



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, December 4, 2018

5:30 PM

Municipal Center

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

PUBLIC HEARING AT 5:20 P.M.

Mayor Harold Perrin asked if anyone in the audience wished to speak for or against the public hearing regarding the abandonment of the right-of-way and easement located at 2324 Red Wolf Blvd. as requested by George Hamman of Civilogic on behalf of Northeast Border, LLC. There was no opposition.

PUBLIC APPEAL HEARING AT 5:25 P.M.

Mayor Harold Perrin asked if anyone in the audience wished to speak for or against the appeal hearing regarding the denial by the MAPC to rezone property located at 1130 Greensboro Road from R-1 to PD-RM-8. There were parties in the audience both for and against, Roger McNeil - counsel for Rickey Jackson and Billy Brown - opposition to the appeal.

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

Mayor Harold Perrin was in attendance.

Present 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

4. SPECIAL PRESENTATIONS

A Proclamation was presented to the Jonesboro High School Volleyball team.

A Proclamation was presented to the Valley View High School Volleyball team.

[COM-18:070](#)

QUARTERLY UPDATE REPORT FOR CHAMBER OF COMMERCE, PRESENTED BY MARK YOUNG, CHAMBER OF COMMERCE PRESIDENT

Attachments: [NAIDC City Council Presentation 12-4-18.pdf](#)
 [NEA Industrial Development Commission Handout.pdf](#)

Mark Young, President of the Jonesboro Chamber of Commerce, said thank you for the opportunity to be here. It's always a pleasure to be able to meet with you. I always

appreciate the opportunity to come together and visit with you all in terms of the growing economy in Northeast Arkansas and in particular, Jonesboro. Several of the Northeast Arkansas Industrial Development Commission, NAIDC, members are here tonight and they want to express their sincere thank you and appreciation for your continued support of our economic development efforts. So, thank you for all that you do in helping our economy grow in our community.

Tonight, I want to tell you a little bit about the efforts in the last quarter, and where there's a comparison to the annual number, as well, I will point those out. During the last quarter, we met with 11 consultants in Chicago and we continue to work closely with the Arkansas Economic Development Commission, AEDC. The AEDC is doing a great job about getting the word out about the State of Arkansas and the important efforts underway in growing our economy. Governor Asa Hutchinson has done a tremendous job, as well, representing the state, not just domestically, but around the globe in continuing to advance our economic development efforts and we certainly appreciate them and their efforts. We continue to work with AEDC and many other partners in telling our story.

I wanted to give you an opportunity to see the advancement of Risever. This video gives you some drone footage of the property. Risever started construction and the dirt work has been complete. Pavement has gone down and now steel is being erected. The weather has not cooperated greatly, but nonetheless, they continue to make significant progress. Risever hopes to continue this effort and be completed with the construction at the end of spring, and start the hiring process and be in production this coming summer. In six to seven months, there will be people employed at Risever, with approximately 130 people being employed. We are excited about that and look forward to them being part of our community. Many of you have had the opportunity to meet them and continue to work with them, and I appreciate the city's continued efforts to support that project as it moves forward. It's been a great project and we're real pleased with that process.

We continue to see a lot of activity in the third quarter in terms of recruitment, retention and expansion. In particular, we saw a significant increase in expansion projects and market research requests. Many of our local companies continue to expand and grow in our community and we spend a significant amount of time working with them to try to assist them in that effort. In the third quarter, we had 14 business retention and expansion activities, with 34 year-to-date through the third quarter. We had six new manufacturing inquiries for a total of 26 for the year. There were four prospect visits for a total of 18 for the year. There were 19 market research requests for the third quarter and 38 for the year. Those market research requests typically are retail and commercial activities. So, there's been a significant uptick in terms of people we're visiting with about those kinds of activities. Activities are going well. Typically, it slows down during the holidays, so between Thanksgiving and the first of the year, things slow down a little bit, then things really pick back up shortly after the first of the year. We've not really seen that yet. It's slowed down a little bit, but not significantly, and things continue to progress and move right along.

I also wanted to point out that the NAIDC receives a little over \$227,000 annually from the City of Jonesboro for land acquisition and infrastructure improvements. Having a shovel-ready site makes all the difference in the world. We don't have to promise people that we'll extend a water line, sewer line or electric line. It's extremely important for us to be able to do that. Our largest site is roughly 240 acres. Our smallest site is 50 acres, although we can cut out smaller sites. Our average inquiry is typically in the 75- to 100-acre site. The last two projects have been a little bit smaller, but

nonetheless, continue to see good activity, and we are pleased with that.

When we talk about infrastructure and making infrastructure in the park and then infrastructure outside the park, I think it's important to note that City Water and Light, when we make our presentations to companies and we talk about the cost and the quality of utilities, gives us a significant advantage. I see several people shaking their head. It's so important in our economic development efforts. They do a phenomenal job. Recently, they constructed a new power line at the Craighead Technology Park substation that will help that area be a little more efficient, reliable and increase the capacity of the electric feeds to several of the technology park sites. We are pleased that they continue to do that and that they continue to invest in the future of our community and the future of the industrial park. I think it's important also to notice the infrastructure improvements that are going on around us. We talked about how important it was to receive the I-555 designation. Many of you are also aware that future I-57 has been named. Not that long ago, after the Arkansas Department of Transportation held the unveiling for the new future I-57 signs along U.S. 67 from North Little Rock to U.S. 412, there was news that Senator John Boozman, Congressman Rick Crawford, along with Senator Ray Blunt and Congressman Jason Smith, both from Missouri, were successful in including additional language in the Omnibus spending bill to extend the future I-57 along U.S. 60 in the vicinity of Sikeston, Missouri, where it joins I-57. I should say that the new law also expands the route north from Walnut Ridge to Hoxie to Poplar Bluff, Missouri, then east along U.S. 60 in the vicinity of Sikeston, where it joins I-57. Once the route is completed, it will run from Chicago through the heart of Northeast Arkansas to Little Rock, and as part of that continued work, obviously, it will have a significant impact on our community and those in the region, as well. To be located, potentially, as close as we can be to two interstates is phenomenal. That work continues. There are a lot of people working tirelessly on that. We applaud their efforts and continue to work with them in doing that.

This is not all the things we have been doing in this quarter, but I wanted to highlight a couple of them. I wanted to mention a couple that I think are extremely important. Workforce development continues to be something that is important to our community as we work to continue to add jobs and improve our community. Recently, over the last couple of months, we've participated in two meetings with the Dean's Council at Arkansas State University to discuss the connection between education and economic development. They have been extremely receptive. They want to know and understand what businesses are thinking and what kind of curriculum needs to be implemented, and they have been very open to those discussions. They have been very helpful to us, as well, in documenting and identifying all of the workforce development strategies that we're helping others implement, as well. So, that's been a great partnership and we very much appreciate all that Arkansas State University does and continues to do. In addition to that, we held our second Growing Talent Together event for the year where we actually focused on those focusing on math and science as career paths. We hosted that event in our offices and had great dialogue between companies that hire people who have those needs, those math and science skills needs. It was a great event and lots to be gained from it, and we continue to work with them as we move forward. Last, but not least, I'll mention that the A-State/Downtown Corridor Committee was chaired by Mr. Mike Downing. He made a report to you so I'm not going to go over all that, but, obviously, recommendations were made. They completed that task and we appreciated being able to participate in that activity. You will also see that we continue to work with K-12 at Jonesboro Public Schools and all of our public schools. We have an opportunity always to work with them and we appreciate that. Lastly, you will also see that we have been assigned a new community development specialist

from AEDC. Her name is Tanya Hass. If you've not had a chance to get to know her, you will. She comes to our community fairly frequently and she is a great liaison between AEDC and any community that might need their assistance.

I also wanted to mention to you that, in August, Craighead County received the designation of being an ACT Work Ready Community. That's extremely important. We've talked and hear a lot about how can we make sure that we stand out from a workforce development standpoint. This is one of those ways that we can identify and prove and show that we've got a good, highly skilled workforce in our community. A lot of people partnered on this effort, including the planning development district, school districts, companies, workforce services, and many, many others, and we're so appreciative of all that they did to help us. You'll also notice that we're the second in the state and we're the number one county in the state with certificate holders, with 3,151 certificate holders in Craighead County. Greene County is actually third. So, northeast Arkansas is extremely well represented in the Arkansas Career Readiness Certificate holders. This is a great way for us to promote our workforce and the skills that they have. I want to commend Shelle Randall in our office. She spearheaded that program and did a phenomenal job. Also, you will see a program that we started. We have done this twice. It was started as a pilot program called "Getting to Know Jonesboro." As new people move to our community and as new professionals and manufacturing move to our community, we wanted to assist our local companies in retention of those employees. One of the things we thought would be helpful in that process was to connect them with other professionals in our business community. We held this event in October and prior to that, we held it in April. It was a great event. I think what is interesting is that the newcomers you see pictured with Dr. Kelly Damphousse, Chancellor at Arkansas State University, include people from Oregon, Missouri, Nebraska, Texas, India, Minnesota and Africa. So, there are people moving from all over the world to Jonesboro, Arkansas, for great opportunities to work, and we want to keep them here. This was a way we could reach out to them, make sure they're engaged in the community, and find other people that they may know and may be doing the same things that they are doing. It was a great event and we're very thankful that we had the opportunity to do that. We are going to do another one this fall.

