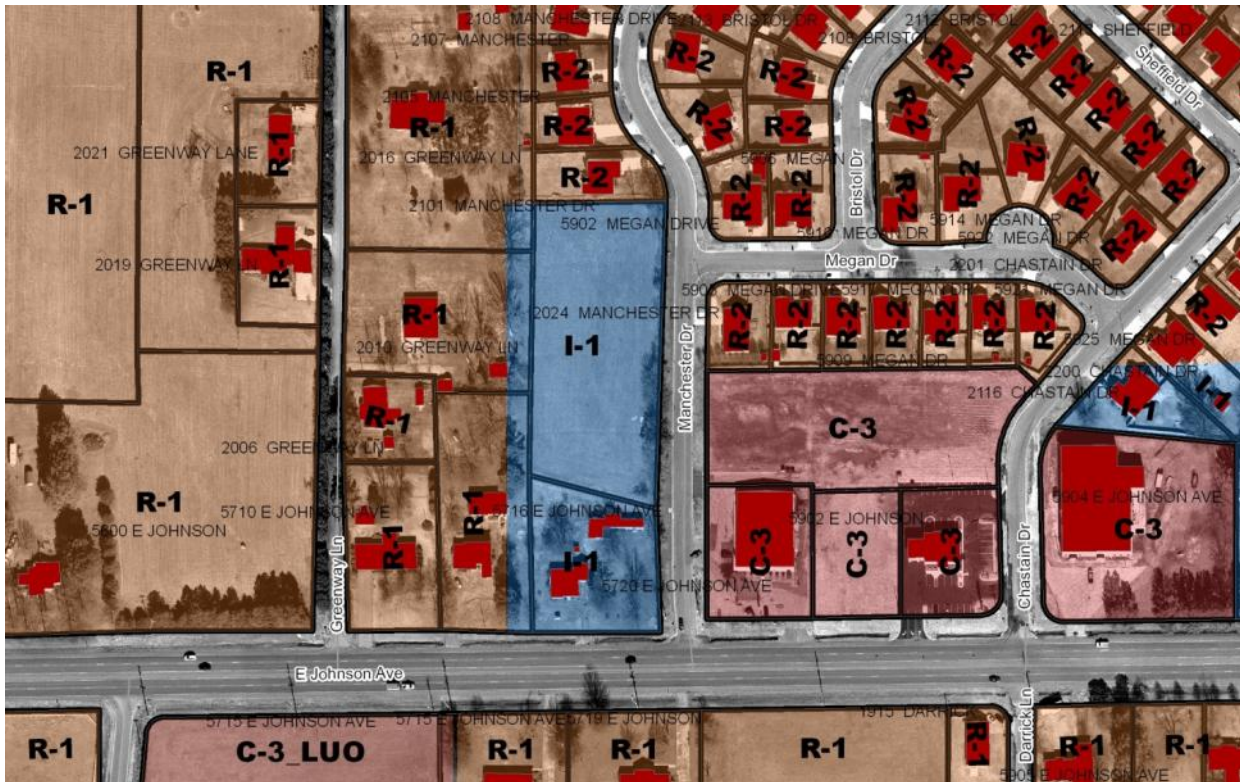
**Approval Criteria- Section 14.44.05, (5a-g)- Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.



- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as a Light Industrial and Single Family Residential District Area.

This planning area has been highlighted to remain single family and industrial. The existing industrial land use is not ideal in proximity to the surrounding residential uses but it was zoned “I-1” years ago. The proposed use is less intense than the current land use recommendation of Light Industrial. This request would down-zone most of the acreage, leaving the far western parcel inconsistent with the Land Use Plan.

**Master Street Plan Review:**

The proposed site is located along Hwy. 49N which is a principal arterial and Manchester Drive, a local street on the most current Jonesboro Master Street Plan. The rezoning plat shows the compliance with the required right of ways along Highway 49N and Manchester Drive.

**Findings:**

The proposed rezoning will result in existing I-1 Industrial zoned property to be down-zoned to C-3. Although the subject property abuts a single family residential subdivision, n 1.33 acre site will remain zoned I-1 separating the two (see rezoning plat). The requested zoning to a limited use includes specifically prohibited and conditional uses as follows:

**Prohibited:**

Adult Entertainment  
Off-Premise Advertisement

**The following uses shall be allowed only as a Conditional Use application approval by MAPC:**

Carwash  
Cemetery  
Construction Service  
Convenience Store  
Fast Food Restaurant  
Gas Station  
General and Limited Vehicle Repair

**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD JANUARY 11, 2011**

Mr. Terry Bare, HKB, appeared before the Commission and stated that HKB prepared the application; he noted that Highway 49N is going through redevelopment because of the hospital development. His client has received a great deal of commercial interest in the property.

