



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, March 6, 2018

5:30 PM

Municipal Center

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

1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 10 - Ann Williams; Charles Frierson; Chris Moore; Mitch Johnson; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent 2 - John Street and Gene Vance

4. SPECIAL PRESENTATIONS

[COM-18:009](#)

ASU SOCIAL WORK STUDENTS, MEGHAN McCABE AND TAYLOR RUSSELL
OVERVIEW PRESENTATION OF THEIR INTERNSHIP WITH THE HUB

Attachments: [City Council Presentation Final.pdf](#)

Community Development Director Tiffny Calloway introduced ASU Social Work students Meghan McCabe and Taylor Russell, who recently interned for the HUB. Ms. Calloway said that the Council established the Mayor's Homeless Taskforce and one of the goals that the taskforce accomplished was establishing the HUB. Ms. McCabe and Ms. Russell gave an overview presentation of their internship with the HUB.

Mayor Perrin said thank you for being here on this internship. I have asked Communications Director Bill Campbell to get a copy of this powerpoint presentation and send it to City and Town magazine because of you all at Arkansas State University through your program have brought up a lot of things. It has probably been about 1 ½ - 2 years ago and we didn't think about this on the front burner until we started and you all adopted and approved a Homeless Taskforce. From that, we got a grant for the Continuum of Care of around \$96,000. We are still working on several things. What these ladies brought out today are things that we are going to have to continue to work on and we are going to be faced with in our city more and more as the city population grows. I think the last time I looked there were over 500 people being served through the HUB and, of that, 161 were homeless, depending upon the definition of homeless. The Ministerial Alliance has asked me to meet with them in the next two weeks. The Ministerial Alliance is comprised of pastors of all denominations in this city. I am going to sit down with them and ask City Attorney Carol Duncan to sit down with them to look at the feasibility of a homeless shelter, which is the big thing

that the HUB is doing now. You are doing a tremendous job on screening. You are directing and guiding those people into certain places. Some of these folks don't even have birth certificates and it limits what they can do until they get that. You all are pulling all of this stuff in a very quick manner. So, I just want to say thank you. I will give you an update on that meeting. We are going to be looking at that. I have some ideas on some projects here in town that we could possibly use for the homeless.

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: 10 - Ann Williams; Charles Frierson; Chris Moore; Mitch Johnson; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 2 - John Street and Gene Vance

[MIN-18:020](#) Minutes for the City Council Meeting on February 20, 2018

Attachments: [Minutes CC 02202018.pdf](#)

This item was APPROVED on the consent agenda.

[RES-18:016](#) A RESOLUTION TO CONTRACT WITH ITECHS COMPUTER & SERVICE FOR SPONSORSHIP OF ONE OUTFIELD SIGN AT THE MIRACLE LEAGUE COMPLEX

Attachments: [iTechs Miracle League Sign18.pdf](#)

This item was APPROVED on the consent agenda.

[RES-18:017](#) A RESOLUTION TO CONTRACT WITH JONESBORO AUTO AUCTION FOR SPONSORSHIP OF ONE OUTFIELD SIGN AT THE SOUTHSIDE SOFTBALL COMPLEX

Attachments: [Jonesboro Auto Auction Softball Complex](#)

This item was APPROVED on the consent agenda.

[RES-18:020](#) A RESOLUTION TO CONTRACT WITH INTERSTATE BATTERIES FOR SPONSORSHIP OF ONE OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Attachments: [INTERSTATE BATT](#)

This item was APPROVED on the consent agenda.

[RES-18:021](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE 2017 FIRE PREVENTION AND SAFETY GRANT FROM THE DEPARTMENT OF HOMELAND

SECURITY.

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

[RES-18:022](#)

A RESOLUTION TO CONTRACT WITH MR. TROPHY & ENGRAVING FOR SPONSORSHIP OF ONE OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Attachments: [MR TROPHY AND ENGRAVING](#)

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

[RES-18:023](#)

A RESOLUTION TO CONTRACT WITH QUALITY FARM SUPPLY FOR SPONSORSHIP OF ONE OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Attachments: [QUALITY FARM](#)

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

[RES-18:024](#)

A RESOLUTION TO CONTRACT WITH ADAMS AND COOPER PLUMBING FOR SPONSORSHIP OF ONE OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Attachments: [ADAMS AND COOPER](#)

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

[RES-18:027](#)

RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE BLUE AND YOU FOUNDATION MINI GRANT APPLICATION

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

[RES-18:028](#)

A RESOLUTION TO ESTABLISH TWO PART TIME MEDICAL DIRECTOR POSITIONS FOR THE CITY OF JONESBORO

Attachments: [medical directors.pdf](#)

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

Mayor Perrin said that we have just approved RES-18:028 on the Consent Agenda. We are very pleased to have with us today Dr. Spencer Guinn. Dr. Guinn has been on our tactical team. He is the director of medical for that. I know you all just approved two medical directors. When it hit the paper, I think a lot of citizens were questioning why is the city hiring a medical director and what are they going to be doing. Dr. Guinn called today and said he could come down and talk about it. I would like Dr. Guinn to come forward and say a few words. Mayor Perrin said I don't think people realize that you have been doing some of these things for years of teaching some of our employees certain things. The new grant that we got for the police officers for Naloxone has to be signed off by a medical director. He will be doing that. Dr. Guinn was successful and with Blue and You, which is a subsidiary of Blue Cross and Blue Shield, is getting a major grant for the tourniquets and the bleeding. We are going to have to do major training, so I am going to let Dr. Guinn give information on those items.