We talk often about unemployment rates. I'm not going to do that today, but we also talk a lot about the number of people who are actually working. This chart shows the number of people working in Craighead County going back to 2010 all the way up to the most current. You see an increase of a little over 8,000 people. That population growth that we've talked about and how important it is for the community is also reflected in our workforce. We continue to see the workforce grow and the participation rate grow in our county, which is extremely important as we continue to fill those job opportunities that exist out there. We are pleased to see that and we will continue to monitor that along with other statistics, as well.

Another interesting statistic that recently came up is that Jonesboro's MSA ranked fourth in the nation in meeting household income growth for 2017. This is great news and we got great publicity out of it. I will tell you why that is great news and we are appreciative of that. We continue to look at the long term. Showing that one year increase is great, but what we want to see happen and what has happened is that we continue to see this very steady growth in household income and we want that to continue. It's great to have a big bump and it's great to get that recognition, but next year when 2018 numbers come out, we'll be very interested to see that that needle continues to move up and that we continue to see progress there. We were fourth in the nation in terms of that activity, and that was median household income in the past 12 months and that was inflation adjusted, as well. That story ran in U.S.A. today, and

the U.S. Census Bureau put out this information. So, good news about the overall economic health of the community. We continue to see growth and we continue to see expansion. We work every single day with our existing companies to help them grow and expand. We work on workforce development and we work on getting the story about Jonesboro out there, as well. The great news is that we have a great team. We collaborate with everybody and anybody who helps us tell our story and we have great partners to do that. We are so appreciative of the City of Jonesboro for all that you do.

Councilmember Joe Hafner said thanks for allowing Mr. Downing to work with the city on some key projects. I think his input has been real valuable and hopefully helping some stuff get moved forward. One of the things Mr. Downing mentioned regarding the ASU/Downtown Corridor was that maybe Jonesboro needed to establish a Jonesboro Redevelopment Commission. I was just wondering what you thought about how redevelopment plays into the Chamber's mission or NAIDC's mission, and if you all focus on that. Mr. Young said we don't focus on that, but is redevelopment important. Absolutely. Mr. Downing has brought a lot of energy and attention to that area. He has done a nice job and will continue to do that. Again, we have a five-year strategic plan that I've talked with you all a little bit about before that we continue to implement, and one of those key topics in that plan is to continue to use the assets that we have in the most efficient and best way possible, and, obviously, redevelopment is part of that. You all know that in our community we have several pieces of property that may not be at their best use currently that we need to get at their best use. Those are things that we're working on and very interested in, so absolutely.

Councilmember Hafner said I have a couple more things and I'll ask these together. Opportunity zones have been a relatively new thing. Has the Chamber been asked about opportunity zones? You also mentioned the strategic plan. What quality of life items are you all looking at with the money you have set aside in the strategic plan? Mr. Young said two points. In terms of the opportunity zones, we have had some people call and express interest in opportunity zones. If you've kept up with that, the federal government was not real fast at putting out the rules in terms of how those opportunity zones would be governed and the parameters you had to meet in terms of participation and those kinds of things. Progress has been made in the last couple of months in that area. We have had a couple of developers who have expressed an interest and you all know that because the city was a big part of that. Jonesboro has three opportunity zones and we do think long term that those are going to be areas where that incentive will be used. There are a lot of questions in terms of how it can be interpreted and as those things are cleared up, I think that level of participation and level of interest is going to increase, but the short answer is yes. We have received that. Part of our strategic plan revolved around quality of life and we continue to work with lots of different people on quality of life initiatives. We don't have one in particular that we have really focused on. We have set aside some funds to really serve as seed money, and this is Jonesboro Unlimited, not NAIDC. We have a quality of life task force chaired by T.J. Thompson, who has done a great job bringing people together, talking about those topics, looking at projects and trying to identify those that might make sense for Jonesboro Unlimited to participate in financially, and we will continue to do that. If you have items that you think would be of interest, feel free to give me a call. I would love to visit with you about those, as well. Obviously, quality of life is extremely important and we continue to move that forward. They are working on lots of different projects, and you've seen Mr. Thompson and several of that committee here as the City Council and others have taken on quality of life issues, as well.

Councilmember David McClain said I have a quick question. I don't know if you saw the article that came out recently about "brain drain" in Jonesboro and how we are

actually in the top 10 for that. So, my question to you and anyone else working with you is how do you plan on helping us stop that? How do we get out of the top 10? Mr. Young said I did not see the article so I apologize for that. Councilmember McClain said I'll send it to you. I don't mind. Mr. Young said the short answer is that we continue to work with Arkansas State University. Part of what we did in our strategic plan was look at targeted industries, what assets do they need and what skill sets do they need. One of the things the Workforce Development Committee has worked tirelessly on has been identifying all of the training opportunities in our community and how we can keep those people who are trained here. In our community, part of what we've looked at are what kind of jobs are available, what is the pay rate, what kind of training is needed, where can I get that training and how can I have that career path to get that education and be employed in the Jonesboro community. I think that continued collaboration among all of our partners, including K-12, the technical college, ASU-Newport Jonesboro campus, as well as Arkansas State University and others, is critical in that, and it's not a secret in our strategic plan that we have targeted the kind of jobs that are going to raise the level here in our community. If you look at those targeted industries that we have talked about before, the one thing they all have in common is that their income level is higher than what currently exists here. So, we've been very focused on doing that. Matching up the skill sets that are needed with the skill sets that we are turning out is a big piece in keeping that talent here in our community. We plan on doing that. Great question. Thank you.

Councilmember L.J. Bryant said I have a quick question. I know you have Engineering Director Craig Light and your staff kind of working on this and this is bigger than the Chamber. It's the city and hospitals and schools and everything, but how do you see the digital presence of Jonesboro and its importance to industry, and how do you cross-communicate that everybody tries to link to each other's web sites and all those kind of things. Mr. Young said a year ago, we really launched our web sites and we continue to work on social media activities, etc. We have continued to see improvement and increases in the number of people who are following us, friending us, etc. on all those different platforms. A big part of that is encouraging and engaging everybody in our community to participate in that, and so you will see that we have used a lot of video recently at telling our story. The old saying, "a picture is worth a thousand words" sometimes is true. We want to have how great Jonesboro is in word form and printed form, but we also want to have that in videos, as well. We continue to work with that and we will look for different ways to integrate that message throughout the community and get other people to do the same thing with us. Great question.

Councilmember Bobby Long said, I have one other question. When we look back at inquiries and at the number of groundbreakings, what do you think your ratio would be of how many industries actually break ground to how many inquiries we get? Is it like with every 100 inquiries we have one that comes to Jonesboro? Mr. Young said it's a little bit less than that. It's probably around 50. Historically, and this is not scientific so don't hold me to this, we'll have an announcement about every 18 to 24 months of a new company. Now, we have existing companies that are doing expansion projects every single day in our community. Sometimes you know about those and sometimes you don't know about those. Right? We spend a significant amount of time working with those companies to help them continue to grow and expand, but in terms of those new ones, I would say it's a little less than 1 in 100. I'll be sure to get the information and send it to you or the next time I'm here, I'll make sure I report on that. Part of the process is for people to know about our community. You can look at us on paper. Right? So, that's the inquiry part of it. We get this request for information or request for proposals and we prepare lots and lots of data to people and they get it. When they're here, they can understand what a great community we have because they can see it.

They can feel it. They can talk to people and understand what we have here is something special. So, the number of prospect visits is critical for us. Councilmember Long asked, what do you think the biggest barrier is to get them here? Mr. Young said a lot of times it's things beyond our control and I'll give you a couple of examples. Somebody will start a search off by looking at five different states. They ask for a request for information or a request for proposal. We prepare that and we send it. They may even come here, but they may also decide, geographically, Jonesboro is too far west or too far east. They have done a logistical study that now puts Jonesboro outside of the "sweet spot", so they focus on other states or communities. Often times, it has nothing to do with us. It's the parameters for that business and them focusing in on where they feel like is the best location for them. It's pretty scientific. Quite frankly, when you look at their metrics on how they score communities, they ask some very interesting questions and very detailed questions that we respond to. It's their way of trying to identify the best location. So, it's really difficult to tell.

