



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Finance & Administration Council Committee

Tuesday, October 26, 2021

4:00 PM

Municipal Center, 300 S. Church

1. Call To Order

2. Roll Call by City Clerk April Leggett

Present 6 - Charles Coleman; Ann Williams; John Street; David McClain; Joe Hafner and Brian Emison

Absent 1 - LJ Bryant

3. Approval of minutes

[MIN-21:089](#)

MINUTES FOR THE FINANCE MEETING ON OCTOBER 12, 2021

Attachments: [Finance Minutes 10122021](#)

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

Aye: 5 - Charles Coleman; Ann Williams; John Street; David McClain and Brian Emison

4. New Business

ORDINANCES TO BE INTRODUCED

[ORD-21:047](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH ACTIVE NETWORK, LLC. FOR HOSTED REGISTRATION SOFTWARE FOR THE PARKS DEPARTMENT

Attachments: [10.26.2021 Activenet Jonesboro - ANet_V1, 6.30.21](#)
[10.26.2021 ActiveNet Jonesboro City of Sole Source Letter 08-18-21](#)
[10.26.2021 Active Net Breakdown](#)

Councilmember David McClain said, "Mr. Chairman I have one maybe two questions. I don't think we have anything like this in play right now do we?" Parks Department Director Danny Kapales approached the podium, "Correct. This is going to replace what we currently have which is called RecTrac. That is a system that we utilize internally and it keeps up with our scheduling but the public doesn't have access to the system. This system will actually be live so the public will be able to go to this system and with certain facilities will be able to go on and reserve and pay online.

Currently they have to call or come by our office, reserve a facility and then go from there and either call or come by Collections and make that payment. We're trying to streamline our system a little bit and part of this is utilizing that we're opening up the shooting range and the shooting range is going to need a way for people to pay for memberships and daily usage, and this system here will actually be able to utilize cash registers, point of sale, it helps with that whole system out there on site. When we move to this, that system will be there and they can go online and buy a membership at that point and not have to come out to the shooting range to buy a membership. It's just stream lining our whole system since it's something we're going to have to have for that location anyway, we're just putting everything together for Parks at one place." Councilmember David McClain said, "I remember we use to have to call on Monday morning to rent a baseball field for practice, so if we wanted to do that you would just go online to this platform and take care of it?" Danny Kapales said, "That's it. There will be parameters that we can set but it will say, Monday morning at 8 will be the time you can start reserving for that week. You just get online and you start reserving those fields."

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;David McClain and Brian Emison

[ORD-21:048](#)

AN ORDINANCE AMENDING CHAPTER 62 OF THE JONESBORO CODE OF ORDINANCES LEVYING A FOUR PERCENT (4%) GROSS RECEIPT TAX ON THE RENTING, LEASING, OR OTHERWISE FURNISHING OF HOTEL AND MOTEL ACCOMMODATIONS

Chairman Joe Hafner said, "I do have one small amendment that I would like to make. I know this was written based upon the original legislation, but I would like to request that where it says WHEREAS, this tax is paid by those who visit our community and in no way should affect the citizens of Jonesboro, I would like it to read WHEREAS, this tax is paid by those who visit our community and will have little to no effect on the citizens of Jonesboro." Councilmember John Street said, "Move forward to full Council subject to amendment stated by Chairman Hafner." Chairman Joe Hafner said, "It is a small change but there could be situations where you would have to pay it. I think it will be very few and far between but I just wanted that to be updated."

Jerry Morgan, Chairman of the A&P Commission approached the podium, "We have completed a presentation to discuss this at length, it's just a formality that we're bringing it through at this time. I think at the time they were working on the wording so we're just taking it through the process now. If there are any other questions we would be happy to answer those."

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;David McClain and Brian Emison

RESOLUTIONS TO BE INTRODUCED

[RES-21:224](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AGREEMENT WITH THE OFFICE OF JUSTICE PROGRAM (OJP) OF THE

UNITED STATES DEPARTMENT OF JUSTICE AND ACCEPT THE FY21 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) LOCAL SOLICITATION.

Attachments: [10.26.2021 FY21 JAG Resolution and Agreement](#)

Councilmember David McClain said, "Are we planning on hiring new officers chief? I remember JAG grants could go towards that but I didn't know if this was." Chief Rick Elliot with the Police Department approached the podium, "The JAG grant is an equipment only grant. It's the Cops for Hire grant were we get extra officers as we did last year. The announcement for this year's Cops for Hire grant should come pretty soon. This JAG grant, we've been successful in seven plus years, every year. It's a small grant. They average \$32,000 to \$38,000 but it's a way to offset some of our equipment needs that we don't get through budget. It's no personnel."

