



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, May 19, 2020

5:30 PM

Municipal Center

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

Absent 1 - Charles Frierson

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

City Attorney Carol Duncan said, I have one council comment that was on the connectivity plan that appears to be something on the Consent Agenda if you want me to read that. Mayor Harold Perrin said, alright, please.

Ms. Duncan read the email: Thank you all for your service. I'm wondering if there is an update on the Jonesboro Connectivity Plan along Aggie Road from the Roundabout or University Heights School to the ASU campus. Aggie Road is so dangerous for walkers, runners, and bicyclists. Thank you. Melody Conatser, 3624 Blueridge Circle

Mayor Perrin said, yes, Melody, if you are watching, our engineering department is doing a change order that is doing the entire bike-pedestrian trail. I think that we have got that figure. I will have to meet with our City Engineer, Craig Light, I think tomorrow on that and they will go ahead and start engineering that out and get that done. So, that should be started this year and completed.

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

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

Absent: 1 - Charles Frierson

[MIN-20:040](#) MINUTES FOR THE CITY COUNCIL MEETING ON MAY 5, 2020

Attachments: [CC Minutes 05122020](#)

This item was passed on the consent agenda.

[RES-20:056](#) RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM FUNDS AND AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY20 TRANSPORTATION ALTERNATIVES PROGRAM FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION

Attachments: [Project Cost Estimate Sheet-TAP-2020](#)
[Washington Connection-TAP.](#)
[Conaster email 05142020](#)

This item was passed on the consent agenda.

Enactment No: R-EN-051-2020

[RES-20:058](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A CONTRACT WITH CRAIGHEAD COUNTY JONESBORO PUBLIC LIBRARY FOR PUBLIC SERVICE

Attachments: [Public Service Contract, Library](#)

This item was passed on the consent agenda.

Enactment No: R-EN-052-2020

[RES-20:059](#) A RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT TO APPLY FOR THE DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE (BJA) FOR FY 2020 BULLET PROOF VEST PARTNERSHIP GRANT

This item was passed on the consent agenda.

Enactment No: R-EN-053-2020

6. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-20:055](#) A RESOLUTION TO SET A PUBLIC HEARING FOR VACATING AND ABANDONING AN UNDEVELOPED STREET RIGHT-OF-WAY LOCATED IN: THAT PORTION OF RIGHT-OF-WAY FOR MADISON STREET WHICH LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF COLLEGE AVE. (60.0 FOOT RIGHT-OF-WAY), LYING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BY TRALAN ENGINEERING ON BEHALF OF JONESBORO PUBLIC SCHOOLS

Attachments: [Petition signed](#)
[Plat](#)
[ROW Abandonment - Tralan - Madison Street -](#)
[Altice Signed Abandonment Letter](#)
[AT&T Signed Abandonment Letter](#)
[Centerpoint Signed Abandonment Letter](#)
[CWL Abandonment for S. Madison ROW](#)
[CWL Signed Abandonment Letter](#)
[Ritter Signed Abandonment Letter](#)

Councilmember Dr. Charles Coleman abstained from voting on RES-20:055 due to the fact that he is a board member of the Jonesboro Public Schools.

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

Aye: 10 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 1 - Charles Frierson

Abstain: 1 - Charles Coleman

Enactment No: R-EN-054-2020

ORDINANCES ON FIRST READING

[ORD-20:014](#)

AN ORDINANCE TO AMEND SECTION 117-139(d) OF THE CITY OF JONESBORO ZONING CODE

Councilmember John Street motioned, seconded by Councilmember Chris Gibson to suspend the rules and offer ORD-20:014 by title only. All voted aye.

Councilmember LJ Bryant said, I would like to make an amendment to add an emergency clause for public welfare. Folks might be familiar with this C-2 issue, basically, it is a technicality. C-2 had allowed single-family development in the West End. These are a lot of small lots on Huntington, Krewson, and that area. And, somehow, over the years, it was discovered that in one part of the code C-2 was still allowing it as it always had and then in another area in a chart, there wasn't an x mark. So, this fixes that and then of course, due to COVID and meeting schedules and other things, it has taken a while to fix this issue and there are a lot of people trying to do some things in that area so this is just a technicality. So, my amendment, I want to add an emergency clause so that this can take effect. Mayor Perrin asked, is that your motion? Councilmember Bryant said, yes sir.

Councilmember John Street asked, who did the second on the initial? I made a motion. Mayor, we would have to undo that to add that. City Attorney Carol Duncan said, I never heard a second on that one. Mayor Perrin said, okay. I never heard a second on your motion. Councilmember Street said, Mr. Moore seconded it. Mayor Perrin said, oh, I'm sorry. Councilmember Moore said, the motion to amend will take precedence over the original motion. So, we vote to amend first. Then, we will vote on the original motion. Councilmember David McClain asked, can I get some clarity on where it is being asked to be amended? He had asked that it be made effective immediately. Because of what? Councilmember Bryant said, Councilmember McClain, I had said public welfare. This was a technicality on the C-2 issue. C-2 had always

allowed single family development in the West End. And, then, somewhere along the way, at one point in the code, it said, you could and at one point it in the code it said you couldn't. And, so this fixes that. And, there are quite a few people that have been doing some positive development in the West End and along Huntington. And, so, of course, with timing of COVID and other things, it has been a delay getting this to council and through council. With weather setting in this fall and winter, this would allow folks to get started more quickly. Ms. Duncan said, we believe, that actually, it was just a typo when they redid the code that it got left out. We don't think it was ever the intention to leave it out. That is why it is conflicting in the code. Mayor Perrin asked, does that answer your question Councilmember McClain? Councilmember McClain said, yes.

