



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Finance & Administration Council Committee

Tuesday, March 26, 2019

4:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Mayor Harold Perrin was in attendance.

Present 5 - Ann Williams; John Street; David McClain; LJ Bryant and Joe Hafner

Absent 1 - Charles Coleman

3. Approval of Minutes

[MIN-19:026](#)

MINUTES FOR THE FINANCE AND ADMINISTRATION COMMITTEE MEETING ON MARCH 12, 2019

Attachments: [Finance Minutes 03122019.pdf](#)

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: 4 - Ann Williams; John Street; David McClain and LJ Bryant

Absent: 1 - Charles Coleman

4. New Business

RESOLUTIONS TO BE INTRODUCED

[RES-19:029](#)

Letter of Credit with Centennial Bank to be issued to the Arkansas Department of Environmental Quality (ADEQ)

Attachments: [Incorporation of Jonesboro Arkansas - Renewal Documents - To be signed](#)
[Renewal Documents - Copies](#)

Chairman Joe Hafner said, I believe this is \$23,000. Mayor Harold Perrin said, \$23,000, yes sir. They charge us one point to do that. So, that is good.

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

Aye: 4 - Ann Williams; John Street; David McClain and LJ Bryant

Absent: 1 - Charles Coleman

5. Pending Items

Chairman Joe Hafner said, I had asked at the last meeting for an estimate on the operating costs of the Veteran's Village. Finance Manager Deanna Hornback and Mayor Perrin and others have worked on putting together something. I understand the cost of construction is going to be covered by the grant. In talking with the Mayor, it seems like there has been a lot of outpouring from different organizations and groups about wanting to provide some services and goods and stuff like that. Hopefully, most, if not all of the costs will be offset. But, I do think we have to do our due diligence and have an idea of what it is going to cost to run this thing.

Mayor Perrin said, I think Deanna is the author of this, what you see in front of you. After meeting with Beck Pride, we are going to be taking the Pavilion out on the laundry mat. There is no need to have a commercial laundry mat for those. We are going to have the stacked washer/dryers in each one of the homes. So, that took \$33,000 out of that project. Also, you can see where the cost will stay around \$1.4 million. The grant comes in at \$1,058,925. CDBG will be putting in \$130,000 on the funding of the building. Beck Pride will operate the facility. They will do all of the screening of the veterans when they come in. Then, they will contact us and we will go and open the house and get everything going. We just plugged figures. I am going to say that the operating costs, maintenance and everything including mowing, etc. is probably going to run somewhere around \$25,000-\$30,000 a year. Now, to offset that, we have met with and discussed with CRDC Executive Director Tony Thomas and some others, have grants that we can apply for on an annual basis to help do that because they are housing veterans.

This may be a one-time gift, but the Retired Military Officers Association has \$5,000 waiting on us to send a letter down there. You are one of those retired military officers, Councilmember John Street. They were very excited. We also had the state director of the Veteran's here at our press conference and they also want to give us a gift. I think that you are going to find that a lot of this will be offset, this \$30,000, by grants and that is our goal. That will be my goal of the next Director of Grants and Public Outreach is to make sure that enough money is collected to offset this cost. These houses are going to be built with brick and aluminum. So, as far as maintenance is concerned, and that is what I have spoken with John Mixon, to make these maintenance free as much as you possibly can. There will be no carpet in these houses. HUD tells us basically what things we can put in these homes to a limit and then we have a deal. Our deal is that we don't want these houses looking like each other. Every one of those houses are going to have a different look. They are going to be on Aggie. They are going to look like a home and a house rather than just a box trailer or something stuck in there. HUD requires blinds in every window. There are a lot of things there. We are working with John Mixon and he is working with HUD. We will be working with HUD. We just left that meeting a while ago with Beck Pride and Lynda Nash.

This project is looking good. They are still doing the environmental and I don't know what the hang up is. I have asked for Paul to get that done. We should have already had that grant here for us to present to you all on the council so we can get that done because the architects have already done some work and sent an invoice. I just told

them we can't pay you anything off of that until we get the grant approved. Then, we can pay the invoice and we can do the draw down, just like any other grant. He understands that. That was a real good meeting a while ago. Lynda Nash has done this for years and she knows what she is doing. She cut out the \$33,000 because she said we don't need those washers and dryers over there. We will put them inside the homes and won't need that. So, that's great! We will be working with the furniture stores here, like Gambill's and Ashley's. We can probably furnish all of these with donations. We will not be putting a lot in these homes. It is just transitional housing. We will only have two two-bedroom and the rest will be single bedroom. So, we will ask these furniture stores for the mattress, box springs, and things like that. So, I am real excited about it. We have also had requests from banks. We may even do the naming rights and let them have the naming rights for each home. That could be from \$5,000-\$10,000-\$15,000 at one time. If you do that and put it in the bank, then you have already covered your expenses on this thing for five years or so. It is really coming together. I am real excited for the veterans. These folks really need this. So, I appreciate you all working with me on this thing and getting it going. Deanna has done all of this work here along with Maintenance Director Ronnie Shaver.