Councilmember Long asked if the industrial park was conducive to attracting different types of industry other than manufacturing, such as if a technology company wants to come in. Is our industrial park conducive to multiple different types of industry? If we put everything out there that is conducive to manufacturing, that's what we are going to attract. It would seem that we would want to expand to make sure that our industrial park is conducive and attractive to multiple different types of industry. Mr. Young said that's a great point. We have the Henry Jones Business Park, which is a much smaller business park that is much more conducive to technology companies. Optus is located there. We still have acreage there that we are marketing and promoting. We also see a lot of technology companies that want to be in a building that is rehabbed or retrofitted. So, we market a lot of our buildings that may not have someone in. There are several technology companies that are here that like to be downtown, as well. We have pockets for that particular occasion and I will tell you that the Craighead Technology Park, in particular, is more geared for manufacturing. If you look at the size of the water lines, sewer lines, wastewater lines, and electric grid, it's really meant for industrial, but we do have some alternatives for those other types of companies. Councilmember Long asked if those are marketed just as aggressively. Mr. Young said absolutely. Yes sir.

Councilmember Hafner said you were talking about things out of your control as far as companies that decide to come into Jonesboro. How much are incentives a part of that? Such as what the state offers or doesn't offer compared to other states. Mr. Young said what I have found is that incentives become important when it gets down to the final two or three. This whole process is a matter of site elimination at first. They may be looking at 10 or 20 communities and they're looking for reasons to mark you off the list. If you don't have something they need, they're marking you off the list. At the end is when the selection takes place and incentives do play a role in that. You do have to participate in incentive activity and our state does a great job. The other thing I would add to that though is an incentive doesn't make a bad site good. You can't win projects just on incentives. I have seen communities across the country that may not have great sites, but they have a big checkbook, and, more often than not, they don't necessarily win either. So, incentives are important, but having those assets, the infrastructure, the workforce and all the things we have talked about here are more important.

Mayor Harold Perrin said I just want to say thanks very much Mr. Young. I think this community has been blessed with the growth we have had, and, I think the reason behind that is, and I'll echo what Mr. Young said, the collaborative effort between our partners, including City Water and Light, Arkansas State University, the City of

Jonesboro, the county, the Chamber of Commerce, and all these folks working together at various times on various projects. We do appreciate you allowing Mr. Downing to work with us on several projects. I can tell you that the assessment on the GE building is finished and it has been sent to ADEQ. We will be looking at that and see where we go from there. In addition to that, I feel like we have a major prospect on the Citizens Bank building and Mr. Downing met with us with those people and we are trying to set up a meeting next week with some of the owners to get something going. Mr. Downing has also worked with BNSF, as well as Union Pacific, on the Roundhouse project. Then you all mentioned about how things happen. Last year, this city approved a master railroad plan, which we now have, which shows that we need additional rail inside our industrial park. We have already applied for a \$2.6 million grant, which will take care of the switching on Commerce so you would not see the cars stacked on the road, which again is going to be the eastern arterial. In addition, that will give us a track or loop-off into C.W. Post. Also, we will be working with our federal delegation, as well as the state, on trying to acquire that \$14 million to get additional railspur. We've also worked with them on future development of possibly trying to acquire more land for industrial use. The point I'm trying to make is that just last week in this building we had the county, the city, CWL and the Chamber. We had everybody in the room to talk about, not just necessarily tomorrow, but where we should be in one year, three years and five years, and how are we going to get there. I just wanted to say that the Chamber has been working on a lot of these issues that you talked about tonight, and we appreciate what you all do. Mr. Young said thank you, Mayor Perrin.

Read

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilperson Chris Moore, seconded by Councilperson Chris Gibson, to Approve the Consent Agenda. The motioned PASSED

Aye: 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

[MIN-18:114](#)

Minutes for the City Council meeting on November 20, 2018

Attachments: [Minutes](#)

This item was APPROVED on the consent agenda.

[RES-18:187](#)

A RESOLUTION TO ENTER INTO AN AGREEMENT WITH THE ARKANSAS MUNICIPAL LEAGUE TO PROVIDE LEGAL DEFENSE, PROPERTY, AND VEHICLE COVERAGES FOR THE CITY OF JONESBORO FOR THE POLICY PERIOD EFFECTIVE JANUARY 1, 2019

This item was APPROVED on the consent agenda.

Enactment No: R-EN-170-2018

6. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED**[RES-18:186](#)**

A RESOLUTION PROVIDING FOR THE ADOPTION OF A BUDGET FOR THE CITY OF JONESBORO, ARKANSAS, FOR THE TWELVE (12) MONTHS BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE THEREIN PROVIDED FOR; AND FOR OTHER PURPOSES

Attachments: [2019 Approved Budget](#)

Mayor Perrin said, I would like to ask for a motion to table this for two weeks. We do have a Finance Committee meeting next Tuesday. We will be going into more detail on the budget. There have been a lot of comments made and articles written that I want to address very clearly at that Finance meeting.

Councilmember Joe Hafner said, Mayor, I will make that motion. I was going to ask that we do that. At the Finance meeting last week, we had two members of the committee absent. With the changes in the salary plan that are being discussed, I want to make sure we have a chance to cover them in detail. We are not under a time crunch because we are doing it by resolution. City Attorney Carol Duncan asked, is the motion to send it back to committee? Councilmember Hafner said, no, just to table for two weeks. Ms. Duncan asked, are you going to put it on the committee agenda again? Councilmember Hafner said, yes, it is just going to be for discussion. Mayor Perrin said, it would be tabled until December 18, 2018 when we meet again on the City Council. Councilmember Gene Vance seconded the motion.

A motion was made by Councilperson Joe Hafner, seconded by Councilperson Gene Vance, that this matter be Postponed Temporarily . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

[RES-18:190](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE DONATION OF PROPERTY LOCATED AT 115 NORTH DRAKE FROM DANNY OWENS

Attachments: [115 North Drake - New Deed](#)
 [115 North Drake - County Information](#)
 [115 North Drake - Plat](#)
 [115 North Drake - Limited Title Search](#)
 [115 North Drake - Title Search](#)
 [115 North Drake - Donation Application](#)
 [115 North Drake - Summary](#)

Councilmember David McClain asked, so the process is so I am clear is that we buy it for the taxes and then we turn around and we can sell it at the fair market value? City Attorney Carol Duncan said, it is the Land Bank. Councilmember McClain said, yes, it is the Land Bank. Mayor Perrin said, it is the Land Bank that you all created last year. As you can see now, they are getting active on this. There are three pieces of property here that they are asking for either a donation or we will be paying a small nominal amount for those. Bring those into that and then we can start deciding what we want to do with the property, work with developers. We will send RFQ's or RFP's out to

developers. This is exactly what you have been talking about a while ago on redeveloping this community. That is what we are doing. Councilmember McClain said, thank you. I just wanted to clarify.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson John Street, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: R-EN-171-2018

[RES-18:191](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 113 NORTH BRIDGE STREET FROM TEOFILO PACHECO AND FELICIANA PACHECO

Attachments: [113 North Bridge - Limited Title Search](#)
[113 North Bridge - Title Search](#)
[113 North Bridge - County Information](#)
[113 North Bridge - New Deed](#)
[113 North Bridge - Plat](#)
[113 North Bridge - Real Estate Contract](#)
[113 North Bridge - Summary](#)

A motion was made by Councilperson Chris Gibson, seconded by Councilperson John Street, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: R-EN-172-2018

[RES-18:192](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 120 NORTH BRIDGE FROM THE ARKANSAS STATE LAND COMMISSIONER

Attachments: [120 North Bridge - Limited Title Search](#)
[120 North Bridge - Title Search](#)
[120 North Bridge - County Information](#)
[120 North Bridge - Plat](#)
[120 North Bridge - Offer to Purchase](#)
[120 North Bridge - Summary](#)

Councilmember LJ Bryant said, I have a question for Land Bank Director Jonathan Smith. Mayor Perrin said, I just want to make a comment. The purchase price on this \$9,000, there are liens on that from the City of Jonesboro. The net effect on this is somewhere around \$500-\$600 that we will actually be paying. We will just forfeit our liens on that which we have never been able to collect. It goes way back several years. Councilmember Bobby Long said, I was wondering because it looks like they are in the same area and we are paying double for one more than the other. Mayor Perrin said, no. City Attorney Carol Duncan said, we will be releasing our liens.