Mayor Perrin said, we have a question from the public. Chief of Staff Mike Downing said, Patti Lack is on the phone and she is asking if Planning Director Derrel Smith can explain this a little bit better. Mayor Perrin said, Derrel, we have a lady that wants a little more clarity on this ordinance. Could you give us a quick update please. Mr. Smith said, sure. When this was, when you look in the schedule of uses, it will either have an x or a c or nothing. If you look in the schedule of uses, under C-2 for residential, it doesn't have anything. But, if you go down into the chart below the schedule of uses that starts showing the land requirements, the setbacks, how much land size, everything, it shows residential as allowed in C-2. So, it looks like and if you look at the original definition of C-2, it is a mixed use area. So, I think when they did the last zoning update, it looks to me like they just left it out of the schedule of uses to allow it. I mean because below it, it still shows that it is allowed. So, we just think it is somebody forgot to type in an x where they should have. Mayor Perrin said, a typo and just a technicality, that is all we are saying. It is not increasing anything at all that we would not already have. Mr. Smith said, no sir. There is only one other section of C-2 in our code and that is the area that the hotels are located in along the interstate and that is going to remain the same. This is just the downtown area is where this is. Mayor Perrin said, alright, thank you for that clarity and the lady got her call answered.

Councilmember LJ Bryant motioned, seconded by Councilmember Chris Moore to amend ORD-20:014 to include an emergency clause due to the public welfare. It was a technical error in preventing redevelopment of smaller parcels that is highest and best use is residential. All voted aye.

Waived Second Reading

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

Absent: 1 - Charles Frierson

[ORD-20:016](#)

AN ORDINANCE TO WAIVE BIDS AND PAY FOR DEBRIS CONTAINERS AND HAULING RELATED TO THE TORNADO EMERGENCY, AND DECLARING AN EMERGENCY

Attachments: [Waste Pro. Initial Invoice](#)
[WastePro Final Airport Invoice](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-20:016 by title only. All voted aye.

Councilmember John Street said, Mayor, at the Public Works meeting when this was brought in, you indicated that this was urgent by the necessity to remove the debris

from the building at the airport. Is that still, has anything changed? Does this need to be acted on immediately? Mayor Perrin said, we really need to go ahead and get this and get the emergency so it can be effective because as you know we have already got the federal declaration and Anthony Coy is working with FEMA. So, FEMA is going to either be coming here or virtually on these things to start the process of getting us paid back on the 75%.

Councilmember John Street motioned, seconded by Councilmember Ann Williams, to suspend the rules and waive the second and third readings of ORD-20:016. All voted aye.

Councilmember John Street motioned, seconded by Councilmember Ann Williams, to adopt the emergency clause on ORD-20:016. All voted aye by roll call vote.

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

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

Absent: 1 - Charles Frierson

Enactment No: O-EN-020-2020

Mayor Perrin said, we have had some calls today, our Chief of Staff Mike Downing, so any of you all that are watching on this, I know some of you all maybe wanting to zoom in on that to have some comments on this. So, before I read this, I want to make sure that we are to that point now.

[ORD-20:017](#)

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 RESIDENTIAL TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 3006 ROOK ROAD AS REQUESTED BY MICHAEL DANIELS ON BEHALF OF DONALD COLEMAN AND TED ROOK

Attachments: [Application](#)
[Plat](#)
[Rezoning Plat](#)
[USPS Receipts](#)
[Pictures of Area](#)
[Staff Summary - City Council](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-20:017 by title only. All voted aye.

Mayor Perrin asked, Mr. Downing, do we have a comment. Mr. Downing said, yes, we do. I will put the caller on the speaker. Linda Hare, 3505 Preakness Drive, said, I am against the commercial because we already have so much traffic on our road and also Fletcher Dodge has a car carrier that parks on our road to get their cars off and also the traffic. They didn't do a traffic study. And, also, they already did the surveying and

they didn't even have the city council's okay yet. So, that is my comment. I am against it. Thank you.

Mayor Perrin said, ma'am, you mentioned something about someone parking. Are you talking about like a transport or someone that is parking a large 18-wheeler on that road? Councilmember Bobby Long said, I think that is what she is talking about Mayor. Ms. Hare said, yes, parking a car carrier on that road. Mayor Perrin said, okay. Thank you. I just wanted clarity on it. Okay. Alright. Do you all have any questions to this lady on her comment from the council? Councilmember Chris Moore said, Mayor, she mentioned there was no traffic study. Was that required by the size of that lot? Planning Director Derrel Smith said, the ordinance requiring the traffic study did not go into effect until after this had already been submitted. So, it went in before that ordinance. So, we didn't require one for the rezoning. However, anything that goes in there if it produces over 100 peak hour trips, we will require a traffic study. So, once we see a plan for what they have, that probably will require a traffic study at that time. Councilmember Moore said, thank you Derrel. Mayor Perrin asked, does anyone have any questions for Derrel or anyone else? I am assuming that this is going to be held. Chief of Staff Mike Downing said, the rezoning sign was not down at the end where they stop. Mayor Perrin said, okay. We have taken her notes so that will be recorded in the minutes. So, I am going to assume with the council that we want to hold that for one reading. Yes, was the sentiment echoed by several councilmembers.