Most of their property is industrial with a small portion of residential. His client is coming before the Commission with a C-3 L.U.O. They have gone through the Staff analysis and are agreeable to all of the conditions. They are asking that MAPC recommends this to City Council for approval for rezoning.

**Opposition: None.**

Mr. Spriggs summarized staff's comments. There is a 1.5+/- I-1 tract that will remain between this site and the Windsor Landing Subdivision. This is an area that is experiencing transition due to the new hospital development.

The requested C-3 LUO is a down-classifying of the existing I-1 Industrial district; which the industrial classification is not an ideal district for the area.

There is a list of Conditional Uses and stipulations dealing with the buffering of adjacent residential. Staff recognizes that the current code needs updating to deal with the definitions which have been unclear in the past. We will be coming forth with text amendments in the future.

COMMISSION ACTION:

Mr. Scurlock made a motion to recommend approval to City Council with the Staff stipulations. Motion was 2<sup>nd</sup> by Ms. Norris.  
Roll Call Vote: Mr. Hoelscher- Aye; Mr. Dover- Aye; Mr. Scurlock- Aye; Ms. Norris; Mr. Tomlinson- Aye. 5-0 Vote Approval.  
Absent were Mr. Halsey, Mr. White, and Mr. Kelton. Mr. Roberts served as Chair.

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Compton Dunlap Properties, LLC & C3, LLC, should be evaluated based on the above observations and criteria, of Case RZ10-22 a request to rezone property from R-1 & I-1 Light Industrial to C-3 Limited Use Overlay, recommended to the City Council.

1. **The following uses shall be allowed only as a Conditional Use application approval by MAPC:**

Carwash  
Cemetery  
Construction Service  
Convenience Store  
Fast Food Restaurant  
Gas Station  
General and Limited Vehicle Repair

**Prohibited:**

Adult Entertainment  
Off-Premise Advertisement

2. That all future site plans shall be approved by the Planning Commission with safe access easement management included on individual site plans. No new work shall commence prior to Final site Plan review and approval by the MAPC.

3. A lighting plan and landscaping plan shall be submitted to the MAPC, including a 20 ft. landscape buffer, including privacy fencing where the site abuts existing residential uses.

4. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.

5. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all City, state and local agencies shall be satisfied.



6. That the owner shall coordinate all egress/ingress with the State Highway Dept, City Engineering Dept. and the Planning Dept.

Respectfully Submitted for Council Consideration,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs". The signature is cursive and somewhat stylized.

Otis T. Spriggs, AICP  
Planning & Zoning Director

## SITE PHOTOGRAPHS



*View looking East along Johnson Ave.*



*View looking West along Johnson Ave.*



*View looking North along Manchester Dr./Johnson Ave intersection..*



*View looking South along Manchester Dr. frontage.*





*View of the site looking Northwest along Johnson Ave. frontage.*



*View Looking Northwest toward subject property.*



Legislation Details (With Text)

**File #:** ORD-11:009    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Third Reading

**File created:** 1/13/2011    **In control:** City Council

**On agenda:**    **Final action:**

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-1 FOR PROPERTY LOCATED AT 2800 INDUSTRIAL DRIVE AS REQUESTED BY W. TURNER ASKEW

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

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

Date	Ver.	Action By	Action	Result
1/18/2011	1	City Council		

title  
 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES.  
 body  
 BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. CHAPTER 117, ARTICLE III, of the Zoning Ordinance of the City of Jonesboro, Arkansas, be amended by the change in zone district boundaries as follows:

From R-1, Multi-Family Low Density District to I-1, Limited Industrial District that land described as follows:

