



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, April 3, 2012

6:30 PM

Huntington Building

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

#### 1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 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; Mikel Fears and Charles Coleman

#### 4. SPECIAL PRESENTATIONS

**COM-12:019** Proclamation for the Make A Wish committee members

**Sponsors:** Mayor's Office

*Mayor Perrin presented a proclamation to board members for their work with the Make A Wish Foundation.*

**This item was Read.**

**COM-12:020** Proclamation for the Junior Auxiliary

**Sponsors:** Mayor's Office

*Mayor Perrin presented the proclamation to Sarah Tipton declaring April 1-7, 2012, as Junior Auxiliary Week. Ms. Tipton introduced other members of the Junior Auxiliary and thanked the Mayor for the recognition.*

**This item was Read.**

**COM-12:021** Proclamation for Paint the Town Green

**Sponsors:** Mayor's Office

*Mayor Perrin declared the week of April 14-20, 2012, as Paint the Town Green and Monday, April 16, 2012, will be Arbor Day in Jonesboro.*

**This item was Read.**

**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. A motion was made that these files be approved by consent voice vote**

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

**MIN-12:026** Minutes for the City Council meeting on March 20, 2012

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

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

**RES-12:030** A RESOLUTION TO PLACE VARIOUS STREET SIGNS IN THE CITY OF JONESBORO

**Sponsors:** Mayor's Office

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

Enactment No: R-EN-053-2012

**RES-12:037** A RESOLUTION APPROVING AND ADOPTING THE CONTENTS OF THE POLICY AND PROCEDURES MANUAL OF THE POLICE DEPARTMENT IN THEIR ENTIRETY

**Sponsors:** Police Department

**Attachments:** [Policy Manual.pdf](#)

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

Enactment No: R-EN-054-2012

**RES-12:039** A RESOLUTION AMENDING THE ORIGINAL CONTRACT WITH DAYSTAR (LEGISTAR SOFTWARE) NOW KNOWN AS GRANICUS, INC. FOR HOSTED SERVICES FOR THE CITY OF JONESBORO, ARKANSAS

**Sponsors:** City Clerk

**Attachments:** [Contract](#)

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

Enactment No: R-EN-055-2012

**6. NEW BUSINESS**

## ORDINANCES ON FIRST READING

**ORD-12:014** AN ORDINANCE TO AMEND ORDINANCE O-EN-023-2010 TO CHANGE THE DUTIES OF THE TRANSPORTATION MANAGEMENT BOARD

**Sponsors:** Mayor's Office

**Attachments:** [ORD 10 031](#)

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

*Mayor Perrin explained when the Transportation Management Board was formed they were put in charge of traffic signage. They would like to put that authority back under the Permanent Traffic Control Review Committee.*

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

*After adoption of the ordinance, Councilman Gibson motioned, seconded by Councilman Johnson, to adopt the emergency clause. All voted aye.*

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

Enactment No: O-EN-012-2012

**ORD-12:016** AN ORDINANCE TO AMEND ORDINANCE O-EN-003-2012 TO INCLUDE THE COST OF SHIPPING THE DIGITAL CAR CAMERA SYSTEMS

**Sponsors:** Police Department

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

*Councilman Street 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 Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.*

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

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

Enactment No: O-EN-013-2012

**ORD-12:017** AN ORDINANCE TO ESTABLISH A PERMANENT TRAFFIC CONTROL REVIEW COMMITTEE

**Sponsors:** Mayor's Office

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

*Councilman Street 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 Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.*

**A motion was made by Councilman John Street, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED by a unanimous vote**

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

Enactment No: O-EN-014-2012

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON THIRD READING*

**ORD-12:007** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RM-8 L.U.O. FOR PROPERTY LOCATED AT TURFWAY DRIVE/SADDLECREST DRIVE AS REQUESTED BY B&T LAND CO.

**Attachments:** [Plat](#)  
[MAPC Report](#)  
[Duplex Drawings](#)  
[Opposition Material](#)  
[Flyer for information meeting](#)  
[Supporting Material](#)  
[Supporting Pictures](#)

*Mayor Perrin clarified since this is a reconsideration, after a vote is taken the vote will be final on this issue.*

*Councilman Gibson abstained from discussion and voting. Councilman Frierson also abstained from discussion and voting due to a business relationship with one of the owners.*

*Councilman Moore motioned, seconded by Councilman Street, to adopt the ordinance.*

*Attorney Matt Modelevksy, representing B&T Land Company, handed out supporting information. He informed the Council they had an informational meeting this past Tuesday at Couch's Barbecue concerning the rezoning. They sent out certified notices to all of the people they knew who lived in the Bridlewood Subdivision. They went door to door and passed out flyers.*

*Councilman Fears made a motion to limit discussion to five minutes per side. Councilman Fears withdrew his motion.*

Mr. Modelevsky discussed the information in the supporting material. He noted there was a good representation of people from the Bridlewood Subdivision at the informational meeting last week. The residents had two primary concerns, with the first relating to crime. He visited the crime analyst and questioned whether multi-family residences increase crime in that area. He referred to an apartment complex off South Caraway and noted there hasn't been an increase in crime since the development of the complex. He explained the other concern of the residents is declining property value if duplexes are built in their area. He further explained he sampled 20 to 25 properties that were sold around the Links. Not one of those properties had a declining value; rather, they sold higher. Mr. Modelevsky discussed the type of duplexes that would be built and noted due to the price of the duplexes they would attract higher-income tenants. He stated existing nearby homes are priced at \$140,000 to \$150,000.