Held at one reading

[ORD-20:018](#)

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3, GENERAL COMMERCIAL DISTRICT, LUO TO PD-M, MIXED USE PLANNED DEVELOPMENT DISTRICT FOR PROPERTY LOCATED AT 3412 SOUTHWEST DRIVE AS REQUESTED BY JEREMY BEVILL ON BEHALF OF SOUTHERN HILLS REAL ESTATE, LLC

Attachments: [Application](#)
[Rezoning Plat](#)
[Staff Summary - City Council](#)
[Signed](#)
[Outline Plan](#)
[Pattern Book](#)
[Pedestrian Circulation Plan](#)
[School District Letter](#)
[First Baptist Church Notif. Signed](#)
[Certified Mail Receipts](#)
[Email From David Handwork](#)
[Email Southern Hills PD](#)
[Traffic Study](#)
[email about 3412 SW Drive_05172020](#)
[Casteel email 05192020](#)
[Rook email 05192020](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-20:018 by title only. All voted aye.

Councilmember LJ Bryant said, Mr. Mayor, this is one that MAPC had about done and the Finance meeting was about to start and they didn't quite get to wrap it up because

of our Zoom meeting and given I am sitting here reading Valley View School District's letter in support, looking at the outline of the plan and given that there is no opposition, I would move that we waive the second reading. Councilmember Chris Moore said, I would ask that we not waive any readings on a rezoning. Councilmember Bobby Long said, yes sir. Councilmember Mitch Johnson said, I agree with that. Councilmember Long said, I agree. Councilmember Gene Vance said, yeah, we don't need to do that. City Attorney Carol Duncan asked, was that a motion though? Councilmember Moore said, there was no second. Councilmember Bobby Long said, yeah. Ms. Duncan said, I was just waiting. Mayor Perrin said, let's just back up a minute please. Councilmember Bryant, was that a motion or was that just a comment? Councilmember Bryant said, yes sir, it was a motion. Mayor Perrin said, there were no seconds was my understanding. Am I correct? Alright, so, did we get any calls on this Mr. Downing. Mr. Downing said, I have a gentleman that is trying to call in and I have an email. Ms. Duncan said, I have one email. Now, it is from somebody titled "I'd rather be fishin." I don't know if the council is accepting emails that don't have a name and an address. You all tell me. I will read it if you want me to. Councilmember Joe Hafner said, I think I know who that is from so you can go ahead I think. Ms. Duncan asked, are you going to be the only one who knows Joe who that is from? Councilmember Long asked, is there an address? Ms. Duncan said, no. Councilmember Long asked, do they have an address? Mayor Perrin said, it does not have an address. It does not have a name. It has no address that I know of. Ms. Duncan said, no. Councilmember Moore said, I would ask that we not have any comments that do not have a name and address provided. Councilmember Long said, I agree. Ms. Duncan said, okay, I will skip that one. That is the only one that I had. Do you have one Mike? Mr. Downing said, I do. Do you want to read this one? Ms. Duncan said, if you have it on your phone, you can read it. Mr. Downing said, it is pretty long. Okay. Mayor Perrin said, go ahead.

Mr. Downing said, someone is trying to call me too. Okay, I am going to try to do this. This is from Judy Casteel. I read both Mr. Handwork's and Ms. Parker's emails and would like to offer my agreement to both. I believe that this development be as a good one, as both have noted. I am excited about the prospect of watching this development as well as Greensboro Village and I believe this is the direction other cities the size of Jonesboro are going and the plan that seems to work. With that said, I am hoping to keep in mind from the earliest stages that trees and sensible green space is vitally important not only from an esthetics perspective but overall health of the community. With that said, I share their concerns. As a citizen who serves the MPO and served on the Master Street Committee, the access points on Southwest Drive concern me as well. Southwest Drive is phenomenally busy. It is my opinion that we need to be extremely cautious about adding to the hindrance of the flow of traffic. We need to be much more mindful about limiting access than we have in past developments, especially on roads as busy as Southwest Drive. Mention was made at the recent MAPC meeting of ARDOT putting up a traffic signal at some point. My concern is there is a light at Southwest Drive and Parker and a light at Keller's Chapel Road. Will ARDOT be open to one in between? At our recent MPO meeting, it was said ARDOT likely wouldn't approve a light at State Street and Johnson because of the close proximity of two other lights. My other point would be to strongly agree with Mr. Handwork's thoughts about a 10' buffer of green space between road and sidewalk. As a former member of the Sidewalk Committee, I can tell you our feelings were not in favor of sidewalks abutting against the road or highway, let alone one as busy and having the speed limit of Southwest Drive. Please, let's do better going forward. Finally, I add kudos to Ms. Parker's email to MAPC in which she correctly points out this development being a gateway to our city. Let's please consider all that entails and please, let's all aspire to do much better in our planning of green space with not only

this development and Greensboro Village but in our city in general. I know all these comments come early in the development of this particular project but I believe this is the time for early consideration of these important points. Thank you all for your time. Mr. Downing said, that is Judy Casteel.

Deputy City Clerk April Leggett said, I do believe that we have the attorney for the proponent. I am not sure if he wants to make any statements. Mayor Perrin said, okay. I think that is Mr. Perkins. Is that correct? Brant Perkins, Perkins Law Firm, 1115 Main Street, said, yes. I am here today on behalf of Southern Real Estate, Southern Hills Real Estate which is comprised of Carroll Caldwell, Heath Garreau, and Matthew Miller. We also have available Jeremy Bevill which is with Fisher and Arnold who is our civil engineer. And, then I also believe there is a zoom link to Ernie Peters who is our traffic engineer in case there are any concerns. We want to make just a brief presentation at this reading and then probably we would want to make a more full presentation at the third reading. We just really wanted to try to introduce the project to you and would most certainly request any questions or concerns to be addressed. I think those that you have heard have been addressed and I am going to turn it over to Carroll Caldwell who will kind of describe the project and talk about it in a little more detail.

