



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, December 19, 2017

5:30 PM

Municipal Center

PUBLIC SERVICES COMMITTEE MEETING AT 4:30 P.M.

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

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 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent 1 - Chris Gibson

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

Councilmember Chris Moore motioned, seconded by Councilmember Gene Vance, to adopt the Consent Agenda unless there is an item to be pulled. Councilmember David McClain said he needed to pull RES-17:186 and RES-17:187. Councilmember Moore said he would amend his motion to adopt the Consent Agenda minus RES-17:186 and RES-17:187. Councilmember Vance said he would second that. All voted aye.

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

Aye: 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 1 - Chris Gibson

[MIN-17:137](#)

Minutes for the City Council meeting on December 5, 2017

Attachments: [Minutes 12052017](#)

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

RES-17:179

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM TIMOTHY DALE JOHNSON FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

Attachments: [Johnson easement 111317](#)

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

RES-17:182

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH ASSOCIATED ENGINEERING, LLC TO PERFORM PROFESSIONAL ENGINEERING SERVICES FOR THE STREET IMPROVEMENT/EXTENSION OF BOWLING LANE

Attachments: [Bowling Lane Proposal.pdf](#)

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

RES-17:183

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PUBLIC SIDEWALK EASEMENT FROM MCGILL HOLDINGS, LLC FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SIDEWALK

Attachments: [Easement](#)

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

RES-17:185

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO CONTINUE A JOINT FUNDING AGREEMENT WITH THE U.S. GEOLOGICAL SURVEY, UNITED STATES DEPARTMENT OF THE INTERIOR FOR THE OPERATION AND MAINTENANCE OF TWO STREAMGAGES IN JONESBORO

Attachments: [2018 Agreement](#)

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

RES-17:188

RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE DEPARTMENT OF JUSTICE AND ACCEPT THE 2017 COPS HIRING GRANT

Attachments: [ORI AR01601 - Award 2017UMWX0148 - Award package \(1\)](#)

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

RES-17:189

RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) FOR THE FY 2017 TRANSPORTATION ALTERNATIVE PROGRAM (TAP) - DOWNTOWN TO ASU CONNECTION

Attachments: [Award Letter](#)
[Downtown to ASU Connection Agreement](#)
[Certification for Downtown to ASU Connection](#)
[Designating Full-Time Employee in Responsible Charge](#)

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

RES-17:192

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A CHANGE ORDER WITH RITTER COMMUNICATIONS, INC. TO INCREASE STORAGE CAPACITY

Attachments: [City of Jonesboro_RHS_MSA_08152017_24 mo](#)
[COJ_Proposal_COJ10202017_with_new_ramp](#)

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

RES-17:193

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY AND ADMINISTRATION POLICY BY INCLUDING THE JOB TITLE POLICE SHOP SUPERVISOR AT A PAY GRADE OF 113.

Attachments: [Non-Uniformed Employee Pay Grades and Steps.pdf](#)
[Uniformed Employee Pay Grades and Steps 10-1-16.pdf](#)
[Salary Administration Plan January 2018.pdf](#)
[2017 Pay Grades and Titles.pdf](#)

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

RES-17:194

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER NO. 3 FOR THE CRAIGHEAD FOREST PARK ROAD IMPROVEMENTS PROJECT

Attachments: [Change Order #3](#)

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

6. NEW BUSINESS

RES-17:186

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH JACKSON'S CONSTRUCTION FOR THE RAINS STREET SIDEWALK IMPROVEMENTS (2017:24)

Attachments: [Contract Documents 2017 24](#)
[Bid Tab - Rains](#)

Councilmember David McClain abstained from voting on this matter due to having a professional relationship with the contractor.

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

Aye: 10 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Charles Coleman; Bobby Long; Joe Hafner and LJ Bryant

Absent: 1 - Chris Gibson

Abstain: 1 - David McClain

RES-17:187

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH JACKSON'S CONSTRUCTION FOR THE THORN STREET SIDEWALK IMPROVEMENTS (2017:25)

Councilmember David McClain abstained from voting on this matter due to having a professional relationship with the contractor.