Councilmember Long said, ok. Mayor Perrin said, what you are actually doing is getting three pieces of property for about \$5,500-\$5,700 including closing costs. The title company works with us very closely and gives us a deep discount on our title work. So, basically, what you are doing tonight with the Land Bank is that you are taking three pieces of property in an area that definitely needs to be revitalized, putting that into the Land Bank for a total cost of about \$6,000-\$6,500 or somewhere in that area.

Councilmember Bryant said, Jonathan, you all have done a great job. Quick question. Can the Land Commissioners Office ever donate land? Mr. Smith said, they have a process they have to go through. A piece of property has to be delinquent for four years, two at the county, and then it takes them 18-24 months at the state level to process the paperwork and to try to find the owner and I guess try to recoup the delinquent taxes. With that being said, when we are looking at a piece of property that has been delinquent for four years, to answer your question, it has to go through two public auctions and at that point, if it is not sold, they have the ability to negotiate. As part of that negotiation, they could if they felt the need, they could donate it, but there is no guarantee. They could also get a better negotiated offer than just donating it and a lot of times that is usually the highest price. They usually take the higher price. Councilmember Bryant asked, are there any parcels that meet that measure that have been to auction twice and still not been sold. Mr. Smith said, yes. We have one going to our Land Bank Commissioners this next Tuesday, I believe, 1444 W. Huntington. For those of you who are familiar with Huntington and Gee Street, the Dollar General, at that intersection, there is an undeveloped commercial lot in between an older tax office and a church there on Huntington. That one is pretty close to being negotiable. We are going to make a decision at the next meeting as to whether or not we want to acquire that or wait and let it be negotiated away. I have a feeling that we are going to lean towards that direction, but I don't know how they are going to decide. But, to answer your question, yes. Councilmember Bryant said, thanks.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Chris Moore, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: R-EN-173-2018

[RES-18:194](#)

A RESOLUTION TO SET A PUBLIC HEARING FOR THE ABANDONMENT OF AN ALLEY LOCATED IN THE 1000 BLOCK OF BURKE STREET

Attachments: [Alley Abandonment - Chaplain.pdf](#)
[plat.pdf](#)
[notarized petitions from abutting property owners.pdf](#)
[utility letters.pdf](#)

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Bobby Long, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: R-EN-174-2018

ORDINANCES ON FIRST READING

[ORD-18:074](#)

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE A TRAFFIC SIGN ON CARRIAGE DRIVE AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Councilmember John Street motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-18:074 by title only. All voted aye.

Councilmember John Street asked, Mr. Light, does the need for the traffic sign constitute an emergency? Mayor Perrin said, no. You can hold it at the first reading if you would like.

Councilmember John Street motioned, seconded by Councilmember Mitch Johnson, to suspend the rules and waive the second reading and hold it there. All voted aye.

Mayor Perrin said we will hold it at the second reading.

A motion was made by Councilperson John Street, seconded by Councilperson Mitch Johnson, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

[ORD-18:076](#)

AN ORDINANCE ABANDONING AND VACATING UTILITY EASEMENTS LOCATED AT 2324 RED WOLF BLVD. AS REQUESTED BY GEORGE HAMMAN OF CIVILOGIC ON BEHALF OF NORTHEAST BORDER, LLC

Attachments: [email requesting date change 11082018.pdf](#)
[signed abandonment petition.pdf](#)
[sh1-esmt abandonment.pdf](#)
[sh2-esmts remaining.pdf](#)
[CITY CONCURRENCE ABANDONMENT.pdf](#)
[ATT ABANDONMENT LETTER.pdf](#)
[CWL ABANDONMENT - RED WOLF.pdf](#)
[RITTER ABANDONMENT LETTER.pdf](#)
[Suddenlink and Altice Easement Abandonment - Red Wolf Blvd - Jonesboro](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-18:076 by title only. All voted aye.

Mayor Harold Perrin asked Engineer George Hamman if there was any emergency on this. Mayor Perrin said, I know that you are representing your client. Mr. Hamman said, we have spoken about the urgency of it and they are not in a big rush. Mayor Perrin said, ok. Mr. Hamman said, they just want to have due process. Mayor Perrin said, ok, thank you sir.

Mayor Perrin said, we will hold it at the first reading.

Held at one reading

[ORD-18:078](#)

AN ORDINANCE ADOPTING BY REFERENCE THE JONESBORO QUALITY OF LIFE AND CONNECTIVITY MASTER PLAN

Attachments: [ORDINANCE.pdf](#)
[17-006_ONEJonesboro Masterplan Document_100818.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-18:078 by title only. All voted aye.

Mayor Perrin said, I am going to assume that you all want to hold this for three readings. Ok.

Held at one reading

[ORD-18:079](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM SINGLE-FAMILY RESIDENTIAL, R-1 TO MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT, PD-RM-8 FOR PROPERTY LOCATED AT 1130 GREENSBORO ROAD AS REQUESTED BY RICKEY JACKSON

Attachments: [Appeal Letter.pdf](#)
[Application.pdf](#)
[plat.pdf](#)
[Staff Report.pdf](#)
[MAPC Meeting Minutes.pdf](#)
[13D1040-Rickey Jackson built duplex.JPG](#)
[13D1151-conceptual design.PDF](#)
[13D1351-zoning map.PDF](#)
[13D1334-traffic count.PDF](#)
[Petition Against Rezoning at 1130 Greensboro Road.pdf](#)

City Attorney Carol Duncan said, prior to doing the first reading, we need to handle the appeal hearing. Mayor Perrin said, that will be fine.

Roger McNeil said, our firm represents Rickey Jackson. Mr. Jackson is here this evening. He is a local contractor. He does a variety of things. He is a quality builder, a known quantity. As a matter of fact, he is under an annual contract with the City of Jonesboro right now. I had a few documents if we could look at them. To orient the council, if you are on Belt headed east, then you could take a left onto Greensboro and that is what you see on this conceptual design. So, the property that we are asking to be rezoned from R-1 to PD-RM-8 would have ten four-plexes, two three-plexes, and nine duplexes for a total of 64 units. It is an odd shaped parcel. We believe that the proposed planned development with the rezoning is the best use and worked with the planning staff to come up with this proposal. In general, we believe that it is going to benefit the public by providing additional housing in this area in the north part of town and the economic development dollars for north Jonesboro would be welcomed and a positive for the community. This property has been vacant for ten years so there hasn't been much going on out there. Its design on this conceptual design is kind of hard to see, but you have got an entrance and an exit so that is a designated bus route. It has a pavilion. It has got a vegetative border. It has 52% green space, a walking trail so it is a quality development. As an example of what would be built, the kind of construction and quality, this picture is of a brick duplex that actually currently joins this property on the south. It was built by Mr. Jackson. As you can see, this isn't a high density area. It is designed for, again, nice duplexes, triplexes, and four-plexes. On the zoning map, so what I did was I've taken a highlighter and traced the border of the property and this will give the council an idea of what the surrounding zoning is like.

You do have I-1 on the south. You have got the RM-8, the LUO. That is where the picture of the duplex was. You've got I-1 and RM-3 just across the street. If you continue up Greensboro Road, you will see that across from it, you also have I-1. You will see that Mays Road is the road to the east. On the corner there of Mays Road, it is zoned R-1. You have six house trailers, so essentially, multifamily there. So, we believe it fits with the current zoning and it would not be an anomaly to change this to our requested zoning. On page six of the staff report, you will see on the criteria that is listed there, there are six criteria and it meets all but one of those. And, that is that it is currently zoned for R-1. On page nine of the staff report, you will see that the conclusion of the planning commission was for this rezoning given certain criteria. So, again, we believe that it is a good project. It would offer a positive development there. And, typically, what we are going to have with the rezonings is kind of three types of objections and we heard some of this at the MAPC meeting. There is a concern about drainage. On the drainage requirements, you cannot release more water from the site post-development than pre-development. It doesn't matter if it is R-1 or R-8 or whatever the case may be. Our consulting engineer is Terry Bare. We will certainly work with the planning staff to make sure that the drainage is appropriate and it may be the drainage can be enhanced or that the drainage is actually better than the preconstruction. Anecdotally, I lived for about fifteen years on Whitehaven. The Nix's developed the property on Alexander behind me where the Wings-to-Go and other businesses are. So, at the conclusion of that development, our drainage was better. They enhanced the drainage in that area and they were able to make improvements to get water off of the surrounding areas to Christian Creek easier. The drainage is a planning staff issue. I mean there is lots of effort and calculations that go into that. We certainly know that the council has confidence in the planning staff to make sure that the drainage is adequate. On the conceptual plan, there are two detention ponds that would take care of the drainage. As to the issue of traffic, that was raised at the MAPC. We actually have a couple of items that I pulled. This is from ARDOT and then the next one would be from the Jonesboro GIS, but the traffic count on Greensboro Road in that vicinity is less than 1,000 cars per day. It is about 990 so that is not a heavily traveled road. The last objection I think that is generally made or would be made is not a position of rezoning. It is a crime issue. I think there is a misconception related to multifamily housing. Again, this is not high-density. I think the misconception is that multifamily equals low income which equals crime. I don't think that is true here. I mean this development is not designed as high-density. It would have monthly rental fees of \$1,000-\$1,200 once it is built. Mr. Jackson would do background checks on the prospective tenants also. Lastly, I want to say that we have heard some discussions earlier about the Land Bank and property being placed in the Land Bank. I think this development really dovetails in with the goals of the Land Bank and that is to create affordable housing, nice housing in an area that needs some redevelopment dollars. So, we would encourage the council to approve the rezoning.

