



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, February 19, 2013

5:30 PM

Huntington Building

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### SPECIAL CALLED PUBLIC SERVICES MEETING AT 4:45 P.M.

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

### PUBLIC HEARING AT 5:25 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 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Rennell Woods; Mikel Fears and Charles Coleman

**Absent** 1 - Chris Gibson

### 4. SPECIAL PRESENTATIONS

**COM-13:011** Proclamations by the Mayor to the Annie Camp East Lab for their contribution to the Downtown BBQ Fest

**Sponsors:** Mayor's Office

**This item was Read.**

**COM-13:012** Proclamation by the Mayor to Jissel Esparza for her contribution to the Downtown BBQ Fest

**Sponsors:** Mayor's Office

**This item was Read.**

**COM-13:013** Proclamation by the Mayor to Jessica Vaughn for her contribution to the Downtown BBQ Fest

**Sponsors:** Mayor's Office

**This item was Read.**

**COM-13:014** Otis Spriggs, Planning Director, to do presentation of the Master Land Use Plan

**Sponsors:** Mayor's Office

**Attachments:** [Table](#)  
[Handout](#)

*City Planner Otis Spriggs discussed the Land Use Plan. The Land Use Plan was adopted in January, 2010. There have been 60 amendments. He provided the Council with a handout showing the 60 amendments and the details associated with those amendments. He noted there weren't many denials and most of them were not consistent with the map. Of the 60 rezonings, 35 were consistent with the Land Use Plan, which makes a 58% rate of consistency. There were concerns in the past that the City was not following the Land Use Plan, but the rate of consistency has improved since then. They are paying closer attention to whether or not they are consistent with the plan. The staff is also providing more information to the City Council concerning the rezoning proposals to ensure consistency with Council policies. The Land Use Advisory Committee will look at the plan and refine the plan in order to make it more readable and usable. For example, with the previous plan not much attention was given to Highway 49 North. But, with the development of the new commercial areas they will look at that area more. The ASU campus master plan is ready to be rolled out for approval and will take into account the boundaries around the campus. They are looking at pulling resources together to review the footprints of the campus to look at traffic and housing issues, as well as other things. They will also be looking at the housing challenges in North Jonesboro. Corridors in the City, such as the medical mile corridor, will have to be linked into the Master Street Plan. Mr. Spriggs stated the old Land Use Plan is site-specific, but they would like to look at things in a broader sense as opposed to a site-by-site basis. They plan on looking at the map on a five-year basis.*

*Mayor Perrin stated there are only a few inconsistencies, but there's enough to warrant looking at the plan again. He plans to call a meeting of the Land Use Advisory Board to do an overview of the old plan and updating it.*

*Councilman Fears noted this document is a guide, but it's not a cut and dry document as how to everything will be zoned. Mayor Perrin agreed and stated the City will have public hearings on the Land Use Plan to gain comments.*

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

**Absent:** 1 - Chris Gibson

**MIN-13:014** Minutes for the City Council meeting on February 5, 2013

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

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

**RES-12:235** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR MHC KENWORTH, A COMMERCIAL DEVELOPMENT

**Sponsors:** Engineering

**Attachments:** [Maintenance Agreement - MHC Kenworth](#)

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

Enactment No: R-EN-021-2013

**RES-13:010** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR HARRISON PARKER ANNEX MINOR PLAT, A COMMERCIAL DEVELOPMENT

**Sponsors:** Engineering

**Attachments:** [Maintenance Agreement.pdf](#)

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

Enactment No: R-EN-022-2013

**RES-13:011** A RESOLUTION REQUESTING FREE UTILITY SERVICE FROM CITY WATER AND LIGHT FOR TRAFFIC SIGNAL

**Sponsors:** Engineering

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

Enactment No: R-EN-023-2013

**RES-13:015** RESOLUTION TO MAKE APPOINTMENTS/REAPPOINTMENTS TO THE LAND USE ADVISORY COMMITTEE AND THE COMMUNITY TRANSPORTATION ADVISORY BOARD

**Sponsors:** Mayor's Office

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

Enactment No: R-EN-024-2013

**RES-13:028** RESOLUTION TO NAME JUDGES, CLERKS AND ALTERNATE WORKERS FOR THE 2013 CITY WATER AND LIGHT PLANT ELECTION

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

Enactment No: R-EN-025-2013

**6. NEW BUSINESS**

*ORDINANCES ON FIRST READING*

**ORD-13:004** AN ORDINANCE TO VACATE AND ABANDON FORD AVENUE (A 15' ROAD RIGHT OF WAY), AND DECLARING AN EMERGENCY FOR THE PURPOSE OF PLAT RECORDING, PENDING CONSTRUCTION BY THE AFFECTED PROPERTY OWNER AND PENDING FINANCING AS REQUESTED BY RIVERSIDE PROPERTIES, LLC

