



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, September 1, 2015

5:30 PM

Municipal Center

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

PUBLIC HEARING AT 5:20 P.M.

Regarding the abandonment of a 15 foot drainage easement located west of Clubhouse Drive, south of Aberdeen Road as requested by James Mead

No one spoke in opposition to the abandonment.

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

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

4. SPECIAL PRESENTATIONS

[COM-15:055](#)

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

Sponsors: Mayor's Office

Mayor Perrin stated the presentation has been moved to September 15th.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilman Chris Moore, seconded by Councilman John Street, to Approve the Consent Agenda. The motioned PASSED

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

[MIN-15:079](#)

Minutes for the City Council meeting on August 18, 2015

Attachments: [Minutes](#)

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

RES-15:133

RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE DEPARTMENT OF PARKS AND TOURISM FOR THE FY 2015 OUTDOOR RECREATION GRANT PROGRAM

Sponsors: Parks & Recreation

Attachments: [Parks and Toursim Grant2015.pdf](#)

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

Enactment No: R-EN-124-2015

RES-15:135

A RESOLUTION AMENDING RESOLUTION 09:201 AND CREATING THE POSITION OF FINANCE OFFICE MANAGER AND ELIMINATING THE POSITION OF BUDGET SPECIALIST AND SETTING SALARY

Sponsors: Mayor's Office

Attachments: [Finance Office Manager](#)

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

Enactment No: R-EN-125-2015

RES-15:139

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE UNITED WAY OF GREATER JONESBORO TO LEASE SPACE AT 407 UNION AVENUE

Sponsors: Mayor's Office

Attachments: [UNITED WAY LEASE AGREEMENT](#)

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

Enactment No: R-EN-126-2015

RES-15:140

RESOLUTIION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE ARKANSAS STATE POLICE AND ACCEPT THE 2016 STEP GRANT

Sponsors: Grants

Attachments: [2016 STEP Subgrant Agreement.pdf](#)
 [e-CFR 49.pdf](#)

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

Enactment No: R-EN-127-2015

RES-15:141

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH SG360 JANITORIAL SERVICES

Sponsors: Mayor's Office

Attachments: [SG 360 Contract](#)

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

Enactment No: R-EN-128-2015

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-15:048

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

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

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

Attorney Don Parker, representing Zimmer Development Company, discussed the rezoning. He noted Zimmer, along with James Carr and Willis & Caroline Gray, are requesting the rezoning. He presented the City Council with information regarding the development (see files attached to the ordinance). If approved, Zimmer will call the project University Woods. It will consist of 10 buildings with 240 units, including 720 beds when completed. He further discussed the development.

Stacey Lecocke from Asset Campus Housing discussed how the property would be managed. She noted their first plan of action regarding security is to have a courtesy officer who partners with local law enforcement, or a third party will be hired to provide security. Typically, the security hours will be 9 p.m. to 5 a.m. for that type of coverage.

Councilman McCall asked what the requirements are for tenants, such as whether or not they will have to be ASU students. Ms. Lecocke stated they can make that requirement. It just depends on what the owner's directives, but they do have the ability to make it student-only without breaking any fair housing laws. The owners haven't specified that they want it to be student-only at this time. But, their typical residents don't have the credit to rent on their own. They also undergo a criminal background check and they usually have a guarantor like a mom, dad or grandparent.

Paul Carter, 2601 Davis, explained his family lives on the north side of this property. He noted on the north side of the proposed rezoning is R-1 property. They don't want to stymie growth in Jonesboro, but are reserved with the fact that there will be more apartments around their property. Mr. Carter stated if this rezoning is approved, then he hopes it will fall under the proposed property maintenance code the city is working to adopt. He asked that they look out for the community and do their due diligence. He further expressed concern about the safety of the area and the number of police calls that go out to The Grove, a nearby complex. He questioned if they can be sure the design that is being shown is guaranteed to happen or if they can do phase one

and change phase two so it's a different type of housing, like low income.

Mr. Carter added that in the area of North Caraway and Johnson Avenue and turn west going towards downtown and if there's anyone in the crossing it is hard to see them. He asked if there was any way to talk with the Highway Department to put more light in that area.