Billy Brown, 814 Mays Road, said, thank you council for the opportunity to speak to the appeal that has been raised tonight to change the rezoning from R-1 to PD-RM-8 at 1130 Greensboro Road. This matter has already been brought to the MAPC and the MAPC is appointed by the city to make decisions that best serve the interest of the City of Jonesboro and the Jonesboro citizens. It has already been considered and rejected by MAPC for a number of reasons. What I would suggest that the appeal was based on statements such as, "The MAPC made arbitrary, capricious, and an inappropriate decision factors. And, these arbitrary which is based on a preference or a whim and capricious which is impulsive and unthinking and inappropriate which is irrelevant or inapplicable would certainly not apply to the MAPC. Their goal is to put together plans and to make certain that we move forward with the most productive designs in our city. I would ask that this rezoning appeal be rejected. I did put together

a petition. I am going to keep it really short. I put together a petition and I just went down Mays Road. I currently live on Mays Road. My name is Billy Brown and that is zoned single-family dwelling homes down through there. I put together a petition asking that the council, that we, the undersigned citizens of Jonesboro, Arkansas, strongly oppose this request at 1130 Greensboro Road. Approving a rezoning request would allow 64 units that has been brought to our attention. We respectfully ask that the Jonesboro City Council reject the request and change the zoning on said property. It is clear that granting this change of usage would change the aspect of the single family dwelling neighborhood. It would decrease the surrounding property values. It would greatly increase auto and foot traffic in a quiet single-family dwelling neighborhood. We anticipate an increase in crime if this rezoning request is granted. It will take more of our area's green space and will create an additional stress to an already challenged water runoff problem. Some of these points have already been addressed. They put a nice picture up. I have that picture. They put a nice picture up of how this is going to go into a catch pond and how they have got 20% green space, but there are a lot of rooftops and there are a lot of driveways there. That all runs somewhere and it runs into that creek on the north side. I didn't get it presented, but I, too, have a presentation if you would like to see it. And all it is, is a one-minute video of my property and property just west of me and how the water flows through there. You add that additional stress into this area and it is going to continue to flood us. So, this petition, we, the undersigned residents of this area, oppose the rezoning request for that property and I just went down my road. I have 61 signatures in an afternoon. I got 61. I went for a couple of hours yesterday and a couple of hours today simply because I didn't have time to get out there. If I had time to get after it more, I suspect that I could have 61 more or 120 more. We respectfully ask that the City Council uphold the MAPC decision and deny this appeal. I also have some representatives of my neighborhood over here. I don't know if they intend to speak. They are going to voice the same thing as these 61 signatures that I have here that says no, we want to keep our single-family neighborhood.

Mayor Perrin asked Mr. Brown if he could submit a copy of the signatures of the petition to the City Clerk's office. If you are going to continue to do the petitions, you can also add those too later on. Mr. Brown said, yes. Mayor Perrin said, I don't anticipate that this will be all the way through on three readings tonight. I think the more information that we get, the better off we are. So, if you would like to present those the Deputy City Clerk, April Leggett, that would be fine. Mr. Brown said, I do have a copy that has 56. I don't have a copy of the additional six that I got. The reason why I made copies is that I blocked out the phone numbers. With all due respect, it is their signatures, their addresses, and their names on here and I blocked their phone numbers out. Mayor Perrin said, if you have a copy, that would be fine. The record will show that you at least submitted 56 signatures tonight. As you get more, you can do that.

Councilmember Charles Frierson said, I have a question for our City Attorney. This appeal business is kind of new, at least to me. I don't remember it being done before. What are we going to be voting on? City Attorney Carol Duncan said, you are voting on whether you are upholding the decision of MAPC. You are not tonight, necessarily, voting on the rezoning. You are voting on whether you believe that the appeal is valid or whether you don't. So, you are either upholding MAPC's decision to deny the rezoning or you are overturning that decision, at which point, it would then go to first reading at council. Councilmember Frierson said, so, upholding the decision and that's it. Ms. Duncan said, right. If you uphold the decision of the MAPC, then that is the end. Councilmember Frierson said, if we overturn it, they start with the first reading. Ms. Duncan said, we start like we would with a rezoning on the first reading.

Councilmember Frierson said, not tonight. Ms. Duncan said, well, it is on the agenda for tonight. Councilmember Frierson said, pardon? Ms. Duncan said, it is on the agenda for tonight. Councilmember Frierson asked, so it could be tonight? Ms. Duncan said, it could be on the first reading tonight if you overturn the MAPC decision. This is the appeal hearing only right now. Then, first reading, if the appeal is overturned.

Councilmember Bobby Long said, I have a question. Am I correct in thinking that if we rezone this, then that conceptual drawing can be changed to anything else? They are not held to what they have shown us up here before. Once it is rezoned, they can change that? I am asking because I don't know. Ms. Duncan said, it is a conceptual drawing. Planning Director Derrel Smith said, that will stay with the property so if they sell it, whoever develops it will have to build to that design. Ms. Duncan said, I think what you are thinking of is when somebody rezones something, let's say commercial and in a commercial, they may show you a proposal of I may do this or I may do that, but yes, they can't be held to that. But, on a planned development, it is different. Councilmember Long said, ok. Mr. Smith said, you are held to the same green space requirements, the same locations, everything will be as it was originally presented. Mayor Perrin said, right.

Councilmember Joe Hafner asked, are we allowed to ask questions during this appeal hearing? Ms. Duncan said, yes. Councilmember Hafner asked, in the MAPC meetings from the prior meetings, it says, "Mr. Derrel Smith says the Planning Department has reviewed this. It came as a straight single-family development, but the Planning Department suggested that it be PD-RM-8 zoning for this site." Mr. Smith said, Mr. Jackson originally asked for a multi-family development. Councilmember Hafner said, ok, this says as a straight single-family development. Mr. Smith said, that is a typo. That is not correct. They came asking for a multifamily-8. We suggested that they try it as a Planned Development because that way you have some of the answers to a lot of the questions that we always get when we do a rezoning. How much green space is there going to be? Where are the units going to be? How are you going to access it? So, with a Planned Development, he answers those on the front end so you have a more definitive answer when you are looking at it. Councilmember Hafner said, what you said makes sense, but it is very confusing to us when we are looking at this, the minutes of the MAPC meeting, and it totally messes it up from a multi-family to a straight single-family development. I mean that is a huge mistake when we are trying to make decisions based on the paperwork. Mr. Smith said, they were trying to come up with an idea for multi-family in the area. Councilmember Hafner said, well, all right.

Councilmember Chris Moore said, my question will be for Counsel, Mr. McNeil. What was the vote at the MAPC in rejecting this? Do you know right off hand? Mr. McNeil said, Dennis Zolper was the sole proponent. Councilmember Moore said, ok. So it was 6-1 or 7-1? Mr. McNeil said, it was 7-1. Councilmember Moore said, ok. What you are asking of us tonight is to vacate and overturn the MAPC decision. The burden of proof falls on you to provide the basis for how the MAPC erred in order for your appeal to be successful. What are you specifically citing is the error that the MAPC made in rendering their decision that you are asking us to overturn? Mr. McNeil said, I think that if you look at the minutes, there is just a cursory discussion. I don't know that there was a thorough analysis of that. You will see on the issues related to drainage, one of the MAPC Commissioners gets off on a tangent about floodplains and what the city plan is. So, again, the drainage issue relates to the planning staff and the concept that you can't put more water off the site post than pre, so I just don't think that the MAPC discussed it much. And, again, you will see that. There was hardly any discussion at all. Councilmember Moore said, well, whether they discussed the