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;David McClain and Brian Emison

[RES-21:225](#)

A RESOLUTION OF THE CITY OF JONESBORO TO ENTER INTO AN OPTION AGREEMENT WITH JURHA (JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY) HOUSING AND COMMUNITY DEVELOPMENT CORPORATION, AN ARKANSAS NON-PROFIT CORPORATION, FOR THE OPTION TO PURCHASE A PORTION OF PROPERTY LOCATED BEHIND 1502, 1504, AND 1506 EAST JOHNSON AVENUE, JONESBORO, ARKANSAS FOR THE PURPOSE OF BUILDING A PROPOSED 20-UNIT MULTIFAMILY DUPLEX PROJECT

Attachments: [10.26.2021 JURHA Attachment](#)
[10.26.2021 JURHA Option Agreement](#)
[Design - budget set 9-29-2021](#)

Councilmember John Street said, "I'll just say this is a much needed project. I think it's got a lot of merit and I hope they're successful in their grant." Grants Department Director Regina Burkett said, "It's something we're needing so I hope they'll get the grant, and we're working closely with them on it. We need the housing."

Patti Lack, 4108 Forrest Hill Road, approached the podium, "I understand there may be a need for it but first I just want to say, there was a small little article in the paper the other day. Not much about this and you know, not a lot of people read Legistar so they don't know about what's going on, and I have to tell you, today at 3, is that I finally got my newspaper and I can read more information about this. The meeting started at 4 so I just read the article. The people are not aware of this from that stand point. I knew about the property and I went out there. I looked at the Johnson property, it's a beautiful piece of property. It's one side of Rogers and the other side is Scott. On Rogers it's a dead end, if you look at Scott St., you come to that cross road there but there's no exit or entrance to this property of where you're going to sale for a minimal piece of amount of money. I don't know how that's going to work but it's a nice piece of property that the city owns. I guess the question is, why is this the chosen place for this housing? I don't know, there has to be a better place, because when you think of that being on Johnson and I just want you to say this must be coincidental, the article right below this there is Fatal Pedestrian Accident report on Johnson Ave. Johnson is a dangerous road to travel and to walk on and now we are going to put more housing on it, very close to it. Also, we are trying to clean up our city. We're trying to make a nice area between ASU and the downtown area. Give this piece of property a little bit of a

chance and maybe we can develop it and make it look better. It's a beautiful piece of property, I don't know if you guys have gone out there, it's beautiful. If you're going to put 10 buildings with 20 units on it and this department has not even received the money from it, so now we are putting the cart before the horse for saying you can have it but you can't. I'm just saying how I kind of see part of it. If you think of \$3 million divided by 10 units that's \$300,000 a unit. That's pretty expensive so how is that affordable if you look at 20 units back there, that's not affordable. I called up LJ last night when I was writing the post and I said who is this intended for and he said this might be for senior citizens, so I don't know if that's true or not. How is that affordable to senior citizens?" Councilmember David McClain said, "If I'm not mistaken they're probably going to be on some kind of government assistance. It wouldn't be a private pay." Patti Lack said, "Well, once again, someone is paying for that." Chairman Joe Hafner said, "I'm sorry to interrupt you but this is something that falls more under the JURHA decision making instead of the City of Jonesboro. They approached the City of Jonesboro and asked to place these duplexes on this property. You may want to ask JURHA more questions, because they could probably answer more specifically the setup because they're the Jonesboro Urban Renewal and Housing Authority. They're not affiliated with the city. This is a program that goes through them." Patti Lack said, "But once again, it's a motion in front of you guys and you are going to either forward it or you can postpone it and get more information on this, because they should be here explaining to the public because the city owns that, we all own that property as being citizens of Jonesboro, and I just feel that property could be better used and they could find another location. But once again, I'm really kind of disappointed in the timing that the citizens are not aware of what's going on." Chairman Joe Hafner said, "Ok, let me ask a question again and we've talked about this. We do not control when the Jonesboro Sun is published or delivered or does an article. Everything that we're required to do by law for public notices, we do. We don't control the Jonesboro Sun, so I don't know how the Sun not getting delivered until 3 reflects poorly on the City Council or the City of Jonesboro." Patti Lack said, "Well, I don't know if it's reflecting on that but it's just getting the information out there Joe. That's just what I'm saying, I'm not putting the blame on anything. I'm just saying you guys that the piece of property is a beautiful piece of property, we might need that type of housing but I don't know if that's the right type of property for it. I wish they were here to explain a little bit more but they're not, and if you guys pass this today it goes in front of the City Council at the first meeting in November and it's on the consent agenda and guess what, there isn't going to be much discussion." Councilmember John Street said, "We can pull that from the consent agenda and we'll be glad to do it. I'll do it myself. Then, if someone is concerned surely, if they're watching this, by all means show up and express your concern. We'll invite Jonesboro Urban Renewal and Housing Authority. I don't know, Brian do you have anything that you could add?" Patti Lack said, "Ok, well, I hope it can be pulled and they can come here and defend it." Councilmember John Street said, "I'll request it myself." Patti Lack said, "But once again, is that selling that back half of that property and then the city owns the first three properties upon Johnson. It's going to be a real difficult time trying to sell that property if you sell the back part of it, who's going to be wanting the front if it's backing up to that. You're probably going to pass it on and it's probably needed and I'm not against that, I'm just saying that this might not be the perfect place to keep on adding especially when Johnson is a really bad roadway to travel and to walk on." Councilmember Dr. Charles Coleman said, "Well, I still go along with Joe, you need to ask JURHA about this information. A lot of time we get questions about issues like that but again I want to make sure I am saying this clear that a lot of the information that JURHA has is information you need to get from them not from us. By the time JURHA gives us the information then we will have all the information to vote or not to vote. I think sometimes an individual doesn't understand that we do look at this