Councilmember Gene Vance asked if there was a way that Councilmember McClain could have said on the front end that he was abstaining on two items within the consent agenda rather than having to pull them and read them totally separate. City Attorney Carol Duncan said she thinks it is dangerous to do that, and that is the trouble that we got into before. I think he can abstain from voting on the Consent Agenda as a whole. I think it is a lot clearer for the minutes if we pull specifically and don't show him as an aye vote.

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Charles Coleman;Bobby Long;Joe Hafner and LJ Bryant

Absent: 1 - Chris Gibson

Abstain: 1 - David McClain

ORDINANCES ON FIRST READING

ORD-17:093

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-3 TO GENERAL COMMERCIAL DISTRICT, C-3 FOR PROPERTY LOCATED AT 1607 STONE STREET AS REQUESTED BY JOANNE GURLEY OF LIFE SKILLS K-12 SCHOOL, LLC

Attachments: [1607 Stone Street Rezoning.pdf](#)
[Stone Plat.pdf](#)
[Staff Summary - Council.pdf](#)
[Summary Conclusions.pdf](#)
[Application.pdf](#)
[Area.pdf](#)
[Aerial View of Location.pdf](#)
[Lease Agreement.pdf](#)
[Adjoining Property Owner Notifications and Signed.pdf](#)
[Rezoning Plat.pdf](#)
[Stone Street Church of Christ Plat.pdf](#)
[Warranty Deed.pdf](#)
[USPS Certified Mail Receipts.pdf](#)
[Pictures of Area 1.pdf.pdf](#)
[Pictures of Area 2.pdf.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-17:093 by title only. All voted aye.

Held at one reading

ORD-17:095

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-2 DOWNTOWN FRINGE COMMERCIAL DISTRICT TO C-1 DOWNTOWN CORE COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 527 W. WASHINGTON AVENUE AS REQUESTED BY PAUL FORD

Attachments: [ORD-95 AMENDED.pdf](#)
[527 W. Washington Plat.pdf](#)
[527 W. Washington Rezoning Ordinance.pdf](#)
[Staff Summary - Council.pdf](#)
[Application.pdf](#)
[Plans.pdf](#)
[Plat.pdf](#)
[Rezoning Plat.pdf](#)
[Pictures of Area.pdf](#)
[Area.pdf](#)
[USPS Green Returned Cards.pdf](#)
[USPS Certified Mail Receipts.pdf](#)
[Adjoining Property Owner Notifications and Signed.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-17:095 by title only. All voted aye.

Councilmember Moore asked if residential would be a permitted use with C-1 downtown core or will Mr. Ford have to have a limited use. City Planner Derrel Smith said that it is allowed on the second floor. Councilmember Moore said he wanted to make sure Mr. Ford didn't get the wrong zoning.

Paul Ford, 527 W. Washington, said his only request for the council is to consider waiving a reading and allow it to proceed quicker than the process of three readings. I don't know if there is anyone here that would move to object to the rezoning. There was no one at the MAPC meeting that moved to object. I know that recently the council granted another land owner in the nearby area an emergency to allow less than 30 days after the zoning change. I am seeking to get a building permit more rapidly than perhaps otherwise. This is a house. It is on the historic registry. It has been vacant for quite some time. It has no water. It has no electric. It is now wintertime, it is continuing to be in the process of deterioration. I am looking to try to put an end to that and preserve this historic structure in our community. I know there may be some reasons to do it and why not to do it. I am asking the council to waive a reading. I know you can waive and do that if there is a motion, second, and approval to do that or an emergency provision to allow the ordinance to take place in less than 30 days in order to expedite the granting of a building permit so I can get moving on this project.

Councilmember Charles Frierson asked if the ordinance had an emergency clause. It was stated no. Councilmember Frierson said he didn't think we could amend the ordinance here and put an emergency clause in. City Attorney Carol Duncan said that you have before. Councilmember Gene Vance asked if we waived second and third readings, could you wait the 30 days if we voted on it tonight. Ms. Duncan said it would

be 30 days from today. Councilmember Vance asked Mr. Ford if he could wait the 30 days. Mr. Ford said he could.