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

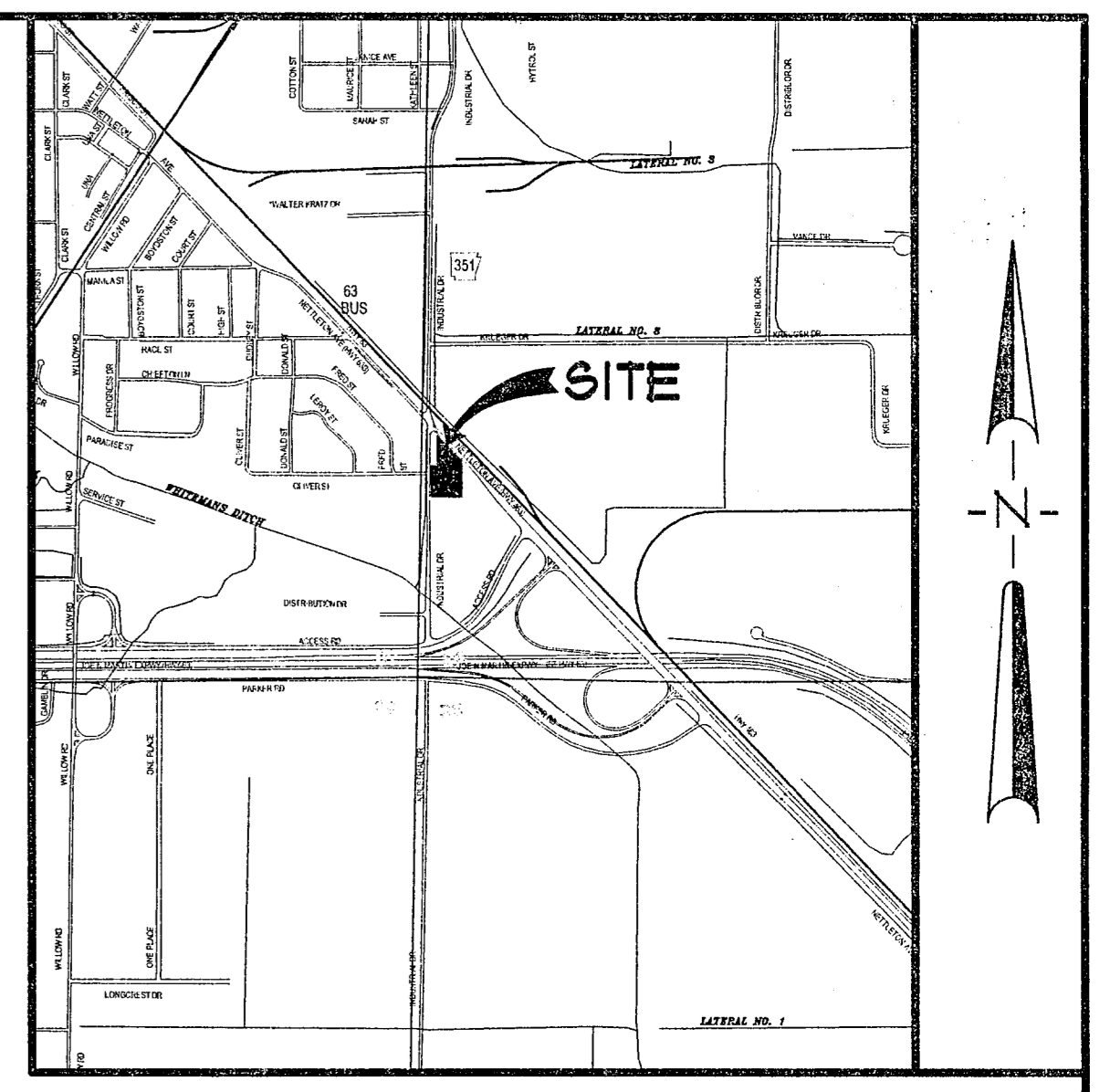
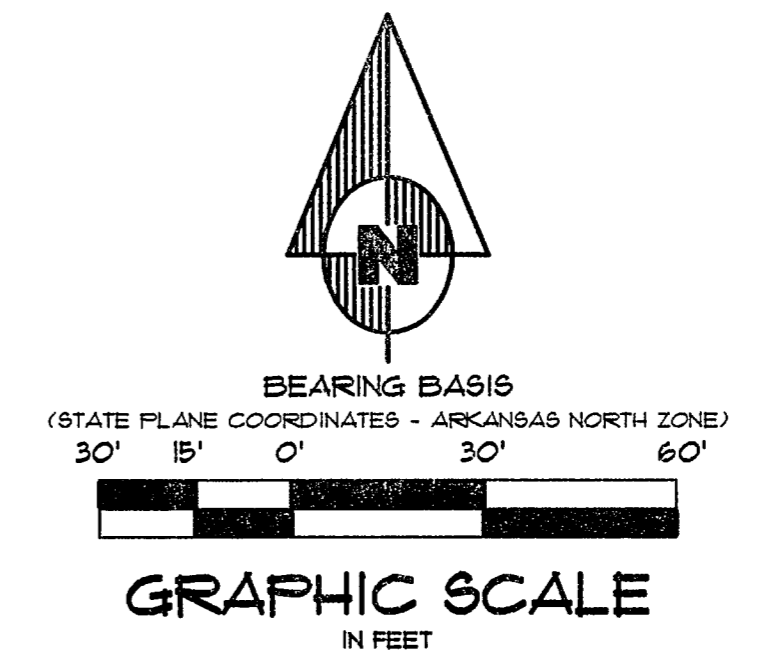
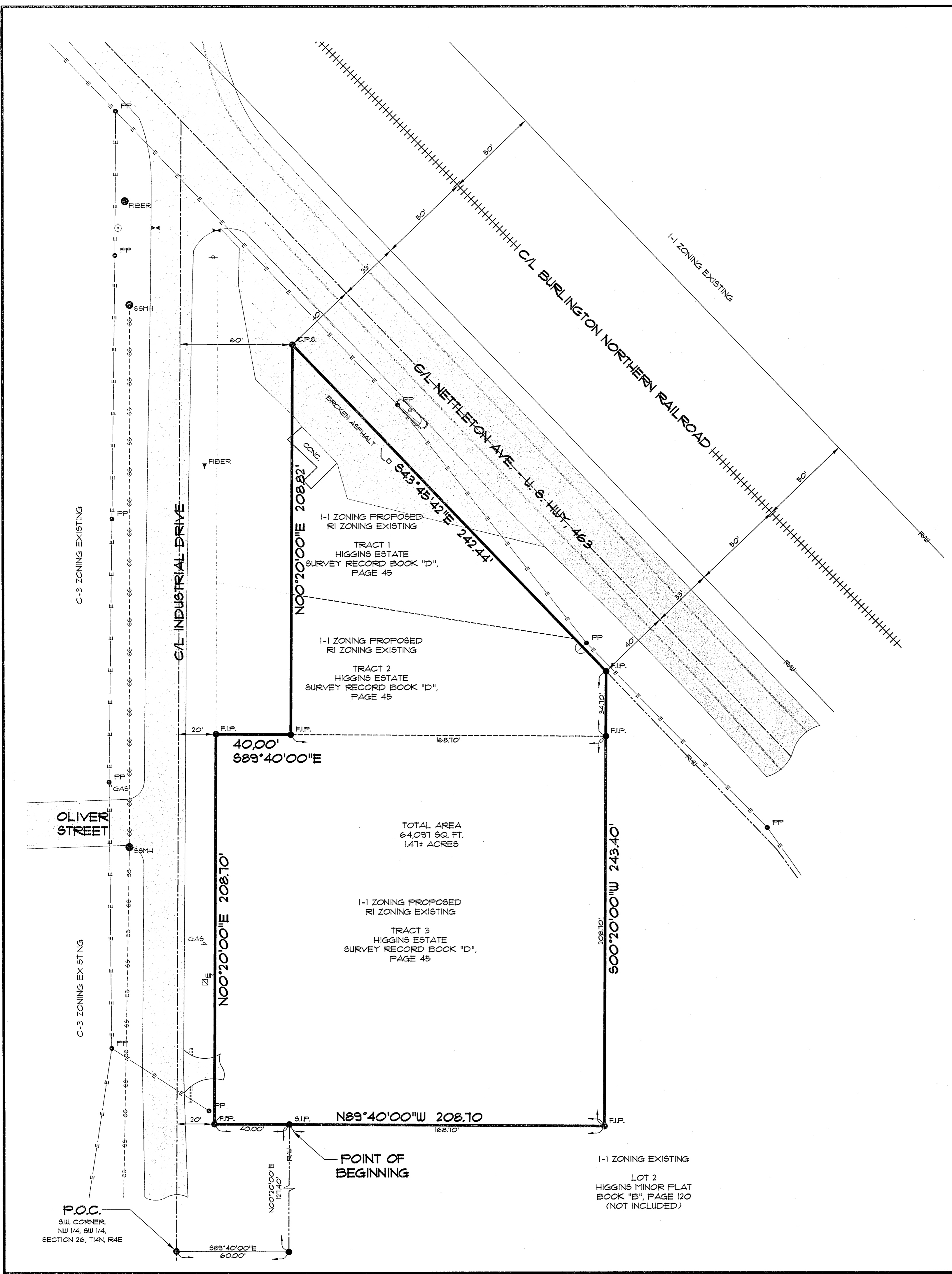
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, THENCE SOUTH 89°40'00" EAST, 60.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE: THENCE NORTH 00°20'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 127.40 FEET TO THE POINT OF BEGINNING: THENCE NORTH 89°40'00" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 40.00 FEET: THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 208.70 FEET: THENCE SOUTH 89°40'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 40.00 FEET: THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 208.82 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 463 (73' RIGHT-OF-WAY PER AHTD PLANS FOR JOB #10538):