[COM-19:021](#)

Veteran's Village City Impact Estimate

Attachments: [Veterans Village Costs revised.pdf](#)

Read

6. Other Business

Mayor Harold Perrin said, we ended our year last year and there is going to be an ad in the paper. I have asked Mike Burroughs and Deanna Hornback to send it to you before it hits the paper. We come out last year at the end of 2018 \$5 million dollars better than what we had budgeted. If you remember, we budgeted in O&M, about \$8 or \$9 million that we had to pull down from reserves. The total was \$14 million. We only spent \$9 million. We came out \$5 million better because we held those cost down on expenses is really what we did on the O&M. You all will be getting that very soon. I would say sometime this week. In addition to that on the year end, I just met with over the phone and set the meeting for Thursday, I will be meeting with ADEQ at the capital with Mike Downing and Becky Keogh's right hand. I am taking the thing down on the salvage yard, TRG or Hummelstein's and asking them for a commitment letter that they will pay and cleanup for all of that so that when we get to the point of how much we need to pay TRG for the land so we can get that all cleaned up and get it out of here. He anticipates that they can be out of there in six months. He is in St. Louis this week, Jack Grundfest, Senior VP. Once we get that done, we will have that going. Also, we will be having lunch with one of our prospects for the Citizens Bank building. We are having lunch with him at the Capital Hotel at 12. We will just simply go down to the Capital Hotel from the Capitol. I hope that we can get something worked out with that crew to do that. I am not sure if they want to do a hotel. I think that they may be thinking of lofts on two floors and then come down and do all office space, upgraded office space, real nice like in Little Rock. He has done that in several places in Arkansas. The bottom part could possibly be a bank. The vault is there and all of that stuff so all of that could be worked out. The big key on that is that he would be putting a facet and a facing all around that building which would look absolutely incredible and that is the only loose tooth in downtown.

On April 26, 2019, we are going to dedicate Centennial Park and they should be having

the canvas awnings out on the Forum building before that. In fact, they should be done this week. Then, we are going in and working on the inside of the Forum and doing those. I went to the Collins Theatre Saturday night to see the crowd. I will tell you that 30-40% of that crowd is from Jonesboro. They even took buses from these churches down there to hear this concert. The group was out of Branson, Missouri. We could be doing the same thing right here in this Forum. The Foundation of Arts agreed to do that. We are not going to get in their way at all. The drapes have been ordered. They are in the tune of about \$42,000 and they should be here in about 2-3 weeks. They are fire-resistant drapes. We have one company that is hoping to pay for all of the concession stands, both at the bottom and at the top. That is somewhere around \$30,000 if we can get that donated. There will be a new sound system. We will be taking the front and pulling it out like the old ticket box on the Forum down here. That will not happen before April, but I am just telling you all that we only put \$250,000 in the budget for that.

Everything we are doing seems to be working out. If they do make that contribution of \$35,000, we will just move that on over and keep on doing some more stuff. We want to have a booth where he has to work. In Paragould, he has to work that sound system upstairs where it can be seen, but this will be in a booth with glass. It will be a much better deal here in town. You are going to be real proud of your Forum. We will be seeing bluegrass and all of the things that you all want to see performing. We should have something in there which brings up who is going to do that. Well, I am going to anticipate that we are going to have to hire an agency to do that out of Branson or some place to do that now. Joe Wessel in Paragould has agreed to work with us on that. He does a fifties group twice a year. In fact, I bought tickets for April. Every time they do that, they net \$15,000. So what we are basically saying to Christy at the Foundation of Arts is that we are going to give you a new building. It is a much better deal for your performing arts, but at the same time, we are going to be getting a building that you and I can go see the type of music or entertainment that we want right here in Jonesboro. The Collins Theatre in Paragould has no parking. You have to park around First National Bank. We are lucky in the fact that we have got Iberia Bank parking which is only one block away and all of our parking right here. And, then, one block over, is going to be the Monroe parking. There is over 200-300 parking spaces there. We are going to be in good shape I think for that Forum.

