



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, March 6, 2012

6:30 PM

Huntington Building

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

Absent 1 - Mitch Johnson

4. SPECIAL PRESENTATIONS

[COM-12:013](#) Presentation on capital improvements for 2012 by Craig Light, City Engineer

Sponsors: Mayor's Office

The presentation was postponed until the next City Council meeting.

This item was postponed until the next City Council meeting.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, 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; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

[MIN-12:016](#) Minutes for the City Council meeting on February 21, 2012.

Attachments: [Minutes](#)

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

RES-12:018

A RESOLUTION TO MAKE APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS AS RECOMMENDED BY THE MAYOR

Sponsors: Mayor's Office

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

Enactment No: R-EN-039-2012

RES-12:022

A RESOLUTION TO MAKE APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS AS RECOMMENDED BY THE MAYOR

Sponsors: Mayor's Office

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

Enactment No: R-EN-040-2012

RES-12:031

A RESOLUTION TO ENTER INTO AGREEMENT OF UNDERSTANDING FOR AN INFRASTRUCTURE PROJECT BETWEEN THE CITY OF JONESBORO AND THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, FOR THE 2011 SAFE ROUTES TO SCHOOL FEDERALLY FUNDED GRANT PROGRAM.

Sponsors: Grants

Attachments: [Agreement with AHTD Job 100772](#)

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

Enactment No: R-EN-041-2012

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-12:008

AN ORDINANCE TO ACKNOWLEDGE THE EXECUTION AND DELIVERY OF AN ASSIGNMENT OF A LEASE AND AGREEMENT; PRESCRIBING MATTERS RELATING THERETO; AND DECLARING AN EMERGENCY.

Sponsors: Mayor's Office

Attachments: [Alberto-Culver USA](#)
[Williams & Anderson](#)

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

Dr. Richard Wang, 101 University Drive, discussed the ordinance. He explained what the City is really doing is extending a property tax exemption to Unilever, which is a wealthy and profitable company. He further explained property taxes pay for schools, so this will be taking money away from public schools and that should be recognized. He stated a study was done several years ago that showed exemptions cost \$10 million in property taxes. He noted it has been found that tax exemptions are not determining factors in companies choosing one area over another; rather, companies

are typically more concerned with the quality of the work force. Dr. Wang expressed concern over the cost to public schools.

Councilman Frierson noted that when a city makes an agreement such as this one with a company to lease the land to that company, the company typically makes payments in lieu of taxes. He questioned whether Dr. Wang is aware of the taxes that Unilever will be paying. Dr. Wang answered that payments in lieu of taxes are probably 34% to 35%. Councilman Frierson also noted the school district agreed to the payments in lieu of taxes for the company. Dr. Wang answered yes, he was aware of that. Councilman Moore stated the company will be investing in the plant, adding 125 new jobs with a \$40 million investment in the plant. Dr. Wang stated there are benefits, but Councilman Moore is assuming the company would not be in Jonesboro if it wasn't for the tax break. He added he is informing the Council the company would probably still be in Jonesboro even if they didn't have the tax break.

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

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilman Moore, 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: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Enactment No: O-EN-007-2012

ORD-12:013

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-6 LUO TO CR-1 LUO FOR PROPERTY LOCATED AT 2612 EAST JOHNSON AS REQUESTED BY LARRY HIGGINS

Attachments: [Plat](#)
[MAPC Report](#)

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

City Planner Otis Spriggs explained the rezoning was unanimously approved by the MAPC with conditions. He further explained the developer will be taking the home from the front of the property and constructing three commercial spaces. He noted there was no opposition.

Councilman Gibson stated this property owner is the nearest neighbor he has near the hospital and they have been good neighbors.

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

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

Absent: 1 - Mitch Johnson

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND 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](#)

Mayor Perrin asked the City Council to hold the ordinance at second reading in order for it to be brought back next week. He also asked that each side only have one speaker.

Tracye Walker, 3308 Derby Drive, spoke in opposition to the rezoning. She stated if she had known the rezoning was proposed, then she would've been present at the last meeting. But, she was not aware of the rezoning request until her neighbor came to her door and told her about it. She noted no one in her neighborhood knew about the rezoning request and did not see the signs. She discussed the subdivisions and expressed concern over the increased traffic, speed limits not being observed and possible safety issues. She asked for the Council to take all those issues into account when making their decision. She noted she is the deputy prosecutor in Crittenden County and may have to sell her home one day, but there could be problems with selling the house due to possible concerns with it being so close to duplexes.

