



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Thursday, July 5, 2018

5:30 PM

Municipal Center

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

PUBLIC HEARING AT 5:20 P.M.

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

1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

4. SPECIAL PRESENTATIONS

[COM-18:038](#) PRESENTATION BY STATE REPRESENTATIVE BRANDT SMITH TO THE JONESBORO POOL CENTER LIFEGUARDS SHELBY CORN, ALEXIS KAPALES, AND BRYCEN THOMAS

Read

[COM-18:045](#) PRESENTATION BY MAYOR PERRIN TO DAN MATTIX OF THE RALPH MATTIX LEVY

Read

[COM-18:042](#) PRESENTATION BY MAYOR PERRIN TO MISS ARKANSAS CLAUDIA RAFFO

Read

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilperson Chris Moore, seconded by

Councilperson John Street, to Approve the Consent Agenda. The motioned PASSED

Aye: 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

[MIN-18:060](#)

MINUTES FOR THE CITY COUNCIL MEETING ON JUNE 19, 2018

Attachments: [Council Minutes 06192018.pdf](#)

This item was APPROVED on the consent agenda.

[RES-18:086](#)

A RESOLUTION TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

This item was APPROVED on the consent agenda.

[RES-18:090](#)

A RESOLUTION TO CONTRACT WITH PIZZA INN FOR SPONSORSHIP OF ONE OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Attachments: [PIZZA INN CONTRACT SSSBC](#)

This item was APPROVED on the consent agenda.

[RES-18:091](#)

A RESOLUTION TO CONTRACT WITH FIRST COMMUNITY BANK OF ONE OUTFIELD SIGN AT THE SOUTHSIDE SOFTBALL COMPLEX

Attachments: [FIRST COMMUNITY BANK](#)

This item was APPROVED on the consent agenda.

[RES-18:092](#)

A RESOLUTION TO CONTRACT WITH JUNIOR AUXILIARY OF JONESBORO FOR SPONSORSHIP OF ONE OUTFIELD SIGN AT THE MIRACLE LEAGUE PARK

Attachments: [JUNIOR AUXILIARY](#)

This item was APPROVED on the consent agenda.

[RES-18:098](#)

A RESOLUTION TO CONTRACT WITH JONESBORO JETS, INC.

Attachments: [JONEBORO JETS EXHIBIT A](#)

This item was APPROVED on the consent agenda.

[RES-18:099](#)

RESOLUTION FOR THE ADOPTION OF AN AMENDED REGULATED PRIVILEGE LICENSE FEE SCHEDULE FOR THE COLLECTIONS DEPARTMENT

Attachments: [Privilege License Fees June 2018](#)

This item was APPROVED on the consent agenda.

6. NEW BUSINESS

[RES-18:101](#)

A RESOLUTION FOR THE CITY OF JONESBORO TO APPROVE THE 2018 ANNUAL ACTION PLAN THAT INCLUDES THE 2018 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS AND BUDGET

Attachments: [2018 Action Plan DRAFT](#)

Councilmember Dr. Charles Coleman asked how long it was going to take to get those sidewalks up. Mayor Perrin said as soon as we can get them engineered, we are getting the money over there and we are going to start working on Patrick Street. I know we have been talking about that for a long time. The Citizens Advisory Board wanted to put that money in there to help along with us in 2019. This obviously won't take care of it, but as soon as we get this going, you all will approve this, and we will start doing our engineering work on the sidewalks. Then, we will budget for 2019 to take care of the balance of those. Councilmember Coleman said ok.

Councilmember Joe Hafner asked on number 13, the CDGB program planning and administration, \$124,462, which is like 20% of the total funds, is that pretty standard for administration. Mayor Perrin said yes, but I'll let Community Development Director Tiffany Calloway explain that. Ms. Calloway said that it is very standard. This year we are very fortunate that our Congressman actually gave us a higher allocation of CDBG funds. We have been kind of standard at \$583,000 for the last ten years. But, this year, we saw a 7% increase, thus the planning and administration went up because we are able to do 20% of that through that. We are very fortunate and thankful that Congress appropriated more money to CDBG this year.

