



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, December 4, 2012

6:30 PM

Huntington Building

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

SPECIAL CALLED FINANCE COMMITTEE MEETING AT 6:00 P.M.

APPEAL HEARING AT 6:15 P.M.

Regarding the denial by the MAPC to rezone property located at 4306 & 4310 Aggie Road from R-1 to PD-RM as requested by James & Ina Gossett.

Engineer Terry Bare discussed the appeal. He explained the Gossetts have designed a planned development in order to show that they plan to build duplexes and not apartments, but the planned development was denied by the MAPC.

Mr. Bill Smith, 2037 Jamestown Drive, spoke concerning the appeal. He is the real estate agent for the buyer and seller of the property. The property was listed for sale in 2010 for about six months with no offers. There was only one person who looked at the property in that time period. He further explained he suggested selling the property to a buyer who might want to develop it as multi-family property because he thinks that's the best use of the property due to its location.

Mr. Mark Hoeting, 4107 Cypress Springs Road, spoke in opposition to the rezoning. He noted the residents are not against all developments in that area; rather, they are concerned with this one due to the density not changing from the last request. He asked the Council stand behind the decision by the MAPC because the factors have not changed.

Mr. Mickey Bridger, 4214 Cornerstone, also spoke in opposition to the rezoning. He noted they don't have anything against the Gossetts, but the current traffic flow is already a danger to the neighborhood children. He added everyone who lives in the neighborhood is against the rezoning.

Mr. Todd Burton, 4303 Cypress Springs Road, spoke in opposition to the rezoning. He reiterated that nothing has changed with the request. He explained he does not think the MAPC would make a mistake twice with their two denials of the Gossetts rezoning. He added they are asking the City to not put anymore high density zoning in their area because they already have to tolerate high density zoning. He noted it does not fit the long-term land use plan and does not fit the neighborhood.

1. CALL TO ORDER BY COUNCILMAN MOORE AT 6:30 P.M.

Due to illness, Mayor Perrin was not able to attend the meeting. Councilman Moore presided over the meeting in the absence of Mayor Perrin.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

- Present** 11 - Darrel Dover; Ann Williams; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman
- Absent** 1 - Charles Frierson

4. SPECIAL PRESENTATIONS

COM-12:080 Proclamation by the Mayor to the Wolf Cubs Football Team

Sponsors: Mayor's Office

This item was Read.

COM-12:081 Proclamation by the Mayor to the Valley View High School State Volleyball Champions

Sponsors: Mayor's Office

This item was Read.

COM-12:082 Proclamation by the Mayor to the Nettleton High School State Volleyball Champions

Sponsors: Mayor's Office

This item was Read.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilman John Street, seconded by Councilman Mitch Johnson, to Approve the Consent Agenda with the exception of Res-12:216. A motion was made that these files be approved by consent voice vote

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

Absent: 1 - Charles Frierson

MIN-12:093 Minutes for the City Council meeting on November 20, 2012

Attachments: [Minutes](#)

This item was PASSED on the consent agenda.

RES-12:185 A RESOLUTION APPROVING THE SUBMISSION OF THE FY 2013 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN AND PROPOSED BUDGET TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Sponsors: Grants

Attachments: [2013 Action Plan FINAL Nov 2012](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-183-2012

RES-12:186 RESOLUTION TO REAPPOINT STEVE BAKER TO THE CITY OF JONESBORO RESIDENTIAL HOUSING & HEALTH CARE FACILITIES BOARD

Sponsors: Mayor's Office

This item was PASSED on the consent agenda.

Enactment No: R-EN-184-2012

RES-12:199 RESOLUTION TO CONFIRM THE REAPPOINTMENT OF ELIZABETH STAFFORD TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY

Sponsors: Mayor's Office

Attachments: [Appointment information](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-185-2012

RES-12:203 RESOLUTION TO APPOINT ROBERT WELLS TO THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY

Sponsors: Mayor's Office

Attachments: [Supporting information](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-186-2012

RES-12:205 RESOLUTION TO APPOINT LT. TODD NELSON AND HEATHER CLEMENTS TO THE MAYOR'S HOUSING STUDY ADVISORY COMMITTEE

Sponsors: Mayor's Office

This item was PASSED on the consent agenda.

Enactment No: R-EN-187-2012

RES-12:207 RESOLUTION TO APPOINT SHARON POE TO THE MAYOR'S HOUSING STUDY ADVISORY COMMITTEE

Sponsors: Mayor's Office

This item was PASSED on the consent agenda.