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

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

ORD-15:049

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

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

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

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

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

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-15:035

AN ORDINANCE TO AMEND SECTION 117-139, COMMERCIAL AND INDUSTRIAL DISTRICTS OF CHAPTER 117, KNOWN AS THE ZONING ORDINANCE, WITHIN THE CODE OF ORDINANCES FOR THE CITY OF JONESBORO, ARKANSAS, MODIFYING THE PERMITTED USE TABLE AS IT RELATES TO HOTEL USES; DECLARING AN EMERGENCY FOR THE PURPOSE OF REMOVING INCONSISTENCIES IN THE ORDINANCES, ELIMINATING NON-CONFORMANCES, AND PROVIDING FOR CLARITY OF THE PERMITTED USES WITHIN THE C-2 DISTRICT

Sponsors: Planning

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

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

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

ORD-15:041

AN ORDINANCE PROVIDING FOR THE LEVY OF A SEVEN-EIGHTHS OF ONE PERCENT (0.875%) SALES AND USE TAX WITHIN THE CITY OF JONESBORO, ARKANSAS; AND PRESCRIBING OTHER MATTERS PERTAINING THERETO.

Sponsors: Finance

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

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

ORD-15:042

AN ORDINANCE CALLING A SPECIAL ELECTION IN THE CITY OF JONESBORO, ARKANSAS ON THE QUESTION OF LEVYING A CITY-WIDE SEVEN-EIGHTHS OF ONE PERCENT (0.875%) SALES AND USE TAX; AND PRESCRIBING OTHER MATTERS PERTAINING THERETO.

Sponsors: Finance

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

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

ORD-15:043

AN ORDINANCE PROVIDING FOR THE LEVY OF A ONE-EIGHTH OF ONE PERCENT (0.125%) SALES AND USE TAX WITHIN THE CITY OF JONESBORO, ARKANSAS; AND PRESCRIBING OTHER MATTERS PERTAINING THERETO.

Sponsors: Finance

Keith Watkins, a resident of Pargould, stated the capital improvement tax was switched to the general fund last year because, at the time, it was stated that it wasn't needed in capital improvements. He questioned what has changed since that time. Mayor Perrin explained they have been looking at several projects over the past few years. This sales tax will go towards 20 major projects. Mr. Watkins asked if it would be easier to move the money back into the capital improvement fund. Mayor Perrin answered no because that money was only to fund the day-to-day expenditures, while this is more project-specific. Mr. Watkins stated he thinks the city should just start putting the money back into the capital improvement fund.

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

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

ORD-15:044

AN ORDINANCE CALLING A SPECIAL ELECTION IN THE CITY OF JONESBORO, ARKANSAS ON THE QUESTION OF LEVYING A CITY-WIDE ONE-EIGHTH OF ONE PERCENT (0.125%) SALES AND USE TAX; AND PRESCRIBING OTHER MATTERS PERTAINING THERETO.

Sponsors: Finance

Mayor Perrin stated he will be calling a special City Council meeting on September 8th to hold the third reading of the sales tax ordinances.

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

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

ORDINANCES ON THIRD READING

ORD-15:037

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

Commencing at the recognized and accepted Northeast corner of the Northwest Quarter of Section 30, Township 14 North, Range 4 East, City of Jonesboro, Craighead County, Arkansas; thence West a distance of 604.33 feet to a point; thence South 39.16 feet to a point in the proposed south line of West Highland Avenue (40 feet from centerline) said point being in the east line of Madison Street and being the true point of beginning; thence South 00 degrees 55 minutes 23 seconds West with the east line of Madison Street and the west line of the Porter property as described in Book 278 Page 164 and Book 227 Page 86 a distance of 246.92 feet to a point; thence North 89 degrees 04 minutes 37 seconds West a distance of 60.00 feet to a point in the east line of the Harp's Food Stores, Inc. property as described in Instrument JB2011R 018805 and being the west line of Madison Street; thence North 00 degrees 55 minutes 23 seconds East with the east line of Harp's Food Stores, Inc. property a distance of 246.36 feet to a point in the proposed south line of West Highland Avenue; thence South 89 degrees 36 minutes 45 seconds east with the south line of proposed West Highland avenue a distance of 60.00 feet to the point of beginning and containing 14,798 square feet

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

Councilman Street announced an amendment has been proposed to resolve the issue of closing Madison Street. He asked that this ordinance be postponed indefinitely to allow for the amendment. He explained this ordinance will need to be postponed indefinitely and then the new one will have to be introduced under new business.