Dr. Guinn said we have been doing volunteer training for the city since 2004 when we started working with the police department. Dr. Speights came on board in 2006. Initially, it started off at the Police Department and then it moved on to the Fire Department. Since then, 100% of both the Police and Fire Departments have been through the training on the basic "Stop the Bleed" class on how to use tourniquets, pressure dressings, and things like that. Based off of some discussions that we have had with Mayor Perrin and with the Fire and Police Departments, our next goal is to expand this out to all city employees. The whole thing about being a first responder is, if you think about, let's say we have an ice storm next week and there are power lines down and there is ice everywhere, who is going to be out on the streets? It is going to be construction crews, sanitation. Those people are going to be the ones out doing dangerous jobs using chainsaws. You are going to see motor vehicle accidents. If you look around the country, the concept of a first responder has really changed to include anybody that is going to be out. So, our goal is to get 100% of the City of Jonesboro's employees trained. Sort of another push that we have is to expand public access to bleeding control kits. Everyone is familiar with the automatic external defibrillator kit, which is the plastic box that goes on the wall in case someone is having a heart attack. They make one that looks just like it that contains tourniquets, pressure dressings, and things like that, which hangs up on the wall next to the AED. The nice thing about that is through the 911 system, you can geotag the AED's. So, let's say that there is an emergency in this room right now and someone calls 911. The 911 operator will be able to tell them around the corner in the lobby, there is an AED and on the wall next to it is one of the public access bleeding control kits. They can bring it over. It has the instructions in it. Even if they have never put one on before, it kind of walks them through how to do it. Another one of our goals is to expand that out.

As you mentioned, I am the President of the Stop the Bleeding Foundation which is a 501-C3 headquartered here in Jonesboro. We received a \$150,000 grant from Blue and You this year. In 2018, we are going to train 600 law enforcement officers, firefighters, and other first responders in Northeast Arkansas on these techniques and each one of them gets a free individual first-aid kit to carry on and off-duty with them and that is valued at about \$150. Our first training of this cycle was in January and we have already had 10 firefighters and police officers use their kits and call us. For the first year, we are giving them a second kit for free or as many kits as they need. The Executive Director of Blue and You was here at our last training a couple of weeks ago and encouraged us to apply again. Normally, they don't let people apply two years in a row, but they are going to allow us to do it. So, we are going to apply for another \$150,000 next year. Arkansas Children's Hospital just received \$150,000 this year to expand what we have already been doing on a volunteer basis in the schools. Our goal is for every school in Craighead County to send their school nurses through the program and they are going to get public access kits. We just recently distributed kits to Jonesboro and Nettleton Schools. The Mayor and I have already met with other schools in the city and spoken with superintendents last year about doing school training as well. That is kind of the three phases of our goal right now to do the schools, the city, and the first responders.

As you mentioned, part of the medical directorship is issues that come up like the Naloxone training which requires medical oversight. I am already doing that for the Arkansas State Police so it was kind of natural to go ahead and do it for the City of Jonesboro. Working with Dr. Speights and his role with the Medical School is really going to be beneficial. We have a lot of exciting things planned for the city.

Mayor Perrin said we thank you for doing this especially since you have been doing this since 2004. We do appreciate that very much. We do have a defibrillator in this

room. Also, Community Development Director Tiffny Calloway and I met with Patrick Sullivan with Blue and You. We have probably about seven grants in the works with Blue and You to get the kits that will be right beside those defibrillators in every facility that the city owns. Thank you very much Dr. Guinn. We appreciate your time.

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-18:017

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-1 TO GENERAL COMMERCIAL DISTRICT, C-3 FOR PROPERTY LOCATED AT 5925 SOUTHWEST DRIVE AND 5704 CREEKVIEW DRIVE

Attachments: [5925 SW and 5704 Creekview_Staff Report.pdf](#)
[Application.pdf](#)
[Recorded Plat.pdf](#)
[Rezoning Plat.pdf](#)
[USPS Receipts.pdf](#)
[Ordinance](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Joe Hafner, to suspend the rules and offer ORD-18:017 by title only. All voted aye.

Councilmember Chris Moore asked if there had been any opposition to this rezoning. Mayor Harold Perrin said no. The vote on it was 7-0.

Councilmember Chris Moore motioned, seconded by Councilmember Charles Frierson, to suspend the rules and waive the second reading and hold it. All voted aye.

