



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Thursday, November 5, 2020

5:30 PM

Municipal Center, 300 S. Church

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### 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

*Mayor Harold Perrin was not in attendance. President Pro-Tempore Chris Moore presided over the meeting.*

*Councilmember Chris Gibson entered the zoom meeting right after roll call.*

*Councilmember Ann Williams exited the zoom meeting at 5:55 p.m. due to technical difficulties.*

**Present** 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

**Absent** 1 - Mitch Johnson

#### 4. SPECIAL PRESENTATIONS

[COM-20:065](#)

Beautification Commission Presentation by Beverly Parker, Chair of the Committee

**Attachments:**

[Beautif Com, Presentation to Council 11-5-20](#)

[BParker email](#)

[Presentation3 11 5 no photo](#)

[Charting the Multiple Meanings of Blight FINAL REPORT](#)

**Read**

[COM-20:066](#)

P3 Group, Inc. Presentation to discuss financing of the Shooting Sports Complex as requested by the Shooting Sports Committee

**Attachments:**

[P3 Presentation](#)

[McAvoy email 11052020](#)

**Read**

**5. CONSENT AGENDA***Approval of the Consent Agenda*

*Councilmember John Street motioned, seconded by Councilmember Gene Vance to remove RES-20:197 and RES-20:198 from the Consent Agenda and approve the Consent Agenda with those two resolutions removed. All voted aye.*

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

**Aye:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

**Absent:** 2 - Ann Williams and Mitch Johnson

[MIN-20:100](#) MINUTES FOR THE CITY COUNCIL MEETING ON OCTOBER 20, 2020

**Attachments:** [CC Minutes 10202020](#)

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

[RES-20:162](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 816 HOOVER, PARCEL 01-144181-14800, JONESBORO, ARKANSAS 72401, OWNED BY ROBERT WHITAKER

**Attachments:** [816 Hoover](#)

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

Enactment No: R-EN-155-2020

[RES-20:163](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1014 S. CULBERHOUSE, PARCEL 01-144192-21300, JONESBORO, ARKANSAS 72401, OWNED BY CHARLES NOELL JR.

**Attachments:** [1014 S. Culberhouse](#)

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

Enactment No: R-EN-156-2020

[RES-20:164](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1020 HOPE, PARCEL 01-144173-04400, JONESBORO, ARKANSAS 72401, OWNED BY GARY TOOMBS

**Attachments:** [1020 Hope](#)

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

Enactment No: R-EN-157-2020

[RES-20:165](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1302 RAINS, PARCEL 01-144191-30600, JONESBORO, ARKANSAS 72401, OWNED BY JANICE MOORE

**Attachments:** [1302 Rains](#)

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

Enactment No: R-EN-158-2020

[RES-20:166](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2009 CLARK, PARCEL 01-144272-07800, JONESBORO, ARKANSAS 72401, OWNED BY ANN HOUSE

**Attachments:** [2009 Clark](#)

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

Enactment No: R-EN-159-2020

[RES-20:167](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2229 S. CARAWAY, PARCEL 01-144291-05000, JONESBORO, ARKANSAS 72401, OWNED BY REALTY INCOME CORPORATION

**Attachments:** [2229 S. Caraway](#)

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

Enactment No: R-EN-160-2020

[RES-20:168](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2501 MARY JANE, PARCEL 01-144272-24200, JONESBORO, ARKANSAS 72401, OWNED BY KENNETH & DENA BRADWAY

**Attachments:** [2501 Mary Jane](#)

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

Enactment No: R-EN-161-2020

[RES-20:169](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2507 BROOKE MCQUEEN, PARCEL 01-144333-08800, JONESBORO, ARKANSAS 72404, OWNED BY KYLE D. HALL

**Attachments:** [2507 Brooke McQueen](#)

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

Enactment No: R-EN-162-2020

[RES-20:170](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2700 SOUTHWEST SQUARE, PARCEL 01-144302-31700, JONESBORO, ARKANSAS 72401, OWNED

BY SULLIVAN INVESTMENT PROPERTY LLC

**Attachments:** [2700 Southwest Square](#)

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

Enactment No: R-EN-163-2020

[RES-20:171](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2714 W. MATTHEWS, PARCEL 01-143143-00400, JONESBORO, ARKANSAS 72401, OWNED BY WILLIAM HAL FEILD

**Attachments:** [2714 W. Matthews](#)

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

Enactment No: R-EN-164-2020

[RES-20:172](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 500 ALLEN, PARCEL 01-144181-30100, JONESBORO, ARKANSAS 72401, OWNED BY KENNY COLEMAN

**Attachments:** [500 Allen](#)

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

Enactment No: R-EN-165-2020

[RES-20:173](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1660 N. CHURCH, PARCEL 01-144071-00900, JONESBORO, ARKANSAS 72401, OWNED BY REALTY INCOME CORPORATION

**Attachments:** [1660 N. Church](#)

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

Enactment No: R-EN-166-2020

[RES-20:174](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 719 W. MONROE, PARCEL 01-143134-18400, JONESBORO, ARKANSAS 72401, OWNED BY DALTON MASHBURN