Chairman Joe Hafner said, I think you brought up a great point because instead of people from Jonesboro going to other places, we need to invest as we can in making Jonesboro the destination. People come here and spend hotel money and restaurant and shopping. Give people a reason to come here for whatever they want to do. Mayor Perrin said, right. I was amazed to see some of the churches that took their buses down there for this performance. The buses were full. We got at will-call at 6:15-6:20, somewhere in there and it started at 7:00 p.m. The concession stand was just automatic, popcorn, coke, I mean they were just rolling. All of those people behind those concession stands were voluntary employees. There was not one dime of expense going out. We have people here that would love to do that who are retired. They would do anything to come down there and put on some kind of jacket or something like that and work in there. Someday, I may be down there in that jacket too.

Councilmember David McClain said, looking at this spreadsheet on the Veteran's Village on the office staff, it states that it is going to be a Grade 106, Step 1 at \$24,634. Is the city going to pay half? Chairman Hafner said, it is just part-time. Mayor Perrin said, it is just part-time. We feel like the site thing can be done on a part-time basis. If it was annual, it would be the \$24,634, but it will be half of that.

Councilmember McClain stated, so you are just going to do it part-time. Mayor Perrin said, right. Councilmember McClain asked, is this going to be a city employee and is this a city project, but the university is kind-of partnering with us or they are partnering with us? Mayor Perrin said, right. The Beck Pride will be. We are building them a facility so they can screen all of the veterans and be there. Once that is done on the housing, then they just move into the housing part. This \$12,000 would be one to go out and open the door. The keypad came up so we can change those locks anytime when someone leaves. Take in mind that this is transitional housing. The maximum on that is probably going to be a year that they will be there. We don't anticipate them being there for a year. We think Lynda Nash can get them into school or get them to the help that they need and maybe the average is around six months, but the max would be around 12 months. This would be a cost here, but this \$12,000 would be covered by a grant. So when you add all that \$30,000, that is what I am going after. Councilmember McClain asked, is this going to be grant funded instead of using city funds? Mayor Perrin said, no, they would not be using city funds. The university's part is providing professional people there which is Lynda Nash and her graduate assistant. In fact, she has a Master's degree and she has already asked if she could maybe apply for this when we get it built. She has been in the Army. She is a veteran and she is very, very sharp. I just met her a while ago. She said I would love to do this right here. Councilmember McClain said, ok.

Mayor Perrin said, I just wanted to give you an idea on that on last year, even though it was \$9 million pulled out of reserves, it is not \$14 million. I just wanted to let you know that. We did end up the year. I kept thinking a little better off, but not that much. I figured that we would be around \$2 million-\$3 million, but it came in at \$5 million. That will be in the paper. As you know, by law, we have to do that before the end of March. So, Mike Burroughs is working on that right now. Everything is going good. Mike is working with the auditors along with Finance Manager, Deanna Hornback. The audit is going good, Legislative Audit. So, I wanted to share that with you. We have put out advertising for the Director of Finance. Deanna is doing that role now. She has done a great job of pulling stuff together. Thank god that she was here before our situation happened. She was the manager of that so she knew on the accounts payable with Teresa Shaver reporting to her. She knew the purchase orders. She knew all of that stuff. She knew Springbrook and had that not occurred, then that would have really been a mess. That was a great godsend to us that we had someone to step in there. I want to say to you publically, thank you. Thank you for doing that. I really mean that sincerely. Chairman Hafner said, thank you.

Councilmember McClain asked, do the veterans live in the home for free? Mayor Perrin said, that is correct. These people normally don't have any money or very little. They are either living in their car or they are just friend to friend or whatever when they come back from overseas. These people really need help. They will even give them a kit when they come check in. I call it a little health kit, but it is toothpaste, a toothbrush, and all of those things. I called Delta Dental, which I used to be on the board for 20 years and our church is going on a mission trip. They sent me a whole case of toothbrushes in the packages that you get when you get your teeth cleaned. We can get all of that stuff. That is no problem. It is just knowing where to go to get the stuff and working with them. This is a collaborative project. I know Mr. Beck is very pleased with this because he put money into that organization a long time ago. I will bring all of you an MOU which is a Memorandum of Understanding of what the city does and what Beck Pride does. I just kindly telling what is actually going to happen. Ms. Lynda Nash has been out there for a long time. Councilmember McClain said, ok, thank you.

7. Public Comments

8. Adjournment

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

Aye: 4 - Ann Williams;John Street;David McClain and LJ Bryant

Absent: 1 - Charles Coleman