



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, May 2, 2017

5:30 PM

Municipal Center

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

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

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### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

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**Present** 11 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner and David McClain

**Absent** 1 - Ann Williams

### 4. SPECIAL PRESENTATIONS

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#### COM-17:016

PROCLAMATION BY MAYOR PERRIN FOR MOTORCYCLE SAFETY AWARENESS

[play video](#)

**Sponsors:** Mayor's Office

*Mayor Perrin proclaimed May, 2017, as Motorcycle Safety Awareness Month. He encouraged all citizens to increase their awareness of motorcycles and develop safe driving habits.*

**This item was Read.**

#### COM-17:028

PRESENTATION TO THE JONESBORO HIGH SCHOOL BOYS BASKETBALL TEAM FOR WINNING STATE

[play video](#)

**Sponsors:** Mayor's Office

*Mayor Perrin proclaimed today, May 2, 2017, Golden Hurricane Day in the city of Jonesboro. He then presented Coach Wes Swift with a Key to the City and commended his work. Coach Swift noted the academic achievements of the players and thanked the city for their support.*

**This item was Read.**

## **5. CONSENT AGENDA**

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### *Approval of the Consent Agenda*

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

**Aye:** 11 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner and David McClain

**Absent:** 1 - Ann Williams

**MIN-17:048**

Minutes for the City Council Meeting on April 18, 2017

[play video](#)

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

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

**MIN-17:050**

Minutes for the Special Called City Council Meeting on April 21, 2017

[play video](#)

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

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

**RES-17:040**

A RESOLUTION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE FIRST BAPTIST CHURCH-MAIN STREET TO COLLABORATE IN HOMELESS ACTIVITIES FOR THE NEWLY ESTABLISHED HUB (HELPING UNDERSERVED BELONG)

[play video](#)

**Sponsors:** Grants

**Attachments:** [Memorandum of Understanding with First Baptist](#)

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

Enactment No: R-EN-044-2017

**RES-17:048**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH BAILEY CONTRACTORS, INC. FOR THE HVAC REPLACEMENT AT CENTRAL FIRE STATION

[play video](#)

**Sponsors:** Finance and Fire Department

**Attachments:** [Bid Documents](#)  
[Fire Dept HVAC contract](#)

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

Enactment No: R-EN-045-2017

**6. NEW BUSINESS**

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**ORDINANCES ON FIRST READING**

[play video](#)

**ORD-17:019**

AN ORDINANCE TO REPEAL AND ADOPT ORDINANCES RELATING TO DOWNTOWN PARKING IN THE CITY OF JONESBORO

[play video](#)

**Sponsors:** Police Department

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

*Mayor Perrin explained they started working on this after receiving complaints from downtown merchants about people parking downtown all day, inhibiting their customers from finding parking. The city attorney has been working on this pretty heavily, as have the downtown merchants and the Parking Committee. They have approved positions to be hired, but can't fill them until the ordinance is passed. The ordinance contains a map of where the enforcement will be taking place. Tickets will be paid here at city hall or can be mailed to the city collector.*

*Police Chief Rick Elliott added this is a cleanup of the old ordinance. They wanted to clean up a few things with the committee and these were the changes that were made.*

*Councilman Hafner asked if the ordinance would cover the residents who live downtown, so they won't be ticketed over and over again then have to get them waived. Police Chief Elliott explained during the day they would like people to be off the streets and park in the public lots. That's for the merchants so they can get people in their businesses. Between 8 am and 5 pm, if those people are parking downtown then they will need to move their vehicles or they will be ticketed. Councilman Hafner clarified that also pertains to people who live by a business. Police Chief Elliott answered that is correct. They don't know whose vehicle is whose, so if they're on the street then they're subject to ticketing.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Chris Moore, to Waive Second Reading . The motion PASSED with the**

following vote.

**Aye:** 11 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner and David McClain

**Absent:** 1 - Ann Williams

[ORD-17:021](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3, GENERAL COMMERCIAL TO PD-RM, MULTIFAMILY RESIDENTIAL PLANNED DEVELOPMENT FOR PROPERTY LOCATED AT 3911 SOUTH CARAWAY ROAD AS REQUESTED BY RONNIE HART AND KAREN WINTERS

[play video](#)