Councilmember Chris Moore said we could waive second reading and then we can amend it next time with the emergency clause. Councilmember Vance said we could do that. It would give you two weeks. Mr. Ford asked if that would allow him to come back on January 2, 2018. Mayor Perrin said yes, January 2, 2018. Mr. Ford said that would allow me to do it quicker if we can waive the second reading and I can come back on the 2nd. I will file an amended ordinance with an emergency clause and ask for it at that time. Councilmember Mitch Johnson said he thought he would be more comfortable with that rather than waive all the readings tonight.

Councilmember Gene Vance motioned, seconded by Councilmember Bobby Long, to suspend the rules and waive the second reading. All voted aye.

A motion was made by Councilman Gene Vance, seconded by Councilman Bobby Long, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 1 - Chris Gibson

ORD-17:096

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED EAST OF MAKALA LANE ON THE OLD CRAIGHILLS GOLF COURSE PROPERTY FROM RESIDENTIAL MULTI-FAMILY, R-2 TO MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT, PD-RM AS REQUESTED BY PDW PROPERTIES, LLC

Attachments: [COJ Rezoning Ordinance.pdf](#)
[17128-002-SIGNED.pdf](#)
[Staff Summary - Council.pdf](#)
[Application.pdf](#)
[Rezoning Map.pdf](#)
[Layout.pdf](#)
[Area.pdf](#)
[Pictures of Area 1.pdf](#)
[Pictures of Area 2.pdf](#)
[Adjoining Property Owner Notifications.pdf](#)
[USPS Green Receipts.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to offer ORD-17:096 by title only. All voted aye.

Ron Blackburn, 798 Brownwood Circle, said he is a neighbor to the adjoining property that is going to be developed. There are a number of concerns that my neighbors have shared with me. Specifically, they involve water issues, drainage, traffic impact, boundary tree removal, screening, fences, quality of life, school district overload, high voltage transmission lines, crime, and lower property values. A core group that live in our neighborhood is preparing to present a more detailed list and extensive needs for that area because of the 109 apartments that are going to be added to our neighborhood. I will see you in a couple of weeks.

Mayor Perrin said he heard Mr. Blackburn mention all of those things. He said you might want to sit down with our Senior Planner, Derrel Smith. I think he may be able to guide you on some of those. Mr. Blackburn said he has visited with one of his employees and with the Engineering Department too about the water and the streets. So, we are headed in the right direction. Mayor Perrin said ok and thank you.

Michael Boggs, with Tralan Engineering, 2916 Wood Street, and I represent PDW Properties for this rezoning. I just wanted to make sure and reiterate that we are looking to rezone this property at this time. Upon approval rezoning, part of the condition of the rezoning will be to take the site plan back through MAPC for approval for purposes of screening and buffers and things of that nature. Also, it will be required to meet all drainage, city drainage modifications and improvements for this project as well.

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to hold this to three readings.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-17:091

AN ORDINANCE FOR THE TRANSFER OF LOCATION OF PRIVATE CLUB PERMIT FROM THERAPY OF JONESBORO, INC. d/b/a THERAPY

Attachments: [Ordinance.pdf](#)
[Application for Transfer of Location of Private Club Permit.pdf](#)
[Private Club License Transfer or Change of Business Review and Conditions](#)
[JPD Approval.pdf](#)
[Lease Agreement.pdf](#)
[Alcohol Application Fee Receipt.pdf](#)
[Copy of ORD-17-071.pdf](#)

Councilmember John Street motioned to hold it at that reading and do the third reading at the next meeting.

Held at second reading

ORDINANCES ON THIRD READING

ORD-17:083

AN ORDINANCE TO CREATE THE LAND BANK COMMISSION; TO SET FORTH CERTAIN DUTIES AND RESPONSIBILITIES OF THIS COMMISSION; AND FOR OTHER PURPOSES.

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

Aye: 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 1 - Chris Gibson

ORD-17:086

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO RM-8, RESIDENTIAL MULTI-FAMILY FOR PROPERTY LOCATED AT 800 SCOTT STREET AS REQUESTED BY BARBARA TOSH

Attachments: [Amended Letter of Appeal.pdf](#)
[Appeal Letter.pdf](#)
[AN ORDINANCE TO AMEND CHAPTER 117\(Tosh\).docx](#)
[Plat.pdf](#)
[Application.pdf](#)
[Staff Report.pdf](#)
[Staff Summary 17-27 800 Scott Street APPREAL.pdf](#)

Scott Troutt with Troutt Law Firm, 247 S. Main Street, said he did manage to get the amended letter up here today. The catch is that it was up here today. I am asking that that be tabled for the current time and be considered on January 2, 2018.