Mr. Modelevsky explained the developers don't think it's economically feasible to continue to develop the area as they have the rest of the subdivision. They are considering the duplexes, which the proposed rezoning would allow. Another option would be to build lower priced single-family homes ranging from \$80,000 to \$90,000. He added it appears to him that lower valued single-family homes would be more detrimental to the neighborhood as opposed to the higher valued duplexes. Mr. Modelevsky noted another concern expressed at the informational meeting was a maintenance agreement for the area. He stated the developers will take care of the property instead of relying on the tenants.

Police Chief Michael Yates discussed crime relating to multi-family residences. He explained in general Mr. Modelevsky is right; typically high-end rental properties in the beginning do not have an increase in crime due to the properties being new and well maintained. He added the only way to really tell how crime is affected around multi-family homes is to look at it over time, which can clearly demonstrate the relationship between rental properties and the increased demand for police assistance. Mr. Modelevsky noted the Links do not have a high number of incidences of crime and they were built numerous years ago.

Councilman Johnson questioned the number of duplexes that are proposed. Mr. Modelevsky explained there are 42 duplexes, which would make 84 total units. Councilman Johnson then questioned how many lots would be left in the subdivision undeveloped if the duplexes are built. Mr. Modelevsky stated there are a number of phases for the area. He referred Councilman Johnson to the supporting material, but he estimated it would be about 40%. Councilman Johnson asked if there would be future requests for rezonings for the other phases. Mr. Modelevsky answered he could not give a definitive answer, but there are no plans at this point to develop the property. He added the developers have indicated that if the market picks up they will resume building the same houses or similar houses to what exist now in the other phases of the development.

Ms. Tracye Walker, 3308 Derby Drive, spoke in opposition to the rezoning. She stated the residents of the Bridlewood Subdivision are not the only ones affected by this rezoning proposal; residents of the Paddock Subdivision are also affected. The subdivisions are only separated by a railroad track. She noted that while some questions were answered during the informational meeting, several questions were not answered and they left with some confusion. She added after speaking with several of the residents of the Bridlewood and Paddock Subdivisions, the residents felt threatened in that if the duplexes weren't built then the developers would build what the

developers described as "low income housing." She noted they did not pose the housing as \$80,000 to \$90,000; rather, they said it would be low income housing. Ms. Walker stated they were told they couldn't guarantee the \$1,200 per month in rent because that was based on a \$250,000 cost to build. She explained it was also indicated to them that in the future the duplexes would be sold, which would not guarantee rents staying at \$1,200 per month. She stated that at \$1,200 per month 3 college students could live in the duplex, which would leave them not knowing who was supposed to be there and not. She then questioned where the builders were while the first two meetings were occurring.

Anna Dorton, 3887 Bridlewood Drive, spoke in opposition to the rezoning. She noted she has expressed her concerns over the rezoning at the first two meetings and her feelings have not changed. She questioned how they would sell their homes in the future because people will be concerned about the duplexes.

Mr. Randy Johnson, 1907 Eldorado Cove, also spoke in opposition to the rezoning. He noted they attended the informational meeting and walked away with no resolution to their concerns. The developers did not address traffic or crime concerns very much. He explained the residents have attended all of the meetings concerning the proposed rezoning. He questioned why the engineer didn't attend the last meeting and also didn't let anyone know he wouldn't be attending.

Councilman Moore stated zonings go with property, not with projects. He questioned if they rezone the property if there would be anything prohibiting the developer from changing proposed duplex to something else. City Planner Otis Spriggs answered due to the limited use overlay the City Council has the authority to place conditions on the development. A concept plan and graphics have been presented, which can be attached to an ordinance as part of the limited use overlay. The plan also has to go to the Planning Commission to make sure the project adheres to the plan. Councilman Moore then questioned if those details are in the proposed rezoning ordinance. Mr. Spriggs answered no, so the layout could change unless it's added to the ordinance as a condition. Further discussion was held concerning the layout as proposed in the ordinance.

Councilman Dover questioned whether any applicant has ever indicated they were going to build low income housing. He clarified applicants typically say the development will be high-end, no crime, etc. Mr. Spriggs answered he can't say an applicant has never said their project would be low income, but there is no way for the City to enforce the layout unless it is stipulated in the ordinance as conditions.

Councilman Johnson expressed concern that they are always shown nice pictures, but developers are in the business to sell and once the property is sold the Council doesn't know what will happen to the property.