information, we don't just pass it on to say yes to a vote." Patti Lack said, "And a point to that would be, Dr. Coleman, is that they should have given that information to you and all of you should be well knowledgeable about this." Councilmember Dr. Charles Coleman said, "Well it is on Legistar normally and at the same time, we do get phone calls, but at the same time it's not up to us to debate to anyone else about this information. Once again, if you get the information from JURHA and maybe they will give you more information than they would give us, I don't know." Patti Lack said, "Well, hopefully not. Hopefully you guys are the ones that are making the vote up or down and you guys should be well verse and letting me know." Councilmember Dr. Charles Coleman said, "You know sometimes when you say things like that it's like we don't know what we are doing. I just want to make sure you know that we do read, you know some of us up here do have an education. We do read." Patti Lack said, "Absolutely and I didn't say that." Councilmember Dr. Charles Coleman said, "Yeah but sometimes when you say things like that the public asks us questions like why does she ask questions like that, like you guys are dumb. We're not dummies. I want to make sure that's clear because that irritates me sometimes when you do that. I guess the council is not suppose to say anything to citizens but I'm sorry, that is just kind of out of line as far as I can say. You ask them a question and then you can get back to us." Patti Lack said, "Well and that is what I try to do Dr. Coleman, is I try to ask enough questions because people just feel uncomfortable coming up so I apologize." Councilmember Dr. Charles Coleman said, "I don't think they feel as uncomfortable as you say, because we get a lot of phone calls and as a matter of fact our phone calls are normally more than you will ever get." Patti Lack said, "Oh absolutely, I hope so." Councilmember Dr. Charles Coleman said, "So I think it's not so much that they feel uncomfortable, I think that when they ask us questions then call us at home or stop by our house, they've gotten their answers." Patti Lack said, "Well the one thing that I always do is I always tell them to call your City Council person because you guys are the experts on that. Anyway, just something I wanted to bring up on there so thank you."

Councilmember David McClain said, "I have a quick question to Brian while on your way. How long has that property been vacant?" Chief Administrative Officer, Brian Richardson approached the podium, "The city acquired that property, I believe, in 2014 for around \$60,000 with the intent to build a retention pond, on the best I can remember, obviously, I wasn't here. In part of these discussions with JURHA, the intent is to create some low cost senior housing, which we do need and to go ahead and construct that retaining pond in there which would also be an amenity for the residents there and the people in the area, should this be approved and I think that's why we are here to just debate. If this is a decision the city wants to make since it involves city property. This is to apply for a grant to see if they are even going to be able to get the funding to do this project. It's been listed for sale, I guess, since 2014 and I'm not aware of any more than one or two actual real offers. Obviously the more valuable part of the property, the developable part I guess you would say, is probably the front cap that there's a 2.618 acre lot which is actual road side and then there's a couple other smaller lots that make up this property. Which, I think there will be some interest in. We've had a couple of calls about people that have asked about that but there's going to be some trouble developing that back portion of the property which is going to make it a trouble to market." Chief Operating Officer, Tony Thomas approached the podium, "I do just want to point out that there is ingress to that property off of Johnson, so if you look at the plat that was in your packet you'll note that there is an easement that runs out to Rogers. Access to and from that property is not onto Johnson, which is a five lane improved highway, but that ingress and egress is off of Rogers." Councilmember Dr. Charles Coleman said, "Mr. Thomas it's like common sense if you do your research. People when they look at the plat they can

see that and I think that's the point that gets me sometimes is people don't do their research because my common sense has always been do we have an escape route for the fire department or police department but that information is already in the plat." Tony Thomas said, "Yes and JURHA has an impeccable history I think especially in the senior housing. Quality, low cost, well maintained properties in the city of Jonesboro and there is a lack of senior housing, especially low income senior housing in Jonesboro. I just encourage you to look at any of the properties that they manage for senior housing and we're not talking about typical units that people think of when they think of low income housing. We're talking quality and well maintained and well managed units over their history here in Jonesboro. JURHA has been a wonderful partner here in our community and I appreciate your consideration of this action."

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;David McClain and Brian Emison

5. Pending Items

6. Other Business

Councilmember John Street said, "Mr. Hafner if you could do this and mark it down, I would ask that on Resolution 21:225 you take it off the consent agenda and have it as a separate item." City Clerk April Leggett said, "I can do that."

7. Public Comments

8. Adjournment

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

Aye: 5 - Charles Coleman;Ann Williams;John Street;David McClain and Brian Emison