A motion was made by Councilperson Chris Moore, seconded by Councilperson Charles Frierson, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 2 - John Street and Gene Vance

ORD-18:018

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM COMMERCIAL NEIGHBORHOOD DISTRICT, C-4 LUO TO SINGLE-FAMILY RESIDENTIAL, RS-7 FOR PROPERTY LOCATED AT 3703 S. CULBERHOUSE

Attachments: [3703 S Culberhouse Staff Report.pdf](#)
[Application.pdf](#)
[Plat.pdf](#)
[Rezoning Plat.pdf](#)
[Pictures of Area1.pdf](#)
[Pictures of Area2.pdf](#)
[Property Owner Notification Letter.pdf](#)
[Property Owner Notification List.pdf](#)
[USPS Certified Mail Receipt - Valley View School.pdf](#)
[USPS Certified Mail Receipts.pdf](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-18:018 by title only. All voted aye.

Councilmember Chris Moore asked if there had been any opposition to this rezoning. Mayor Harold Perrin said none that I know of. The vote was 7-0. Councilmember Mitch Johnson said before you move to suspend, I motion that we hold this to one reading. I am not as much opposed to the rezoning as I am opposed to not having enough information on where the drainage from this site and the one above it, the current 34 lots that are being developed, where that water is planning on going. Mayor Perrin asked if Councilmember Johnson wanted to hold it at one reading. Councilmember Johnson said he would like to get more information as myself as an individual on this. The desire of the Council is fine. As you know, that is almost in my backyard. I have lived where I have for 22 years and I have watched a lot of stuff being built around. I don't think an additional 80 lots of water and asphalt is going to flow through my neighborhood very well if that is where the engineer is planning on bringing it through.

Mayor Perrin said you have heard Councilmember Johnson. Would you all like to hold it at one reading? Alright, we will hold it at one reading. We will have City Engineer Craig Light get something to you, to all of us, on additional information on the drainage.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

ORD-17:086

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO RM-8, RESIDENTIAL MULTI-FAMILY FOR PROPERTY LOCATED AT 800 SCOTT STREET AS REQUESTED BY BARBARA TOSH

Attachments: [800 Scott Staff Report.pdf](#)
[Amended Letter of Appeal.pdf](#)
[Appeal Letter.pdf](#)
[AN ORDINANCE TO AMEND CHAPTER 117\(Tosh\).docx](#)
[Plat.pdf](#)
[Application.pdf](#)
[Staff Report.pdf](#)
[Lambert opponent to rezoning on Scott.pdf](#)

Scott Troutt, residence-5625 Hollow Creek Lane and business-247 S. Main Street, said for the most part, I am going to ask if there are any further questions. I have been up here several times as all of you are aware. I think we have had a very interesting discussion for everything from issues with that property over to the procedure of this whole system. The one thing that I will point out is that the new ordinances that were passed by the Council at the last Council meeting in February, given what those say, it is my belief looking at Scott Street or that portion of Scott Street, I am really firmly under the belief that no matter what goes in there, provided that they comply with those codes, it is going to be a benefit to Scott Street on the whole. It is not a very long street. I think that is a relatively simple thing to suggest. As far as Greensboro Road, I did want to point out there is an opposition letter that has come through on that property. Greensboro Road does have some owner-occupied houses on it. I had an opportunity to speak with a few of the people that live on Greensboro Road. They are opposed. I am not going to lie. We did have a discussion and we talked about some things that could possibly make it better. There is a tree row that goes along Greensboro Road over on the north side of this property. I made the suggestion that perhaps we could keep that there and keep it maintained. There was some positivity to that. Admittedly, they were still opposed, but it is what it is. I would suggest that if there is anything that needs to be done to alleviate any concerns, my clients are very willing to do so. If there are any questions, I am available.

Councilmember David McClain said I want to make sure that when we vote, we are either voting to overturn what the MAPC decided or to approve. Help me understand. City Attorney Carol Duncan said that MAPC denied the proposals. It depends on how the motion is made, but yes, your two options are to vote to affirm their decision or to overturn their decision.

Councilmember LJ Bryant asked Mr. Troutt, "MAPC denied based upon what and what has changed since then? I know we have been back and forth since November. Has anything really changed in all of this?" Mr. Troutt said yes. We have gotten an update from the city on which of the provisions that this property did and did not meet. I believe they have updated that to the Council as well. The other thing I noted is that on that day there were several members of the MAPC absent. I understand and I did have an opportunity to look through the code and I have a pretty good understanding of how a quorum works there. Given that there were fewer people there, the majority of the people there actually agreed with the provision. It is just that that was not enough to pass it given the situation. I do believe if we had the full board, that would have been different, but that is pure speculation. At that hearing, we made certain modifications from RM-16 to RM-8 that made the MAPC a bit more understanding of it. The only other thing that has happened is that I have had an opportunity to discuss with the adjoining land owners or with the land owners in the nearby area, and I have taken some comments. Almost all of them center around I don't want to see that tree row gone. That is a very big deal for the Greensboro Road people.