Carroll Caldwell said, okay, thanks for giving me a couple of minutes to kind of give you a summary of what we want to do. We have 118 acres already zoned C-3. So, by going to the mixed use, we are agreeing to give up 20% of our land for green space which is a lot of land. So, we have got 1.6 miles of ten foot bike trails, 2 ¼ miles of six foot sidewalks and we are making the first step to connect Southwest Drive to Culberhouse with a three-way street. This development is what I consider to be the development of the future and what the developments you all are going to be looking at from now on because it is leading the way to do all of this stuff that no one else has had the opportunity to do. And, this site was everything that we needed to make the numbers to work on this site, we pretty much had. The traffic study showed that we could have the number of curb cuts that we were asking for and we agreed with City Engineer Craig Light and Planning Director Derrel Smith to have five temporary curb cuts plus three streets. When the Highway Department approves a stop light going, connector CE, then we are going to request a deceleration lane from the Highway Department. If they approve that, then, and any curb cuts of those five that we have in that deceleration lane that we have will be taken out. So, they are only temporary. So, we tried to have neighborhood meetings, but because of COVID-19, we couldn't. So, we sent out letters. There is a copy of the letter in your packet. I only received a couple of emails and one or two phone calls. They were all positive. I've had no negative response at all. The green space, I would like to address that question, just for a second. Businesses don't like green space to hide their business. Residential houses don't want to see the commercial businesses. So, that is why we have put our green spaces where we put them because that is where the residential houses are. We want them to see a water feature on area G. And, there is a brand new subdivision over by area N and that is where we think the green space should be. And, so, we hope you all will support this project. We are ready to go with it. We are going to try to put it in all at one time. We have businesses wanting to go there now. I think this is one of the rare occasions where a school district, a school board has supported this, this mixed use. So, we are excited and I hope you all are. Thank you.

Councilmember Bobby Long said, I would agree. From looking at the pictures and looking at what they are wanting to do, the significant amount of green space listed on that plat and if you look at what was going to go there before, when you looking at the possibility of putting a mall out there on Southwest Drive, I think the developments like

this are going to be what we look at in the future because you have a self-contained area there and I think by looking at the pictures, if that turns into what it looks like from the pictures, I think it is going to be something, I think, Jonesboro can be proud of when people drive into Jonesboro. So, I think they have done a good job with that. Mayor Perrin said, I would like to echo Mr. Caldwell's comment. I agree that this is something that, when you take something like this to a full school board meeting and get that approved by the school district, I think that is great. I think that shows that obviously that is going to be a huge benefit, not only just the aesthetics, but also financial for that school district. And, I do like the plan that is laid out here. I want to make a comment on that. The other thing, I know, I am assuming that Mr. Ernie Peters did your traffic study and I believe that ARDOT would go along with that. There are a lot of things to look in to and he can tell you more about that. I think that would work between Parker Road and Keller's Chapel Road, depending on where it goes. Normally, I believe they must have between 250-400 feet in between those lights, but they can be synced and coordinated on that. So, just a comment. Do we have any other comments from the council?

Councilmember David McClain said, I have a question real quick. Mr. Caldwell just mentioned connecting Southwest Drive and Culberhouse. Is that going to be a city street that we would do or is that going to be something that they would put in? Mr. Ernie Peters asked, are our mics still working? Mayor Perrin said, yes. Mr. Peters said, there will actually be two potential connectors over to Culberhouse. One will be the northern connection that will go, of course, to the edge of the property. Obviously, we can't go past that and that, obviously, would be paid by the developer. I believe that there is a residential street that is on behind that. I believe it is Jackson. I believe this street is aligned to. So, when that happens, it will go on to connect to Culberhouse. The main connector is the center one which is E. Connector E is designed in the city's master street plan that there is a designation for a street to go on over across to Culberhouse. Of course, we will be bringing that to the edge of our property and will be paying for that. Obviously, the rest of the connection is up to the other property owners and developers and the city. I would note that when we are talking about that, those sidewalks are setback from the curb. There is green space between the curb and the sidewalk. Those streets are going to be lined with trees so it is going to be very beautiful. Mayor Perrin asked, does that answer your question Mr. McClain? Councilmember McClain said, yeah, in a roundabout way. I remember having a conversation with a guy who was developing some houses out there and he was a little frustrated with the road coming through his property. Are we still going through his property or are we going in a different direction? We can talk away, but I think that if we can answer those questions or if they can answer those questions for me that would be helpful.

Mayor Perrin said, okay, good. Now, we have a phone call. Mr. Downing said, no, it is an email. Mayor Perrin said, go ahead and read it. Mr. Downing said, this is from Austin Rook who lives on 3312 Jeridon Drive, off of Colony Drive. He says, I am a lifelong Jonesboro resident. I grew up and went to school in the Valley View School District. My family operates a business just off Southwest Drive and we believe this would be a great direction for our town to take. With the proposed green spaces and the traffic studies, it seems like that land could be put to a much greater use.