**Attachments:** [3911 S Caraway Application Amendment.pdf](#)  
[3911 S Caraway Plat.pdf](#)  
[Staff Summary RZ 17-08 3911 South Caraway Road - Council.pdf](#)  
[Braxton-Traffic Impact Analysis-April 12, 2017.pdf](#)  
[Quit Claim Deed.pdf](#)  
[Site Plan.pdf](#)  
[Front Elevations.pdf](#)  
[Rear Elevations.PDF](#)  
[Receipts from Notifications - USPS Receipts.pdf](#)  
[Rendering of Project.pdf](#)  
[South Baptist Church Letter.pdf](#)  
[Updated Access Analysis](#)  
[Opposition Presentation](#)  
[Opposition Video](#)  
[Parker Opposition Letter](#)

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

*Councilman McClain asked for the reasoning behind suspending the rules and waiving the second reading. Councilman Street stated it's due to there being no objection to the rezoning and it passed unanimously by the MAPC. City Attorney Carol Duncan noted there was some opposition at MAPC, but it did pass 6-0. Councilman Johnson stated one person spoke in opposition at the MAPC meeting.*

*Attorney Jim Lyons stated there is a typo in the ordinance in that it should reflect being a C-3, Commercial as opposed to C-3, Single-Family Medium Density District. He didn't want there to be a problem later on because of that.*

*Councilman Moore motioned, seconded by Councilman Long, to amend the ordinance to state C-3, General Commercial. All voted aye.*

*Councilman Moore then questioned how the rezoning was advertised in the newspaper. City Planner Derrel Smith answered it was advertised as C-3 General Commercial because that's how it was stated on the application that came through their office.*

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

**Aye:** 11 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner and David McClain

**Absent:** 1 - Ann Williams

**ORD-17:022**

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 C-3, GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 3701 E. PARKER ROAD AS REQUESTED BY DAVID BEDNAR, CAROLYN MEYER, AND ELIZABETH MOORE

[play video](#)

**Attachments:** [3701 E Parker Application for Amendment.pdf](#)  
[3701 E Parker Plat.pdf](#)  
[Staff Summary.pdf](#)  
[Warranty Deed.pdf](#)  
[Power of Attorney.pdf](#)  
[Rezoning Plat.pdf](#)  
[Aerial View of Location.pdf](#)  
[Receipts from USPS from Notifications.pdf](#)

*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:** 11 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner and David McClain

**Absent:** 1 - Ann Williams

**7. UNFINISHED BUSINESS**

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*ORDINANCES ON THIRD READING*

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**ORD-17:016**

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM CR-1 LUO TO C-3 LUO FOR PROPERTY LOCATED AT 2904 AND 2906 STALLINGS LANE AS REQUESTED BY SHARON STALLINGS

[play video](#)

**Attachments:** [Plat](#)  
[Staff Summary - Council](#)  
[Application](#)  
[Haag Brown Info](#)  
[Table Use](#)  
[2000 Picture](#)

*Councilman Street asked if there's been any opposition to this rezoning since the last meeting. Mr. Smith answered no, not since the MAPC meeting. He further explained the rezoning met all of the criteria on the checklist. Since it was changed to a limited use overlay at MAPC, they have a list of what is allowed and what is not allowed. A lot of things under C-3 were taken out in this LUO. Councilman Dover asked what the recommendation of the Planning Commission was. Mr. Smith stated their recommendation was to approve with a unanimous vote.*

*Dwain Sims, 1304 Pardew, spoke in support of the Stallings proposed rezoning. The property will never be zoned anything other than commercial. His interest is not so much in the zoning, but rather what type of business will be there. He is supporting the Stallings proposal. He sees it as bringing in little, if any, impact in terms of traffic and otherwise to their neighborhood. He extended his thanks to Mr. and Mrs. Stallings for proposing this type of business. It shows they care about the way they live in their neighborhood and he appreciates that.*

*Councilman McClain asked what the new zoning will allow. Mr. Smith explained it will allow a parking lot that will be used as a park and sell car lot. Everything will be done over the phone and internet. Councilman McClain asked if the use could change. Mr. Smith answered yes, and they have the list of uses. The previously contentious uses, such as convenience store, was taken out of the potential uses. Councilman Dover clarified if the property sold to another person the new owner would be limited to what is on the list. Mr. Smith agreed.*

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

**Aye:** 11 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner and David McClain

**Absent:** 1 - Ann Williams

Enactment No: O-EN-022-2017

**ORD-17:018**

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 4210 SOUTHWEST DRIVE AS REQUESTED BY TERREL D. WATKINS

[play video](#)

**Attachments:** [Rezoning Plat](#)  
[Application.pdf](#)  
[Email about Rezoning.pdf](#)  
[Minor Plat.pdf](#)  
[Ownership Information within 200 ft.pdf](#)  
[Returned Property Notification Letter - Signed.pdf](#)  
[Staff Summary RZ 17-06 4210 Southwest Drive - Council.pdf](#)

Councilman Street noted there was an email from Pam Alexander regarding the rezoning. He asked Mr. Smith to address her concerns (see email attached to ordinance). She wasn't against the zoning; rather, she wanted to make sure they met the Stormwater Ordinance and other applicable codes because there had been plans in the past. It met all six criteria, so they recommended it be approved with a limited use overlay. It was passed with a unanimous decision.