drainage to the extent that you thought it was appropriate or it was their job is irrelevant. I mean, that doesn't show that they erred in their decision because you are correct that the engineer and the engineer of record would have to design the drainage plan eventually to be submitted to the planning staff for review. But, that is not evidence of a faulty decision. Is there something else? Mr. McNeil said, I would disagree with you respectfully. I think that the other issue is that five of the six criteria are met and the planning staff recommended it. I think they should have considered that in rendering their decision. I think it is a composite of issues related to what we think are the benefits of it. We just think that they glossed over that. Councilmember Moore said, you are well aware that, and I am reading from the rules, that not all of the criteria is given equal weight in their decision. So, the fact that maybe they met five of the criteria and failed in one is not a basis for them erring. They have the right to disproportionately weigh one item more than the other five. We may disagree on whether or not that item was appropriate, but that is not an error in their process. What I am looking for in an appeal of a committee that we have appointed to make decisions and help us, I am looking for you to show me where they erred in the technical or in their judgement. Mr. McNeil said, and again, I would point you back to one, the totality of their decisions based on the staff recommendation and the application, particularly meeting five of the six criteria. The issue related to drainage, we think that was off base. Councilmember Moore said, well, we went over the drainage issue and whether they discussed that, I mean they could have had all of the discussion in the world and that wouldn't have changed the fact that they are not the ones that make the decision on draining, the planning staff is and the engineer of record is. So, I don't really see that. When you say that the totality or the information in its total form, are you saying that you think they should have considered something else other than the planning staff's report and their information reported. There should have been some other form of information provided that wasn't. Mr. McNeil said, no. Councilmember Moore said, I am having a real difficult time with you telling me anything that they have made a mistake of. I am looking for that item because I would like to help you, but I would have to have something in order for you to show me where they made a mistake for me to vote to overturn the MAPC. Mr. McNeil said, right, and again, I think if you look at the information that was presented, they made a bad decision and that is what it boils down to. They just glossed over it. Councilmember Moore said, that is all I had. Thank you.

Councilmember Long said, I have one more question. You also noted that the decision was capricious. Define capricious and tell me how it was capricious. Mr. McNeil said, whimsical, and that may be a better word. Councilmember Long asked, how was it whimsical? Mr. McNeil said, we don't believe that they considered the information that was placed in front of them in an appropriate form. Councilmember Long asked, what would it have taken for you to have been satisfied with their discussion? Mr. McNeil said, for them to have approved it. Councilmember Long said, thank you for your honesty. I appreciate that.

Councilmember Bobby Long motioned, seconded by Councilmember Chris Gibson, that the decision by the MAPC on the denial of the rezoning of property located at 1130 Greensboro Road be upheld. Councilmember David McClain abstained from voting due to his professional relationship with the applicant. All other councilmembers voted aye.

A motion was made by Councilperson Bobby Long, seconded by Councilperson John Street, that this matter be Denied . The motion PASSED with the following vote. (NOTE: THIS ORDINANCE WAS DENIED ON DECEMBER 4, 2018.) The motion was to uphold the decision of the MAPC and to deny the rezoning of 1130 Greenboro Road.

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

Abstain: 1 - David McClain

[ORD-18:080](#)

AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR 514 HOLDINGS, DBA YESDOG GRILL OF JONESBORO

Attachments: [AN ORDINANCE FOR A PRIVATE CLUB PERMIT.pdf](#)
[Application_Redacted.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-18:080 by title only. All voted aye.

Councilmember John Street said, I move we hold it for three readings. Mayor Perrin said, you want to hold it for three readings. Ok.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-18:051](#)

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, SECTION 117-326, FOR THE PURPOSE OF PROVIDING MINIMUM STANDARDS FOR THE PROVISION OF LANDSCAPE, SCREENING AND TREE PRESERVATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROMOTE LANDSCAPING, BUFFERING, SCREENING AND TREE PRESERVATION FOR THE GENERAL HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Attachments: [Landscape Ordinance 5th addn.pdf](#)
[Proposed landscaping ordinance email](#)
[Brown Email 09162018.pdf](#)
[Landscape Ordinance Revised.pdf](#)
[email Parker landscaping ordinance.pdf](#)
[Parker email attachment.pdf](#)

Councilmember David McClain said, I know we are looking at reading this three times. But, if I may, there was a question from Matt Parker, who is here. I think the conversation that I had with our City Attorney, as well as, the City Planner, was that a small change be made in the first section. City Attorney Carol Duncan asked, do you want me to read it as it reads now? Councilmember McClain said, yes, if you don't mind. Mayor Perrin said, please. Ms. Duncan said, it reads now, "Any person proposing to engage in clearing, filling, cutting, quarrying, construction, or similar activities that would result in a disturbed area of one acre or larger shall apply to the Planning Department for a tree removal permit as specified in this article." I think when we all read that, we felt it was pretty clear, but we also see how somebody that doesn't deal with this daily might not understand. So, in light of that, the proposed amendment is to replace that language with, "Any person proposing to engage in clearing, filling, cutting, quarrying, construction, or similar activities that would result in: a) a disturbed area of one acre or larger and b) the removal of more than seven (7) significant trees from the disturbed area within a twelve-month (12) period shall apply to the Planning Department

for a tree removal permit.”

Councilmember Chris Moore asked, is that the attorney’s recommendation that we adopt that? Ms. Duncan said, I think after talking to Planning Director Derrel Smith, neither of us had a problem with that amendment. It makes it perfectly clear in the first section rather than having to read on through to determine that.

Councilmember Chris Moore motioned, seconded by Councilmember Gene Vance, to amend the ordinance and replace the language in the first paragraph under Section 117. All voted aye.

Mayor Perrin said, we have now amended the ordinance. Do you all want to hold it to three readings? Ms. Duncan said, I think there are questions. Matt Parker, 1102 Dove Road, said, I would first like to thank Mr. Smith for responding to me both in writing and meeting with me shortly before the meeting. I think he will agree to this edit as well. My concern is that it says, if more than seven significant trees are to be removed by the property owner/developer, he or she must submit a tree protection or replacement plan to the Planning and Zoning Department. This plan must show that all significant trees on site. My concern is that if I build a home on ten acres that I would have to go out into the woods and see if there are any Dogwoods greater than three inches or Redbuds greater than three inches or something like that because the current definition of an ornamental tree is greater than three inches and is sometimes used for landscaping. I think that Mr. Smith could better state it. He tells me what is intended by that is that the ornamental tree is a tree that was previously planted as a replacement tree under the ordinance and that is slightly different than what it says. So, I would ask that that edit be made if Mr. Smith is agreeable. I understood him before the meeting to be agreeable to that.

Councilmember McClain asked, Mr. Smith, do you care to come up and speak to this a little bit? Mayor Perrin said, he is referring to you on what he just stated. Mr. Smith said, like Ms. Duncan said, I’ve read this so many times and everything. It all makes sense, but I have been reading it a little bit longer than everybody else. I don’t see a problem with that. I think that if you go into the definitions, I thought that would be clear there, but this just kind of enforces that. Ms. Duncan said, so the definition says, “If a tree is significant, if it is a tree that is at least 18 inches in diameter and the height of 4’ 12” feet above natural grade or with multiple stems. An ornamental tree with a diameter in excess of 3” at the height and 8” above the natural grade.” I don’t find that to be unclear the way that it is written now, but I will leave that up to you. I think it is clear the way that it is written because it is defined in the definitions.

Mr. Parker said, the distinction is if I am going to build on my ten acres, do I have to go out into the woods and look for an existing Dogwood that might be out there in the woods? Councilmember McClain asked, are you talking about your existing ten on your entire ten or on the footprint that you are building? Are you talking about the footprint that you are building on? Mr. Parker said, it currently reads that the footprint is on the entire ten acres is what I have understood from Mr. Smith which I am ok with that if you define the inventory only applies to trees 18” and larger. But, if you have to go out in the winter time and see do I have any wild Dogwoods out here, that is not what he is attempting to do. If he is not trying to require that burden, then I am ok. Ms. Duncan said, I think that the way it reads, if you are trying to remove seven significant trees and we have all read what the definition of a significant tree is, then you have to submit how many that you have on site so that we determine whether you have to replace any of those trees. Mr. Parker said, if you go on down, it says a tree is significant if a tree is (c) an ornamental tree with a diameter in excess of 3”. So, if it is a wild Dogwood out

there, it could have a diameter in excess of 3" be an ornamental tree and he is not trying to say that one is significant. He is only trying to say that a 3" ornamental tree would be significant if you previously planted it as a replacement tree. Ms. Duncan said, that is not what the definition says. Mr. Parker said, that is correct. That is not what the definition currently says, but that is his intent in drafting it.