Mayor Perrin said the vote from MAPC was 3-2 and there were three people who were absent. City Attorney Carol Duncan said she thinks that was during transition when we had a couple of vacancies that had not been reappointed. Mayor Perrin said that is correct. Councilmember Bobby Long asked what their recourse would be if this was not approved. Ms. Duncan said you either uphold their decision at which point it is over unless they submit a different proposal back through MAPC. It would have to be substantially different. They would have to wait the time periods and submit. Or, you can overturn that decision at which point this Council is then voting on a rezoning and would put conditions on that, I would assume. Councilmember Long motioned to uphold the MAPC's decision. Councilmember Chris Moore said that is a motion to

deny. The proper motion would be to make a motion to approve and then we can vote it up or down. The ordinance before us is to rezone this property. So, the appropriate motion is going to be a motion to approve the rezoning and then we can vote it up or down. Ms. Duncan said that would make it less confusing. Councilmember Moore said I will make that motion because in the proper form, we can't make a motion to deny. We make a motion to approve and then we vote it up or down. Councilmember Long said he would second that. Councilmember Moore said the motion I will present on the floor will be a motion to approve the rezoning and we have a second.

Vince Percy, 3200 Rhonda Drive, came to the podium to speak against the rezoning. He presented a powerpoint presentation. He stated he wanted to start out with a letter of opposition that went over to the MAPC. The lady who wrote this letter is Mildred Holt. She is 85 years old. She wanted to be here tonight, but she couldn't be. I think she covered the basic issues that come up, such as property value, crime, and traffic. I want to move over to traffic. This is one issue we can't avoid, adding traffic to that street when the speed limit is 20 mph. It kind of turns into a bottleneck, immediately. There is a lot of foot traffic in that area. We are going to add vehicular traffic and foot traffic. You can see that car in the road is swerving to miss me. That is what they are going to be doing when they encounter foot traffic. It is narrow. Here is another view where you can see there are no sidewalks and there is foot traffic. On Greensboro Road, we have a littering issue. I spoke to one of the residents over there. She does what she can when she can, but obviously that sign may have limited effectiveness. The picture is really not telling the story. A considerable amount of littering goes on out there.

Mr. Percy said I went and found this chart on realtor.com. If you are a realtor, you may be familiar with this. You can see where I circled the effect on residential value there due to high renter concentration. One silver-lining here is that it beats living next to a strip club. That is about the only positive that I am seeing here in that regard. Another thing that will bring down property value is crime. I think we would probably all agree that is a high crime area. A lot of people know about the reputation of the area. There are 21 public nuisance signs on Cedar Heights Drive. City Attorney Carol Duncan said that they are all individually owned. That is not an apartment complex. They are each an individual property, so the court was ordered to put a sign in front of each individual property, which is kind of odd, but that is why there are 21 of them. Mr. Percy said it's not really a good sign. Ms. Duncan said that is just saying that it is in the possession of the court. No, it's not pleasant, but it has helped clean up a little bit over there.

Mr. Percy said the red arrow on this slide is pointing to State Street, north of Johnson. There obviously had been a single-family home development along State Street. Those homes are decent little homes, or they were. From all appearances, when the apartments came in, a lot of people left. The crime rate here is substantial. The apartments took the neighborhood down in my view. It is pretty bad looking down there. I think that is the expected effect of apartments in general. Cedar Heights is only 0.3 miles from the Scott Street property.

Mr. Percy said that Mr. Troutt stated in the January 2, 2018 meeting, "I had the opportunity to talk to a few of the renters to the extent that I could talk to them at all and there didn't seem to be much objection." Mr. Percy said he did find that to be an interesting comment. The next slide shows the Pineview and Fox Hollow apartments that are adjacent to the Scott Street property that we are talking about here tonight. In fact, if you look over the top of that apartment, where those pine trees are is the property where the rezoning has been proposed. Over to the right, the Fox Hollow

apartments are over there and they also butt up to this 7.75 acres that we are talking about rezoning here.

Mr. Pearcy said I did a little crime study on that area. The slide shows some of the events that have taken place there. I am glad Mr. Troutt is the one that asked them if they were opposed. There is a pretty consistent pattern of crime listed that has occurred in that area. In fact, here are the crime reports. This represents the reports for two months in that area, in general. It is shocking. I am glad that my mother doesn't live over there or a child or any of my family. I am fortunate in that regard.

Mr. Pearcy said I know a lady who teaches first grade over at Math & Sciences Elementary School out here north of town. A lot of her students live in this area. The thought of children being raised in this environment is troubling. It makes me really feel fortunate just thinking about those types of things. I don't want to get into what can we do about this here that we are looking at, but it just seems like if we can't control that, I don't know. I have been to a bunch of these meetings. I have been watching this and I know the law is the law. This is the property owners responsibility and I know the law is very limited in what we can do there. I know these were relatively new when I was in college. I have been inside a few of these apartments. I never even gave it a second thought to park, get out, and go in there. I had friends that lived there while we were going to college.