Enactment No: R-EN-188-2012

6. NEW BUSINESS

RES-12:216

A RESOLUTION APPROVING THE REVISED FY 2012-2016 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN TO INCLUDE A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) DESIGNATION FOR THE NORTH JONESBORO NEIGHBORHOOD INITIATIVE

Sponsors: Grants

Attachments: [2012-2016 Consolidated Plan Revised Nov 2012](#)
[Information provided by Grants Administrator Heather Clements](#)

Grants Administrator Heather Clements explained every five years the City has to submit a plan to HUD on how the City will spend the funding, which was done last year for the 2012-2016 consolidated plan. At that time, they were unaware of the need for a neighborhood revitalization strategy designation but HUD is allowing them to ask for a revision in the five year plan to include for the designation. Ms. Clements stressed the consolidated plan has nothing to do with Vision 2030 or Agenda 21. Councilman Fears stated they have received some concerns from citizens that this resolution is related to Agenda 21, which is why he asked for clarification from Ms. Clements.

Councilman Dover also clarified that Vision 2030 is a plan that was developed as a City to include several things, such as housing, health and education. Ms. Clements agreed. She explained only 15% of the total funding allotment every year can be used for public services, including the North Jonesboro Initiative. But, this designation will take the North Jonesboro Initiative out of that 15%, which will allow them to spend those funds with fewer restrictions. She added this will allow more money in the 15% to be spent on other organizations in the community. Councilman Dover noted funding will still be filtered through the City. Ms. Clements answered yes. He then questioned what Agenda 21 is. Ms. Clements stated she is not sure, but does know the North Jonesboro Initiative is not involved with Agenda 21. Councilman Fears clarified that the Vision 2030 Plan still has not come before Council for approval. Ms. Clements answered yes.

Ms. Debbie Pelley, 2209 Indian Trails Street, explained she has researched Agenda 21 and the Vision 2030 Plan. She questioned how Ms. Clements can say the Vision 2030 is not involved with Agenda 21 if she doesn't know what Agenda 21 is. She added she put together a 10-page paper of comparisons between Agenda 21 and Vision 2030. She stated if the Council passes this resolution, then they will be implementing a great part of Vision 2030 because the North Jonesboro Initiative is outlined in the Vision 2030 Plan. She questioned whether the Council members fully understand what they are agreeing to. She then read from the Vision 2030 Plan and explained the plan will allow for more grants which will increase government control.

Councilman Moore noted this resolution will just give the City more control over money that is already being spent. He added the City is not requesting more money. Ms. Pelley questioned whether Councilman Moore knows what the revitalization strategy designation means. Councilman Moore answered Ms. Clements could answer that question. Councilman Fears reiterated the resolution is just an amendment to what the City already has in place. Councilman Moore added the amendment will allow the City to have more say over how the funding is spent and to spend the money how the City wants to spend it.

A motion was made by Councilman Mitch Johnson, seconded by Councilman

Charles Coleman, that this matter be Passed . The motion PASSED by a unanimous vote

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

Absent: 1 - Charles Frierson

Enactment No: R-EN-189-2012

ORDINANCES ON FIRST READING

ORD-12:063 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO PD-RM PLANNED DEVELOPMENT RESIDENTIAL MULTI-FAMILY FOR PROPERTY LOCATED AT 4306 & 4310 AGGIE ROAD AS REQUESTED BY JAMES & INA GOSSETT

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

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

Mr. Bare discussed the rezoning request. He noted the Land Use Plan is just a plan and he was on the Land Use Plan Committee. He stated there is a great deal of information that supports this type of development in this area. They would like to develop duplex housing on this property, with 24 units. He discussed the concerns about high density and stated if they built single-family homes then the property would have 33 homes on it, while they are requesting only 24 units. He further discussed the rezoning request. Mr. Bare noted the planned unit development requires open space and all other requirements will be met with the development. He then discussed the concerns regarding traffic. He explained traffic is also a signal to growth and traffic in that area is already being looked at.

Mr. Mike Watson, 315 Leslie Ann Drive, spoke about the development they are proposing for the property. He noted there will be 34% open space, which is more than the required 20% open space. He stated there is a need not being met in that area because not everyone can afford a single-family home. Only two duplexes will face Aggie Road with parking for those two duxplexes around back, so there will be no parking off Aggie Road. He added it will be a great transitional area, which is called for in the Land Use Plan. He explained he thinks this development will fit with the Land Use Plan. He noted 25% of the single-family homes in that area are rental homes according to the US Census data.

This ordinance was Held at one reading.

ORD-12:064 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF DIGITAL CAR CAMERA SYSTEMS FOR THE POLICE DEPARTMENT FLEET; AND TO DECLARE AN EMERGENCY TO EXPEDITE THE PURCHASE OF THE EQUIPMENT IN ORDER TO HAVE THE NEWLY ORDERED POLICE CARS ON CITY STREETS AS SOON AS POSSIBLE

Sponsors: Finance

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

Councilwoman Williams motioned, seconded by Councilman Gibson, to suspend the rules and waive the second and third readings. All voted aye.