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

**Aye:** 11 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner and David McClain

**Absent:** 1 - Ann Williams

Enactment No: O-EN-023-2017

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

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Mayor Perrin reported on the following items:

*Building permits went up. Permits totaled \$10,369,000 last month with 72% being commercial and 28% being residential.*

*The Communications and Parks Departments have been working on an event called Kids to Parks. They will have an exhibit on May 20th from 11 am to 2 pm at University Lions North Park. They can get anyone more information if they need it. It will be advertised on the city's Facebook page and website.*

*The West End Neighborhood Clean Up was highly successful. They picked up 6.87 tons and 86 tires. Only 6 employees were used for a cost of \$689 to the city. He appreciates their help.*

*The next clean-up will be on May 20th. It will be advertised on Facebook and the city's website. It will be at Scenic Hills.*

*The Council previously approved a contract with Maas Advertising to sell advertising on JET buses. Last month alone they sold three contracts for \$9,011.58.*

*About five to ten years ago the city was getting prisoners to help with streets and sanitation work. They will be coming back with a proposal for at least two more employees in sanitation if they are going to be able to keep up with all of the pickup with limbs, etc. They are still looking at ways to help offset costs. There are a couple of departments who are down one person each, so they are looking at those areas.*

*Yesterday the city's Facebook page hit 10,000 followers. They are doing a good job of getting the word out on what the city does on a day to day basis.*

## **9. CITY COUNCIL REPORTS**

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*Councilman Street motioned, seconded by Councilman Dover, to suspend the rules*

and place RES-17:047 on the agenda. All voted aye, with the exception of Councilman Moore who abstained from voting.

**RES-17:047**

RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO AMEND RESOLUTION 2001:34 AND AUTHORIZING THE MAYOR TO EXECUTE A WARRANTY DEED WITH A CORRECTED PROPERTY DESCRIPTION

**Sponsors:** Mayor's Office

**Attachments:** [Highfill Deed.docx](#)

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

**Aye:** 10 - Darrel Dover; Charles Frierson; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner and David McClain

**Absent:** 1 - Ann Williams

**Abstain:** 1 - Chris Moore

Enactment No: R-EN-046-2017

*Councilman Street added the city is willing to help people to the north of Jonesboro who are involved in the recent flooding. Mayor Perrin noted there are several people in campers currently at Craighead Forest Park. They came in yesterday. They are giving them at least a week. It looks like the situation may get worse tonight in Pocahontas. He also contacted Lake City Mayor John Milligan and offered the city's help if needed.*

*Councilman Hafner stated Sunday he drove around and saw residents dealing with their flooding issues in the Race Street/Mary Jane area. He spoke with a resident named Mr. Johnson who lives at the end of Mary Jane. He mentioned some concerns with the detention pond that is on the other side of the nearby pathway. He asked if that could be looked out. He's not sure if it needs to be dug deeper or cleaned out. Mayor Perrin stated they discussed that at today's Public Works Committee meeting. It probably needs to be dug down, but they will wait until City Engineer Craig Light gets back in town on Monday. Associated Engineering probably still has those plans, so they are going to try and take a look at those. They will probably have to go down much deeper than it is now.*

**COM-17:029**

Proposed sidewalk ordinance as presented by Councilman Hafner at the City Council meeting on May 2, 2017

**Attachments:** [Proposed Sidewalk Ordinance](#)

*Councilman Hafner explained there was a sidewalk ordinance that was proposed to the MAPC, but it didn't pass. He spent quite a bit of time over the past few weeks looking at what other cities have done. He had concerns with the proposed ordinance regarding the in lieu of fees, how variance approval was done and the timing of the in lieu of fees to be paid. He knows that developers had concerns, but sidewalks are very important and they need to start establishing a solution in Jonesboro because the city is behind. It impacts safety and quality of life in many different areas. He asked the Police Department for statistics on pedestrian accidents over the last three*



years. He hasn't confirmed every accident, but they sent him a list of 150 accidents reported. He thinks they need to do something to address sidewalks in Jonesboro. He provided the Council with a proposed ordinance he came up with. Hopefully it accomplishes the goals and addresses some of the developers concerns. He hopes it's at least a start to a compromise so they can start putting in sidewalks in Jonesboro.