Councilman Frierson questioned how many houses can be built under R-1 as opposed to the requested zoning. Mr. Spriggs answered currently 5.6 homes per acre could be built, which could possibly equate to 50-60 homes depending on detention and streets. He added with the duplexes there would be 42 duplexes making up 84 units.

Councilman Fears asked why the issue should be held over another meeting. Mayor Perrin stated voting is at the will of the Council.

Councilman Fears motioned, seconded by Councilman Dover, to suspend the rules and waive the third reading. All voted aye, with the exception of Councilman Gibson who abstained from voting due to family being involved with the issue.

A motion was made by Councilman Chris Moore, seconded by Councilman Darrel Dover, that this matter be Passed . The motion was DENIED by a unanimous vote, with the exception of Councilman Gibson who abstained from voting.

Nay: 10 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Rennell Woods; Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Abstain: 1 - Chris Gibson

ORDINANCES ON THIRD READING

ORD-12:006

AN ORDINANCE ACCEPTING THE ANNEXATION OF THE OAK SUBDIVISION AND CERTAIN OTHER TERRITORY TO THE CITY OF JONESBORO, ARKANSAS, AND MAKING SAME A PART OF THE CITY OF JONESBORO, ARKANSAS, AMENDING THE ZONING ORDINANCE OF JONESBORO, ARKANSAS, AND ASSIGNING SAME TO WARDS

Attachments: [Plat A](#)
 [Plat B](#)
 [MAPC Report](#)
 [Amended Order Approving Annexation](#)
 [Order Approving Annexation](#)
 [Petition for Annexation](#)
 [Petition to amend order approving annexation](#)
 [Memo from Mayor Perrin](#)

After passage of the ordinance, Councilman Moore motioned, seconded by Councilman Gibson, to adopt the emergency clause. All voted aye, with the exception of Councilman Vance who abstained from voting.

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: 10 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Abstain: 1 - Gene Vance

Enactment No: O-EN-008-2012

8. MAYOR'S REPORTS

Mayor Perrin reported on the following items:

He, Chief Financial Officer Ben Barylske and Grants Administrator Heather Clements will be leaving for Washington, D.C. tomorrow with the Chamber of Commerce. They have meetings scheduled with most of the agencies the City deals with and they will be presenting them with the Vision 2030 draft, as well as information showing what has been done with grant funding.

Citizens who have encroached on the Edwards property the City now owns have all agreed to purchase the property, with the exception of one individual. That lot is currently up for sale, so the owners are not interested in purchasing more land. The City will continue to get the property re-platted.

They should have a permit with the Corps of Engineers for Viney Slough in order to get the project done.

NEA Hospital gave the City the dirt from their site. The City will use the dirt at Joe Mack Campbell Park. They hope to have enough soil in order to build two more ballparks in the 2014 budget due to the World Series being in Jonesboro in 2015.

The housing study has been completed. He is impressed with the information. A representative from JQuad can present the Council with the information after the meeting on March 20th.

The bathroom at Craighead Forest that has recently been redone should be completed in the next few weeks. The concession stand bids will go out on Sunday.

CWL replaced some items at Joe Mack Campbell Park in order to get ready for the tournament over this past weekend. There was also a tournament at Southside Softball Complex.

Demolition has started at the old Indian Mall. The bricks have been donated to the City, which will help with riprap for ditch work.

9. CITY COUNCIL REPORTS

Councilman Street motioned, seconded by Councilman Gibson, to suspend the rules and add RES-12:035 to the agenda. All voted aye.

RES-12:035

A RESOLUTION TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY LOCATED AT 512 W. JEFFERSON

Sponsors: Mayor's Office

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

Absent: 1 - Mitch Johnson

Enactment No: R-EN-042-2012

Councilman Fears asked the public to be sure to watch for motorcycles on the road due to the nicer weather.

10. PUBLIC COMMENTS

A motion was made by Councilman Gene Vance, seconded by Councilman Mikel Fears, that this meeting be Adjourned . The motion PASSED by a unanimous vote

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

Absent: 1 - Mitch Johnson

11. ADJOURNMENT

Harold Perrin, Mayor Date: _____

Attest:

Donna Jackson, City Clerk Date: _____