

From: Joe Hafner <joeforjonesboro@gmail.com>
Sent: Tuesday, December 1, 2020 10:13 AM
To: City Clerk <CityClerk@jonesboro.org>
Subject: Fwd: City Council Meeting Dec1,2020

Here's the email with responses from Craig.

thanks,

Joe

----- Forwarded message -----

From: **Craig Light** <CLight@jonesboro.org>
Date: Mon, Nov 30, 2020 at 11:51 AM
Subject: RE: City Council Meeting Dec1,2020
To: Joe Hafner <Joeforjonesboro@gmail.com>, Derrel Smith <derrel.smith@jonesboro.org>
Cc: ron.blackburn@suddenlink.net <ron.blackburn@suddenlink.net>

From: Joe Hafner <joeforjonesboro@gmail.com>
Sent: Monday, November 30, 2020 10:01 AM
To: Craig Light <CLight@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>
Subject: Fwd: City Council Meeting Dec1,2020

Craig and Derrel,

I received the attached from Ron Blackburn. He asked me to bring these up at the meeting tomorrow night. I thought I would give you time to prepare the answers so you wouldn't be caught off guard.

Thanks,

Joe

----- Forwarded message -----

From: ron blackburn <<mailto:ron.blackburn@suddenlink.net>>>
Date: Mon, Nov 30, 2020 at 9:48 AM
Subject: City Council Meeting Dec1,2020
To: joeforjonesboro@gmail.com<<mailto:joeforjonesboro@gmail.com>>
<joeforjonesboro@gmail.com<<mailto:joeforjonesboro@gmail.com>>>

Hello Joe, I am sending you this email because I do not have the technical skills

needed to comfortably deal with the Virtual City Council meeting being held tomorrow evening.

I am asking you to read my statement below when comments can be made from the floor regarding ORD – 20:49. Please confirm this request via an email reply or you can contact me @ 870-761-5572. Thanks in advance.

Ron Blackburn

798 Brownwood Circle

Alderman Hafner, thank you for having Chief Engineer Craig Light address the City Council on Nov 17 regarding the “Traffic Impact Study” that was triggered by another Savannah Hills rezoning request. Would you please present this list at the virtual City Council meeting on Tuesday December 1.

It is important that complete transparency of this action remains in the forefront for all citizens of Jonesboro to understand the requirements listed in the “2020 Master Street Plan” adopted last June. I believe this will be the first time that an impact study will be required.

With that said, a multitude of questions come forth:

- Who and how will an outside Traffic Engineer firm be selected? Developer selects and hires his own engineer for the study.
- When will this study be conducted? Prior to issuance of the building permit.
- What is the length of time allowed for the study? No set requirement since it is done before the building permit is issued.
- Will lower traffic counts due to the Covid crisis be taken into consideration? Possibly, but really depends on when the data is collected and whether it is consistent with historical traffic counts in the area.

- Will unbuilt apartments in this complex be taken into account?

-109 from January 2018 included in existing traffic counts

- 24 from July 2020 included in existing traffic counts

- 42 from the current rezoning request Yes

-175 Total

- Will future projections of the possibility of an additional 500 apartments be considered? The scope of the study may be limited to the current phase, but will include background growth projection over the planning period which is typically 20-years. The developer will, however, have to update this study with each additional phase as they are proposed, and make any necessary roadway improvements that those phases require too. Depending of the results of the initial analysis, the Developer may decide to include some or all future phases in this study, but that isn't necessarily a requirement and really depends on the Developer and the amount of improvements needed to accommodate the proposed traffic.

- Who negotiates the cost of the study? Developer

- Does the city gather and contribute information used in the study? We will provide any historical traffic data that we have for this area.

- Does the city charge the developer for this use of manpower? Not specifically for traffic study review, but we do charge other permit fees for plan review.

- Who is responsible for payment of the study? Developer

- Will a neighborhood meeting be held for citizen input? Not a requirement of the study.

- Who will conduct the necessary street improvements? Contractor hired by the developer.

- When will those improvements be completed? Prior to issuance of Certificate of Occupancy of new units.

- What is the meaning of Mitigation? to lessen the impact

- Will there be a legal and binding agreement between the city and developer

for payment of the street improvements? A performance bond or 100% cash deposit is required if any public improvements isn't complete before the building permit is issued, and a 1-year warranty bond is required upon completion of the public work.

- Does all of the above action have to take place before a building permit

can be issued? No, the developer can provide a performance and payment bond (or cash deposit) and be issued a building permit.

Please remember that this study should be for the benefit of all citizens living in and around the affected area who use Harrisburg Road (minor arterial) not just the feeder streets leading from the apartment complex.