Councilmember Bobby Long said, what you are getting at is right now is that the way that it is drafted, you would have to go out on ten acres and have to look for any tree bigger than 3" on a Dogwood. Ms. Duncan said, it order to save yourself from having to plant another tree. Like, it helps the property owner is the way that I read it because they may already be there. Mr. Parker said, I don't want to have the expense of having to go out there and figure or have someone go out and figure out if I have got any trees bigger than 3" that are blooming trees, Dogwood trees, Redbud trees, and as currently written, that is what it would require. Ms. Duncan asked, isn't that a way to give the property owner a way to show that there are other significant trees and therefore, they don't have to plant any more, that part of the process? Mr. Smith said, the more I read it, the more I can see that there can be some confusion. I think this just takes the confusion out of it. Ms. Duncan said, I mean, I don't care one way or another. It is your ordinance. Mr. Smith said, it is just taking the confusion out. Ms. Duncan said, ok. What is your proposed amendment because I didn't draft this ordinance?

Councilmember Chris Moore said, I would propose that this amendment be presented on the third and final reading and not walked onto the floor so Mr. Smith and Ms. Duncan can draft that. Then, we will entertain amendments on the third reading. Ms. Duncan said, well, he's got one more so my only concern is that if we get to the third reading and it is a significant change, I have problems with this going forward on the third reading. Councilmember Moore said, I am all about hearing this third one. I'm just not about drafting. Mr. Parker said, the third one is not a change, and you can do this later, how do you compute this fine? I can't figure it out. Ms. Duncan said that the judge computes it. When you get to court, the judge computes it. The judge will make that determination if there is any additional fines. All it does is give a range. Councilmember Long asked, isn't the determination based on how the ordinance reads? Ms. Duncan said, a little bit. Councilmember Long said, well, if it is, I can understand his problem. Ms. Duncan said, it is written just like every one of our ordinances is written that has this, which is you can be fined a minimum of \$250 per day and up to a maximum of \$500 per day with each day being a separate offense. If the court determines that they ordered you not to do something and you are thumbing your nose at the court, they could add additional costs, but that is going to be a judge's decision. I mean they have never done it in my years, but they like to have that as an option for people who think it is cheaper to violate our ordinances than to follow them. We have it in our burning ordinances. We have it in some of our landscaping ordinances. We have it in a lot of different ordinances drafted in exactly the same manner.

Councilmember McClain said, so this isn't any different from any other ordinance. Ms. Duncan said, in most of our ordinances and the way that they are drafted. I have never seen a judge get mad enough at somebody to say every day you are still committing the same offense that I told you not to, and, so for every day that you don't clean it up, I can add up to \$500. But, I have never seen them do that. Councilmember Long said, so what you are saying is that if someone cuts down a significant tree and they violate this ordinance, within reason, they could fine this person for every day that the tree is cut down. Ms. Duncan said, the judge will determine the fine within that range. I think if they continued to cut down trees and then not replace them per the ordinance, then yes. If they didn't follow the ordinance and replace the trees, they could add on. Now,

again, you are going to really have to be thumbing your nose at the court to get somebody that angry at you. I have never seen it happen in all of my years in the City Attorney's office. Councilmember McClain said, you asked about replacing a significant tree with a significant tree, you just replace a tree. You are not being asked to replace it with a significant tree. Ms. Duncan said, right.

Mayor Perrin said, what I have heard from the council and the consensus is I think, and again the amendment 2 that I think Mr. Parker brought up that we would get the City Attorney and the City Planner together and work on that so it could be presented on the third reading rather than tonight. Ok. Councilmember LJ Bryant said, I have got something for the City Attorney and it is just an extension of Councilmember Long's discussion to make sure I understand it. If someone unknowingly violated the ordinance, obviously subjected to a judge I suppose, could they still be found to have violated this on a per day basis? Councilmember Charles Frierson said, certainly. Ms. Duncan said, yes. Just like if you unknowingly violated the speed limit. You could be found to be violating the speed limit.

Mayor Perrin said, so we will hold it at the second reading.

Held at second reading

[ORD-18:060](#)

AN ORDINANCE TO PROVIDE FOR TRANSPARENCY AND ACCOUNTABILITY IN THE SELECTION OF PROFESSIONAL ARCHITECTS, ENGINEERS, AND SURVEYORS AND AWARDING OF CONTRACTS FOR CITY OF JONESBORO PROJECTS AND FOR OTHER PURPOSES.

Councilmember John Street said, Councilmember Gene Vance had a proposed amendment to this. In the redrafting or working with the attorney that drafted that, they haven't had the time to get back together. Also, Steve Kent, the city's purchasing agent, had an issue with how the advertising was done so I would move that we postpone this and have it put together in one final draft and present it on our first meeting in January for consideration. Mayor Perrin stated, January 3, 2019.

Councilmember Vance said, that would go back to a first reading. City Attorney Carol Duncan said, right. Councilmember Street said, yes. Councilmember Vance said, I second that motion.

Councilmember David McClain said, I have one question. Just so I am clear, what percentage are we looking for before we send it back to committee? What percentage of change are we looking at? Ms. Duncan said, I don't know that there is a certain percentage that triggers that. I mean, I think as long as you go back to first reading and have a lot of public information about it that it makes me comfortable. I think council can make changes. I think we decided that we were pretty close. It's just that the changes are significant so we want to make sure they are final. We don't want to get into the confusion of amending it on the floor like what we have been doing. We want to make sure that everyone is clear and we know what we are voting on. Mayor Perrin said, I think we are very close on this ordinance if I am not mistaken on what I am hearing from Ms. Duncan. I totally agree with you. We have had some changes on that. I would much rather go back to the first reading and make it very clear. The problem is that we start amending it over and over and you have to go back and figure out exactly what supersedes an ordinance. Councilmember Street said, it gets confusing and this will clear it up. Mayor Perrin said, exactly. Ms. Duncan said, hopefully.

A motion was made by Councilperson John Street, seconded by Councilperson Gene Vance, that this matter be Postponed Temporarily . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

[ORD-18:072](#)

AN ORDINANCE TO ESTABLISH STANDARDS FOR SMALL WIRELESS FACILITIES TO BE PLACED IN CITY RIGHTS-OF-WAY IN THE CITY OF JONESBORO

Attachments: [Small Cell Tower Examples.docx](#)

City Attorney Carol Duncan said, since we are on a trend of last minute changes, we received an email, I guess, from AT&T basically requesting that we rewrite the entire ordinance. I don't know where they have been for the last twelve months while we have been writing it. I got it yesterday and it is a significant change so I am making a request that we postpone to at least the first meeting in January again on this one so that we time to review the request. Councilmember Chris Moore asked, do you want to do it on the first meeting or postpone temporary? Ms. Duncan said, I would rather go to the first meeting in January because there are significant changes. Some of which may be well taken, but not all of them, I don't think. Councilmember Moore said, we can make the motion to postpone temporary and that will be open until we decide. Ms. Duncan said, I think we can have it by January 3, 2019. If we cannot, then I will let you know then.

A motion was made by Councilperson Charles Frierson, seconded by Councilperson Gene Vance, that this matter be Postponed Temporarily . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

[ORD-18:075](#)

AN ORDINANCE ABANDONING AND VACATING AN UNDEVELOPED 15' UTILITY EASEMENT LYING WITHIN LOT 2 OF WILDERNESS RUN SUBDIVISION AS REQUESTED BY BENCHMARK LAND SURVEYING

Attachments: [18211-002-PETITION-SIGNED.pdf](#)
[WILDERNESS RUN PLAT.pdf](#)
[COJ-Abandonment Utility - Wilderness Run.pdf](#)
[ATT-Abandonment Utility - Wilderness Run.pdf](#)
[CENTERPOINT-Abandonment Utility - Wilderness Run.pdf](#)
[CWL-Abandonment Utility - Wilderness Run.pdf](#)
[RITTER-Abandonment Utility - Wilderness Run.pdf](#)
[SUDDENLINK-Abandonment Utility - Wilderness Run.pdf](#)

Councilmember John Street asked, would the council have a problem with suspending the rules and waiving the third reading since there is no objection by anybody on this? Councilmember Charles Frierson said, make a motion and I will second it.

Councilmember Gene Vance said, I have got a problem with it because we have gone by if we want to do two readings, we do it the first time. I will vote against the third reading. Councilmember Street said, I said I would ask and see because they are trying to get a building permit. With winter coming along, I am understanding of that too and there is not an issue by anybody. They will still have 30 days before it goes into effect.

Councilmember John Street motioned, seconded by Councilmember Charles Frierson,

to suspend the rules and waive the third reading. Councilmember Gene Vance, Councilmember David McClain, and Councilmember Chris Moore voted nay. All others voted aye. The motion passed.