Vince Percy, 3200 Rhonda Drive, said I am a proud citizen of Jonesboro. It is exciting to see how fast our city is growing and to see all of the new jobs and opportunities that are responding to this new growth. I feel as a city, we must do our due diligence to not only satisfy the needs to promote immediate growth, we must also ensure our decisions made by leadership will promote continued growth for future generations. As you know when businesses and industry are searching for new locations to invest, they look a local infrastructure and physical geography. However, it is often noted, and is certainly not a secret, that these same potential industries also seek out other cities, other cities that require quality housing, smart planning, and promote a good quality of life. The decisions of our city's leadership make at this time, can now have a major and often irreversible impact later. A new proactive and protective building code will be a great step in the right direction. I know that is under way. However, while the details of this new building code are being worked out, our city is at risk of allowing construction of structures and rezoning requests that could undermine the very spirit of that new plan. It simply makes sense that until we agree upon what the new standard of these new buildings will be that this council should consider pausing the approval of any new multifamily rezoning requests and construction approvals of these units. Of course this delay in approvals will be relatively short in the timeline of our city, but allowing a rush in new permits and rezoning before the new code is official could possibly have a negative impact on our city for decades and perhaps even forever. So, thank you.

Mayor Perrin said thank you very much sir.

Councilmember Moore asked, just for clarification, was Mr. Bryant's motion to postpone temporary until January 2, 2018? Councilmember Bryant said yes. Councilmember Moore said he would second that motion. Councilmember Joe Hafner asked City Planner Derrel Smith, on the updated Staff Report, on B, the consistency of the proposal with the purpose of Chapter 117 zoning, it says the purpose will achieve consistency with the purpose of Chapter 117, but there is still a red x. Mr. Smith said if it changed to RM-8, it would change to a green check. All of those were done when it was presented with the 16. Councilmember Hafner said that Criteria A was updated with an additional comment, but B wasn't. Mr. Smith said they did not get B. Councilmember Hafner said he just wanted to make sure. Councilmember David McClain wanted to know how many criteria that they do meet. Mr. Smith said that they make four out of six criteria under the 8.

A motion was made by Councilman LJ Bryant, seconded by Councilman Chris Moore, that this matter be Postponed Temporarily . The motion PASSED with the following vote.

Aye: 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 1 - Chris Gibson

ORD-17:087

AN ORDINANCE FOR THE ADOPTION OF A BUDGET FOR THE CITY OF JONESBORO, ARKANSAS, FOR THE TWELVE (12) MONTHS BEGINNING JANUARY 1, 2018, AND ENDING DECEMBER 31, 2018, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE THEREIN PROVIDED FOR, ADOPTION OF THE EMERGENCY CLAUSE FOR THE EFFICIENT OPERATION OF CITY GOVERNMENT, AND FOR THE FINANCIAL CONTINUITY OF 2018, AND FOR OTHER PURPOSES.

Attachments: [2018 Proposed Budget](#)
[John Gay Email.pdf](#)
[Budget 2018 Amended.pdf](#)

Councilmember Joe Hafner stated that he would like to amend ORD-17:087 as it stands to include a capital improvement line item of \$1,276,897.69 representing the purchase of the shooting range sports complex property originally budgeted in 2017. The actual closing date of this property has been moved to January of 2018. As a result, this expenditure will need to be reflected in the 2018 budget. Councilmember John Street seconded the motion to amend ORD-17:087. All voted aye in favor of the amendment.

Mayor Perrin stated that this is for the shooting range. I did get a call late Friday from Game and Fish. The Fish and Wildlife Association loved our permit. It has all been approved by them. However, there is one other step. By federal law, it has to be signed by one of the Indian Tribes and that will not occur until January 2, 2018. We had to move the money over and appropriate it into 2018. We will not be closing on this land in 2017. We will be closing on it in 2018. That is why the motion is there tonight. Also, our Chief Financial Officer, Bill Reznicek, has given you the amended sheets for the budget. Councilmember David McClain asked if this was just to put the changes in. Mayor Perrin said yes.