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

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

ORD-15:045

ORDINANCE TO VACATE AND ABANDON AN UNIMPROVED TWENTY (20') FEET TO TWENTY FIVE (25') FEET WIDE DRAINAGE EASEMENT FOR PROPERTY LOCATED EAST OF HIGHWAY 351, SOUTH OF MACEDONIA ROAD AS REQUESTED BY DAVID ONSTEAD

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

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

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

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

Enactment No: O-EN-032-2015

ORD-15:046

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 TO CR-1 FOR PROPERTY LOCATED AT 908 OAKDALE STREET AS REQUESTED BY TOM BROWN

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

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

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

Enactment No: O-EN-033-2015

ORD-15:047

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND C-3 LUO TO PD-C FOR PROPERTY LOCATED ON HILL PARK DRIVE AS REQUESTED BY HAAG BROWN

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

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

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

Enactment No: O-EN-034-2015

8. MAYOR'S REPORTS

Mayor Perrin reported on the following items:

The pre-construction meeting for the roundabout project will be on September 8th in Paragould.

The new equipment and software has been installed at the 911 Center. The upgrade was \$150,000 paid for by the State of Arkansas with funds from cell phone sales tax.

Nettleton School District will be the first to use the school panic button program. The program is an app on the cell phone.

E-911 Director Jeff Presley has set the date for a school safety day which will include the Fire and Police Departments, as well as EMT's and helicopter services.

The city received twelve applications for the chief financial officer position. They held pre-interviews with three of the applicants.

He presented Kimberly Marshall, who was recently hired as the new grants administrator. She will be designing a spreadsheet showing all of the city's grant and how much has been expended.

They are starting the budget process for the 2016 budget year. An email was sent out yesterday for department heads to review their budget and submit requests.

The Property Maintenance Code Committee has been meeting on schedule. They will present their recommendations to the City Council on October 6th.

Building permits last month was over \$12 million. 48% was residential and 52% commercial.

They met this morning concerning the building on Union Street that was affected in a recent fire. They are still working with the insurance company to secure the building. They are still considering whether to do demolition or renovation.

He will be at the Highway Department meeting tomorrow and will also be meeting with Bridgefarmer concerning the overpass project.

9. CITY COUNCIL REPORTS

Councilman Street motioned, seconded by Councilman Dover, to suspend the rules and place the amended ordinance for the Madison Street abandonment on the agenda. All voted aye. The ordinance was given the file number ORD-15:050.

ORD-15:050

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

Commencing at the recognized and accepted Northeast corner of the Northwest Quarter of Section 30, Township 14 North, Range 4 East, City of Jonesboro, Craighead County, Arkansas; thence West a distance of 604.33 feet to a point; thence South 39.16 feet to a point in the proposed south line of West Highland Avenue (40 feet from centerline) said point being in the east line of Madison Street and being the true point of beginning; thence South 00 degrees 55 minutes 23 seconds West with the east line of Madison Street and the west line of the Porter

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

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 [Madison St. Traffic Counts](#)

Councilman Street then provided the Council with an amendment to ORD-15:050. The amendment will address the concerns of the nearby residents concerning the closing of Madison. It will become the new Section 2. Mayor Perrin explained Madison Street will be relocated so traffic will still be able to flow from Highland to Southwest Drive in that area.

Councilman Dover motioned, seconded by Councilman Johnson, to approve the amendment. All voted aye.

A motion was made by Councilman John Street, seconded by Councilman Tim McCall, to Waive Second Reading . The motion PASSED with the following vote:

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

Councilman Dover announced the federal audit for grants has been received and was very clean with no significant deficiencies. Mayor Perrin stated they will send a copy out to the all of the Council members.

Councilman Dover also stated the Salary/Longevity Committee will be meeting this Thursday at 4 p.m.

Councilman Gibson stated the policy audit meeting has been rescheduled to September 16th at 4:30 p.m. in the fourth floor conference room. He has asked Communications Director Fritz Gisler to put together a bullet point list detailing the grammatical changes he would like to make so the meeting can go quickly.

Councilman Moore asked the mayor to look into the cost of having weekly mosquito spraying done by Vector Mosquito during the rice harvesting. He would like to know the additional cost so it can be added to the budget if needed. Mayor Perrin stated he will meet with the company, but he doesn't think it will be very much.

10. PUBLIC COMMENTS

Harold Carter, 902 Toni Drive, referred to the September 8th special Council meeting and asked what it was going to be held for. Mayor Perrin answered the Council will be holding the third reading of the sales tax ordinances at the special meeting. Mr. Carter then questioned when the public meeting going to be held. Mayor Perrin stated after the ordinances are passed on September 8th, then they will publicize the dates.

Andy Shatley announced an event called "Main Street Mile" that will allow people to ride their bicycles through the downtown area. He commended the Police Department for their help in their annual Ride for the Cure event. He stated they are very appreciative for the resources the city provided to the event.

11. ADJOURNMENT

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

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

_____ **Date:** _____

Harold Perrin, Mayor

Attest:

_____ **Date:** _____

Donna Jackson, City Clerk