Mayor Perrin said, I don't think we have any other phone calls at this time. Is that right? Mr. Downing said, we don't. Mayor Perrin said, and we have also heard from the developer. Are there any other questions for the developers since they are on? Councilmember Mitch Johnson said, yeah, Mayor. I am not opposed to the development. I guess my concern at this point is the kind of drainage retention that is

going to be on the property and I guess it would be more than I would like to know of the engineering staff because I have got some concerns of where that is going to go and when it comes off of the site, it clearly comes off of a very narrow ditch. There is a lot of water that comes off of that site now and with it being developed, I have some concerns with what is going to happen. I would challenge the developer to put some more emphasis on drainage as they are thinking about walking paths and bike trails and just think about their neighbors downstream because I have witnessed firsthand what happens on this property in its current state when retention fails and it wasn't pleasant at the time.

Mr. Caldwell asked, am I still on? Mayor Perrin said, yes, you are on. Go ahead. Mr. Caldwell said, that is one of the first things that we wanted to address because of downstream flooding. Mitch, that is a good question. So, we hired Fisher and Arnold to try to be sure, not to try, we asked them, we wanted to hold back more water than what we were required to. So, I am going to turn it over to him and let him answer that question for you exactly. Jeremy Bevill with Fisher and Arnold said, thank you. So, we are using the two common open spaces as stormwater management opportunities for the project. And, we are going to, obviously, meet the city's drainage manual. But, like Harold stated, he wants to go above and beyond the drainage manual requirements. So, we plan to reduce the peaks by an additional 25% above and beyond the manual. So, we want to help downstream drainage conditions. Councilmember Johnson said, I am excited about the project. I am glad to see it developed. It is adjacent to my neighborhood and I am excited about that. I am ready to see something done and I am a good neighbor, but I just want to be assured of the drainage in the process. And, maybe, I would like to meet with one of you guys to see the plan exactly because it is not really on what we have got. We are in the rezoning phase right now, but I would really like to see some more drainage pictures and how this is actually going to process, especially when it leaves your site and goes across private land. Mayor Perrin said, I am sure the developer and the engineer from Fisher and Arnold will be glad to meet with you on it. Okay, alright. Are there any more questions from the council? I am going to assume that we will hold ORD-20:018 at one reading. Is that correct? There were a few yeses from the council.

Held at one reading

[ORD-20:019](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3, GENERAL COMMERCIAL TO RM-12, LUO - RESIDENTIAL MULTI-FAMILY FOR PROPERTY LOCATED AT 1020 E. WASHINGTON AVENUE AS REQUESTED BY GEORGE HAMMAN OF CIVILOGIC ON BEHALF OF MCLENNAN LEGACY, LLC;

Attachments: [Application](#)
[Plat of Survey](#)
[Building Plans](#)
[Email From Civilogic](#)
[From Jason Marshall](#)
[Letter from Curtis L. Tate](#)
[Property Owner Notifications Signed](#)
[rezoning plat](#)
[rezoning plat](#)
[Site Plan Layout](#)
[USPS Receipts](#)
[Staff Summary - City Council](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-20:019 by title only. All voted aye.

Councilmember Gene Vance said, I got a call today and I spoke with a gentleman that has concerns. He is not necessarily, at this time, against it or for it. But, he is a local property owner. As a matter of fact, right next door. I want to say something to Derrel before I get through. I did assure him that this would be going for three readings and that hopefully, by the third reading, that if he did have something, we might be in a meeting to where he could actually make his own presentation at that time. Derrel, we need to make sure where they got their information on the adjacent property owners. It is not completely right because this owner did not get any notification by mail and he owns the property on the west side and then across the street to the south the immediate property owners. So, we need to find out if the county is not up-to-date on these, but I know one of these two and they have owned for more than 3-4 years. So, somewhere or another, we are not getting the notification to the proper property owners. Mayor Perrin said, okay. Derrel, you can check on that tomorrow and get the gentleman's name and have someone check that at the courthouse please. Planning Director Derrel Smith said, yes sir. Mayor Perrin said, we will be glad to do that. There have been occasions, you are right about that. Of course, we have got the new flyover that CWL is helping with the city. Actually, paying for it. They actually did the flyover on the Thursday before the tornado on Saturday. The last note that I got from CWL says that should be done by sometime in August. So, hopefully, that will take care of that. But, again, if the county has it wrong, it is still going to be wrong. We will check on it Mr. Vance. So, I am assuming that you want to hold that. Are there any phone calls or emails? There aren't any. Councilmember McClain said, I thought there was an email attached to that. Councilmember Bobby Long said, yeah, there are two. There are two letters in opposition and one has several locations listed. So, I think that is worth noting as well. Mayor Perrin said, okay, alright. Councilmember Joe Hafner said, I don't think we have to read those during this meeting. Mayor Perrin said, no. I think they are the attachments that went along with rezoning. Is that what you are talking about? Councilmember Long said, yes, they were. I just wanted to make sure that people knew those letters of opposition were out there. Mayor Perrin said, good point.