Councilmember Coleman asked Ms. Calloway if she thought Congress would be able to give us enough money next year to start widening part of that. Ms. Calloway said she did want to add something about Patrick. City Engineer Craig Light and his department are also going to allocate some more capital improvement funding so we are going to have a total of about \$250,000 for those sidewalks. As soon as I get a real figure from Craig, as far as how far that will take us from Johnson down Patrick, I will get that to the council.

Councilmember David McClain asked Ms. Calloway if she would mind touching a little bit on the Northside Park project. Ms. Calloway said within the action plan, we had public hearings, and we did get comments. The biggest comments were economic development which is something that we really never have addressed within the city. So, I was really excited to put some funding towards economic development projects to help small business owners. Parks on the north side was something that was heavily addressed. What we are doing now is actually clearance work. We are going through the process to use some of our FY2017 funds to level that park over there because, right now, kids can't do anything. We want to make that field usable. The \$50,000 that we proposed is broad in nature and it was by design. We are going to look at finding other federal funds so we can get that park up to par. That park has been out of service for far too long.

Councilmember Coleman asked if that was the same park as the Lion's park. Ms. Calloway said that the Lion's Club park is actually to the left when you are entering the property next to the parking lot. Deral Burrow Park, actually, the parking lot is considered it as well as there is so many acres. We were actually granted some acreage by the family. I think it was eight additional acres. Mayor Perrin said yes, next to it. That is correct. Ms. Calloway said I will provide you with the drawing of all the property that the city owns. Mayor Perrin said that Deral Burrow Park probably, for the last few years, has only actually been used for practice. I think Parks Director Danny

Kapales would tell you that. What we are going to do is level all of that with the carryover money. We are going to level all of those fields. Once we get them all leveled, we will come back and make them multipurpose fields where you can use them for soccer, etc. We have the parking lot there. We have the lights there. We have everything there. We think the activity will increase dramatically. Ms. Calloway said the primary goal, as you all know of CDBG, is to help low to moderate income individuals. North Jonesboro is one of our NSRA areas, Neighborhood Stabilization Regions. It has one of the highest percentage of low to moderate income minority individuals in that area so they need a place to play.

Councilmember McClain asked if the park fields would be multipurpose. Mayor Perrin said yes, that is correct. What they had was just the baseball diamond fields and we are going to go back and do that where we can stripe them and do anything for multipurpose from soccer or whatever. Councilmember McClain asked is it all the fields or just certain ones. Ms. Calloway said I haven't gotten with Danny yet to get the specifics, but right now, we are just wanting to make sure we have the money. Mayor Perrin said we received that back in the 1960's. We got all of that bought and done for somewhere around \$60,000. Ms. Calloway said with Land and Conservation Act money. Mayor Perrin said the trust gave us the additional acreage next door to that and that is why we want to cut the road through on Highway 141 over to Patrick. That is in the plans for 2019 if the budget will allow for that. When we put the road in there, that will become the front door to this deal. The only restriction that we had in the donation of the total acreage that we got beside that is to have some area and it didn't designate how much, for gardening. We have already got that laid out too.