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to adopt ORD-17:087. All voted aye. (Councilmember David McClain later changed his vote to no. See minutes below.)

Councilmember Mitch Johnson motioned, seconded by Councilmember Charles Frierson, to adopt the emergency clause.

Councilmember McClain asked if we just adopted the budget. Mayor Perrin said that we did just adopt the budget. Councilmember McClain said that he had some more questions before we adopt it. I was still under the impression that we were working on this one thing. Mayor Perrin said it has been adopted. Councilmember McClain asked if he could change his vote because he would like to make some changes and comments as well. Mayor Perrin said that he would yield to the City Attorney Carol Duncan on that. Ms. Duncan said she thinks the records could reflect that you changed your vote on the budget to no, but I don't know if we get to go back and do more discussion because it has already been voted on. Councilmember McClain said he would like the record to reflect that he votes no. Mayor Perrin said ok.

By roll call vote, all voted aye on the emergency clause except Councilmember L.J. Bryant and Councilmember David McClain who both voted no.

Mayor Perrin said that any of you all that voted no want to have any particular discussion on this, please call me. I will meet you any time tomorrow or whenever you want. Councilmember McClain said that he would. Mayor Perrin said that he and Bill Reznicek will sit down and go through it by line item if you need to.

Mayor Perrin said I am going on into my tenth year next year. This budget is over \$60 million. It is a very large budget for the city. It is a deficit budget. However, it will be balanced based on reserves. I did want to point out, on that approximately \$13 million deficit, \$8.1 million is a one time expenditure. On our department O&M and fixed assets that were submitted, we reduced those by \$3 million. In capital improvements that were submitted, we also reduced those by \$3.8 million. There has been a lot of studying going on in this budget in doing that. I think this will be a good budget and we will make sure that we come in on the budget. I just want to make the offer again that Mr. Reznicek and I can meet with you. Please call us, we would love to meet with you.

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

Aye: 10 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Charles Coleman; Bobby Long; Joe Hafner and LJ Bryant

Nay: 1 - David McClain

Absent: 1 - Chris Gibson

ORD-17:089

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-1 TO GENERAL COMMERCIAL DISTRICT, C-3 LUO FOR PROPERTY LOCATED AT 3217 SOUTHWEST DRIVE AS REQUESTED BY JOE HAYNIE OF FIRST BAPTIST CHURCH

Attachments: [Rezoning Ordinance.pdf](#)
[3217 SW Drive Plat.pdf](#)
[Staff Summary - Council.pdf](#)
[Application.pdf](#)
[Aerial View of Location.pdf](#)
[Pam Alexander Handout.pdf](#)
[Pictures of Rezoning Property.pdf](#)
[Property Owner Notifications.pdf](#)
[Quit Clam Deed.pdf](#)
[Real Property Transfer Tax.pdf](#)
[USPS Receipts.pdf](#)
[USPS Return Cards .pdf](#)

Councilmember Gene Vance stepped out of the Council meeting at 5:59 and did not return until 6:01. He was absent and did not vote on this matter.

Jim Gramling from Gramling Law Firm, representing First Baptist Church, said we had a community meeting before we submitted the application. One person showed up.

They did not raise any objections and there have not been any objections to my knowledge since then. This is property on a state highway. We are asking for rezoning from R-1 to C-3, Limited Use to prohibit adult entertainment and alcohol/tobacco sales. I would be happy to entertain any questions.

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

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 2 - Gene Vance and Chris Gibson

ORD-17:090

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-1 TO GENERAL COMMERCIAL DISTRICT, C-3 LUO FOR PROPERTY LOCATED AT 4150 SOUTHWEST DRIVE AS REQUESTED BY ASHDOWN PLAZA, LLC

Attachments: [Rezoning Ordinance.pdf](#)
[4150 SW Drive Plat.pdf](#)
[Application.pdf](#)
[Staff Summary - Council.pdf](#)
[Aerial View of Location.pdf](#)
[Pictures of Rezoning.pdf](#)
[Property Owner Notifications.pdf](#)
[USPS Receipts.pdf](#)
[USPS Returned Green Cards.pdf](#)