He noted two areas of concern with sidewalks – existing areas with no sidewalks and new developments. The ordinance he is proposing only deals with new developments. The existing areas is another issue for another time. At some point in the near future, he would like to have a discussion about it at a Council meeting.

City Attorney Duncan added it's her understanding the ordinance that was presented to the MAPC, even though it was denied, will be going to Public Works. Mayor Perrin stated he didn't approve that ordinance in Legistar because he didn't know what Councilman Hafner was going to come up with. He had recommended to Councilman Hafner to present his ordinance, ask for comments and/or revisions and discuss it at Council. City Attorney Duncan explained she thought that's what was going to happen at the Public Works meeting. Councilman Johnson noted he would like to see a comparison so they can see both ordinances. City Attorney Duncan further explained the rule reads that a recommendation from the MAPC can be presented to Council, no matter whether it's favorable. The Council then has the option of approving, denying, sending it back, etc. Councilman Hafner added he doesn't mind it going back to the Public Works Committee. City Attorney Duncan stated that's where the ordinance should start. Councilman Hafner further added he thinks they need to continue looking at the situation.

Councilman McClain asked where the other sidewalk ordinance is and where they are going from here. Mayor Perrin explained the ordinance that is currently in Legistar had very little changes, so it was essentially the same ordinance that came through MAPC. Councilman Hafner contacted him and indicated he had some suggestions to address concerns with the ordinance, so he did not approve the other ordinance in MAPC. If needed, they can compare the two ordinances.

**This item was Filed.**

Councilman Moore asked for an update concerning the Citizens Bank building. Mayor Perrin stated he has a meeting next week in Little Rock with some individuals who may be interested in the building. Councilman Moore then asked about the environmental study. Mayor Perrin explained Grants Administrator Kimberly Marshall is working on that. They've given the city the keys to the building.

Councilman Coleman stated he's heard a lot of good comments regarding the widening of Patrick Street.

## **10. PUBLIC COMMENTS**

[play video](#)

Dan Passmore, Highway 351, announced the Fairview Neighborhood will hold their annual cleanup in the first part of June. They hope to do it the first weekend in June, but they haven't locked in a date. He also asked to go with the Mayor to look at the detention pond near Mary Jane. Some of the pipes are back flowing. It looks like it needs to be dug a little deeper and some of the slopes changed. Some of the

neighbors told him the water is going over the levee and down Mary Jane, as opposed to around the back. He has some film on it that he can share. Mayor Perrin stated he would be glad to take him out there after Mr. Light returns Monday. There were ten that actually got water inside of the homes. Five commercial. Some of it was county, some of it was city. Mr. Passmore noted digging the detention pond deeper would help. Councilman Moore asked for an update concerning the issue at the next meeting. Mayor Perrin explained he plans on getting a hold of Associated Engineering to get the plans, then to meet with the Street and Engineering Departments to see what they think. At the next Council meeting, they'll have a status report.

Harold Carter, 902 Tony Drive, stated he walked to the meeting. The situation with crosswalks in the city is not good. There are some locations where there's no crosswalk at the intersections. There should be crosswalks at places where you have to cross the road to get from one sidewalk to another. He asked them to look at that and see what can be done. He explained if he got hit it may not be clear that the pedestrian had the right of way, but they do in crosswalks. There's people crossing at the bus station. There's a crosswalk, but it's not being used. He asked, in the interest of the safety of the citizens, that be enforced. Someone will get run over in that area. You can't be careful enough walking across the road when you don't cross at the light. A similar situation occurs on Johnson as well. It will continue happening until the police start enforcing the laws. Mayor Perrin noted they are striping some of the crosswalks that need it and have identified some areas where there isn't a crosswalk that need one. They are making a list of areas that need a crosswalk.

DJ Thompson, 3816 South Culberhouse, expressed his appreciation to Alderman Hafner as well as others for their work on the sidewalk issue. But, if they can be of help, they are eager and anxious to do so. His hometown is Pocahontas, so he appreciated the acknowledgment of their current flooding problems. Mayor Perrin added the E-911 Department has one or two dispatchers working in that area for the state police.

## **11. ADJOURNMENT**

[play video](#)

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

**Aye:** 11 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner and David McClain

**Absent:** 1 - Ann Williams

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

Harold Perrin, Mayor

Attest:

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

Donna Jackson, City Clerk