Councilmember Hafner said in looking through the action plan it looks like the citizen participation outreach, once again, had pretty low participation. Do you have any ideas going into next year of how to bring that up. Ms. Calloway said I have lots of ideas. One of the things that I noticed, we need to do more outreach in our department to the non-profits particularly. This year we received four applications and of course, all four were awarded. That is really low. We need to reach out to every non-profit. Most non-profits in our city represent those individuals that CDBG touches. I've taken that into action. I have already attended several board meetings and I plan on attending many more throughout the year. Councilmember Hafner said unfortunately, our public outreach, not just on this, but whether it be roads or whatever, are usually pretty low. That is one thing I wish we could get better participation in. Sometimes it is not on us, it is on the citizens. Councilmember Coleman said the Mayor, Captain Baggett, and I talked about this last Thursday at 2:00 p.m. Hopefully, the Mayor is working on part of a plan right now to do a lot of visitation not just to those wards, especially since people really don't show up. We are working on a plan right now to try to do something with that. Councilmember Hafner said I know nowadays, Bill Campbell and his group are working on this too, as far as like social media, outreach, and there are a lot of easy ways to get in touch with people and let them know what is going on.

Councilmember Coleman said we have started a new web page, Jonesboro North Star. We started that the other day with some help of another organization. We are going to start doing our part to make sure. Once we do our part, then I am going to be looking for the money. Councilmember McClain asked when you do have them, as far as certain areas, will it qualify for CDBG. Ms. Calloway said there are three objectives of CDBG. These are national objectives. One is that it has to benefit low to moderate income individuals. Two is that it can eliminate slum or blight. So, if there is a project within the city that will eliminate slum or blight, we can use CDBG dollars for it. The third national objective is that it has to address an urgent need so if there is a storm or if there is a tornado, some kind of urgent need, we can use CDBG dollars for the

project. Councilmember Coleman said I want to make sure this is a public statement since I have made it so much behind seeing that the churches themselves need to get involved. You know, the city can only do so much. A lot of these pastors that come to the city, they need help and we don't see them in the places we need to see them and doing certain things so I am sure tomorrow, the Jonesboro Sun will be full of that information. We need those individuals to step up because they can address those people a lot quicker than we can on Sunday mornings. So, they need to step up a little bit.

Councilmember LJ Bryant asked does CDBG funds allow you to pay for social media boosts. Ms. Calloway said no. Mayor Perrin said it has to go directly for the project. Councilmember Bobby Long asked on the economic development of small businesses, does that help new or existing or both? Ms. Calloway said it will be a pilot program. We are only putting \$20,000 in it so how much can you really do with \$20,000? It is for startup businesses as well as small businesses. A microenterprise is five or fewer employees so we are limited again with CDBG. That business owner will have to be either low to moderate income or hire someone who is low to moderate income. But, I am looking for some private dollars to match with that CDBG dollar so we are able to help more businesses. Councilmember Long asked about the administration costs. Correct me if I am wrong, but that is capped at a certain percentage of total funds, right? Ms. Calloway said yes, 20%. Councilmember Long said so when you start looking at whatever the amount is, it can't go above 20%. Ms. Calloway said exactly, that is correct.

Mayor Perrin said that Ms. Calloway has had public hearings on this CDBG money. They list what they want on that deal and from that, then she and I get together and go through that list and try to separate all of those dollars the best that we can to all of those areas within those three primary areas she just mentioned. So, I think they have done a good job on that. I also concur with Councilmember Hafner. You can advertise all you want for a public hearing, and just like the highway deal, you might have six people. If you are going to make Main Street five lanes tomorrow, you might get 15 people to show up to look at that. Councilmember John Street said we have the same issue with MPO where we have to get the Highway Department input. There are some neat, innovative things that can be done in places like putting those things in where you can take information in at libraries, where you can take it at pop-ups or Downtown Thursday Alive After Five, various civic things, maybe even ballparks and things where people would come anyway. Mayor Perrin said we are going to beef up again on the social media. I think Councilmember Dr. Coleman is right and I visited with him about that. I am going to be visiting most of the churches in that area. I am going to be visiting with them on a Sunday and talk with them about these projects and how we can help them in those areas and things of that nature and try to get that excitement.