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

Aye: 11 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 1 - Chris Gibson

8. MAYOR'S REPORTS

Mayor Perrin reported on the following items:

Mayor Perrin said the first item is the Airport Financial Statements. They look good this year. I attended the Airport Commission meeting and one of the major things the Airport Commission is going to be looking at in the future is that the airstrip is long enough and will handle larger planes, but the problem is the taxi ways off of that. They are looking to probably enter some type of agreement and hiring an engineering firm to look at the feasibility of putting in a master plan for the airport. Within that master plan will be the depths of the exits so that planes when they land, they can get off of that so if any team would come in here for ASU to play or etc. anything of that size would be able to land here in Jonesboro. I just wanted to throw that out.

Mayor Perrin said one of the things I am proud of is that Jonesboro received a Continuum of Care grant. One of the items in that is that we place people in homes

that are homeless and cannot do that. I am pleased to tell you that seven out of the eight that have applied are already in those homes. Community Development Director, Tiffny Calloway reported that at the Department Head meeting.

Mayor Perrin said our JET advertising keeps going up and our total through the end of last month was \$29,526.72. Also in JETS, we are looking at some of our bus stops and pulling maintenance on those replacing the plexiglass which is real dark and shady. It is just not safe to have them that way.

Mayor Perrin said we had another tower put up which was a joint venture between CWL and the City of Jonesboro. They have received their federal number and probably after the first of the year that will be in operation. What that means is another backup so we can communicate with our public safety. That is very important. The city at one time only had one tower that was at the landfill. Today we have three and now we have a backup. That is extremely important for public safety.

Mayor Perrin stated that in 2017, you all approved a new cemetery building for the equipment out on Dan Avenue. I went by there and it is in the dry. We hope to have that open in probably February or March on that contract.

Mayor Perrin said we do have our final figures for 2017 on state turnback. On the combined turnback, we are up \$130,000 from last year which is about 3.11%. The general fund was down about \$7,000. However, the Street Department came in at \$214,000 more than last year which is 7.22% so we did real good and you can see by the budget that we are not having any fluff in that budget. If you look at these figures and go back to what was budgeted last year, you can see that they are very, very close.

Mayor Perrin stated that on our Highway One ½ cent sales tax, this year we collected \$86,000 more than we did last year which is 6.35%. Those monies do go for street improvements in the Street Department. I just wanted to give you a heads up on that.

COM-17:087

Financial statements for the Jonesboro Airport Commission for November, 2017

Attachments: [JAC Jonesboro Airport Financials 11_17.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said he would like to wish everyone a Merry Christmas and a Happy New Year. If you haven't gone to the skating rink, if you have kids or grandkids, go down there and utilize it. They are doing a great job with that. I also want to do a shout out to the Foundation of Arts. They did an excellent production of the Nutcracker this year and their Charlie Brown Christmas was good. They provide another little element of quality of life here and I think people really appreciate it. All parts of the community are involved with that. It is another great plus for Jonesboro.

Councilmember Mitch Johnson said that the Public Safety Committee met earlier this evening and we had a walk on item that needed to be brought to this body tonight.

Councilmember Mitch Johnson motioned, seconded by Councilmember Chris Moore, to suspend the rules and walk on RES-17:197. All voted aye. Councilmember Johnson said he would move to adopt due to the time sensitivity on this.

RES-17:197

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH APERMA AND THE ARKANSAS MUNICIPAL LEAGUE TO REPRESENT THE CITY OF JONESBORO IN OPIOID LITIGATION

Attachments: [Opioid Litigation Engagement Letter 11-29-17.doc](#)

Councilmember Mitch Johnson motioned, seconded by Councilmember Chris Moore, to suspend the rules and walk on RES-17:197. All voted aye.

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

Aye: 11 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 1 - Chris Gibson

Councilmember Johnson said he would like to wish everyone a Merry Christmas and a Happy New Year. It is a great day in Jonesboro.

Councilmember L.J. Bryant said 2017 was a great year for Jonesboro and I look forward to a great 2018.

Councilmember Joe Hafner said he had no comments except Merry Christmas and Happy New Year.

Councilmember Bobby Long said he would echo that with no comments.