**Attachments:** [Plat](#)  
[Application Form](#)  
[Utility Forms](#)  
[Petition](#)  
[Planning Letter](#)  
[Engineering Letter](#)  
[Deed Recording](#)  
[Adjacent Owner Notifications & Plat](#)

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

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

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

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

**Absent:** 1 - Chris Gibson

Enactment No: O-EN-006-2013

**ORD-13:006** AN ORDINANCE TO MODIFY THE LEASE AGREEMENT WITH CONTINENTAL UTILITY SOLUTIONS, INC. AND DECLARING AN EMERGENCY TO ALLOW THE LESSEE TO MOVE FORWARD WITH THE RENOVATIONS TO THE ADDITIONAL SPACE SO THAT ALL RENOVATIONS WILL BE COMPLETED BEFORE THE CITY OCCUPIES THE BUILDING.

**Sponsors:** Finance

**Attachments:** [LEASE MODIFICATION CUSI](#)  
[Original Lease](#)

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

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

*Mayor Perrin explained CUSI currently has a lease in the Mercantile Center that the City took ownership of when the building was purchased. They would like to add another 2,094 square foot to their lease. They have renovated a portion of that area and would like to renovate the rest. The lease reflects CUSI will get a credit for the renovations toward the cost of the lease. The lease will expire in 2017. He does not anticipate the City needing the space in 2017. He noted they do not know how much the renovations will cost, but the credit will be for only the cost of the renovations.*

Mayor Perrin stated the City will be receiving about \$90,000 per year in rental income for the offices in the Mercantile Center. Councilman Moore expressed concern that the company understands if the City needs the space in 2017 that they will be out of the building. Mayor Perrin explained they clearly informed the company of that, which is why they decided to amend the original lease as opposed to beginning a new one.

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

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

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

**Absent:** 1 - Chris Gibson

Enactment No: O-EN-007-2013

**ORD-13:007**

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;

**Attachments:** [Plat](#)  
[MAPC Report](#)  
[Letter from Sage Meadows Association](#)  
[Agreement with Sage Meadows Board](#)

Mayor Perrin explained this ordinance is related to ORD-13:008, which is by the same property owner for properties near Sage Meadows. Councilman Gibson, who is not in attendance tonight, asked for the ordinance to be held at first reading in order for more discussion time.

Councilman Moore offered the ordinance for first reading by title only and asked that it be held there.

City Planner Otis Spriggs discussed the rezonings. The property owner would like to build "landominiums" on the property, which are single family detached units on a smaller lot. It will be condominium-type purchases. The owner has been meeting with the homeowner's association to discuss the development and they attached an endorsement letter. The MAPC recommended the rezonings unanimously and there was no opposition. There were challenges concerning the roundabouts, but they are leaving that issue to the engineers to decide which is the best way for the development to connect with Sage Meadows Boulevard. Most of the concerns were due to the amount of traffic in the morning hours. He noted the planned development will have to go back to the MAPC twice, once as preliminary, the other as final. That will be when the recommendations from staff will come in.

Councilman Vance questioned whether this is the same landowner that owns the property to the north and east of the clubhouse. Mr. Spriggs stated he is not sure of what land he owns in that area. He added this property was purchased in either 2007 or 2008 with the intention of development. He noted the unplatted portions he believes are owned by other individuals.

Councilman McCall then questioned what the owner's name is. Mr. Spriggs answered Kevin Kessinger.

Mr. Mike Crotts, from the Sage Meadows association, informed the Council that this

landowner is not the same person who owns the property north of the clubhouse. The board is in support of what is going on, with the only concern being the ingress and egress on Sage Meadows Boulevard. They ask that the ingress/egress not be at the smaller roundabout or else that roundabout will have to be fully re-worked all the way around. He noted they have not seen any plans as to where the development will come in except at the roundabout, which causes concern. He added they agreed to go with the engineering study to determine the best intersection with Sage Meadows Boulevard. Mr. Spriggs noted Engineer George Hamman is working on the rezoning for the property owner. Mr. Hamman explained they do have a layout that they will provide to Mr. Spriggs so it can be sent out. They are willing to work with the Engineering Department to figure out the best intersection. Mayor Perrin asked for Mr. Crofts to also get a copy of the layout.