THENCE SOUTH 43°45'42" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 242.44 FEET: THENCE SOUTH 00°20'00" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 243.40 FEET: THENCE NORTH 89°40'00" WEST, 168.70 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 64,097 SQ. FT. OR 1.47 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.





VICINITY SKETCH  
NOT TO SCALE

**LEGEND**

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- F.I.P.
- S.I.P.
- P.P.
- △ T.P.
- W.M.
- S.S.M.H.
- △ G.A.S.
- ⊙ T.R.S.
- ⊙ W.V.
- ⊙ F.H.
- ⊙ F.O.M.
- ⊙ F.O.M.H.
- FOUND IRON PIPE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- EXISTING SANITARY SEWER MANHOLE
- GAS MARKER
- TRAFFIC SIGN
- WATER VALVE
- FIRE HYDRANT
- FIBER OPTIC MARKER
- EXISTING FIBER OPTIC MANHOLE

**DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, THENCE SOUTH 89°40'00" EAST, 60.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE NORTH 00°20'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 171.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°40'00" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 40.00 FEET; THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 208.70 FEET; THENCE SOUTH 89°40'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 40.00 FEET; THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 208.92 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 463 (13' RIGHT-OF-WAY PER AHTD PLANS FOR JOB #0298); THENCE SOUTH 43°45'42" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 242.44 FEET; THENCE SOUTH 00°20'00" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 243.40 FEET; THENCE NORTH 89°40'00" WEST, 168.70 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 64,091 SQ. FT. OR 1.47 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S NOTES**

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF TURNER W. ASKEW AND IS NOT ASSIGNABLE.

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND/OR TITLE COMMITMENT. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR TO DETERMINE OWNERSHIP, EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2. THE FOLLOWING DOCUMENTS WERE USED TO CONDUCT THIS SURVEY:

- A. SURVEY BY P59515 OF HIGGINS ESTATE, DATED 01/07/1916, RECORDED IN SURVEY RECORD BOOK D, PAGE 45.
- B. MINOR PLAT BY P59536, OF HIGGINS MINOR PLAT, DATED 08/09/1934, RECORDED IN BOOK B, PAGE 120.
- C. SURVEY BY P59543, FOR TURNER ASKEW, DATED 01/22/2001.
- D. RIGHT-OF-WAY FOR HIGHWAY 463 AS SHOWN ON AHTD PLANS, JOB #0298.

**OWNER'S CERTIFICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

*Turner W. Askew*  
TURNER W. ASKEW  
3 RIDGECREST COURT  
WHITEFISH, MONTANA 59937

*Turner W. Askew*  
TURNER W. ASKEW, PRESIDENT  
NOT D009 1 COOL CATS, INC.  
3 RIDGECREST COURT  
WHITEFISH, MONTANA 59937

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 05/14/2010

*Turner W. Askew*  
Associated Engineering & Testing, LLC  
NO. 299  
STATE OF ARKANSAS  
REGISTERED PROFESSIONAL SURVEYOR  
KENNETH L. RUSSELL, JR.  
PROFESSIONAL REGISTRATION NO. 166  
ARKANSAS CERTIFICATE NO. 166

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

**ASSOCIATED ENGINEERING AND TESTING, LLC**  
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
PH: 870-932-3594 FAX: 870-935-1263