Held at one reading

7. UNFINISHED BUSINESS

ITEMS THAT HAVE BEEN HELD IN COUNCIL

[RES-20:050](#)

A RESOLUTION FOR THE CITY OF JONESBORO TO APPROVE THE 2020 CDBG ANNUAL ACTION PLAN THAT INCLUDES THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS, ACTIVITIES AND BUDGET

Attachments: [2020 CDBG Action Plan, DRAFT](#)
[2020 CDBG Action Plan FINAL](#)
[Application for FY20 CDBG Action Plan, SF424](#)
[Assurances for FY20 CDBG Action Plan, SF-424-D](#)
[Certifications for FY20 CDBG Action Plan](#)

Councilmember Joe Hafner said, hey Mayor, I have a question and I may be missing something here, but the reason we held it in council was because we had gotten additional money and from what I can tell, this resolution doesn't reflect the additional money that we were to receive. This is the original resolution that we talked about in

Finance. Chief of Staff Mike Downing said, this needs to be postponed indefinitely because we need to take the new money back to the Finance Committee next week. Mayor Perrin said, okay. Did you hear that comment? Councilmember Hafner asked, did he say that we need to postpone? Mayor Perrin said, yes and I have got that noted here. We need to postpone this one indefinitely and then at the Finance Committee, we will have what you are talking about which is well over \$900,000 and we will bring that back to the council. I apologize. I should have told you all that in the beginning. You are correct Councilmember Hafner and you will have that on your agenda next week in the Finance meeting.

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

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

Absent: 1 - Charles Frierson

8. MAYOR'S REPORTS

Mayor Harold Perrin reported on the following items:

The first one you all have there and you have seen is the Jonesboro Airport financials ending on April 30, 2020. Again, they are still doing okay. Obviously, we are working with them extremely close. I have had along with the Chamber of Commerce and myself and Senator Boozman's office. We have had two meetings with the FAA out of Washington, D.C. We did get approved \$1.6 million for the new lighting for the airport which will go up high in case we do the strengthening. What we have asked for are for them to look at and evaluate and we are working with their engineer firm is two things. 1) They had about \$10 million worth of insurance. The estimated loss is about \$18 million and that is not on any aircraft. That is simply just the buildings themselves. So, we have asked them to assess us on that through the FAA. We could possibly tie that back into the CARES Act and maybe even go through EDA. We will ask them to seriously consider since this is a very well opportune time to look at strengthen the airport, the runway, the main runway, the taxi ways, as well as, the tarmac. This would allow us to have the larger planes land here and also corporate jets that come in here such as Frito Lay and other corporate planes. We have really asked them and that figure was somewhere around \$14 million. So, we are looking and still meeting with them and the total of that would be somewhere around \$24 million that we are looking at with the FAA. One good point, and I just can't believe this, but the last call that we had with the FAA, the gentleman, I can't remember his name, but the number to the FAA that we were on the phone with, his mother-in-law lives in Pocahontas and was here during the tornado and was out there Sunday morning and helped clean up that airport. So, that was good news in the fact that he is very familiar. He knows George Jackson. He met with him while he was here during the tornado cleanup. So, that is the reason why we got the lights done very quickly to get the airport back in operation. I will certainly keep you all updated as we follow through on this FAA as well as the EDA. So, I just kindly wanted to give you all an update on that.

The other thing is the April Financials. You all have received a copy of that. What I have is what I would call a cover sheet. If you all remember, through April, we ended the year to date through April in the black of \$597,607 which is almost \$600,000. Now, as you all will remember, you are 60 days behind on that. When we are going to look, start looking is in May, which will be March's figures and obviously June is April. We

are going to see a downturn. How much of a downturn, I don't know. If you all will remember, we looked at a 50% loss of revenue and sales tax. We also looked at a 26.3%. In visiting with the Department of Finance and Administration this week, it was too early for Mr. Walters to give me any indication, but I am going to anticipate that next month will be down and then the next month after that will be down even more. So, let's just hope and pray that we can stay in that 30% range. The people don't realize that not only would we lose the 30% on sales tax, but because of the sports and stuff, we are down about \$140,000 in Parks in budgeted revenue and that is because concession stands are not open. They have not paid for any team sponsorships, etc. So, you can see that as well as A&P tax will be down, as well as, the ABC tax will be down. Of course, that was just turned loose as of yesterday as far as the bars and restaurants. Next Monday, all bars can be opened. Because of that and the quickness of the state, we think that we will be somewhere in the 30% range rather than at 50% which is good news for us since we have the additional revenues in reserves to take care of that. So, I just kindly wanted to give you a quick update on that. And, you will see those each month and we will cover those. All of the April figures are on the website. We do that immediately. We also even post all of the checks on there. So, that is something that we have added to as well.

Also, I want to tell you that Phase 3 of the Craighead Forest Park, Monday's meeting has been completed so we will have a change order come in on that. I don't know the exact amount. It has not been on my desk so I can't tell you the dollar amount.

Also, we met with architects on the Veteran's Village. I think it was last week. And so, we will get back with them and I will give you an update on that. The bids came in a little high. So, we have asked them to go back and do a little value engineering. But at the same time, be careful on that quality because we want to make sure that those things are as maintenance free as possible.

Also, we are looking at the Brownfield Grant. There was a great deal of money released about two-three days ago on Brownfield cleanup. I called Jack Grunfest with TRG to see if we can get the monies on that. We do not have to own it at all. And, in that, we would certainly want to discuss, if you will, the use of that 9-10 acres. If we can secure the funding for the Brownfield, obviously that would help that company on that. If in fact, the city wanted to purchase that land or whatever later on, then hopefully we could get some type of credit if you will on securing the Brownfield money if we can secure the grant.

We anticipate closing our landfill with all of the debris that we picked up and have that started on June 1st where we will put the clay cap on the that and get that closed and work with ADEQ and get our final closure on that landfill. They were very gracious to give us an order in one day to open that up to save all of that money going across Legacy Landfill at \$38.75 per ton.