Mr. Pearcy said I know we are kind of here late in the game and there was quite a lot of confusion along the way, as you know. I've got the minutes to this January meeting. It is pretty interesting. I wrote this this afternoon, but I don't have it memorized. There are a lot of good people who live over there in those neighborhoods that have worked all of their lives and some of them are working today. They are good, honest, hard-working people who are taxpayers. Mr. Troutt even pointed out that they don't want to see this. I think this presentation illustrates exactly why. I hope you can resist passing this ordinance. I appreciate your consideration.

Mayor Perrin wanted to remind everyone that this is on the third and final reading. Please try not to be repetitive. I do hope, and I think this Council hopes, that the property building code will take place. As people build, I would hope that some people would come in and purchase some of this property and get it back up to par. Again, that is certainly our hopes.

Mark Denny, 208 Scott Street, said he has lived there for 30 years. I hope you all will not approve this. There is more to lose than there is to gain. Crime is bad. Traffic is bad. Drainage is bad. On New Years Eve, my wife and I, at midnight, had to move up into the front part of our house where the brick is because of automatic gun fire was so prevalent east of me that we didn't want to take a stray. My house has been broken into twice. When I bought that house, I actually gave \$20,000 less than the house was originally sold for. It wasn't a good deal for me because I am fairly certain when I sell it, I'm going to lose money on it, too. The drainage behind Scott Street on the east side of Scott Street has one ditch that pretty much carries all of the apartments and everything else. All of our yards from the church to the middle of Scott Street always flood. The problem is that you are going up hill. If you do put those apartments in, water is going to come off that hill even faster. It gets close to our houses right now. The drainage is almost inadequate at this point. I didn't see any retention pond for the apartments that are already being built up there facing Greensboro Road. I didn't see any way of slowing the water down at all. Even when the church was built, the flooding got significantly worse because there was no retention pond with the church when it was built on the east side of Scott Street. The traffic down there in the morning is

crazy. It is going to add a lot of problems. What you have to realize is that Greensboro Road is the way out for everybody in Sage Meadows. They don't go down to the intersection. They turn off on Greensboro Road and they come up Scott Street. That is the way it is. I have lived there for 30 years and I have seen it all. I would hope and pray that you all would not let this happen. I feel like we are being piled on. I mean we just don't need any more apartments over there. I would like to keep living there. I am proud that I don't have any kids. I wouldn't want to raise kids where I live. I like my house, but my neighborhood is getting scary. I can sit in my house and hear gunfire at night non-stop. We are used to it and it shouldn't be like that. Thank you.

Scott Darwin, 807 Sylvan Hill Drive, said in recent years, I have appeared before the City Council twice to oppose the construction of an apartment complex on 17 acres at the corner of N. Caraway and Greensboro Road. Each time the argument that my neighbors and I presented to the Council is that such a complex would destroy the security, the serenity, and the value of our single-family homes. We cited the abundance of crime reports and the newly constructed Wolf Creek apartments at the bottom of the hill and from the ever present crime scene in apartment city near ASU. Fortunately, your body listened to our plea and rejected the request for rezoning this area. A few years ago, a new development just north of Greensboro Road was built. Located just a stone's throw from the acreage in question, San Dino Drive has nice, single-family brick and frame homes suitable for first-time homebuyers. Then, more recently, I got acquainted with Officer Victor Garcia of the Jonesboro Police Department as he was constructing his lovely home directly on Greensboro. He just moved into his home this past year. It is built on several acres of woods and fields. The house would be a welcome addition to any of the tonier subdivisions south of the bypass. When he began work on the house, the land around him was zoned for R-1 housing. So, he thought he was safe in making such an investment. Little did he know, that the acres across from him might become an extension of the notorious apartment city. His dream home might become his nightmare. Farther down Greensboro Road, you intersect with Allis Street. Allis is a short street between Greensboro and Johnson Avenue. Every Sunday I take this route as I drive to church because I like to see what has happened to this street over the past couple of years. First of all, some of the run down bungalows have been restored and made attractive. The yards are being cleaned up. There is a sense of pride being restored to the neighborhood. The real surprise occurred this past year with the construction of another house worthy of a neighborhood south of the bypass. It is a lovely brick and frame home with natural wood finishes much like that of Officer Garcia's home. Just down the street is another new home under construction on Allis Street. These families are taking a chance and bringing this once notorious street back to life. One of them is a bungalow on Allis Street which I remember as being a mess. Now, someone has bought it, restored it, cleaned up the yard, and it looks quite attractive. Right next door to it is another bungalow that someone bought, put a new roof on it, made an extension, and made it a very comfortable home on Allis Street. These people are investing in north Jonesboro. Here is another new home that has been constructed right there on Allis Street. Someone has invested a lot of money in order to live in north Jonesboro. Just down the street from it, this house is under construction on Allis Street. Who would want to build a new home on Allis? Well, someone has taken his money or her money and invested in a nice, fully brick house. My point is that these people should be supported by the Council in their efforts to make north Jonesboro a desirable and stable place for families to live. We, who live in Sylvan Hill, took this risk and have been rewarded with a quality, close-knit neighborhood that is close to the University and downtown. As I have stated in the past, we have more than our share of apartment complexes in north Jonesboro. The property under consideration this evening for rezoning should retain its R-1 status. Let it be developed with more houses like those

of Officer Garcia and those of other streets along Greensboro. The citizens of Jonesboro need to know that when they make the biggest investment of their lives in buying or building a home that the rug will not be pulled out from under them and be blindsided by an unanticipated and unwanted change in the zoning of the property around them. Please put yourself in their shoes and restore their peace of mind.