**Attachments:** [719 W. Monroe](#)

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

Enactment No: R-EN-167-2020

[RES-20:180](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE PROPOSAL AND ENTER INTO AN AGREEMENT WITH BRACKETT KRENNERICH & ASSOCIATES, P.A. TO PROVIDE ARCHITECTURAL SERVICES FOR THE CITY-OWNED BUILDING PROJECT

**Attachments:**     [Agreement, Brackett Krennerich](#)

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

Enactment No: R-EN-168-2020

[RES-20:196](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A CHANGE ORDER NO. 3 WITH RAMSONS, INC. FOR THE JONESBORO SHOOTING SPORTS COMPLEX PHASE 1C (2020:07)

**Attachments:**     [Shooting Sports, Change Order #3](#)

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

Enactment No: R-EN-169-2020

*ITEMS REMOVED FROM THE CONSENT AGENDA*

[RES-20:197](#)

RESOLUTION APPROVING PERMISSION FOR THE CITY OF JONESBORO, ARKANSAS TO APPLY FOR THE FY 2020 BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC) GRANT THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY TO CONTROL FLOODING OF THE LITTLE BAY DITCH AREA.

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

**Aye:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

**Absent:** 2 - Ann Williams and Mitch Johnson

Enactment No: R-EN-170-2020

[RES-20:198](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A TWO YEAR LEASE CONTRACT FOR THE PURCHASE OF TWO AUTOMATED SANITATION TRUCKS

**Attachments:**     [10.30 invoice 1st truck](#)  
                              [10.30 invoice 2nd truck](#)  
                              [Documents - City of Jonesboro 10.30](#)

*Councilmember Joe Hafner said, I just wanted to point out that this was included in the budget. It has just taken an extremely long time to actually get the trucks here and this is to execute the lease. The transaction itself was included in the budget this year.*

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

**Aye:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

**Absent:** 2 - Ann Williams and Mitch Johnson

Enactment No: R-EN-171-2020

**6. NEW BUSINESS**

[COM-20:067](#) REQUEST BY PATTI LACK TO SET AN APPEAL HEARING REGARDING RZ-20-19 AND THE DECISION MADE BY THE METROPOLITAN AREA PLANNING COMMISSION ON TUESDAY, OCTOBER 27, 2020 TO APPROVE AND FORWARD THE REZONING REQUEST TO THE CITY COUNCIL

**Attachments:** [Patti Lack Email 10282020 regarding RZ-20-19 AND ORD-20-049](#)

**Read**

*ORDINANCES ON FIRST READING*

[ORD-20:043](#) AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

*Councilmember John Street motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-20:043 by title only. All voted aye.*

**Held at one reading**

[ORD-20:046](#) AN ORDINANCE TO WAIVE BIDS AND PURCHASE TWO SANITATION TRUCKS FOR THE SANITATION DEPARTMENT

**Attachments:** [River City Purchase Agreement, 2 Rear Loading Sanitation Trucks](#)

*Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-20:046 by title only. All voted aye.*

*Councilmember John Street motioned, seconded by Councilmember Dr. Charles Coleman, to suspend the rules and waive the second and third readings. All voted aye.*

*Councilmember John Street said this is for leaves and debris. We have been very fortunate to get by with what we have had so far. These were available last year, but we have to have them. Leaves and debris are starting to build up now and we can have these up and running in two days I believe.*

*Councilmember John Street motioned, seconded by Councilmember Joe Hafner, to adopt the emergency clause. All voted aye.*

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

**Aye:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

**Absent:** 2 - Ann Williams and Mitch Johnson

Enactment No: O-EN-038-2020

[ORD-20:047](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, RESIDENTIAL TO RM-8, RESIDENTIAL LUO FOR PROPERTY LOCATED AT 2512 AND 2514 CURTVIEW STREET AS REQUESTED BY GEORGE HAMMAN ON BEHALF OF KENNY AND SHELIA THROGMARTIN

**Attachments:**    [rezoning plat](#)  
                          [Application](#)  
                          [Pictures of Area](#)  
                          [Proposed Plan](#)  
                          [rezoning plat](#)  
                          [Signed Property Owners](#)  
                          [USPS Receipts](#)  
                          [Staff Summary - CURTVIEW - COUNCIL](#)

*Councilmember John Street motioned, seconded by Councilmember LJ Bryant to suspend the rules and offer ORD-20:047 by title only. All voted aye.*

*Patti Lack, 4108 Forrest Hill Road, said, this probably won't make a difference on this rezoning, but I just want to let you know what I was trying to say before, is that the Staff Summary is missing on this request here. It was because the MAPC sent it to be put on at 10:30 a.m. on Friday from my understanding. So, do we have two more readings of this, we do. But, once again, you know we have these rules and these policies that need to be followed by everybody. So, the citizens also are aware of what is going on and it is not only this one, it is on the other two rezonings tonight. So, we need to start doing our job if we are required to turn it in on Thursday at 10:00 a.m. so we all know. Thank you. President Pro-Tempore Chris Moore said, duly noted. Thank you Ms. Lack.*

**Held at one reading**

[ORD-20:048](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 3216 MOORE ROAD, JONESBORO, ARKANSAS REQUESTED BY JOHN C. STUCKEY.

**Attachments:**    [Application](#)  
                          [Rezoning Plat](#)  
                          [Layout 1](#)  
                          [Layout 2](#)  
                          [Minutes of Community Meeting](#)  
                          [Pictures of Area](#)  
                          [USPS Receipts](#)  
                          [Staff Summary - COUNCIL - MOORE](#)

*Councilmember John Street motioned, seconded by Dr. Charles Coleman to suspend the rules and offer ORD-20:048 by title only. All voted aye.*

**Held at one reading**

[ORD-20:049](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2, RESIDENTIAL MULTI-FAMILY TO PD-RM, RESIDENTIAL PLANNED DEVELOPMENT MULTI-FAMILY FOR PROPERTY LOCATED AT SAVANNAH HILLS - WEST OF DENA JO DRIVE AND NORTH OF CRAIGHEAD FOREST ROAD AS REQUESTED BY MICHAEL BOGGS WITH TRALAN ENGINEERING ON BEHALF OF PDW PROPERTIES LLC, SID PICKLE, MEMBER.

**Attachments:**    [Application](#)  
[Rezoning Plat](#)  
[Adjoining Property Owner Signature](#)  
[Layout](#)  
[REVISED REZONING PLAT](#)  
[Rezoning Questionnaire](#)  
[Site Plan](#)  
[USPS Receipts](#)  
[Brown email 102720](#)  
[Blackburn email 10082020](#)  
[Staff Summary - SAVANNA HILLS - COUNCIL](#)  
[Spencer email 11052020](#)  
[Lack email 11102020](#)  
[Lack email 11162020](#)  
[Roberts email 11162020](#)

*Councilmember John Street motioned, seconded by Dr. Charles Coleman to suspend the rules and offer ORD-20:049 by title only. All voted aye.*

*Michael Boggs, Tralan Engineering, said, I am the representative for this project. We are looking to rezone 5.12 acres there on Savannah Hills from R-2 to PD-RM. This is taking a property that is 12 units per acre and reducing it to about, as in our application, 10 units per acre just to get an appealing project there. We are just looking to get this through to the council. Thank you. Councilmember David McClain said, I think this is a continuation of a project that you guys already have, correct? Mr. Boggs said, yes. I have been doing Engineering in this town for about 15 years and I have been working on this property for about that whole time, different projects, just carrying out the existing structure that is out there. Like I said, this property is zoned R-2 already, existing 12 units per acre. We are looking to reduce that to do a better development for this area. President Pro-Temp Moore said, thank you Mr. Boggs.*

*Patti Lack, 4108 Forrest Hill Road, asked, can I talk about why I brought the appeal first? President Pro-Temp Moore said, yes. Ms. Lack said, okay, thank you. First, I just want to ask all of the City Council people is that I know you saw the you saw the agenda last week and you saw that I had an appeal regarding this rezoning and I was just wondering if any of you took the time to look at the MAPC meeting to see what it was? Have any of you looked at the meeting to review the meeting because it would make it a lot easier to talk about. And, what I want to talk about is that this is an issue for this neighborhood. But, what happened at that meeting is that the discussion came up about whether there should be a community meeting. And, before the meeting started, I said to Lonnie Roberts, the Commissioner of the MAPC that there was going to be a lot of phone calls coming in because that is the only way that we could have public comment. And, he acknowledged that. We started talking about the public meeting and the thing is that on the form for the application for the zoning and*



*the ordinance, question #13, it says how do the neighbors feel about the proposed rezoning? Please attach the notes of the neighborhood meetings held to discuss the proposed rezoning or notes from the individual discussions. If the proposal has not been discussed with neighbors, please attach the statement explaining the reason. Failure to consult with the neighbors may result in a delay of the hearing of the application. On this application, it said that there was no meeting held at this time. So, during the meeting at the MAPC, Derrel Smith said, (if you go 58 minutes into that meeting), he said that there is no requirement for having a meeting. It is just a suggestion. And, if there is an established neighborhood around, we highly suggest it. But, my point is, if it is on this application, I would like to know where it says in the MAPC rules and regulations, that it is just a suggestion versus a mandatory thing that we have. If it is not, then we need to make it because this is not fair when Derrel says that it is an established neighborhood, they need to have a meeting. And, what I did, was that I went through all of the rezonings that the MAPC has had throughout the year so far and as far as rezoning requests of the year 2020, there has been 20 requests on having no meetings and leaving question #13 blank. On the neighborhood meetings, there have been six. Now, granted some of them are rezonings from commercial to industrial, but, once again, we need to be fair to the citizens. If this is an established area, we need to change the rules and make it mandatory that they have a meeting. I think that it is important. But, in that meeting right there, Mr. Pickle came up to the microphone and he was asked why he didn't have a meeting and he stated that he didn't know he was supposed to have one. I have to tell you that Mr. Pickle has rezoned this property a couple of times. He knew that question was on the application. The second thing that happened is that when I told Lonnie Roberts that there were going to be phone calls throughout the meeting that we were listening to is that several times he asked whether there was public comments to Tracy McGaha. She said no. Well, these callers knew that they had to wait until the end of the meeting. The meeting came to a point that they were going to take a vote. Lonnie Roberts did not ask for "let's give a minute on the clock and see if there are any public comments." They just took a vote. Well, what happened and this was really discouraging, I had about a dozen people that were going to call 336-7248 and what they got was a recording saying this person is unavailable to answer the phone right now. Please leave a message. What you can see here, the screenshot, and one person called 17 times and the other person called 7 times. They never asked for public comment. That is really discouraging for as far as if we are playing fair to let the public have their comments and their suggestions to this. After the meeting was over, I went up to Lonnie and to Tracy and I asked her and him whether there were any phone calls and they said no. It is just not fair and that is why I decided I needed whether it was an appeal or just to let you know that this is what is happening and it is not fair to the public that they get this and they can't call in. So, things need to be ran a little bit better and we need to follow the rules and let the citizens have their voices being heard. So, I appreciate you listening to that and I hope you take the time to look at that meeting. So, step 2, you know this is the first reading of this and I have to tell you that the people in that area are frustrated with that development. And, what it is that the city is really not fulfilling their obligations to the citizens because Jonesboro is growing at a fast pace and so is this area. And, if you look at the number of apartments in that area, it is going to total well over 500. You add these 48 plus the 100 on the back, you double that times the cars. We are going to have 400 more cars on those residential streets. What I am saying to you and you might not remember, but all of you were on the same city council in 2018 and that is when we heard a rezoning that is being developed in the northeast corner. The apartments are still being built right now. We acknowledge that Russell Drive, Bekah Drive, and Craighead Forest Road were not adequate to handle all of the traffic from that complex. And, if you look into the minutes of January 2, 2018, you can go back is that Mayor Perrin*

said, "All I am saying is that I have seen all three of these roads. Obviously, they need to be adjusted quickly and it should be done now. They should be widened. They should be curbed and guttered. They should have drainage and there is millions of dollars worth of work that needs to be done." And, guess what you guys, that was 2018. Nothing has been done to those roads to improve them. But, we continue to keep on building. I am all for development, but those roads cannot handle the traffic that is going to be continued if we keep on building on this complex that we have. Now, granted, he can build. But, what we are doing is that we are going to feel the effects in a few years if we are not feeling it already. What is happening is that this taxpayers are going to have to pay for those roads. But, you all promised or not promised, but said that those roads need to be fixed back in 2018 and they are not. We have had over 300 petitions on this area. We talked about a traffic study at the MAPC that needs to be done. But, once again, we are doing a traffic study after we get the plans for it. So, we need a traffic study. We also, three years ago, talked about impact fees to the builders. So, once again, those three roads are not adequate enough to handle all of the traffic that is going to be in that area if they continue to build and we don't do anything about it and the taxpayers are going to be on the hook for it. It is not the developer. So, that is what I want to say to you. We just need to stop, look, and regroup because if not, we are going to pay for this down the road. So, thank you. President Pro-Tempore Moore said, thank you Ms. Lack.

Councilmember Joe Hafner said, while we are waiting on the public response time, was there any answer on why the answering machine was picking up instead of the number ringing through at the MAPC meeting? We want to make sure that is not an ongoing issue if we are going to be using that number. I heard it ring tonight so I figure it is working tonight. It kind of defeats the purpose if the answering machine is answering.

**Held at one reading**

## **7. UNFINISHED BUSINESS**

### **ORDINANCES ON SECOND READING**

[ORD-20:040](#) AN ORDINANCE AMENDING CHAPTER 112 OF THE JONESBORO MUNICIPAL CODE REGARDING STORMWATER MANAGEMENT REGULATIONS

**Held at second reading**

[ORD-20:044](#) AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR SUNRISE HOSPITALITY TO BE LOCATED AT 2230 S. CARAWAY ROAD

**Attachments:** [Application - Redacted](#)

**Held at second reading**

[ORD-20:045](#) AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-4 NEIGHBORHOOD COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 604 E. HIGHLAND DRIVE, JONESBORO, AR (the "PROPERTY"), AS REQUESTED BY THOMAS W. HAYNES ON BEHALF OF PILGRIM LUTHERAN CHURCH.

- Attachments:**    [Rezoning Plat Application](#)  
[Staff Summary - Council](#)  
[Minutes from Community Meeting](#)  
[Email in Support of Rezoning](#)  
[Answers to Rezoning Questions](#)  
[Property Owner Notifications](#)  
[Sentor and Co Addition](#)  
[Warranty Deed for Existing Property](#)  
[USPS Receipts](#)

**Held at second reading**

*ORDINANCES ON THIRD READING*

- [ORD-20:035](#)    AN ORDINANCE TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS RECOMMENDED BY THE TRAFFIC CONTROL COMMITTEE
- 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:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant
- Absent:** 2 - Ann Williams and Mitch Johnson
- Enactment No: O-EN-039-2020
- 
- [ORD-20:038](#)    AN ORDINANCE TO PROVIDE FOR CITY ATTORNEY RETIREMENT BENEFITS
- A motion was made by Councilperson John Street, seconded by Councilperson Joe Hafner, that this matter be Passed . The motion PASSED with the following vote.**
- Aye:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant
- Absent:** 2 - Ann Williams and Mitch Johnson
- Enactment No: O-EN-040-2020
- 
- [ORD-20:041](#)    AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR EVERYDAY ASSOCIATION TO BE LOCATED AT 515 S. GEE STREET

**Attachments:**    [Application\\_Redacted](#)  
[baker](#)  
[EverydayAssociation.FictitiousNameReg.Page1](#)  
[EverydayAssociation.FictitiousNameReg.Page2](#)  
[Craig\\_1\\_email\\_11052020](#)  
[Craig\\_2\\_email\\_11052020](#)  
[Bowers\\_email\\_11052020](#)  
[Davis\\_email\\_11052020](#)  
[Cornell\\_email\\_11052020](#)

*James Elwin Hinds, 508 Ridgecrest, said, I think everyone on the council knows the reputation of this particular place over on Gee Street has had in the past. It was probably second only to apartment city for a bad place. In fact, I hated to get, in fact, I am still not totally comfortable even though it has gotten better, but the grocery store is about as far north on there as I care to go. I do not think at this time as that area is beginning to grow out of that reputation and I have heard of plans to make it a better shopping place. It used to be a proud part of our city. It hasn't been for a while. I think introducing liquor into that area is absolutely the worst thing you can do as it tries to develop out of what it has been known for in the past. President Pro-Tempore Chris Moore said, thank you Mr. Hinds.*

*Bob Hester, 7096 CR 333, said, on October 21st, the ABC Board granted a package store permit to Don Nicholas for the Old Country Store in Greene County at Sedgewick, but basically it is in Lawrence and Craighead counties and most of you probably know about that situation. Eleven elected officials were opposed to that. Four state representatives representing the Craighead county area, a state senator, Sheriff's from all three counties, Greene, Lawrence, and Craighead, the County Judge from Lawrence and Craighead and the Mayor of Bono. Eleven, not a single elected official was in favor of that. What do you think happened? The ABC Board granted that permit which is not unusual for them. Two years prior to that they denied Mr. Nichols same type of permit. Decisions similar to this and he also lied to the board, he said he would not come back, five different times he stated he would not come back and ask for that permit and they knew that. Decisions similar to this routinely happen at the ABC Board. If I am not mistaken, I believe I delivered some material a year or so ago, hand delivered to everybody on the council with my eight reasons why you could and should vote against these things and I hope you read those. I believe included in that were these five and I won't go over them tonight, but five decisions made by the ABC Board similar to this. Those types of decisions, this particular one and those five and others, the very reason why Senator Eddie Joe Williams from Cabot got the bill passed that gave the power to the local representatives, city councils and quorum courts was to make a decision on alcohol permits before they go to the Board. Now, I was down there when this Mayor of Cabot, he was Mayor of Cabot at that time and appeared before the Board. It was filmed. I filmed a lot of those hearings because a lot of them had a lot on them. I saw what went on. When he was Mayor of Cabot, he saw through his own personal experience before the Board that the people had absolutely no representation or chance to have their way when opposed to it, to a permit. Now, the alcohol people, they get plenty of good representation because they always get their way. Therefore, he got a little small path that gave control to local government representatives and out of the hands of five unelected bureaucrats that care nothing about the will of the people obviously. Because of this, you, as local representatives of the people now have a wonderful chance to protect the people from at least some of the many problems resulting from alcohol use and abuse. Because the people have absolutely no representation on the Board and no possible way to win and people from all over the state can back up what I am saying, lots and lots of people. People go*

down there and say there is no need to even come down here. Consequently, people don't go down there anymore because it is useless. Because the people have absolutely no representation on the Board and no possible way to win as long as the applicant meets all of the legal requirements, you know, the health, the building is okay and all of that sort of thing. We have no way to stop them. We need the city council to first deny this permit tonight and then, if necessary, produce and pass an ordinance to deal with future public permit applications. I believe that it can be done without one, but if it is helpful, then one should be produced and passed. The sad commentary on our society is that we have produced a culture of alcohol which, by the way, continually gets worse I think if you know anything about it, you understand that. And, then it gets worse. And, what does that culture of alcohol produce. I am going to give you a few examples if you will allow me. Jonesboro Sun, Walnut Ridge, "A father pleads guilty in daughter's death. A local man who drank too much alcohol and passed out on his couch while his infant daughter suffocated on the recliner next to him has pleaded guilty to manslaughter." This was an article by Mike Masterson over in Northwest Arkansas. I will quote just a few paragraphs on this. "For those who mistakenly believe hell doesn't exist on earth, I refer you to the young Rogers mother who was sentenced to 18 years in prison the other day for killing her three-week old son. Rebecca Ann Drake spent the court proceedings sobbing as she pleaded guilty through an agreement with the prosecutors to the second degree murder of her baby. Stuart Cearley, the Benton County Prosecutor in this case, said the baby had died of asphyxiation. You might have called this another tragic accident except for one factor involved in little Layne's murder. Care to guess? Come on, just make your most educated guess? You would be right, oh my friends, if you said alcohol. This is quoting directly from this from this reporter. "Cearly, the Prosecutor, said the mother admitted she continued drinking until her son awoke about 2 a.m. She carried Layne to the living room and feed him as they lay together on the couch. The child was crying and Rebecca Drake couldn't go to sleep. Drake said she laid her hand over his mouth and squeezed until he stopped crying and squirming. Cearley, the prosecutor continued, then she drifted off and woke hours later to find her child was dead. Her husband called 911. That was not too long back. This one was from 1991, Mother Pleads Innocent in Baby's Death. This lady, 28 from Hot Springs, pleaded innocent to manslaughter Monday in the September 30, 1990 death of her nine-month old daughter. The infant, Christina S. Sisk, died in her stroller which was hit by a car while her mother was pushing it down the center of the westbound right-hand lane of Interstate 30. Blood alcohol test show that Tina Sisk had a blood alcohol level of .22 percent. A couple of more and I will be through. I appreciate you putting up with me here. This is from the Jonesboro Sun, trial for Poinsett crash suspects in Harrisburg. Trials were sent Wednesday for two people accused of drunken driving and killing others behind the wheel. This one fellow, he fatally struck a fella. Preston Bradfield, a 22 year old construction worker from Kansas City and killed him. This other was a woman was arrested June 4th in connection to a fatal wreck that occurred that afternoon in rural Poinsett County and she wrecked and turned the car over and killed a young boy. The last one. One had been drinking before crash. This is from the Jonesboro Sun, in Walnut Ridge. A Pocahontas woman admitted she drank alcohol Monday afternoon before she struck and killed a Walnut Ridge woman with her truck according to an arrest affidavit. I could stand up here all night long, all week long, all month long, I don't know how long it would take, probably forever and relay stories of this. They are out there. 18,000 people per year die as a result of alcohol. I ask you. I plead with you. Please, let's stop this culture of alcohol. Every time you grant one of these, you just deepen this culture of alcohol. If we stop it and take it back the other way, at least, stop it now and maybe take it back the other direction. But, we must do this. And, yes, people can and do get drunk in restaurants. It has happened right here in Jonesboro. Thank you very much. I appreciate it. Mayor Pro-Tempore Chris Moore

said, thank you Bob.

*Laura McHenry, 2660 Glenn Place, said thank you so much for having me here today. I wanted to express that I am absolutely for this business coming to Jonesboro. I have been a local resident of Jonesboro my entire life. In the 29 years that I have lived in this wonderful town, I have seen it grow in many ways. And, one way that I would love to see Jonesboro continue to grow is to more local businesses. And, that is exactly what this business would be. It is made up of a wonderful group of local residents who want to bring an environment of community and togetherness to Jonesboro. I would also like to bring attention to the fact that this is a brewery and it would not sell liquor in any way. I am honored to support the hardworking group of individuals of Native and would love nothing more than to see this business grow and flourish in our town. Thank you so much for your time. President Pro-Tempore Chris Moore said, thank you ma'am.*

*City Attorney Carol Duncan said, I have several emails that have come in:*

*Leslie Craig, Jonesboro, AR - Good evening! As a 14 year resident of Jonesboro, I was so excited to hear about the possibility of a local brewery. I would like to put in writing that I would be in favor of this new business. It would bring so much business and revitalization to that area of Jonesboro.*

*Stephanie Parrish, hello, I would like to write and say that I am in favor of the private club permit at 515 S. Gee Street. I have lived in Jonesboro for 17 years and think this would bring something new and fun and entertaining to our community. Thanks in advance for your consideration.*

*Alysha Bowers - Good evening. As a 25 year resident of Jonesboro, I was so excited to hear about the possibility of a local brewery. I would like to put in writing that I would be in favor of this new business. It would bring so much business and revitalization to that area of Jonesboro.*

*Brent Davis - My name is Brent Davis and I'd to offer a few comments on Native/Everyday Association seeking a private club permit. I believe this business will be an immensely valuable addition to our community. Both culturally and economically. Jonesboro is a wonderful city, but I feel that we sometimes like attractions that other cities and communities have. One such thing is a local brewery making beer and fostering a place for the community to gather. In every other community I visit I love to try their local food and often times their local breweries. Until now Jonesboro has not had that. With that said we now have that opportunity for local people to establish something that would enrich our community culturally. In addition to this I believe this brewery will make beers that truly represent Jonesboro and Northeast Arkansas by using local ingredients and focus on the community. Also the owners of this business would be investing in an area of Jonesboro that really could use some revitalization at this time. Oftentimes, a brewery will also host events and gather people of all backgrounds to gather and connect as a community. I strongly encourage and hope you approve this permit.*

*Hailey Knight, 1202 E. Craighead Forest Road, said, I would like to speak on behalf of the brewery that is opening up. I have a unique perspective. I don't know if you guys remember me. I kind of disappeared off the scene for a couple of years to help open up a small business here in Jonesboro. I used to be the former Executive Director of the Downtown Jonesboro Association. It was a role that I really treasured. It was a great time. I also want to speak on behalf of being a small business manager close to*

Gee Street of a local business that I think will be greatly impacted by opening a really unique place like this. For years, I had the fortunate experience of being able to travel across the country and look at different economic development projects that other downtowns did and not just downtowns, but communities to help revive certain neighborhoods, improve walkability and boost, just boost the overall look of the neighborhood. They use it as a big economic tool when they are trying to push their community forward and breweries are such a unique business to open. It is not just a place where people go to drink. It is an experience. It is a tool that provides jobs for local residents and then it turns money into dollars at your local level. Speaking just directly about Gee Street, that area has seen some significant improvements with their neighborhoods and projects like this are only going to help bolster that area, improve walkability, and it is going to be a really unique experience for A-State students. I don't know how closely you guys follow Dr. Dampousse's Improvement Plans or things like that when they are trying to tie in connectivity to different areas of Jonesboro, but one of the main reasons that the downtown area is really blossoming right now is that they are trying to improve their connectivity to downtown. Projects like this will help retain those students, even after they graduate. Right now, it is such a big deal because our NYIT students and our A-State graduates are not thinking of Jonesboro as a place that they want to stay and live and raise their families. They are moving off and they are looking at places that have cool bike paths, breweries, different things to help them just pick where they want to live and raise their families. The more we can have things and businesses like this, the more that is going to help us retain talented, young people to move Jonesboro into the right direction. I have seen Jackson's brewery. I know Jackson personally. I know Heath personally. I admire the heck out of Jeb Spencer's projects that he had done over the past couple of years to really focus on reviving old neighborhoods. I have got to tell you that their plan is just amazing. I was fortunate enough to see the inside of this place a couple of weeks ago and they are truly going in the right direction. I think they are going to have some small scale events. It is a really, really unique project and I think it is going to be a really great thing for Jonesboro. On the flip side of the coin being a small business manager, right down the road, I manage Hounds Hideaway. I don't know if you guys know what Hounds Hideaway is. It is dog daycare, boarding, and grooming. We are seeing a lot of revitalization in that area with certain neighborhoods and houses. The more businesses that can do rehabs such as this, I mean, it is totally going to change that area. I am so excited to see that flip in a couple of years. I can't wait. This is awesome. When I go out of town even now, I always go to places like this, not again, to get drunk or party or anything like that, but I am going for the experience. So, that is really the key here. I am excited for it. I am really proud that they are doing something like this. I know it takes a lot of guts to do this and it is just real, real cool that Jonesboro is getting stuff like this now. President Pro-Tempore Chris Moore said, thank you for your comments ma'am.

Zac Baker, 110 W. Huntington Suite A, said, I represent Everyday Association. I wanted to address what I believe to be Bob's request earlier that essentially the city council summarily denied this application and I guess every future application for a private club permit. I think that is a primarily dangerous precedent. I think it is also inconsistent. On the one hand, you can't praise the city council's fairly new ability to review these while at the same time requesting that the city council not review them and just deny all of them. That is certainly inconsistent. I also wanted to address procedurally, there seems to be some comments about the ABC pushing through these, well, the ABC developed what they call administrative review in part, I won't use Bob's name in particular, but people who would make similar arguments essentially disagreeing with the entire concept of alcohol which the ABC found not to be legally cognizable basis for denying these permits. Essentially, they became inundated with

hearing after hearing after hearing and they decided in the event that the opposition is primarily a person who is against all alcohol in general really isn't directed at the particular applicant that they should be summarily denied and that the administrator would simply approve them without a hearing. That is how that developed. It wasn't just trying to stop someone's voice, it may have been an abundance of due process. So, I just wanted to state that and I second everybody who and appreciate everybody who emailed and called in, in support. Thank you.

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

**Aye:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

**Absent:** 2 - Ann Williams and Mitch Johnson

Enactment No: O-EN-041-2020

[ORD-20:042](#)

AN ORDINANCE TO WAIVE BIDS AND PURCHASE IWORKQ SYSTEMS AND AVOLVE SAAS SOLUTION BY THE PLANNING DEPARTMENT

**Attachments:** [UPDATED 101520-Avolve SaaS Agreement Exhibit 2 SOW - City of Jonesbc](#)  
[UPDATED 101520-Avolve SaaS Agreement Exhibit 2 SOW - City of Jonesbc](#)  
[Derrel Smith email to change contract 10162020](#)  
[iWorQ Jonesboro Agreement PWCD 10022020](#)  
[iWorQ Sole-Source Letter Jonesboro](#)  
[Jonesboro, AR - PNow Budgetary Pricing 2020-10-08 \(delivered\) v2](#)

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

**Aye:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

**Absent:** 2 - Ann Williams and Mitch Johnson

Enactment No: O-EN-042-2020

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

*President Pro-Temp Chris Moore said, I have a couple of things, just a couple of announcements.*

*Veteran's Day event at the County Veterans Monument is Saturday, November 7, 2020.*

*On November 2, the city issued a proclamation which celebrated 20 years of the International Space Station, recognizing Nettleton STEAM and A-State who will host a "NASA Downlink STEM on Station" program that will allow the Space Station crew to speak live to Jonesboro students. Jonesboro is the first Arkansas community to be selected for this honor. I'm sure all of the students will be excited for that.*

*Also, permits for tornado affected properties were reinstated on November 1, 2020. As*



*you know, it has been more than six months since we have had the tornado event. Now, we are asking everyone to come in and acquire a permit because Code Enforcement will start working those areas.*

*The City and its partners have narrowed down sites to be considered a homeless shelter and we are close to having funding secured. More to that will be coming soon.*

*The National League of Cities Virtual City Summit will be November 18 to November 21.*

*The Arkansas Municipal League Virtual Winter Conference will be January 13-15, 2021.*

*I would like to extend congratulations to Joe Hafner, Chris Gibson, and David McClain, and Alderman-Elect Brian Emison for their successful campaigns. We are honored tonight. We have Mayor-Elect Harold Copenhaver in attendance. I would like to congratulate him also.*

[COM-20:064](#)

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS ENDING AUGUST 31, 2020 AND SEPTEMBER 30, 2020

**Attachments:**     [JAC Jonesboro Airport Financials 08\\_20](#)  
[JAC Jonesboro Airport Financials 09\\_20](#)

Filed

## **9. CITY COUNCIL REPORTS**

*Councilmember David McClain said, thank you Mr. Moore for the congratulations. Thank you. President Pro-Temp Moore said, you are welcome, good job.*

*Councilmember Joe Hafner said, thank you Mr. Moore. I would also like to thank everyone who came out and voted. I am looking forward to serving another four years and working along with Mayor-Elect Copenhaver and everybody else on the council and staff. Thank you. President Pro-Temp Moore said, thank you Mr. Hafner.*

*Councilmember LJ Bryant said, congratulations to the winners and to the other folks that offered themselves up for public service.*

*Councilmember John Street said, I would echo the same thing and congratulate all of the councilmen that were reelected and Harold Copenhaver as well who was here earlier. I have enjoyed serving with all of you all. I look forward to serving another term with you.*

[RES-20:212](#)

A RESOLUTION REQUESTING THE ARKANSAS STATE HIGHWAY COMMISSION AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION DESIGNATE THE REMAINING SECTION OF U.S. HIGHWAY 63 MEETING INTERSTATE STANDARDS AS INTERSTATE 555.

**Attachments:**     [Letter of Support - I-555\\_2020 Signed](#)

*Councilmember John Street said, tonight at the Public Works meeting, we had a resolution that was walked on, RES-20:212.*

*Councilmember John Street motioned, seconded by Councilmember Gene Vance to*

*suspend the rules and place RES-20:212 on the agenda. All voted aye.*

**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:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

**Absent:** 2 - Ann Williams and Mitch Johnson

Enactment No: R-EN-172-2020

*Councilmember Chris Gibson said, I just want to thank everyone for their support and I look forward to serving with you guys for another term.*

*Councilmember Dr. Charles Coleman said, congratulations to everybody and have a good week.*

## **10. PUBLIC COMMENTS**

*Kimberly Chase, 204 E. Nettleton, said, I am the Director of the HUB, the homeless resource center here in Jonesboro. I have spoken at the last few council meetings. Tonight, I was going to speak about how when new businesses are thinking about coming to Jonesboro or even college students are considering our university and they come tour Jonesboro, the impression they must get when they see our homeless population on Main Street and other areas. And, so I started doing some research and I wondered where we ranked in the State of Arkansas. What I found out is that we are the 7th largest county in Arkansas, but we rank the 4th lowest. There are only three other counties in Arkansas that have a homeless shelter that rank with less beds than Jonesboro. Which I knew we had a problem with homelessness and lack of resources and I have shared about that. But, I was a little bit shocked that the communities that have bed spaces for homeless people, they usually have a population of 40,000 or less. We have 110,332 people and we rank 4th lowest. To me, that really says that we have a need for resources here, not just a place to crash at night, but a place where people can go and learn some really good life skills so that when they return or they get into stable living, they don't ever have to go back out on the street. It is great that we have a shelter right now that has some bed space, but it really is just a place to sleep at night. That is not taking care of the problem. We need some other things going on for our homeless citizens. We need to, in my opinion, these people are a part of my community. They are part of my community and if I am going to be a proud citizen of Jonesboro, then I am going to figure out ways to help people better their lives. So, that is all I have tonight, thank you. President Pro-Temp Chris Moore said, thank you Kim.*

*James Ransburg, 8 Willow Creek Lane, said, I have a presentation that I would like to give that is on this flash drive. (The presentation is attached in the minutes as COM-20:068.)*

[COM-20:068](#)

Presentation given by James Ransburg on Poverty by Race and Ethnicity

**Attachments:** [James Ransburg](#)

Read

**11. ADJOURNMENT**

**A motion was made by Councilperson LJ Bryant, seconded by Councilperson Bobby Long, that this meeting be Adjourned . The motion PASSED with the following vote.**

**Aye:** 10 - Charles Frierson;Chris Moore;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

**Absent:** 2 - Ann Williams and Mitch Johnson

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Donna Jackson, City Clerk**