



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes - Draft Public Works Council Committee

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Tuesday, November 3, 2009

5:30 PM

Huntington Building

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### 1. Call To Order

*Mayor Perrin was also in attendance.*

**Present** 5 - Gene Vance; Jim Hargis; John Street; Mitch Johnson and Darrel Dover

**Absent** 1 - Chris Moore

### 2. Approval of minutes

**MIN-09:110** Minutes for the Public Works Committee meeting on October 6, 2009

**Attachments:** [minutes 10/06/09](#)

**A motion was made by Councilman Jim Hargis, seconded by Councilman Gene Vance, that this Minutes be Passed. The motion CARRIED by a Voice Vote.**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**MIN-09:107** Minutes for the special called Public Works Committee meeting on October 20, 2009.

**Attachments:** [minutes 10/20/09](#)

**A motion was made by Councilman Jim Hargis, seconded by Councilman Gene Vance, that this Minutes be Passed. The motion CARRIED by a Voice Vote.**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

### 3. New Business

#### *Ordinances To Be Introduced*

**ORD-09:083** AN ORDINANCE TO MODIFY ARTICLE 1, SECTION 101-1 OF THE JONESBORO CODE OF ORDINANCES AND ADOPT THE FUTURE LAND USE PLAN FOR THE CITY OF JONESBORO, ARKANSAS BY REFERENCE AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION FOR THE PURPOSE OF GUIDING THE GROWTH AND DEVELOPMENT OF THE CITY AS PART OF THE COMPREHENSIVE PLANNING PROCESS

**Sponsors:** Planning

**Attachments:** [Land Use Policy Narrative Final October 22 2009](#)  
[Proposed Land Use Map & Appendix Maps](#)  
[MAPC Record of Proceedings](#)

*Chairman Street stated this ordinance does not rezone property within the City.*

*Councilman Dover questioned if the issues discussed during the public hearing were changed. City Planner Otis Spriggs answered the changes have been made to the maps. He noted the Planning Commission recommended the changes to Council.*

*Mr. Spriggs explained a legal question was asked concerning the 5 mile radius outside the City limits in terms of the study area and he believes the Planning Commission answered it the best they could. He noted City Attorney Phillip Crego is aware of the legal question. He added the map is a not a regulation map but a recommending map. He added the Planning Commission feels they did not violate any state laws concerning how other cities such as, Bono, Brookland and Bay are allowed to plan within their city limits. He noted those cities would need to have a population of 8,000 before they could plan outside their city limits.*

*Councilman Hargis asked what the highlights are for the Land Use Plan. Mr. Spriggs explained a narrative was handed out that explains the plan in greater detail. He stated the Planning Commission divided the City into 4 planning areas. He further discussed the 4 planning areas.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Recommended to Council . The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:086**

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS, CHAPTER 117, ZONING; BY MODIFYING SECTION 117-329- FENCES, TO REGULATE THE PLACEMENT OF FENCING ON PROPERTIES WITHIN THE CITY LIMITS

**Sponsors:** Planning and Engineering

**Attachments:** [Memo Fence Ordinance Record of Proceedings](#)

*Mr. Spriggs explained the current maximum height for a fence is 8 feet, which can cause visibility issues. He added this ordinance will change the maximum height to 6 feet. He noted there are exemptions, that include property over 5 acres and property along highway and byways.*

*Councilman Hargis asked what the 6 feet rule applies to. Mr. Spriggs answered the 6 feet rule is the maximum height a fence can be.*

*Councilman Hargis inquired if there are regulations concerning a fence being put on a property line. Mr. Spriggs answered it is the property owner's responsibility to have it surveyed to make sure where their property line is. He added the City does not involve itself in property line disputes. He explained no fences are allowed in the right-of-ways, but they are allowed on an easement as long as permission has been given by the person who has the easement. He noted fences can be added along drainage easements, but the Engineering Department wants to be able to review the*

*easements so the flow of water is not obstructed.*

*Councilman Hargis questioned if problems occur frequently where fencing is added. Mr. Spriggs answered yes. He added a lot of the problems concern fences being put along drainage easements.*

**A motion was made by Councilman Gene Vance, seconded by Councilman Darrel Dover, that this matter be Recommended to Council . The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:087** AN ORDINANCE TO AMEND TITLE 14.44.06 NOW SEC. 177.35 INCREASING FEES FOR MULTIPLE FAMILY DWELLINGS; COMMERCIAL BUILDING PERMITS; RESIDENTIAL ZONING DISTRICTS SINGLE AND MULTIPLE FAMILY; NON-RESIDENTIAL ZONING DISTRICTS; SPECIAL DISTRICT APPLICATIONS AND FOR OTHER PURPOSES