Caraway and Highland has already been started as you all know with construction. That is in front of the old Coke plant. They are widening it up now. We anticipate that the project could be completed hopefully before Christmas because that is going to tie right back into the stop light in front of Centennial as well as the one on Fair Park Blvd. So, we want to make sure that we stay on top of that.

Highland and Main and Highway 49 and Parker will be bid out on August 2, 2020 at the ARDOT Commission meeting. The airport overpass and Highway 1 will be bid out on November 2, 2020 at their highway meeting. So, you can see here that we are going to have several orange barrels throughout this town.

Another note that is not on my notes is that I can tell you, I met with the highway department, and I would hope and he thinks that it is very feasible that by August of this year, if not sooner, that we will be able to dedicate and open the Watt Street overpass which will allow all of that traffic to go over to Highway 18, particularly emergency vehicles. So, we will plan something on that depending on, again, COVID-19 or something, but we will make sure we have and get Ms. Tudor back up here. She was good enough to work with us on the grant that we got for the planning on that of \$1.5 million.

The other thing is that we sent over to Anthony McCoy on the cleanup of the tornado. What we have sent to them for reimbursement to work with FEMA for verification is \$815,000. As you all know, we did get the federal declaration on that. So, we will be reimbursed on that \$815,000 subject to FEMA's approval, up to 75% of that money. So, we feel that is going to be something real good to help with. We are working very closely with the county on that.

Also, the Ice House demo will start this Friday, May 22. He has already done his asbestos study and all of that. So, actually, we are talking about a true demo should start on that. He just got through cleaning up Deerfield, on that property, if you all remember, that we were able to purchase that property for flooding through our Grants division and Engineering department.

One thing is that you might want to see what Memphis is doing with their baseball. They are holding tournaments there on weekends and we have asked Parks Director Danny Kapales to look into that and with other cities to see what we can do on that. So, we did open for practices in the parks. I think that went well. Some were a little displeased because they had to wait in between the practice times on that and it rained quite a bit that week too so we couldn't get a lot of teams out there to practice. We are doing everything we possibly can ladies and gentlemen to make sure we are take care of our citizens and get them out in the open fields for fresh air and stuff. So, I will keep you posted on any other thing we might be coming up with.

I did do a video today on COVID-19. It should be on Facebook, hopefully, I would say by tomorrow.

On the council, we will be emailing each one of you all a proposed layout of how we would like to have council meetings. The first one is on June 2, 2020 so we can allow our citizens to come in to make any presentations or whatever on that. This has been a tough one because of the way the way the council chambers are laid out. But, again, we feel like the quicker we can get back to what I call Public Comments and also other things. I think that would be good. So, we are going to send that out to you all tomorrow by email. I know Mike Downing and Ronnie Shaver and the Chief have been involved in security. You can't see it because you are not in this room, but everything is stacked up and there are a few chairs out in front of me. We will have to have the media, the city clerk, the city attorney, and myself, all of those will be here. That would only allow about three councilmembers up in the arena, what I call here, to keep 6 feet distance between us. And, then the balance of the other councilmembers could either zoom or come here. We will make room here and will have distance here between these chairs. So, please take a look at these meeting procedures. And, if you will, let myself or Mike know what you think about these. Councilmember John Street asked, Mayor, is that going to apply to the committee meetings here as well, the procedures that you are proposing? Mayor Perrin said, yes, all committees. That way we are getting back as close as we can to normal so that the people can come in and we can

see them and they can see us and get it back. I think that is very much needed. I did talk to the City of Springdale just a few minutes ago before I came down here and he opened his up, I believe it was, last week or so. Some of the cities are opening up if they have enough facilities. I do know, talking with the Judge that the Quorum Court next week will be having theirs. I believe he told me that they are moving downstairs in order to have the big room to spread everybody out. City Attorney Carol Duncan said, so Mayor, just to clarify, any committee or like MAPC meeting prior to the 2nd will still do it this way and on June 2, 2020, we are trying the new process. Is that correct? Mayor Perrin said, that is what we have got on our sheet here, yes. I am sorry. June 2nd is correct. Ms. Duncan said, anything prior to that stays on zoom. Mayor Perrin said, that is correct. I want to make sure that I state everything correctly on that.

A week from Thursday, on May 28, 2020, at 5:00 p.m., the Shooting Sports Complex Committee will be meeting at Embassy Suites. Chief, you are going to use the Convention Center to spread everyone out, that is great. Okay, thank you.

Councilmember David McClain said, Mayor, speaking of the Shooting Sports Complex and I know you mentioned a project earlier and we have talked about it before, can we maybe get a breakdown or something that shows us progress on each project, where we are on something like the Veteran's Village, something that would highlight the projects that we are working on that we can see, maybe something in an email every so often that would give us an update on where we are in terms of progress on all of that stuff? Mayor Perrin said, right. What I would like to do on that if I could is that it would be real good for you all, we have what I call a scorecard. But, every Monday, we go over by Department and we update it if anything changes. So, at the end of each Monday, I could send that to you all. It is several pages, but you are going to know every project by every department that is going on in the city. I think you need to know that. Councilmember McClain said, I appreciate that. Mayor Perrin said, I would be glad to do that. It may not have a breakdown in dollars and cents. It is going to tell you exactly where we are at on these projects. But, that would give you a chance to read it. If, in fact, you want additional information that is not in there because we try to make it narrative, we would be glad to give you that information. Okay. Councilmember McClain said, perfect, thank you. Mayor Perrin said, you bet.