Victor Garcia, 1850 Greensboro Road, said I am a police officer with the Jonesboro Police Department and have been for about three years. I built my house about two years ago. When I started building, I had no idea they were going to build some apartments. That is why I moved out there. I work nights at the police department and I know that crime happens south of where I live at in Cedar Heights and part of Scott Street. I get sent out their multiple times a night for multiple, real bad situations out there. I can't imagine that going on close to my house and close to my neighbors. Since they have started developing Hilltop and it is growing, everyone is taking a shortcut down Greensboro Road and going to Scott. If they build more apartments out there, there is going to be a lot more traffic. There is a bunch of kids there early in the morning waiting on the school bus. They are always playing around the streets. I can't imagine if one of them gets hit by a car because there is going to be a lot of traffic out there. I hope you all can think about this and will not pass this.

Mayor Perrin stated that this is the third and final reading. We normally only allow five minutes, but we still doing more.

Mary Jane Frazier, 2001 Greensboro Road, said thank you for the opportunity to share my perspective tonight. In addition to all of the things that you have heard, I would like to share my experiences with you as a resident of 2001 Greensboro Road for 45 years. I am a retired school teacher from Jonesboro Public Schools and I have lived in Jonesboro my entire life. I have raised my family and I have paid my taxes. When my husband and I moved to Greensboro Road, we were not in the city. We were incorporated into the city sometime in the late 1970's. I wasn't able to find out when. The road was gravel and it has been paved since then. That was definitely a big improvement. However, I still don't have city sewage. I have continued to make improvements to my home including home improvements and maintaining the property to be attractive and desirable. Changes that I have witnessed as I have been a resident for 45 years are development in the neighborhood and the road has seen much more traffic, which has already been mentioned. It is a cut through from Highway 351 to Caraway Road, Scott Street, Patrick, Fisher, and Allis. This has increased a lot of traffic on Greensboro Road. Sadly, people do not abide by the speed limit. There are a lot of driveways and dangerous curves that present danger for the residents. I also anticipate even more traffic with the Greensboro Village project. With the increase of traffic, litter has become a real problem. I routinely walk weekly picking up trash. Some of the things I have picked up have been a Meth Kit which I actually called the police to come and get, empty purses, ID's, alcohol containers, fast food packages, just undesirable things that I pick up. These are dangerous items easily found by children or animals. It is a problem. Crime has been mentioned already. My home and my outbuildings have been broken into so many times I don't know how many times it has happened. It results in property damage. I've had an alarm system for 20 years which has helped with the property damage, but it is always a problem I have to pay to repair or replace. Things that have been stolen include: a chainsaw, tvs, money, drills, tools, all kinds of things from the shop. With a 1:19 chance of being a victim of property crime, I have had more than my share. The last time someone broke into my house, they broke a window and went inside, but the alarm goes off and they leave. The police followed footsteps in the snow all the way to Belt Street from the back of my property. Fortunately, I have not had any violent crimes. I consider myself lucky. I

do frequently hear gunshots and there is really nothing I can do about that except call the police, which I do. Trespassing and illegal dumping is another problem that I have. My property backs up to Benjamin which is the HUD project just off of Belt Street. There is a lot of dumping that goes there. My husband and I built a fence and painted it purple, but it didn't deter anyone from coming on up into the property. Fortunately, several years ago, the Housing Authority did put up a six-foot fence across the back of my property, so that helped a little bit. However, I still have visitors coming through, but not quite as much as it was. I used to bush hog it, but I don't do that anymore to discourage visitors. I also discovered not too long ago when I went to the back that there had been a fire on my property and I wasn't even aware of it. I love my home. I love Jonesboro. I want to feel safe and I want to be there and be able to live in my home for as long as I can. I respectfully appeal to you Mayor Perrin and the ladies and gentlemen of the Council to deny the proposal for the rezoning of the Scott Street property. Furthermore, I appeal to you to think to seriously think about further proposals and development in that area. I feel strongly about this issue and I am happy to take any questions that you may have. Thank you.

Mayor Perrin said he thinks most of the testimony is covered and not being repetitive and I understand when you talk about that. Mr. Troutt, do you want to make any statements and then we are going to go to a vote?