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

A motion was made by Councilwoman Ann Williams, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED by a unanimous vote

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

Absent: 1 - Charles Frierson

Enactment No: O-EN-046-2012

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-12:061 AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RM-4 LUO FOR PROPERTY LOCATED NORTH OF GREENSBORO ROAD AND EAST OF MAY'S LANE AS REQUESTED BY HARRELL & JENNA MAYS

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

City Planner Otis Spriggs explained they had contact with someone in opposition to the rezoning that wanted the Council to be aware of other rezonings in the area that had been denied. He added there were two or three individuals opposed to the rezoning that were represented at the MAPC meeting.

Mr. Frank Trent, 1013 Sandino, asked for clarification regarding the requested zoning. Mr. Spriggs explained the applicant originally asked for RM-8 zoning, but after much discussion with the MAPC the applicant reduced the number of units to 4 units per acre. He noted they will be duplex units. Mr. Trent spoke in opposition to the rezoning. He explained he doesn't think the City needs any high density family homes in that area because the area has enough crime. He stated that property would be good for a park for the neighborhood. He recommended the City purchasing the property to build a park there.

Held at second reading

ORDINANCES ON THIRD READING

ORD-12:060 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 LUO FOR PROPERTY LOCATED NORTH OF COLONY DRIVE BETWEEN ANTOSH & RICHARDSON ROAD AS REQUESTED BY MITCHELL & MARY CALDWELL

Attachments: [Staff Report](#)
[Plats \(2\)](#)

Councilman Street clarified this is just changing one lot to two. Mr. Spriggs answered yes.

A motion was made by Councilman Mitch Johnson, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED by a unanimous vote

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

Absent: 1 - Charles Frierson

Enactment No: O-EN-047-2012

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

Councilwoman Williams motioned, seconded by Councilman Dover, to suspend the rules and place ORD-12:062 and RES-12:219 on the agenda. All voted aye.

ORD-12:062 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE JONESBORO ECONOMICAL TRANSPORTATION SYSTEM (JETS), A DEPARTMENT OF THE CITY OF JONESBORO, TO PURCHASE SOLE SOURCE FROM SPX GENFARE

Sponsors: JETS

Councilwoman Williams offered the ordinance for first reading by title only .

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

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

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

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

Absent: 1 - Charles Frierson

Enactment No: O-EN-048-2012

RES-12:219 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING CERTAIN AMENDMENTS TO THE CITY OF JONESBORO, ARKANSAS TAX INCREMENT FINANCING REVENUE REDEVELOPMENT BONDS (TURTLE CREEK REDEVELOPMENT DISTRICT PROJECT), SERIES 2006, AND THE TRUST INDENTURE PURSUANT TO WHICH SUCH BONDS WERE ISSUED; AUTHORIZING CERTAIN AMENDMENTS TO THE MEMORANDUM OF UNDERSTANDING AGREEMENTS RELATING TO THE BONDS; AUTHORIZING THE TERMINATION OF THE PILOT AGREEMENT, THE MAJOR ACHORS PILOT AGREEMENT AND THE UNCONDITIONAL GUARANTY OF PAYMENT AND PERFORMANCE WITH RESPECT TO THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN ADDITIONAL

DOCUMENTS RELATED TO THE AMENDMENTS TO THE BONDS; AND
PRESCRIBING OTHER MATTERS RELATING THERETO

Sponsors: Mayor's Office

Attachments: [First Amendment to Trust Indenture
Series 2006 Bond \(2012 Amendment\)](#)

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;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Charles Frierson

Enactment No: R-EN-190-2012

Councilwoman Williams explained the Finance Committee discussed a third item, the 2013 budget ordinance, but since the Mayor is not present at the meeting she would like to table the ordinance. Councilwoman Williams motioned, seconded by Councilman Coleman, to table the 2013 budget ordinance. All voted aye.

10. PUBLIC COMMENTS

Mr. Harold Carter, 902 Toni Drive, referred to the five limit speaking time. He recommended the Council get a clock in order to keep time so people don't speak longer than their five minute allotment. Councilman Moore noted the five minute limit is only for the public comments section of the agenda and does not apply to items on the regular agenda. Councilman Fears agreed that if there is a five minute time limit then it needs to be enforced and shouldn't be deviated from. Councilman Coleman also agreed. City Attorney Phillip Crego recommended if the Council does see fit to impose a time limit on items on the agenda, then it needs to be stated up front so everyone knows how long they have to speak.

Ms. Christy Appleton, 2505 Rosewood Circle, spoke in support of the North Jonesboro Initiative. She thanked the City Council and the Grants Department for their support.

11. ADJOURNMENT

A motion was made by Councilman Charles Coleman, seconded by Councilman John Street, that this meeting be Adjourned . The motion PASSED by a unanimous vote

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

Absent: 1 - Charles Frierson

Harold Perrin, Mayor Date: _____

Attest:

Donna Jackson, City Clerk Date: _____