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

**Aye:** 1 - Gene Vance

**Nay:** 9 - Darrel Dover; Ann Williams; Chris Moore; John Street; Mitch Johnson; Tim McCall; Rennell Woods; Mikel Fears and Charles Coleman

**Abstain:** 2 - Charles Frierson and Chris Gibson

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

Mayor Perrin reported on the following items:

The bids for Parker Road and Highway 1 came in too high, so AHTD will be rebidding the project in May. It will be for a double left-hand turn lane. The bids came in around \$800,000, which is 25% more than what they had anticipated. He and Public Works Committee Chair John Street may be meeting with AHTD to be reviewing the map to see what can be done.

The parking lot at Southside Ballpark has been asphalted. There were numerous teams at Southside and Joe Mack over the weekend for tournaments.

Currently, there are 1,670 signed up for soccer with City Youth teams.

They met with ADEQ concerning the landfill. The second part of the CAO will be due July 31, which the City should meet with no problems.

He and City Clerk Donna Jackson have signed the papers concerning the property on Jefferson that the City recently purchased. They should get the judge's signature tomorrow on a 1031 and it should close. He hopes to start demolition on the property this week.

## **9. CITY COUNCIL REPORTS**

Councilman Street motioned, seconded by Councilman Moore, to suspend the rules and add RES-12:044, RES-12:045, RES-12:046, RES-12:047, RES-12:048 and RES-12:049 to the Council agenda. All voted aye.

**RES-12:044** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE THE YMCA

**Sponsors:** Mayor's Office

**Attachments:** [Offer & Acceptance YMCA](#)

**A motion was made by Councilman John Street, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED by a unanimous vote**

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

Enactment No: R-EN-056-2012

**RES-12:045** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE SALE OF REAL PROPERTY TO LYNN WIMBERLY

**Sponsors:** Mayor's Office

**Attachments:** [Plat](#)

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

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

Enactment No: R-EN-057-2012

**RES-12:046** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE SALE OF REAL PROPERTY TO JAMES AND LAJANA WASHAM

**Sponsors:** Mayor's Office

**Attachments:** [Plat](#)

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, that this matter be Passed . The motion PASSED by a unanimous vote**

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

Enactment No: R-EN-058-2012

**RES-12:047** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE SALE OF REAL PROPERTY TO MICHAEL AND JENNIFER GREENE

**Sponsors:** Mayor's Office

**Attachments:** [Plat](#)

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, that this matter be Passed . The motion PASSED by a unanimous vote**

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

Enactment No: R-EN-059-2012

**RES-12:048** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE SALE OF REAL PROPERTY TO BRADLEY AND MICHELE EDWARDS

**Sponsors:** Mayor's Office

**Attachments:** [Plat](#)

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

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

Enactment No: R-EN-060-2012



**RES-12:049** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS  
THE SALE OF REAL PROPERTY TO CARI ANN GULLEY

**Sponsors:** Mayor's Office

**Attachments:** [Plat](#)

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, that this matter be Passed . The motion PASSED by a unanimous vote**

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

Enactment No: R-EN-061-2012

*Councilman Moore asked for clarification regarding the sixth property owner near the Edwards property that did not purchase the encroachment. Mayor Perrin explained they will be replatting the property and will include the land the sixth property owner did not want to purchase. In total, the land will be 28.25 acres and will go out for bids.*

*Councilman Moore also commended the Mayor for putting the reasons for emergency clauses in the written ordinances.*

## **10. PUBLIC COMMENTS**

*Shalauna Rack, 612 East Alpine, stated she stayed in Jonesboro for 10 years and expressed concern over how hard it is to live in the county. She discussed issues with the court system. She stated in this economy is it hard to pay fines, pay for classes and also pay livings expenses for single parents. She then noted how people who can't pay the \$25 a week have a nonpayment of fine warrant issued. She asked for changes in the system. She explained some of the punishments are harsh and pointed out possible conflicts of interest if Judge Blackman's wife owns the public service building. She also expressed concern with police presence at Parker Park and why money isn't invested in things for children to do such as a water park or zoo. She stated she will keep coming to the Council meetings to voice her opinion concerning these issues.*

*Kenny Wilson expressed concern over people illegally selling drugs and alcohol and not being shut down. He stated some places have been doing it for ten or twelve years. He added there are officers who pass it every day and the people coming out of the houses are being arrested, but the people who are doing the selling aren't being arrested. He explained his concern is for the children who may get involved in that kind of activity in the future. He also stated if someone stands against something such as this, they should also be willing to help the Jonesboro Police Department take care of it. Councilman Woods explained on April 12th City Youth will be holding a meeting to discuss positive things for children. He invited Mr. Wilson and anyone else he may know who would be interested in attending.*

*Rev. Charline Johnson, 2420 Oakbrook Drive, stated she doesn't like to see the Police Department raised as being racist because she's been here 20 years and has*

*dealt with some exceptional officers. She added she has issues with the court system, but she stays out of it. She noted if children were taught at home, then the police wouldn't have to teach them. She discussed the morals she taught her children and what was taught to her. She stated there are consequences to everything people do, even children.*

**11. ADJOURNMENT**

**A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Moore, that this meeting be Adjourned . The motion PASSED by a unanimous vote**

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

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Donna Jackson, City Clerk**