Councilmember David McClain said the same here, Merry Christmas.

City Clerk Donna Jackson said she would like to thank our IT Department and our Maintenance crew. If you notice, each of you have a plug in for your electronics now.

Councilmember Ann Williams said at the last meeting Mayor Perrin mentioned something about the old Citizens Bank building or the consulting that was being done on that. Is there any update on that? Mayor Perrin said yes ma'am there is. The parties that were going to close on that did not close. The Chief and I met with Price Gardner in Little Rock last week. I told him to go ahead and send us his report. Councilmember Chris Moore and I agree with him to go ahead and hire a third party attorney to give us our options and that should be forthcoming. I appreciate you bringing that up.

Councilmember Chris Moore said he would like to wish everyone a Merry Christmas also. Mr. Percy had an important point tonight about the multifamily zoning. We are waiting on the design criteria. What is the ETA of that coming to the council? City Attorney Carol Duncan said it goes to committee in January and then council if it passes committee. Councilmember Moore asked if we should be expecting it within the next 60-90 days. Mayor Perrin said it should be before that. I think if it goes well, he will have it on the committee and if the committee so desires to move it onto the council that one night which would be on January 2, 2018, then we would have it and

probably by the first of February. City Planner Derrel Smith said that it is already entered into Legistar and ready for the Public Works Committee on January 2, 2018. Councilmember Moore said he has had a lot of calls about that this week wanting to know where we are at in the process. Councilmember Ann Williams asked if the first committee meeting was January 2, 2018. Mayor Perrin said that is correct. He will have that at the committee meeting and if the committee so chooses they can make a motion to forward that onto full council that night, then it would be on the next council meeting in January, and the final on the first council meeting in February. The attorney and I have talked about that. I have gotten several emails and stuff about putting a moratorium on multifamily. The problem with that is if we even started now on putting that in there on a moratorium, you have to state a time on a moratorium and you have to state the purpose of the moratorium. From the time you did that, you would be right back around the same time as this multifamily design guidelines. City Attorney Carol Duncan said a moratorium requires a specific time-frame and a specific reason that you are doing the moratorium. You could do one while you are implementing your design guidelines. The problem is that it has to be passed by ordinance and by the time you got that ordinance through committee and to council, you are already going to have this ordinance through committee and to council so you might have this passed prior to getting your moratorium passed. Councilmember Charles Coleman asked if they would be able to waive the readings on the ordinance. Ms. Duncan stated that council has that authority. Councilmember Moore said without speaking for another group, I believe the concern was that we were not going to be taking the design proposal up until summer. Mayor Perrin said no, it is on a fast track. Councilmember Moore said he spoke with several of them today and wanted to reassure them that right after the first of the year we were going to be discussing this. I think that alleviated the idea of a moratorium. Mayor Perrin said I did get some of the emails and the first thing I did was contact our City Attorney and she told me today. Councilmember Moore said they had a legitimate point that if we were not going to take it up for six months, we don't want people caught in the in-between now and then time with permitting and applications. We need to either take it up immediately at the first of the year or else we need to have a moratorium, but if we are taking it up at the first of the year, then the point is mute. Mayor Perrin said he agrees.

Councilmember Charles Coleman said Merry Christmas.

Councilmember Gene Vance said Merry Christmas.

Councilmember Charles Frierson said Merry Christmas.

Mayor Perrin said that Councilmember Bryant said it, that we did have a good 2017. I do believe that we will come under budget on what we had budgeted for 2017. We have done a lot for the citizens this year. This budget that you passed is going to add a tremendous amount for public safety and quality of life for you and I and other citizens in this city. I appreciate your confidence in this administration. It is not me, it is those folks sitting out there that come here every council meeting and listen to what you have to say and that is my wonderful staff I have to say. I just want to say thank you to the staff and I want to wish everyone of the citizens of Jonesboro a Happy New Year and a safe Merry Christmas and to be with your family and enjoy that. That to me is what is more important.

10. PUBLIC COMMENTS

11. ADJOURNMENT

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

Aye: 11 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 1 - Chris Gibson

_____ **Date:** _____

Harold Perrin, Mayor

Attest:

_____ **Date:** _____

Donna Jackson, City Clerk