**REZONING PLAT**  
TURNER W. ASKEW  
PART OF NW 1/4, SW 1/4, SECTION 26, T14N, R4E  
JONESBORO, ARKANSAS

500-14N-04E-0-26-340-16-0766

*City of Jonesboro City Council*  
**Staff Report – RZ 10-23: Askew 2800 Industrial Dr.**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on January 18, 2011*

**REQUEST:** To consider a rezoning a parcel of land containing 1.47 acres more or less (64,097 sq. ft.).

**PURPOSE:** A recommendation to rezoning from R-1 Single Family to I-1.

**APPLICANT/OWNER:** W. Turner Askew, 3 Ridgecrest Court, Whitefish, MT 59937

**LOCATION:** 3609 Johnson Ave. (South of Hudson Dr., North of Johnson Ave.) Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: 64,097 sq.ft. Approx. 1.47 +/- Acres  
 Frontage: Approx. +/- 242' along Hwy. 463, 418' Industrial Dr.  
 Topography: Gently Sloping  
 Existing Developmt: Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: I-1	Industrial
	South: I-1	Industrial
	East: I-1	Industrial
	West: C-3	Commercial

**HISTORY:** None.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as a Heavy Industrial District Area.

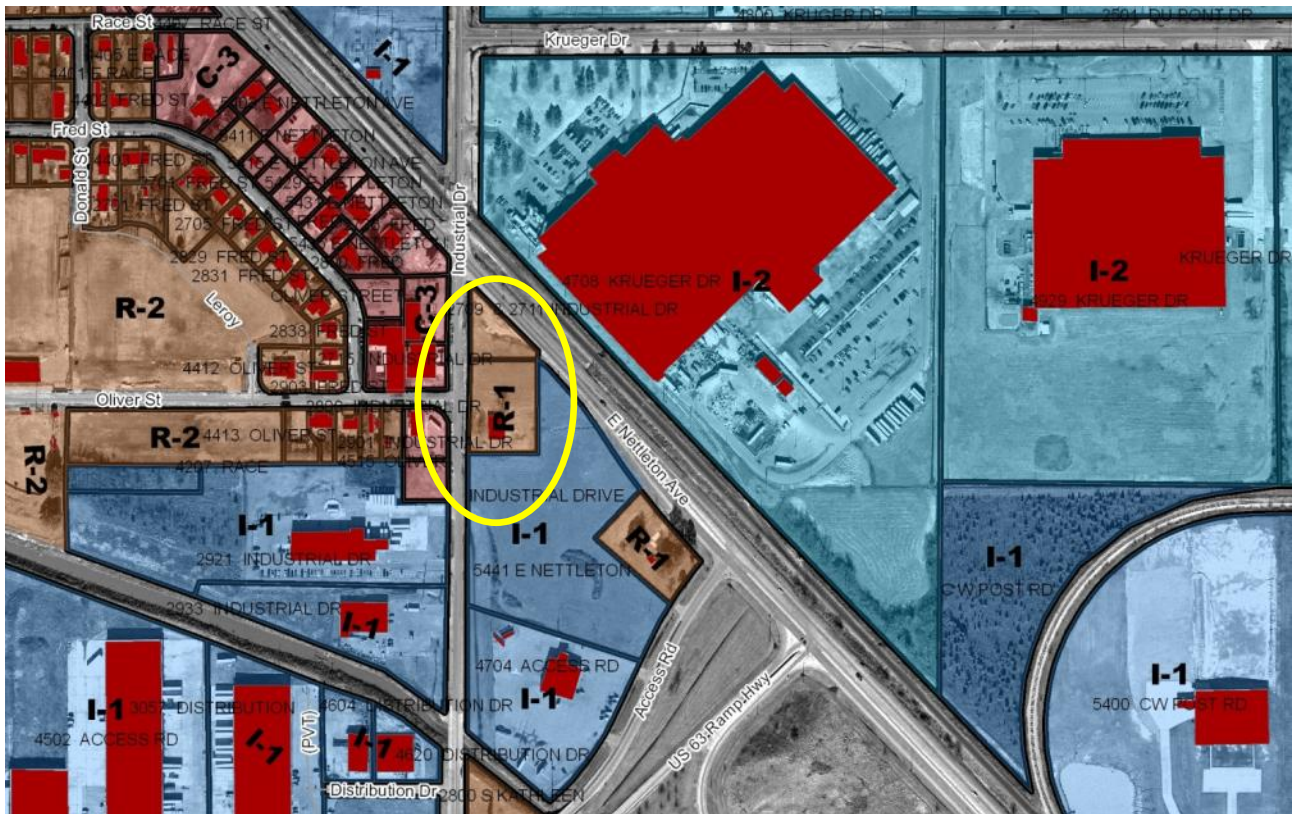
This designation typically includes intensive manufacturing activities with convenience to the highway and railway. The adjacent property is designated as Light Industrial with C-3 General Commercial across Industrial Drive; however, consistency is achieved with the Land Use Plan.