[COM-20:021](#)

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS ENDING APRIL 30, 2020

Attachments: [JAC Jonesboro Airport Financials 04_2020](#)

Filed

[COM-20:023](#)

APRIL 2020 FINANCIAL REPORTS

Attachments: [Observations Regarding April 2020 Financial Statements](#)
[Financial Overview April 2020](#)
[Changes in FB, Required Reserve and Stip Balances Report April 2020](#)
[Deposit Collateralization Report April 2020](#)
[Revenue Report April 2020](#)
[Expenditure Report April 2020 updated](#)
[Sales Tax Combined Report April 2020](#)
[State Turnback Combined Report April 2020](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said, Mayor, I know you have got a lot on your plate and you have had, but I just wondered if you had any update at all on the Citizens Bank building. Mayor Perrin said, I have not had any update probably in the last two-three weeks. The people that I have been dealing with have been on another project and completing it and I have not gotten back with them. I have got it down to call them tomorrow. Councilmember Street said, okay, thank you sir. I have got one more and this might not be anything that you have knowledge of, but I get a lot of questions about the mall. Do you have any kind of idea of what is happening or a timeline? I know they are working on getting opening Dillard's back up and some of the other stores. Mayor Perrin said, I can tell you in visiting with Ms. Torres who is assigned to this mall through Brooks Properties that they have all intentions of opening that mall back up from what I have been told. And, you are correct. Dillard's has CDI, their own construction company. They are projecting for that to be open sometime by the end of June. Now, again, my understanding today on the wire that JCPenney's has filed for bankruptcy. I don't know what is going to occur with that store there. And, I didn't catch it on which bankruptcy that they filed. I am assuming 11, reorganization since it is publically traded, but I am not for sure. I do want to get with her to see what with the center of that and the food court and all of that to see what kind of plans do they have. So, I will try to get you all an update in two weeks if she will give me that information. Councilmember Street said, okay, thank you sir, that is all I have.

Councilmember LJ Bryant said, hey Mayor, I know what I am about to ask about you report to us on a monthly basis so you might not have an exact figure, but do you have any sense, has there been any slowdown in people pulling construction permits or has everything been on course? Mayor Perrin said, no, at the last council meeting, right now, it is pretty heavy. Last month we did a little over \$12 million in permits. And, so, it still has a flow, a stream in here. A lot of that, as you all know, is in these areas that got hit by the tornado, but also we have had several speck homes being brought in as well. Councilmember Bryant said, Mayor, whenever you give us a report on that, I guess that would be next end of month, maybe if you all could break out what you think is tornado work versus regular work. Mayor Perrin said, okay, I don't think Tim Renshaw is on here, but Derrel, if you will remind me of that. Normally, I give it to you in commercial and residential, but I can go back and have Tim to earmark that and I will be glad to do that okay. Councilmember Bryant said, thanks Mayor.

Councilmember Bobby Long said, just one thing. I was talking with a couple of people and they were asking me about possible JETS money and using some of that money to build enclosures for people. They said that they would walk by and random people would be standing by especially in areas where a bus stop services many restaurants and commercial areas. But, they would be getting off work and they are waiting in the rain and things like that so I agree that if we are going to have the JETS Transportation System that we need to start looking on our bus stop locations and having some sort of enclosure for people to wait where they can get out of the rain, the weather, especially in the winter time and in the wet part of the season. But, also just some shade so they don't roast when they do have to wait in the summer time. I think that is something that we need to look at. Mayor Perrin said, good point. In fact, they are working on that now. They have a complete map by Rusty. It will also show you what sidewalks are there or not there, connectivity. It will also show you all the current bus stops. We are also looking at the size of those bus stops because some of them only have enough room for two people to sit in there. You don't have enough room in some of those. And, also, our capital, our vehicles and all of that. So, when that

comes back to the Public Services Committee and then to the council, that will be in there. So, I appreciate you making that comment. Councilmember Long said, thank you.

Councilmember Ann Williams said, there has been some concern expressed about danger posed to children by the demolition going on over there by the four-way stop, the corner of the four-way stop west of the campus there at Aggie and Marion Berry where that apartment building is being torn down. That is kind of exposed without fencing. This was brought to my attention today and I wondered if there is something that could be done as far as fencing all of that or requiring them to do that. I think the concern expressed is about neighborhood children wondering onto that site. Mayor Perrin said, okay. That is a big one and that one there is down from where you had yours so I will make a note and Mike will to. We will send our Chief Building Inspector out there tomorrow. It could be that they will have to fence that area until they can get all of that, just one way in and one way out on the demo. Councilmember Williams said, yeah, I noticed today that it could pose a hazard to children on there. Mayor Perrin said, alright, we will do that.

10. PUBLIC COMMENTS

Mayor Perrin said, I don't think there is going to be any public comment. I think that they would have called by now. Let me just say again to the citizens out there watching as well as the council, I really appreciate your patience and the way that we have been doing this. But, I have been thinking, we have been doing a great job. I have not had any comments back to me of people not being able to call in or drop something off or make sure they have called the clerk and that is why it went so smoothly a while ago. They contacted the clerk and the clerk contacted us immediately and told us that the engineer and all of that on the Southern Hills was going to be here today via the audio. That helped a great deal and I appreciate you doing that.

11. ADJOURNMENT

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

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

Absent: 1 - Charles Frierson

_____ Date: _____

Harold Perrin, Mayor

Attest:

_____ Date: _____

Donna Jackson, City Clerk