Mr. Troutt said I really do feel for the people who have come up here. The problems that have been suggested already exist. Reality is that there are a lot of problems in that area. But, I heard nothing besides an implication, no hard evidence, nothing like that, that what would be placed there would actually make this worse. It seems obvious. Reality is that the city has had an opportunity to actually look into the traffic issue. They have had an opportunity to look into the crime. And, they agreed that they had no problem with it. These are the people who deal with this day in and day out realistically. They are the ones who have come forward, who have provided information to the MAPC, as well as to the city, that they don't have any issues with the location and they don't have any issues with the number of units. In fact, they had agreed in terms of traffic and crime that an RM-16 would be acceptable. We moved that down to half. I want to address this. I got the implication from the first gentleman that came up that perhaps I didn't go over there and walk up to the houses on Scott Street. Yes, I most certainly did. Do you know what happens when you walk up to a house in a low-income neighborhood and knock on the door, the same thing that happens in a high-income neighborhood, and that is exactly what happened. People are surprisingly friendly. It might take a few knocks. Sometimes I have to wait a little while and talk through a window, but the reality is that everybody lives their life in a very similar manner. The vast majority of them I will still assert are renters. I do honestly wish I had had an opportunity to speak with the gentleman who lives on Scott Street. I would really love to have heard that. I didn't get that far down onto Scott Street. I am interested in the community as a whole. On a broader note, the reality is that rent is a portion of income and the City of Jonesboro is increasing. It has gone up about 2% in the last year. It may not seem like much, but the reality is that there is not enough units, plain and simple. The reality is that people will rent somewhere. Right now, a lot of their options are single-family residences which by the way have absolutely no codes to them. They are mostly grandfathered in. They were already there. There is no requirement that they have x amount of green space or that they have a certain kind of cladding. It could be a cardboard shack so long as it meets the regular building code for residences, not a problem at all. They can just throw them up. You see that throughout this city. A lot of the complaints that I hear and a lot of the complaints I see are the blight that every single one of us see whenever we have an opportunity to drive down Johnson or Scott or anywhere in this general area, as well. A lot of what we

see are single-family houses that are falling apart and more likely than not, there is a human being living there. In no small part because they really don't have that much of a choice. My suggestion to the Council is that we need more units, plain and simple. I am providing the opportunity to change something from an empty field, from seven acres of empty field, slightly north to the middle of the city. I am providing an opportunity to change seven acres at that location from an empty field to something that can actually benefit the citizens here. Thank you.

Councilmember Chris Gibson said we have a motion and a second and I would like to call a question. Councilmember Chris Moore asked that we call the roll. I stand with my motion and I have a second, and I request that you call the roll. City Clerk Donna Jackson called the roll. All present voted nay. The motion failed with the following vote: Councilmembers Frierson, Coleman, Moore, Williams, Gibson, Johnson, Bryant, Hafner, Long, and McClain voted no. Councilmember Street and Councilmember Vance were absent. Mayor Perrin said the ordinance was denied due to a 10-0 vote of nay.

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

Nay: 10 - Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 2 - John Street and Gene Vance

[COM-18:014](#) Presentation by Vince Percy on 800 Scott Street Rezoning

Attachments: [Presentation.pdf](#)

Read

8. MAYOR'S REPORTS

Mayor Harold Perrin reported on the following items:

Mayor Perrin said he thinks everyone has received their January figures on the financials. They look good. It won't be long until you get the February financials.

Mayor Perrin said in our building permits for February of this year, we wrote \$98,449,595. Of that, commercial was \$93,000,000 which represents 95% and that is on St. Bernards building permits. That kind of skewed the figures, but I think, again, that you can see that this city is growing. I would anticipate we will do over \$200,000,000 for the building permits this year because I know we have another one that will be coming in probably between \$40,000,000-\$60,000,000 on top of this and that is just one project.

Mayor Perrin stated that sales tax did go up a little bit this last month. We are up \$114,000 which is 1.97% above last year. That is nothing to brag about at all. Expenses are going up more than 1.97%. I can tell you. I still say it is on internet sales tax and if they don't attack that and get on top of it, it is just going to get worse. There was an article in Amazon that if other companies don't start collecting sales tax, they may quit doing it themselves.

Mayor Perrin said that Animal Control partnered with Wags and Whiskers, which is a rescue group. We sent 21 animals to Minnesota last month. That is incredible. Instead of euthanasia of these animals, we sent those to Minnesota.

Mayor Perrin said that our Street Department has dug out over 70 tons of trash out of the drains. In fact, they have some new equipment now they can go into the drains, pull it out, and if the pipe is collapsed, it will push it back out and straighten that pipe back out. I commend the Street Department. I didn't get any calls. It got close, but we didn't have any flooding, that I know of, in any residential home or anything of that nature. So, that was good.

Mayor Perrin said that on our 911 system, with our vendor, we have installed on the consoles within 911, a new feature that will enhance our police and fire dramatically. We hope that will be installed next week into the vehicles and our fire trucks. What it does is give you much more true enhanced images of exactly what you are going to when you get there. It gives the people in those cars and trucks the fastest route in which to go to help the citizens of Jonesboro. That will be in the police cars, as well as the fire trucks. That was a huge enhancement on the 911 Center.

Mayor Perrin stated that on our Quality of Life, this Thursday, we finally got permission from Union Pacific to tear down the old building down here right off of Cate, the one with all of the graffiti, which is actually right beside the old Round House property on the railroad. That will be demolished this Thursday.