**Approval Criteria- Section 14.44.05, (5a-g) - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:



- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



**Vicinity/Zoning Map**

**Findings:**

With all the new development, this area abuts a changing commercial corridor which includes other new commercial development in the immediate area. The requested zoning is for an I-1 Limited Industrial District; any conditions or stipulations considered by MAPC will necessitate a Limited Use Overlay District.

Maximum lot coverage shall be restricted to 60% coverage and all future building setbacks and site parameters shall following the requirements of the I-1 Zoning District. The requested I-1 will be conducive for the existing planning area and consistency on the Zoning Map will be achieved.

**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD JANUARY 11, 2011**

Mr. Kenneth Scrape, of Associate Engineering presented the case. Mr. Scrape stated that he is representing the owner Mr. Askew who has a total of 9 acres approximately at this site. He recently acquired the 1.47 acres that is being rezoned from R-1 to I-1. The property to the south is I-1; to the east is I-1; to the west is C3; and to the north is I-1. It is bordered on the east by Hwy. 463, and on the west side by Industrial Dr. He is requesting it to be rezoned to make it consistent with the entire parcel.

Mr. Tomlinson asked why the required right of way along Hwy. 63 appears closer with 20 ft. further from the intersection, and 60 ft. in other areas. He asked if we will need the 60 ft. from center line? Is it a part of the Master Street Plan? Mr. Spriggs noted that he didn't know the history of that varying R.O.W., but it appears to have been done in anticipation of intersection improvements.

Michael Morris, P.E. verified that the R.O.W. designation on the Master Street Plan for Industrial Drive is 120ft. on the current Master Street Plan.

Mr. Scrape noted that he is anticipating replatting the property, after the rezoning is complete; then he will make the right of way consistent. Mr. Spriggs noted that Staff and the City surveyor will coordinate that. We will look at City priority of projects for the future of that right of way.

**Opposition: None.**

Mr. Spriggs added that this request is consistent with the Land Use Plan for the area. And this will clean up the zoning map for that entire tract and remove the R-1 which is inconsistent to the planning area. Mr. Spriggs asked that this item be recommended to City Council as an I-1 Industrial District with the stipulation that a site plan be brought before the MAPC prior to permit application. The applicant concurred.

**COMMISSION ACTION:**

Mr. Tomlinson made a motion to recommend approval to City Council with the stipulation that a site plan be brought before the MAPC prior to permit application. Motion was 2<sup>nd</sup> by Mr. Dover. Roll Call Vote: Mr. Hoelscher- Aye; Mr. Dover- Aye; Mr. Scurlock- Aye; Ms. Norris; Mr. Tomlinson- Aye. **5-0 Vote Approval.**

*Absent were Mr. Halsey, Mr. White, and Mr. Kelton. Mr. Roberts served as Chair.*

**Conclusion:**

The Planning Department Staff and MAPC find that the requested Zone Change submitted by W. Turner Askew, should be evaluated based on the above observations and criteria, of Case RZ 10-23. A request to rezone property from R-1 to I-1 Limited Industrial District is hereby recommended to the City Council with the provision that a site plan shall be submitted and approved by the MAPC.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director



# Site Photographs



View looking east of the subject property.



View looking north along Industrial Dr.





View looking south along Industrial Dr of the property frontage.



View looking southeast of the subject property.





View looking northwest along Nettleton Ave (Hwy 463).



View looking west of Oliver St. / adjacent property (Harley-Davison/Daycare shown).





View looking southwest of the properties adjacent from the site.



View looking west of the property adjacent from the site.



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-11:004    **Version:** 1    **Name:**  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 1/21/2011    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Mayor's State of the City Address  
**Sponsors:** Mayor's Office  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title  
Mayor's State of the City Address  
Body