A motion was made by Councilperson John Street, seconded by Councilperson Charles Frierson, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: O-EN-072-2018

[ORD-18:077](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1, LIMITED INDUSTRIAL DISTRICT TO RM-8, RESIDENTIAL MULTIFAMILY FOR PROPERTY LOCATED AT 124 N. FISHER AS REQUESTED BY MARTHA FERNANDEZ

Attachments: [Ordinance.pdf](#)
 [Plat.pdf](#)
 [Application.pdf](#)
 [Staff Summary - 124 N. Fisher.pdf](#)
 [Rezoning Questions.pdf](#)
 [Site Plan - Plat.pdf](#)
 [Plan Drawing.pdf](#)
 [Quitclaim Deed.pdf](#)
 [Survey.pdf](#)

Councilmember Dr. Charles Coleman said, I would like to have this read. Mayor Perrin said, so we will just hold it there.

Held at second reading

ORDINANCES ON THIRD READING

[ORD-18:073](#)

AN ORDINANCE AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD AS CREATED BY ORDINANCE 07:50

A motion was made by Councilperson John Street, seconded by Councilperson Chris Gibson, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: O-EN-073-2018

8. MAYOR'S REPORTS

Mayor Harold Perrin reported on the following items:

Mayor Perrin stated, again, all of you have had a chance to look at all of the financials for last month that Mr. Reznicek will send you all. I have just a few comments to make and they will be brief. One is our sales tax through November, which you haven't gotten

yet, is up 1.38%, but certainly not at that 3% range that we were looking at. Also, I had mentioned the railroad. I will not go into that on the Master Plan.

The next one is that I did get a letter that I feel like I do need to read very quickly. It is just very short. This is a gentleman who lives in Northwest Arkansas. He sent me this and it says:

I visited Jonesboro for the first time on Monday. I want to say thank you for a wonderful city with courteous and friendly people. I am a disabled person. I had a flat on my truck. A police officer stopped by and changed the tire for me. I appreciate it very much. I had people hold doors for me at businesses. I even had people who said hello. I have lived in Northwest Arkansas near Fayetteville, and the people are not as friendly as they are in Jonesboro. I plan on visiting Jonesboro again. Thank you for your time. Have a wonderful day. Sincerely, Chad David Parker

Mayor Perrin said, I thought you all would want to hear that and I was pleased to get that. Councilmember Chris Moore said, send him a letter back telling him to move. Mayor Perrin said, I will call him in the morning on my way out of town.

The last thing here, and again, I know we have had a lengthy meeting, is that permits last month total \$8,630,000. Of that, \$6.2 million was residential and \$2.3 million was for commercial. That was pretty good for slowing it down and almost getting \$9 million in permits last month in October. I just wanted to share that with you.

[COM-18:077](#)

CITY OF JONESBORO OCTOBER FINANCIAL REPORT

Attachments: [October 2018 Deposits Collateralization.pdf](#)
[10-2018 Expenditure Report.pdf](#)
[10-2018 Hotel Tax Comparison.pdf](#)
[Required Reserves October 2018.pdf](#)
[Revenue Report October 2018.pdf](#)
[10-2018 Sales tax.pdf](#)
[010-2018 State Turnback Report.pdf](#)
[2018 October Franchise tax report .pdf](#)
[2018 October Rev, Exp and Changes in FB.pdf](#)
[Jan. to Dec. 2018 401A Non-Uniform Pension Funds - Changes in Positions.](#)
[Jan. to Dec. 2018 Non-Uniform Pension Funds - Changes in Positions.pdf](#)
[October 2018 A and P.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said, January 1, 2019 is New Year's Day and our meeting is scheduled for that day. I would move that we change our meeting for both Public Works and City Council from January 1, 2019 to January 3, 2019 at 5:00 p.m. and 5:30 p.m., respectively. Councilmember Chris Moore seconded the motion. All voted aye. Councilmember Street said, the Christmas Parade is Thursday night at 7:00 p.m.

Councilmember Chris Moore asked, has there been any action on the Ice House after the 90-days has been up? I received your email. Are we moving forward with listing bids? Mayor Perrin asked, on the Ice House? Councilmember Moore said, yes. Mayor

Perrin said, we have solicited bids and we do have the bids in place. I did get a call from an individual in town that feels like they have reached an agreement and they are drafting an agreement and they may purchase that. So, if that is the case, there will be a new owner. Councilmember Moore said, ok. Did he give you a time frame or something to make a decision on? Mayor Perrin said, no. He didn't give me a timeframe, but I told him that I had the bids on that and that I need to move forward. Councilmember Moore said, maybe, you need to issue him a timeframe and then let us know. Mayor Perrin said, I was going to call him a week from today which will be only one week. Councilmember Moore said, ok.

Councilmember Dr. Charles Coleman said, on December 18, 2018, we will be having a small open house for the neighborhood clinic for the kids. It will be on December 18, 2018 from 3-5 p.m.. We are hoping that everyone will come out and see what we are trying to do to help the kids in the community. Mayor Perrin said, very good. We will be there. I think you are going to get with Communications Director Bill Campbell prior to that and try to do a little video on that.

10. PUBLIC COMMENTS

Dr. Richard Wang, 101 University Drive, said I will be brief. I know this has been long and it has been the most intense meeting I remember. I would like to comment very briefly on the budget. It won't surprise any of you that go back a ways, some of the veterans, to know that I am not so concerned with the content of the budget, but the process whereby you are here poised, until a few minutes go, poised to affirm this budget. The decision was made somehow that the budget would be ratified, passed by resolution this year setting a precedent. I think setting a precedent for the future and I think it is a very unhealthy precedent. As you all know, a resolution takes one vote. You have passed several tonight. They are of minor variety. They are non-consequential. You are poised in two weeks at the next meeting and I am glad you are going to take it there. I don't think you are going to reconsider the process. The process concerns me. You are about to pass the most important piece of business that you pass in a fiscal year, the city budget. And, you are about to do that in one vote in one meeting without opportunity for citizen input of citizens of this city. I was about ready to jump up because that would be the only way that anybody would have a chance had you gone through with it tonight with your agenda. To make a comment, you have to jump up and interrupt the process because the rules don't work for the citizens who want to make comments. If you read it on one night and pass it, they don't work. You can comment, but the decision is already made. I was going to do that. I have done that before. But, not many people want to do that. The next time this comes up, you will be confronted with this same situation. We will be if we care about the budget and we care about the process and we care about the precedent that you are about to set. I am interested in how the decision was made to move from the usual format in making it an ordinance. I have stood up several times because you compressed the first and second readings. This time there would be no opportunity to do that at all. How did that decision get made? Whose decision was it? Did the council consider, give due consideration to the consequences, of this new precedent? Was it just expedience? Nobody is fooled by this. We know it is really about passing it in an expeditious way. It appears to me that is the case. How did this happen? Did the council vote on it at some point? I missed that. I read it in Mr. Inman's piece on Monday morning for the first time I saw it. Was that the first time council saw it maybe? Perhaps? Whose decision was it? How did it happen? And, what consideration was there to the consequences of this? If you can pass the budget by resolution, well then, where is the line? What can't you pass by resolution? I want to know how you decide. I could find nothing in the municipal codes to suggest that there are rules

about this, that this would be illegal. I don't see it. City Attorney Carol Duncan said, it is not illegal. Dr. Wang said, I don't see it, but I don't care. You see, I care about citizen input and this is the representative body. It is your job to safeguard citizen input. To do this changes the game. On a positive note, I've been watching. A lot of have been watching and you have really made progress over the last few years. I haven't had to come up here at all. I haven't because you have been good enough. Tonight you did that too. You didn't force anything on third reading. Why take this step backward? I know there is a lot of work on the budget. I know. I suspect it is the best budget ever. I don't care so much. I want the process because the process is how we preserve citizen input in a democratic government. I guess there was a question in there somewhere, but I will leave it at that. Thank you very much. Mayor Perrin said, thank you for your comment.

Ray Coleman, 1921 Cypress Run, said I am here on the behalf of the rezoning at 124 N. Fisher. My church is at 125 N. Fisher. My position is the maintenance of the property. Councilmember David McClain said, Mr. Coleman and Mayor, if I may, we have already talked about this. City Attorney Carol Duncan said, this was on the agenda. Mayor Perrin said, yes. Councilmember McClain said, we have already talked about this on the agenda. Mayor Perrin said, yes, I am sorry. Councilmember McClain said, if it is on the agenda, we cannot discuss it in public comments. We should have asked you during that point on the agenda if anyone else had any comment. So, it will go up one more time for a reading and you can come back Mr. Coleman and make a comment. Mayor Perrin said, that is right. On December 18th, it will be on the agenda at 5:30 p.m. Thank you very much.

11. ADJOURNMENT

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

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

_____ Date: _____

Harold Perrin, Mayor

Attest:

_____ Date: _____

Donna Jackson, City Clerk