**Sponsors:** Planning

**A motion was made by Councilman Gene Vance, seconded by Councilman Mitch Johnson, that this matter be Recommended to the Finance & Administration Council Committee. The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:088** AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND ORDINANCE NO. 07-81; TECHNICAL CODE SEC.14.32.11 FOR THE PLANNING AND ZONING DEPARTMENT; ON/OFF PREMISE SIGNAGE (BILLBOARDS)

**Sponsors:** Planning

*Chairman Street asked if there were any changes. Mr. Spriggs answered this ordinance was separated from the other ordinance due to it having a separate sign ordinance. He added the fee for billboards was changed from \$250 to \$500.*

**A motion was made by Councilman Gene Vance, seconded by Councilman Jim Hargis, that this matter be Recommended to the Finance & Administration Council Committee. The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:090** AN ORDINANCE TO AMEND ORDINANCE #3026 SEC.1 INCREASING FEES FOR STREET PLATES; BARRICADES; ASPHALT REPAIR; STREET CUTS AND FOR OTHER PURPOSES

**Sponsors:** Streets

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Recommended to the Finance & Administration Council Committee. The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:091** AN ORDINANCE TO AMEND ORDINANCE NO.783 INCREASING FEES FOR ENCROACHMENT PERMIT

**Sponsors:** Engineering

*Mayor Perrin explained the ordinances that concern fee changes need to be sent to the Finance Committee before going to Council. He added he is calling a special Public Safety and Public Service Committee meetings on November 5 to discuss the fee changes.*

*Councilman Darrel Dover motioned, seconded by Councilman Gene Vance, that all the ordinances concerning fee changes be Recommended to the Finance Committee. All voted aye.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Recommended to the Finance & Administration Council Committee. The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:092** AN ORDINANCE TO AMEND ORDINANCE 08-099 INCREASING FEES FOR FLOODPLAIN PERMITS; DRAINAGE BASE FEE; STORMWATER PRICE PER ACRE; SITE DEVELOPMENT PERMITS; STORMWATER SITE PLAN PERMIT; STORMWATER APPEAL FEE; AND FOR OTHER PURPOSES

**Sponsors:** Engineering

*City Engineer Craig Light explained Ord-09:092, Ord-09:093 and Ord-09:094 are duplicates of Ord-09:091, Ord-09:095 and Ord-09:096 and need to be removed from the agenda.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Postponed Indefinitely . The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:093** AN ORDINANCE TO AMEND ORDINANCE NO. 3026. SEC.1 INCREASING FEES FOR CONSTRUCTION IN ROW PERMITS AND FOR OTHER PURPOSES

**Sponsors:** Engineering

*City Engineer Craig Light explained Ord-09:092, Ord-09:093 and Ord-09:094 are duplicates of Ord-09:091, Ord-09:095 and Ord-09:096 and need to be removed from the agenda.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Postponed Indefinitely . The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:094** AN ORDINANCE TO AMEND ORDINANCE NO. 2168 SEC. 1 AND ORD. NO.

08-2007 INCREASING FEES FOR SUBDIVISION INSPECTION AND FOR OTHER PURPOSES

**Sponsors:** Engineering

*City Engineer Craig Light explained Ord-09:092, Ord-09:093 and Ord-09:094 are duplicates of Ord-09:091, Ord-09:095 and Ord-09:096 and need to be removed from the agenda.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Postponed Indefinitely . The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:095** AN ORDINANCE TO AMEND ORDINANCE 08-099 SETTING FEES FOR FLOODPLAIN PERMITS; DRAINAGE ALTERATION/MODIFICATION PERMITS; GRADING PERMITS; STORMWATER MANAGEMENT PLAN REVIEW; AND FOR OTHER PURPOSES

**Sponsors:** Engineering

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Recommended to the Finance & Administration Council Committee. The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**ORD-09:096** AN ORDINANCE TO AMEND ORDINANCE NO. 2779 INCREASING FEES FOR DRIVEWAY PERMITS

**Sponsors:** Engineering

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Recommended to the Finance & Administration Council Committee. The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

*Resolutions To Be Introduced*

**RES-09:157** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH GARRY MEADOWS CONSTRUCTION CO., INC. FOR THE CDBG NORTH JONESBORO SIDEWALK IMPROVEMENTS - JOB NO. 2009:42