Mayor Perrin said that the Engineering Department will be have a ADEQ audit on its Stormwater Management Program on March 14-15. As soon as we get that report, we will come back and give a full report. I will ask City Engineer Craig Light to do that for Council when we get the report back. It does take several months to get that report back.

Chief Operations Officer Ed Tanner has submitted his resignation. He will be leaving the city to go into the private business sector. He has done an incredible job. He has set in motion policies and procedures and reports that I had not been getting before. I think that any of these department heads will tell you that he has been very open with them and very courteous. They respect him and I can understand why. Ed, I just want to say to you publically, thank you. Ed is a retired Lieutenant Colonel and did over 3,200 hours of flying in Kuwait, and came back here and started ROTC at Westside School. He came into the City of Jonesboro and did a great job with the city. We wish you the best in everything that you do.

[COM-18:011](#)

January 2018 Financials

Attachments: [01-2018 Expenditure Report.pdf](#)
[01-2018 Sales tax.pdf](#)
[01-2018 State Turnback Report.pdf](#)
[2018 January Franchise tax report - .pdf](#)
[2018 January Rev. Exp and Changes in FB.pdf](#)
[Jan 2018 required reserves.pdf](#)
[January 2018 Collateralization Report.pdf](#)
[January 2018 Hotel Tax Comparison.pdf](#)
[January 2018 Revenue Report.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember Mitch Johnson said thank you and you will be missed to Ed Tanner.

Councilmember LJ Bryant said he just told Ed Tanner he didn't know who he was going to call when he had problems.

Councilmember Joe Hafner said thank you to Ed Tanner. He also said he would like to thank the Public Works Committee for forwarding the sidewalk ordinance to the full Council to be considered. I think we will hopefully end up with something that we are all proud of and helps the city long term.

Councilmember Bobby Long said thank you to Ed Tanner.

Councilmember David McClain said that Nominating and Rules met tonight and he would like to suspend the rules and walk on RES-18:032. The motion was seconded by Councilmember Chris Gibson. All voted aye.

[RES-18:032](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO MAKE APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS AS RECOMMENDED BY MAYOR PERRIN

Councilmember David McClain motioned, seconded by Councilmember Chris Gibson, to suspend the rules and walk on RES-18:032. All voted aye.

Mayor Perrin said some of these committees have meetings before the Council meets again and that is why we did this. Councilmember McClain asked Mayor Perrin if he would like the Council to go ahead a move this resolution through and approve everything. Mayor Perrin said that was correct.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Ann Williams, that this matter Waived Second Reading . The motion PASSED with the following vote.

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 2 - John Street and Gene Vance

Councilmember David McClain said he meant to mention this at Nominating and Rules, but we are trying to determine a few things. There are three things. One was a way to address walk-ons. We need to look at a rule that could possibly give us time to review walk-ons. That is something that Councilmember LJ Bryant and I had discussed and we would like. With Nominating and Rules, I will work with City Attorney Carol Duncan and City Clerk Donna Jackson to get something done with that. Another piece was something that Ms. Duncan and I had talked about. What would we do if we have a member on the Council that gets arrested and is charged with a felony or anything of that nature? We are looking at rules to determine what we would do in light of that. Ms. Duncan said we didn't come up with that on our own. It was something that was recommended in Little Rock at the City Attorney meeting. Some small towns have dealt with these issues with Councilmembers either quit showing up or actually have felony convictions and they don't have a removal process for them. They recommended

that you put something in place before you have the problem, as opposed to trying to figure out what to do once you do have the problem. It was a recommendation that came from the Municipal League, along with the next one, the fairness of time. Councilmember McClain said having some type of timing system where the public can see the time they are allowed and have remaining to speak. Ms. Duncan said that was another recommendation from the Municipal League. They said they get a lot of complaints that people often feel like each side is not treated the same. Even if you have a rule and they are not held to the five minutes or fifteen minutes rule, they don't feel like it is a fair voice on each side so they recommended a timer that takes it out of the control of anyone up here to interrupt. The timer will say time is up. That was a Municipal League recommendation as well.

Councilmember David McClain said he wanted to brag on Street Department Head Steve Tippitt. I got a call bragging on him that he helped put sandbags in front of someone's house to keep it from flooding. I just want to say thank you.

Councilmember Chris Gibson said thank you to Ed Tanner.

Councilmember Ann Williams said good luck to Ed Tanner.

Councilmember Chris Moore said thank you Colonel for your service.

Councilmember Dr. Charles Coleman said on March 24th, we are trying to have a major cleanup on the north side. On April 25th, we are going to have a health fair. These dates are not set in stone. He may have to come back due to health issues to change those dates, but he will let everyone know.

10. PUBLIC COMMENTS

11. ADJOURNMENT

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Chris Gibson, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 10 - Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 2 - John Street and Gene Vance

_____ Date: _____

Harold Perrin, Mayor

Attest:

_____ Date: _____

Donna Jackson, City Clerk