**This ordinance was Held at one reading.**

**ORD-13:008** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3 TO RS-8 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF MACEDONIA ROAD, EAST SIDE OF HIGHWAY 351 AS REQUESTED BY K&G PROPERTIES

**Attachments:** [Plat](#)  
[MAPC Report](#)  
[Lot layout](#)  
[Letter from Sage Meadows Association](#)  
[Agreement with Sage Meadows Board](#)

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

**This item was Held at one reading.**

#### RESOLUTIONS TO BE INTRODUCED

**RES-13:002** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to Condemn property at 704 Vine St. Owners Michael & Veronica Baker

**Sponsors:** Code Enforcement

**Attachments:** [CONDEMNATION CHECKLIST](#)  
[Notice of Violatio1Michael](#)  
[Notice of Violatio1](#)  
[100e0583](#)  
[100e0575](#)  
[100e0576](#)  
[100e0579](#)  
[100e0578](#)

*No one spoke in opposition to the condemnation.*

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

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

**Absent:** 1 - Chris Gibson

Enactment No: R-EN-026-2013

**RES-13:003** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to Condemn property at 701 Cate St. Owner Charles Rosse

**Sponsors:** Code Enforcement

**Attachments:** [CONDEMNATION CHECKLIST](#)

[Inspection report001](#)

[100E1565](#)

[100E1562](#)

[100E1566](#)

[100E1569](#)

*No one spoke in opposition to the condemnation.*

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

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

**Absent:** 1 - Chris Gibson

Enactment No: R-EN-027-2013

## **7. UNFINISHED BUSINESS**

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

*Mayor Perrin reported on the following items:*

*Last week he attended an executive committee meeting with the Municipal League. The bill requiring a licensed veterinarian to euthanize all animals in the Animal Control Department was stopped in the committee. The cable bill item that would've taken power away from cities when they received complaints from citizens concerning cable companies is being looked at. Cities will still have some control.*

*At the next Council meeting, he will have the names of the Master Street Committee members for approval.*

*The MPO Policy Committee met today and are setting up the challenges of revenue versus what the MPO is receiving from the state. They looked at financials for the last four years. It was noted the revenue stream to MPO's such as Jonesboro has decreased. Jonesboro will receive a slight increase in 2014, but it is not enough to take care of the MPO. They will be meeting tomorrow morning with the Highway Department. Councilman Street will be attending that meeting as well. They will also discuss federal funding for an overpass on Highway 18 over the railroad tracks. They will discuss the roundabouts for Airport/Aggie and another at the Wood Street intersection with four other streets. Councilman Vance expressed concern with the Wood Street roundabout proposal, saying he doesn't think there is enough traffic on that intersection when there are other intersections in town that need to be looked at.*

*He asked for the administration to look at that. He added a roundabout is more need at Frierson/Gee/Nettleton Circle because the traffic signal holds up traffic more than the Wood Street intersection. Councilman Johnson agreed with Councilman Vance. He also noted he has received complaints about that intersection. Mayor Perrin stated they will look at that again. He added the Gee Street intersection is also on their list.*

*On Thursday, February 21, 2013, they will hold an open house from 5:30 p.m. to 7 p.m. in the Public Works facility on Dan Avenue for Dr. Guffey to be introduced to everyone.*

*Financial statements will be emailed tomorrow.*

*He will be doing the State of the City Address at the second meeting in March.*

*The National League of Cities met with the House and Senate officials to introduce a bill concerning sales tax on remote internet sales. He will keep everyone updated on that bill. They will be in Washington DC on March 6-8 with the Chamber of Commerce.*

## **9. CITY COUNCIL REPORTS**

*Councilwoman Williams motioned, seconded by Councilman Moore, to suspend the rules and place RES-13:029 on the agenda. All voted aye.*

### **RES-13:029      A RESOLUTION TO CONTRACT WITH THE JONESBORO BASEBALL BOOSTERS**

**Sponsors:**          Parks & Recreation

**Attachments:**      [JBB contract](#)

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

**Absent:** 1 - Chris Gibson

Enactment No: R-EN-028-2013

## **10. PUBLIC COMMENTS**

## **11. ADJOURNMENT**

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

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

**Absent:** 1 - Chris Gibson