**Sponsors:** Engineering

**Attachments:** [Bid Tab](#)  
[CDBG Sidewalks - Contract](#)  
[Certification - Award](#)

*Mayor Perrin noted the funds for the project is in the budget.*

*Councilman Vance questioned when this resolution needs to go to Council. Mayor Perrin answered the resolution can wait till the November 17 City Council meeting.*

*Councilman Hargis asked how many bids were received. Councilman Vance answered 5 bids.*

*Councilman Vance noted the lowest bid came in at \$14,137 under budget.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Recommended to Council . The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**RES-09:158** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH GARRY MEADOWS CONSTRUCTION CO., INC. FOR THE CDBG HARLAN HENRY SENIOR CENTER IMPROVEMENTS - JOB NO. 2009:43

**Sponsors:** Community Development

**Attachments:** [Harlan Henry Contract](#)  
[Bid Tab](#)  
[Certification - Award](#)

*Councilman Hargis inquired since the bid price was less than the budgeted amount could the City use the balance of the funds for another project.*

*Mayor Perrin explained Community Development Director Gayle Vickers will have to go to her advisory board concerning using the balance being used for another project. He added she has been able to use the balance on other projects before.*

**A motion was made by Councilman Gene Vance, seconded by Councilman Darrel Dover, that this matter be Recommended to Council . The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**RES-09:161** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ESTABLISH FEES FOR THE PLANNING AND ZONING DEPARTMENT

**Sponsors:** Planning

**A motion was made by Councilman Darrel Dover, seconded by Councilman Gene Vance, that this matter be Recommended to the Finance & Administration Council Committee. The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance;Jim Hargis;Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**RES-09:177** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH THYSSENKRUPP ELEVATOR CORPORATION FOR PROFESSIONAL SERVICES RELATED TO ELEVATOR EQUIPMENT MAINTENANCE CONTRACT

**Sponsors:** Mayor's Office

**Attachments:** [City of Jonesboro elevator contract](#)

*Mayor Perrin explained the City had two contracts for elevator maintenance for the current City Hall and the old City Hall. He added he was able to have the contracts combined into one. He noted the City was able to negotiate the price from \$8,000 down to \$5,000.*

*Councilman Dover asked if this resolution needs to go before the Finance Committee. Mayor Perrin answered it needs to go to Council.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Jim Hargis, that this matter be Recommended to Council . The motion PASSED by an unanimous vote**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

#### **4. Pending Items**

#### **5. Other Business**

**COM-09:144** Discussion concerning Mr. Randal Gerdes' property at 510 East Thomas Avenue.

**Attachments:** [Mr. Randal Gerdes' property details](#)

*Chairman Street explained Mr. Light emailed a report concerning this property to all Council members.*

*Mr. Light explained Gerdes' house qualifies for purchase by the City due to the flooding being caused by the City paving the ditch near their home. He added their house is the second to the lowest point, which will receive majority of the flood water. He stated detention ponds will eventually fail due to not being able to handle all the water of a big rainfall. He noted if homes were going to be purchased in that area, the Gerdes' home would be the most reasonable to purchase.*

*Councilman Dover asked if the homes downstream from the Gerdes' would benefit if a detention pond was added on the Gerdes' property. Mr. Light answered yes, because it would lower the water elevation surface level.*

*Councilman Vance inquired if the City would need to add another detention pond on the Gerdes' property to help alleviate the flooding. Mr. Light answered yes and the house will need to be torn down and the lot will need to be lowered. He added the area would not require a 4 foot deep detention pond.*

*Councilman Hargis asked how the City would maintain the lot. Mr. Light answered the City has mowing contracts for detention ponds. He added the lot would be approximately the same size as the community park located at 611 East Nettleton, which is approximately 1/3 of an acre. He noted the Wofford Street detention pond is 2 ½ acres and the Bufford Street detention pond is approximately 2 acres, which is almost complete.*

*Discussion was held concerning community parks.*

*Councilman Darrel Dover motioned, seconded by Councilman Gene Vance, that the purchase of the Randal & Charlotte Gerdes home be recommended to the Finance Committee. All voted aye.*

*Chairman Street explained Mayor Perrin had the property appraised and the amount of the appraisal was \$115,000. He added the Gerdes' have received an insurance check in the amount of \$21,566.65, which will lower the purchase price of the Gerdes' home to \$93,439.35*

*Councilman Dover stated the Gerdes' would still get to keep the insurance check.*

**This item was Read.**

## **6. Public Comments**

## **7. Adjournment**

**A motion was made by Councilman Darrel Dover, seconded by Councilman Mitch Johnson, that this meeting be Adjourned. The motion CARRIED by a Voice Vote.**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore