



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, September 4, 2018

5:30 PM

Municipal Center

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

PUBLIC HEARING AT 5:20 P.M.

Mayor Harold Perrin asked if there was anyone in the audience who wanted to speak for or against this hearing. There was no one in attendance in opposition to this Public Hearing.

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 9 - Ann Williams; Charles Frierson; John Street; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; David McClain and LJ Bryant
Absent 3 - Chris Moore; Mitch Johnson and Joe Hafner

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

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

Aye: 9 - Ann Williams; Charles Frierson; John Street; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; David McClain and LJ Bryant

Absent: 3 - Chris Moore; Mitch Johnson and Joe Hafner

[MIN-18:085](#)

MINUTES FOR THE CITY COUNCIL MEETING ON AUGUST 21, 2018

Attachments: [CC Minutes 08212018.pdf](#)

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

[RES-18:127](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS

TO MAKE APPOINTMENTS TO THE STORMWATER MANAGEMENT BOARD AS RECOMMENDED BY MAYOR HAROLD PERRIN

Sponsors: Mayor's Office

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

[RES-18:134](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING A SETTLEMENT ON THE CLIFTON BURCHAM ETAL VS. CITY OF JONESBORO LAWSUIT

Sponsors: City Attorney's Office and Mayor's Office

Attachments: [Resolution to approve settlement of DID lawsuit.pdf](#)

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

6. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-18:139](#)

RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY2018 CONSOLIDATED RAIL INFRASTRUCTURE AND SAFETY IMPROVEMENTS (CRISI) PROGRAM.

Sponsors: Grants and Engineering

Attachments: [Alt 1](#)
[Jonesboro Ind Lead Expansion Report 2018 signed_07feb18.pdf](#)

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

Aye: 9 - Ann Williams; Charles Frierson; John Street; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; David McClain and LJ Bryant

Absent: 3 - Chris Moore; Mitch Johnson and Joe Hafner

[RES-18:140](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER NO. 1 FOR THE SOUTHSIDE CONCESSION BUILDING

Sponsors: Engineering and Parks & Recreation

Attachments: [Change Order - 1](#)

Mayor Harold Perrin said I'll make a couple of comments, and correct me if I'm wrong, but this increase here is for the four backstops, as well as the concrete paving to get all that drainage. Where the new concession stand is at Southside Softball Complex, all that water runs off and it's mud all the way down. So, it takes that all out and we'll engineer that and have it drain in there. The Advertising and Promotions Commission was gracious enough to give us \$60,000 to offset the \$129,000. We discussed it this morning, and I'm going to go back and pull and see what we paid for the four backstops, or actually eight, I guess that we did before. Also, I want to look at the

engineering before I sign that contract. It seems a little high, but again A&P was gracious enough to give us the \$60,000. If we can lower our part down some, then I'll do that.

Councilmember Chris Gibson asked Parks and Recreation Director Danny Kapales if this was a cost savings thing on the construction end now instead of having to go back and do it on the back end. Mr. Kapales said yes sir. Part of the savings is that if we go ahead and have the concrete poured, they will have to come in and cut out part of the concrete next year to put the poles in. It's not just the backstop. It's actually the safety nets that go up 20- to 25-feet above the fence and keep the balls and bats from going over the fence and getting into the crowd. We'd be saving money on the front end without having to cut out the concrete. The other thing is that steel prices are going up and those poles they are putting in are actually really big, heavy steel poles. Since May, when we first started looking into this, those poles have already went up \$7,000. So, by the time we get to next year, we might be up another \$10,000 on top of that.

Mayor Perrin said I'm not questioning doing it this year or next year, but what I'm saying is reviewing the price that we have been given. That's what I'm saying. I have been pulling some of the things we have been doing on rehab on some of these homes and stuff. I visited with Chief Financial Officer Bill Reznicek on that and we will be pulling those and looking for invoices and some of those for when they bid it or whatever. It may be a good price. I don't know. All I'm saying is I'd totally concur to do it now on exactly what he said, but, again, management will look at that before we sign off on the contract.

Councilmember L.J. Bryant said I was at Southside Softball Complex the other day right after a rain and we were taking a golf cart tour of the fields and stuff. We were getting splashed on while driving around because everything kind of runs down from the Miracle League to the main part of Southside, so the need is there. Mayor Perrin said you're right, and that is what we'd be taking care of.

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: 9 - Ann Williams;Charles Frierson;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;David McClain and LJ Bryant

Absent: 3 - Chris Moore;Mitch Johnson and Joe Hafner

ORDINANCES ON FIRST READING

[ORD-18:052](#)

AN ORDINANCE REPEALING ORDINANCE 11:083 AND ADOPTING BY REFERENCE CHAPTER 66 SECTION 5 ENTITLED SPECIAL EVENT PERMIT, FOR THE REGULATION OF SPECIAL EVENTS AND STREET CLOSINGS IN THE CITY OF JONESBORO, ARKANSAS

Sponsors: Police Department

Attachments: [Special Event Permit Ordinance.pdf](#)
[Special Event Permit.pdf](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-18:052 by title only. All voted aye.

Councilmember John Street asked Chief Rick Elliott is there was anything urgent

about this ordinance. Chief Elliott said no.

Placed on second reading

[ORD-18:055](#)

AN ORDINANCE TO AMEND THE USE OF THE "PARKING METER BOND FUND" AS ESTABLISHED IN ORDINANCE 59:1736 AND TO ABOLISH THE "JONESBORO PARKING AUTHORITY" ESTABLISHED IN THIS SAME ORDINANCE

Sponsors: Mayor's Office

Attachments: [Parking Authority Minutes 8 15 2018](#)

Councilmember Chris Gibson motioned, seconded by Councilmember John Street, to suspend the rules and offer ORD-18:055 by title only. All voted aye.

Councilmember John Street asked Mayor Harold Perrin if there was any urgency on this. Mayor Perrin said I don't think so because they have not been meeting anyway. So, once this is abolished, that's no problem. We will be taking the funds, as you know, and doing the parking lots downtown. So, we can take it over to the next council and do a second and third there. We'll just hold it there.

Placed on second reading

[ORD-18:056](#)

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 I-2, DOWNTOWN FRINGE COMMERCIAL DISTRICT TO C-3, DOWNTOWN CORE DISTRICT FOR PROPERTY LOCATED AT 103 GEE STREET AS REQUESTED BY JASON JACKSON

Attachments: [Application.pdf](#)
[Questions with Answers.pdf](#)
[Staff Summary.pdf](#)
[AN ORDINANCE TO AMEND CHAPTER 117.pdf](#)
[Rezoning Plat.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-18:056 by title only. All voted aye.

Councilmember John Street said I notice it has a 7-0 from the Metropolitan Area Planning Commission. Councilmember Street asked Planning Director Derrel Smith if there has been any other objection or concerns. Mr. Smith said no. Mayor Harold Perrin said no. This property is the old palette place that is almost right across the street from Riceland Foods. I talked to Mr. Jason Jackson, who happens to be the Mayor of Hardy, and he does have a pending offer on that and they want to do a hook on to that building and have a full strip area in there, which I think is good for that area to clean up all that. I think it's wonderful.

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

Aye: 9 - Ann Williams;Charles Frierson;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;David McClain and LJ Bryant

Absent: 3 - Chris Moore;Mitch Johnson and Joe Hafner

[ORD-18:057](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE

PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2, RESIDENTIAL to PD-RM, PLANNED DEVELOPMENT FOR PROPERTY LOCATED AT 726 SOUTHWEST DRIVE AS REQUESTED BY GEORGE HAMMAN OF CIVILOGIC ON BEHALF OF K AND A INVESTMENTS, LLC;

Attachments: [RZ ORD PD-RM.pdf](#)
[rezoning plat.pdf](#)
[Application.pdf](#)
[Staff Summary - City Council.pdf](#)
[Duplex Plans.pdf](#)
[Email from Title Service.pdf](#)
[Preliminary Layout for Location.pdf](#)
[Support for Rezoning.pdf](#)
[USPS Receipts.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-18:057 by title only. All voted aye.

Councilmember John Street said I think this also was 7-0, and I've had several e-mails, mostly from the businesses that adjoin this property, and they are all extremely in favor of that particular rezoning. So, based on that, I'd move that we suspend the rules, waive second reading and hold it there.

Councilmember David McClain said the only question I have, and I think I am a little confused by the map on here. It looks like the map on this one and the next rezoning are reversed. It looks like the Hudson Drive picture is on the Southwest Drive one. I was just trying to make sure I was looking at the right Staff Summary. Mayor Perrin asked which one are you referring to because the next one is an abandonment of a right-of-way on Hal Street. Then you have the one on Hudson Drive. Councilmember McClain said it somehow skips and went to Hudson Drive. I was just trying to make sure I was looking at the right one. Planning Director Derrel Smith said what I printed off has the old existing apartment complex off Southwest Drive. I think that street is called Haywood Drive. Councilmember McClain said okay. Mayor Perrin said it's Haywood instead of Hal Street.

Councilmember Gene Vance said Councilmember McClain is correct. I think your maps are reversed. Councilmember Bobby Long said look at page 3. Councilmember Vance said what you have is that we ended up with the staff report for the other one in this one. Mr. Smith said okay. Councilmember Vance said yes. It's the whole staff report. The staff report that is online here is actually the Hudson Drive, rather than the Southwest Drive. Mr. Smith said okay. I don't know how that happened, but, apparently, it did. Mayor Perrin said we can get it fixed. Councilmember Vance said we have the right one in the Hudson Drive. We just don't have the Southwest Drive staff report. Councilmember McClain asked if there was any opposition. Mr. Smith said none. City Attorney Carol Duncan said to clarify, it's existing apartments. It was improperly zoned to begin with. It's been there forever and it's just trying to clean up and make the zoning match what is actually there. Councilmember McClain said that's all I have. Councilmember L.J. Bryant asked Mr. Smith if he would e-mail the staff report to the council members. Mr. Smith said yes.

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

Aye: 9 - Ann Williams; Charles Frierson; John Street; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; David McClain and LJ Bryant
Absent: 3 - Chris Moore; Mitch Johnson and Joe Hafner

[ORD-18:058](#)

AN ORDINANCE ABANDONING THE RIGHT-OF-WAY OF HAL STREET AS REQUESTED BY BOB REES

Attachments: [Petition.pdf](#)
[Ordinance.pdf](#)
[070318 - Hal ROW Abandonment - McAlister.pdf](#)
[ATT.pdf](#)
[CenterPoint Utility.pdf](#)
[CWL.pdf](#)
[Ritter-HPC Abandonment Letter.pdf](#)
[SuddenLink.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-18:058 by title only. All voted aye.

Mayor Harold Perrin asked Planning Director Derrel Smith to please come back up front. Is this the development he has out there now and he is just wanting to actually abandon the right-of-way on Hal Street? Is that what he's trying to do? Mr. Smith said yes. Mayor Perrin said I just want to make sure that I'm on the right one on the map. Councilmember John Street said I would move we hold it at the three readings for an abandonment. Ms. Duncan said this was the first reading. Mayor Perrin said this was the first reading so if you want to make a motion to do the second and hold it, we can do that or however you want to do it. Mayor Perrin said I want to look at it some more. Councilmember Vance said we did the second. He made the motion and we voted on it. Mayor Perrin said not on this one. Ms. Duncan said not on this one. Mayor Perrin said we're just going to hold it here. I want to look at it some more.

Placed on second reading

[ORD-18:059](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-1 TO COMMERCIAL, C-3 FOR PROPERTY LOCATED AT 3423 HUDSON AS REQUESTED BY ROBIN CALDWELL

Attachments: [Application.pdf](#)
[Answers to Questions - Revised.pdf](#)
[Staff Summary.pdf](#)
[Survey Plat for Rezoning.pdf](#)
[Aerial View.pdf](#)
[CWL Map.pdf](#)
[Zoning Aerial Map.pdf](#)
[Letterhead - Hudson Drive 2018.pdf](#)
[Caldwell Rezoning Ordinance.pdf](#)
[Hudson Rezoning Plat-1 4151.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-18:059 by title only. All voted aye.

Councilmember John Street said I believe this was also a 7-0. I think it came to us last year and they were proposing multi-family, which we rejected, and now they have gone back and I believe that this is a good mix. City Attorney Carol Duncan said as I recall, there was no opposition. Councilmember Bobby Long said from my understanding, they're just going to extend the storage facilities from 351 and I'm not sure if there's even going to be access from Hudson Drive to those. Ms. Duncan said right.

Zac Baker with Baker Law P.A., 110 W. Huntington Avenue, said I represent Robin Caldwell. Mayor Perrin asked Mr. Baker to give the Council an update on this matter. Mr. Baker said some of you might remember this from the last time. This is a new application for the same property. There is about 8 ½ acres or so total. The only property that is being requested for rezoning is approximately 2.23 acres this time. It is for C-3 and that C-3 would be on the southern-most part of the property. There's a plat. The last one there. The Hudson Rezoning Plat-1 is a recent survey of the property that shows exactly where the line is proposed to be, but the property would essentially connect existing C-3 properties. Mayor Perrin said this is C-3. Do you only have one entrance in and out? Mr. Baker said I believe it is landlocked. Councilmember Long said it is. Mayor Perrin said okay. But in existence now, is there just one entrance in and out? Mr. Baker said the only access that it would have would be through Hudson, I guess. The 8 ½ acres has access to Hudson, but the property that is being requested for rezoning has no access to any road. Mayor Perrin said okay.

Councilmember John Street motioned to suspend the rules, waive second reading and hold, seconded by Councilmember Charles Frierson. Councilmember David McClain said I believe there is someone else who would like to make a comment.

Mr. Dan Passmore, 7114 Highway 351, said the access to this property would be off Highway 351. There's already storage buildings there and our understanding, if he's telling us the truth on what's going in there, is that it would be an extension of those storage buildings. If that's what they're doing, most of the people don't have a problem with that as long as we have a buffer of trees and fence buffer to buffer us from looking at that. The access, the way it's set up right now, would be off Highway 351 if you look at the map. You can't come off Hudson to that. If that's what it is, I don't think it's that big of deal, but make sure we have a buffer to protect everybody over there. Ms. Duncan said, Mr. Passmore, you know we're not allowed to ask them what they're putting on the commercial property. Mr. Passmore said I know. Mayor Perrin said and when it comes to a site plan, there could be a lot of things added to that. Ms. Duncan said we will look at buffers. Mr. Passmore said but it is commercial and commercial tends to have less traffic, especially on the backside of that building. Mayor Perrin said right. Mr. Passmore said you wouldn't put an ice cream shop back there.

Councilmember Street said we talked to Mr. Smith and it has to have a buffer. MAPC puts that buffer on. Mr. Baker said we don't have a site plan with our application, but it's our understanding that before something would be able to be built that we would have to make application again. Mayor Perrin said yes. You would have to do that.

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

Aye: 9 - Ann Williams; Charles Frierson; John Street; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; David McClain and LJ Bryant

Absent: 3 - Chris Moore; Mitch Johnson and Joe Hafner

7. UNFINISHED BUSINESS**ORDINANCES ON SECOND READING**

[ORD-18:051](#) AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, SECTION 117-326, FOR THE PURPOSE OF PROVIDING MINIMUM STANDARDS FOR THE PROVISION OF LANDSCAPE, SCREENING AND TREE PRESERVATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROMOTE LANDSCAPING, BUFFERING, SCREENING AND TREE PRESERVATION FOR THE GENERAL HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Attachments: [Landscape Ordinance 5th addn.pdf](#)

Councilmember John Street said we agreed to hold that to three readings. Mayor Harold Perrin said right, so we'll just hold it there.

Placed on third reading

[ORD-18:054](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO I-2, GENERAL INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 5205 INGLES ROAD AS REQUESTED BY CITY, WATER, & LIGHT

Attachments: [Application.pdf](#)
[Rezoning Plat.pdf](#)
[Staff Summary.pdf](#)
[CWL - COJ City Council Rezoning Ordinance.pdf](#)
[Plat 18224.pdf](#)

Councilmember John Street asked to be recused from any consideration on this matter because of his affiliation with CWL. Councilmember Charles Frierson said he would also like to be recused on this matter because of his affiliation with CWL.

Councilmember Chris Gibson said I think we had agreed to hold this one. Mayor Perrin said okay. We'll hold it.

Placed on third reading

ORDINANCES ON THIRD READING

[ORD-18:053](#) AN ORDINANCE ABANDONING AND VACATING AN UNUSED 16 FOOT DRAINAGE EASEMENT AS REQUESTED BY THE JACK HILL FAMILY TRUST

Attachments: [ORDINANCE.pdf](#)
[Survey.pdf](#)
[NOTARIZED PETITION.pdf](#)
[Engineering and Planning.pdf](#)
[All Utility Letters.pdf](#)

A motion was made by Councilperson Charles Frierson, seconded by

Councilperson Gene Vance, that this matter be Passed . The motion PASSED with the following vote.

Aye: 9 - Ann Williams;Charles Frierson;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;David McClain and LJ Bryant

Absent: 3 - Chris Moore;Mitch Johnson and Joe Hafner

ITEMS THAT HAVE BEEN HELD IN COUNCIL

[ORD-18:026](#)

AN ORDINANCE AMENDING SECTION 62-40 and 62-41 OF THE JONESBORO CODE OF ORDINANCES FOR THE PURPOSE OF MODIFYING THE DEFINITIONS TO INCLUDE AND LEVYING A TAX UPON RESIDENTIAL BUSINESS RENTALS

Sponsors: Finance and Mayor's Office

Attachments: [ORD 18-026 Revision.docx](#)

Mayor Harold Perrin said the City Clerk's office called me last week when they were preparing this and because we tabled this temporarily, but we're working and got a lot more information on the Airbnb. I know Chief Financial Officer Bill Reznicek has gotten more articles. So, what I would like the City Council to do is vote this down and we will come back with a whole new deal.

Councilmember David McClain said we didn't have any discussion. Mayor Perrin said Councilmember Chris Gibson said for adoption, right. Councilmember Gene Vance said he said to adopt it, but we need to vote no against it. Mayor Perrin said that is right. Councilmember McClain said we didn't have any discussion either and I had a couple of questions. Mayor Perrin said okay. Go ahead and ask your questions and then we're going to come back and correct it. Councilmember McClain said so, you're asking us to vote this down right now. Mayor Perrin said exactly. Councilmember McClain said so we can come back, clean it up and change it. Mayor Perrin said that's right. There's so many things on the zoning on these and stuff like that. Mr. Reznicek and Interim Chief Operations Officer Roy Ockert have done a lot of work on this and we've pulled a lot of this together. I visited with Councilmember Vance before the meeting and he even had some information, and I think City Attorney Carol Duncan has even gotten more information. We want to craft something that is very clear and very open on this, and that's the reason I'd like for you all to vote this down tonight.

Councilmember McClain said okay. One thing I was looking at is that it seems like every city is different as far as how much they collect, and then, also, where it can be and how long they can rent for. I saw where in some places you had to rent it for a minimum of 30 days to stay. So, I guess we're just trying to clean it up and do what we want to do. Mayor Perrin said Councilmember Bobby Long talked about that on the length of time and that's why we have those minutes. We're looking at all those things put together, and basically, if it's a day by day and if it's up to so many days. You need to be very specific on the tax on that. These hotel people have to pay. They collect the 6 ½ and the 1 and 1, which is 8 ½, plus on top of that is A&P. The Airbnb would have to collect the same thing. So, it's a fair playing field on that, but that's not in this ordinance. There are a lot of things that are left out and I'd like to have it just line item down through there on the Airbnb.

Mrs. Felicia Johnson, 607 Melody Lane, said my husband and I do an Airbnb property in Fayetteville, Arkansas, and our personal home here in Jonesboro. So, I wanted to give you all any insight on that if you have any questions for an actual Airbnb owner.

Councilmember Bobby Long asked how many days per year do you rent out your properties. Mrs. Johnson said in Fayetteville, I do it as much as I can. Right here, right now, I believe we only have four days in September available. Councilmember Long said only four days available. Councilmember David McClain said so you're booked up solid. Mrs. Johnson said we are booked up. This month for 607 Melody Lane, we will make an extra \$2,800 in profit. Right now, we pay general sales and use tax, Arkansas accommodations tax, Arkansas general sales and use tax, and Craighead general sales and use tax. I have that all right here. I'm paying that and I don't mind to pay for a privilege license to do that. Mayor Perrin asked so they collect that for you and remit it to you. Mrs. Johnson said they collect this for us and remit it straight to the cities, even in Fayetteville. Councilmember John Street said I was talking to your husband this morning and he said they're paying 13% right now and they're collecting city tax and state tax. City Attorney Carol Duncan asked, Are you paying that in Fayetteville? Mrs. Johnson said here in Jonesboro. Councilmember Street said it was \$35 and something for your unit here. Mrs. Johnson said it is \$36 plus \$26 is what I'm paying here. Councilmember Street said they're paying that right now. Mayor Perrin said they're paying that and they're paying more than that because their sales tax in Fayetteville is about 200 basis points more than ours. Councilmember Street said I think he told me they're not collecting taxes in Fayetteville. If I'm not mistaken. Mrs. Johnson said yes. We pay taxes in Fayetteville. Councilmember Street said you pay the use tax. Mrs. Johnson said we pay A&P and something else. Councilmember Street said he pulled that and compared it to the one here and said they weren't collecting that there. Mrs. Johnson said I don't have that with me, but I will certainly make that available. Councilmember Street said okay.

Councilmember L.J. Bryant said would you just kind of paint a picture and let us know who is staying because I think a lot of people are wondering who stays in these Airbnbs in Jonesboro. Mrs. Johnson said I don't know if I read it in the paper or if some time I remember it being told to me or reading that Jonesboro was not a vacation destination and we did not think it was either. However, it absolutely is. We have a couple with two small children coming from Memphis in October to stay for four nights at about \$800 to get away from Memphis and to have somewhere else to go that is close. We just hosted a group of pastors, I believe from Africa, for six nights who just left this morning. I think in two weeks Jonesboro is hosting the Baptist convention and we have three pastors coming in with that, as well. We had nurses who came in for an anniversary getaway because they are from a very small town in Missouri and they are coming to the big city. If we're growing, then I feel like Airbnb is a great way to do that while still paying the tax that we're supposed to pay.

Councilmember McClain asked what the recourse would be if you had trouble out of customers. Mrs. Johnson said let me see if I understand your question. Councilmember McClain said if somebody destroys your house or they're a bad tenant as far as in the neighborhood, what is the recourse? Mrs. Johnson said as soon as my listing goes up and as soon as someone books to stay, I get a \$1 million dollar policy, in addition to what my homeowners will already pay to cover any incidences. Councilmember McClain asked what if they are a bad tenant during their stay. What can you do? Mrs. Johnson said I'm going to call my local police department. Is that what you're asking me, Mr. McClain? Councilmember McClain said kind of, but the question is, is there something you can do via Airbnb? Mrs. Johnson said oh absolutely. We can talk directly to Airbnb if we need people to leave. They tell them that they must leave and if they do not leave, Airbnb contacts the police on our behalf.

Councilmember Street said you can also rate your clientele. Mrs. Johnson said absolutely. If I don't do what I'm supposed to do, there's a rating system that goes

both ways. So, when the guests leave, they get to give me stars. If I don't have five stars, I don't get to have the max amount charged and I also don't get bookings, but I also get to rate them. So, I get to see whose coming and I get to see if they're verified through Airbnb. I also get to see what their star rating is. If it's below 4.5, they don't stay.

Councilmember Long asked Mrs. Johnson how long she had been doing the Airbnb at that particular property. Mrs. Johnson said at 607 Melody, we started in August. Councilmember Long said you started in August. Have you had any issues? Have you had any neighbor complaints? Mrs. Johnson said no. We started to use our back entrance, which is on Wood Lane. So, our neighbors, Bob and Margaret Holloway, asked us why we were parking in the back and we said because we are Airbnbing, and they said, oh okay. Councilmember Vance asked Mrs. Johnson if this was her primary residence. Mrs. Johnson said it is. Our home is the former home of Margaret Petrey, who was the daughter of J.T. White. Prior to her death, she built on a 1,800 square foot master suite that has a kitchen, bedroom, and living quarters. We have a long hallway. We close that door and we lock it. Our guests have access to three bedrooms, two full baths, kitchen, living room, pool, carport and everything else, which is 2,500 plus square feet.

Mayor Perrin said the last time we counted, I think there were 43 people in Jonesboro on Airbnb or some type of service like Mrs. Johnson just mentioned, and it's growing all the time. I want to make sure what I have asked you all to do is to vote this one down, so I want to make sure for the record that we do it correctly. What was the motion? City Clerk Donna Jackson said the motion was to adopt. Mayor Perrin said the motion was to approve. Ms. Jackson said so, to turn it down, you have to vote no. Councilmember Long said there was a second, also. Mayor Perrin asked if there needed to be a roll call vote. Ms. Jackson said yes. We need to do a roll call. Mayor Perrin said I'd like to do a roll call vote so we'll be correct on this. The motion and a second was to adopt this document. I'm asking you all not to approve. Vote your convictions, but I'm just telling you why because we have all this information in there anyway.

Mayor Perrin said we will go back and work on that deal. We do have some good information on that. I loved the idea of Mrs. Johnson coming and explaining Airbnb. That's exactly what we have been saying all along with the taxes being collected and all that. It needs to be in the ordinance. So, it will be as close to possible as we can to a contract, whether you go Airbnb or any other forum.

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

Nay: 9 - Ann Williams; Charles Frierson; John Street; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; David McClain and LJ Bryant

Absent: 3 - Chris Moore; Mitch Johnson and Joe Hafner

8. MAYOR'S REPORTS

Mayor Harold Perrin asked if everyone received the legislative audit. I am pleased to tell you that this city and the size of this city, that we had absolutely no exceptions to our audit. It was a clean audit, and that speaks very highly of our people because it starts from a purchase order all the way up and they look at everything that moves. I just want to say thanks to our staff and if you get a chance to do that, I would really

appreciate that.

Mayor Perrin said I have a couple other items. Last month, someone talked about leaving a small town and coming to a big town or a big city. Last month, we actually wrote \$26,205,000 in permits in one month. That's \$18,400,000 in commercial and \$7,711,029 for residential, for a total of about \$26,000,000. Some of these cities would love to have that for one month. I will anticipate we will probably go over, if I'm not mistaken, over \$300 million this year. Now, the commercial of \$18,400,000, Risever was \$8 million of that and the other one is Central Baptist Church for \$6 million. Again, I don't want to skew that at all, but I am just saying that the growth we have going and the momentum we have going in this town is really catching on. Also, the Arkansas Municipal League planning conference was good last week, and we have a great deal planned for the annual conference. The annual conference is January 16 through 18. If you plan to attend, please let Ms. Chrystal Glisson know by September 11, so she can get you a good room for the winter conference.

Mayor Perrin said our sales tax for the City of Jonesboro, both city and county combined is still down. It's 0.48% or only \$102,000 compared to a year ago at this time, and that is through August. So, I don't see a trend of it going up. It's just basically staying flat at that 0.48%. We did budget conservatively, so, we're up about 1.37% as far as our budget is concerned, but the way I look at it is what is reality. Are you any better off this year than you were last year? The answer is very little, if any. On sales tax, the same thing will hold true for your state turnback. Your state turnback is down 1.91% or \$55,000 on your state turnback. We discussed this at the Arkansas Municipal League meeting, and it is a major consensus, I think, with the Municipal League. I cannot speak directly for them, but the internet sales tax is absolutely hurting many, many cities throughout the United States and particularly the smaller cities because their sales tax and their turnback is not near as high as what it used to be. I just wanted to share that with you.

Mayor Perrin said next, the administration is working to try to put a dog park at the Earl Bell Community Center. In fact, there are two things going on at Earl Bell now. One, the front of Earl Bell is being remodeled to assist on the ADA compliance. So, where you always see the one thing in the middle, you'll have it on two deals coming in and wrap around and it actually features the top part of the Earl Bell. This is where the swimming pool used to be that collapsed many years ago and the administration is raising money for that and so far, we're doing real good on raising that money so it won't cost the taxpayers any money at all. We should be able to put that in for somewhere around \$40,000. That will be something good for the downtown area, I think, with having the dog park there.

The BBQ Fest is planned for September 28 and 29. It's two nights this year. The first session of the Jonesboro Neighborhood Leadership is this Thursday and it will be from 6 to 8 p.m. If anyone would like to attend, it will be in the fourth floor conference room. This has been absolutely a success on the people wanting to participate in this Jonesboro Neighborhood Leadership. There will be seven sessions. The eighth session will be a graduation dinner. If you remember, this is three individuals from each ward who are coming to learn and get to know our city better because they want to serve on other boards and commissions as things come up. I thought that was very good. This kind of comes off Councilmember L.J. Bryant's ordinance on diversity, which again, we worked with them on that, and that was one of the main things they talked about at the Municipal League this last summer.

Mayor Perrin said, also, last week, we held a mixer and the Grants Department invited

non-profit organizations to come in and see how many organizations they could volunteer to help. It was an absolute success and over 50 people in non-profit organizations were in our lobby. If you all remember, we had our interns about two or three years ago make a complete list of every non-profit organization in the City of Jonesboro. These people will sign up and our people will coordinate where they can go and volunteer for these non-profits. We had CASA. We had the Pregnancy Resource Center. We had all of these people here. Councilmember Bobby Long was here and it was really a tremendous success to see 50 people from non-profits. These people work for non-profits and they're wanting to volunteer and their employees to help somebody else. Now, that's pretty good when you can get 50 people inside your lobby to do that. So, I commend you.

Mayor Perrin said the Citizen's Police Academy started its fall class again this year. Also, as compared to last year, Animal Control picked up over 400 more dogs than were picked up versus last year. That's a pretty good size amount of dogs we had to pick up. We hope to get those adopted.

Mayor Perrin said this past Saturday at the Arkansas State University football game, we had almost 300 riders for the first Red Wolf Express. Our youth program, which we discussed this morning, had 1,382 youth take advantage of our totally discounted rate, and I thought that was really good. A lot of them were going to work, etc. I was very pleased with that.

We picked up 148 tons of recycling for the first two months. This last month, we picked up 86.2 tons. So, it's going up on recycling every month.

"Touch a Truck" will be held from 10 a.m. to 1 p.m. September 15, at NEA Baptist Clinic, 4802 E. Johnson Avenue. This is for those in the audience who have children or grandchildren. The kids really enjoy that and they get to see all the trucks. I think the big excavator was the big deal one year. They wanted to get in there and try to crank up the excavator. There will be police cars, the K-9 unit, animal control and a lot of things for the kids to do.

[COM-18:061](#)

LEGISLATIVE AUDIT YEAR END DECEMBER 31, 2017

Sponsors: Finance

Attachments: [Legislative Joint Audit 08102018.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said most of the city employees and staff know this, but for those who don't, our MPO Director Erica Tait gave birth to a baby girl, Gabrielle Grace, on August 30. She is doing fine and Mom is doing fine. I just want to congratulate them on their new addition. Mayor Perrin said I believe the picture is on the website now.

Councilmember L.J. Bryant said I rode the JET bus. JET Transit Director Michael Black had everything under control. There were people standing in line and he was getting more buses. Everything went super smooth and it was great. So, I would encourage the public to use it. We did a land bank tour on a JET bus, too. That was really cool. Mr. Black drove us around and he was probably tired because we kept

changing which way to go or which way to turn. It was really revealing to see a lot of dilapidated properties. I know Mayor Perrin and Dr. Robert Warner have met and had conversations about things we can do about that.

Councilmember Bobby Long said okay. I have three things. One thing, I do want to comment on is the community mixer. That was a great event. I appreciate that. My wife appreciates that. She runs Options on Main. Communication connections are key. I know that she was talking for three days about the communication and even the connections from other people that she received. That was a very, very beneficial thing for her and I think for others who just got together and learned what those other organizations did and how they could come along side. You'd be surprised at the way that one non-profit may overlap another one and they can get together and combine resources or combine efforts and take it even further. So, that was an awesome thing. Also, I know we had talked about impact fees, so I'd like sort of an update on that, and go over why that couldn't be done in-house. I know there were a couple of people who asked that if we have a finance department here then why could they not assess our own city and come up with a solution. Second, I wanted to get an update on the get involved button on the website on how other people could get involved. I think I had given some sort of long drawn out idea on what I had. I know we had even met before on how that would look. I'd like to try to get an update on that. A lot of times, if there is no deadline or no urgency, then things get put off. So, I'd like to try to establish some sort of timeline as to where we can get by this date we'd like to have this and by this date, we'd like to have this. Also, I had mentioned pocket parks and where we are as far as getting land to make smaller maybe more efficient, effective and cost-efficient parks throughout our area. Mayor Perrin said okay. Great.

Mayor Perrin said first, as you know on the impact fees, we have hired a consulting firm, I think. No, we've got them in to look at them. Am I correct on that? Okay. We haven't got the totals in yet. So, we have several companies coming in on that. I can tell you by looking at the ones that I have reviewed that I don't know if there is any company locally that could do that. I'll be honest with you. It is very, very detailed and I mean it covers a lot of things mathematically, sort of like an actuary calculating these things. I think after you see some of these that we get in that Planning Director Derrel Smith has asked for and take a look at, you'll see what I'm talking about. Again, as soon as we get that, we'll do that.

Mayor Perrin said for the "get involved" button, we have, of course, Digital Media Specialist Brandon Carter working on that. Mr. Carter taught at Cave City, as well as Paragould. He has tremendous ideas for the new website. The website people, I think, will meet next week. Communications Director Bill Campbell is on vacation and he could answer that more clearly than I can, but we're going to redo all of that and the "get involved" link is going to be one of the big deals. Councilmember Long said I would really like to provide some input on that. Mayor Perrin said that would be great.

Mayor Perrin said we talked about this during our meeting this morning with the department heads and directors. After the budget is completed this year and we see how the funds are, then we're going to get back on the pocket parks issue in January with the Parks and Recreation Department and start looking for certain areas within those and we want input from you all on the council. I visited with Councilmember David McClain on some areas that he has looked at and I just want to get the budget over with first and see how we are doing. We are burning about \$1 million a year on our excess reserves right now, and I just want to see how we stand on that. I have asked Chief Financial Officer Bill Reznicek to give us, not only as he presents the budget, but to give out a flowchart and project that out two or three years on those things. We

will get back on the pocket parks in January. I like your idea.

Mayor Perrin said I think people will tell you this that every project we go over that we have about four or five pages we go over every Monday. It includes a deadline and percentage of completion every week and a project manager on every project that we have. That's the way I ran banks and that's the way I want to run this city. If you don't have, and I totally agree with you, things will slip through the cracks and you won't get it done. If we see the same thing and I hear the same answer every week, then something is wrong. I call it a scorecard. They have to give a monthly report to me and that's what you all get every month. We're on top of all of these, but the impact fees are really thick and I don't know of any company here in town that would even think about trying to do that. City Attorney Carol Duncan said I don't think we have anybody in-house that would be capable of that. Mayor Perrin said no. We sure don't. There are so many things involved in that that it's just hard. All of them that I have read, schools, hospitals, and churches are exempt. So, those three institutions have always been exempt on every one that I have looked at. So, if a hospital, school or church does an expansion, they will be exempt, and those are the ones we have seen. I would say we'd probably follow that same flow. I hope I have answered all your questions. Councilmember Long said you did.

Councilmember Chris Gibson said just one quick thing. The Public Services Committee is scheduled to meet at 4 p.m. on September 18. I am going to be unavailable for that so I would like to schedule that for Tuesday, October 16, at 4:30 p.m., and I believe all that is on the agenda is a report from JET Transit Director Michael Black and Parks and Recreation Director Danny Kapales just to give us an update.

Councilmember Gene Vance said the only thing I would like to see us look into in the future, and I did work with the city engineer about one problem, but some of these developers of subdivisions are ruining our streets with overloaded dump trucks. Maybe we would want to study some kind of weight limits within the city on city streets, but we need to look into that in some way.

10. PUBLIC COMMENTS

Mr. Phillip Cook, 5216 Richardson Drive, said I would like to know about the mosquito situation. I have swept up in my carport this summer enough to fill up a quart jar of mosquitoes that I have killed with mosquito spray. I have not seen anyone spraying out there and I have heard the airplane. I realize I have been inside for two and a half months unable to get out, but I would like to know what the deal is on the mosquitoes. Mayor Harold Perrin said this year it has been unusual because of all the rain we have had and that's the only thing I can tell you. I am not an expert on that, but we have contacted Vector Mosquito Control two or three times. We are working on their contract now. I know it expires this year. Also, if you will give Chief Financial Officer Bill Reznicek your address, we can go back on all those vehicles because they have an automatic vehicle location, AVL, and we can go back and see where that truck has been and if it's been to your house or not.

Mayor Perrin said also, the other thing is that they have come up with a new mixture of what they are going to try to do for next year. I was not in that meeting, Communications Director Bill Campbell was, but I was not. What we are using now is a mineral base that they mix that with, and they have come up with a new one they have used down in Mississippi and I think somewhere else and it's more of a water solvent. That would not work for the aerial they have done and we get eight. If that doesn't work

then we can ask them to fly more often. I'll be glad to have Mr. Reznicek look at that for you. Mr. Cook said I know the trucks only run them out of the ditch into my yard. Mayor Perrin said it doesn't go very far does it when they're shooting it out of that truck.

Mr. Cook said another thing, last year we spent over \$1 million cleaning out ditches. The road ditches out where I live are grown up with weeds, and every time a high water comes, trash catches on them. We're going to have water problems if we do not get those cut down. I would like to recommend that they check into those, not only in my area, but there are several places in the city that has that. I would also like to thank Councilmember Gene Vance for asking somebody to look into those big trucks that are running over our streets and tearing them up. Because that is definitely a big problem. Mayor Perrin said we would be glad to do that. I can tell you that we are behind on the ditches. It seems like every week we get two days' or three days' worth of rain. We have about 61 miles of ditches that we try to clear, and correct me if I am wrong, but we are about 21 or 22 or 23, with this morning's report. We are going to be way up in the winter trying to get all these ditches cleaned up. We are behind. Mr. Cook said I just wanted to point out that there is a problem. Mayor Perrin said well, I appreciate it.

11. ADJOURNMENT

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

Aye: 9 - Ann Williams;Charles Frierson;John Street;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;David McClain and LJ Bryant

Absent: 3 - Chris Moore;Mitch Johnson and Joe Hafner

_____ **Date:** _____

Harold Perrin, Mayor

Attest:

_____ **Date:** _____

Donna Jackson, City Clerk