Mayor Perrin said, the other thing is the Jonesboro Neighborhood Leadership Program. We will have three people from each ward for a total of 18 that will go through the eight week course that she is talking about. It covers all of city government and they will be visiting with that. They will meet you all as councilmembers. That is going to be good. We have already received almost over 30 applications and we only need 18. We are going to have to start eliminating and looking at those. What that tells you is that the response is overwhelmingly that people want to be heard and they want their voice out there and I think that is excellent. Ms. Calloway and Dr. Karen McDaniel and some others will be on that committee to go through those applications and get the first 18. Now, we anticipate that being a continuous program. So, if they don't make the first class, then obviously, they can make the second class and go on. You can imagine, just like Chief Elliott's Citizen's Police Academy, he now has over 200 people in his

association or his alumni within the Citizen's Police Academy that is his eyes and ears and absolutely talk to him almost weekly about things they see, or hear, or want done within the Police Department, etc. I think that is great. We are doing the same thing over here on the social deal.

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

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

RESOLUTIONS TO BE INTRODUCED

[RES-18:104](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE THE JONESBORO LAND BANK COMMISSION BYLAWS

Attachments: [Land Bank Bylaws 2018.pdf](#)

Councilmember Joe Hefner asked should this be a sub-committee or sub-commission of, like the Finance Committee, or is there any need for it to be under? City Attorney Carol Duncan said she didn't know of any. That is the way it is set up in other cities. Mayor Perrin said no. Councilmember Hafner said he just wanted to make sure because he knew other stuff was under those sub-committees. Mayor Perrin said you all established it as independent just like the Airport Commission. Councilmember Bobby Long said it is also one of the goals of the CDBG grant. Is it not? Mayor Perrin said it is the recipient of CDBG funds. You are going to see a lot of good activity out of the Land Bank Commission. Little Rock has done a tremendous job in using their Land Bank to take care of blighted areas and put it back into operation in working with Habitat for Humanity and all types of non-profit organizations in Little Rock. We have those same organizations here. You are just taking that property and bringing it in there and then getting a developer to purchase that and not making a profit and turning that right back over and putting it on the tax books and now, someone has a new home. In addition to that, we also have money for first-time homebuyers that qualify through CDBG that can help with the down payment of the house. This is going to be a real good program.

Councilmember David McClain asked if we are doing anything else. I know we have CDBG, this now, but something to help keep someone in the home or help them with some type of financial literacy for low to moderate income areas, maybe doing some classes around that. Mayor Perrin said one of the things that is in the CDBG Program is the fact that we have bankers come in and volunteer and they do those courses and we advertise those. Councilmember McClain asked, do they do a financial literacy course? Mayor Perrin said yes. They sure do. They go through doing budgeting and check reconciliation and all of that. Councilmember Long said I think when I was looking through that CDBG grant, there was money allocated in there for to help families stay in their homes. Mayor Perrin stated the banks have been very good and we have sixteen branches in Jonesboro. They have all agreed and committed to work with us on this so they kind of rotate each year to come in and do that.

Councilmember LJ Bryant said he liked Section 4 in here about having rules about missing meetings. I think that is really good. How many boards and commissions would you say have a really formal rule on that? Maybe City Attorney Carol Duncan or whomever might know. Ms. Duncan said I know MAPC does. Mayor Perrin said that is

the only one that I know of is MAPC. I think maybe the Airport, but I am not sure. I know MAPC does. Ms. Duncan said that A&P was looking at it, but she doesn't know if it was ever adopted or not. They adopt their own rules. Mayor Perrin said I think that is good because if you don't, a few years ago, I had to ask some people if they wanted to continue serving on the MAPC. I got tired of seeing the vote come in and it was about 3-2 and you couldn't hardly get a quorum. That is when we changed that. I just wrote them a letter and said if you want to continue to serve, please let me know. If not, then you are holding up progress of your city in which you represent. We had three to get off and that is fine. Again, that is their decision. And, then we got three back on there very quickly.

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

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

ORDINANCES ON FIRST READING

[ORD-18:044](#)

ORDINANCE TO VACATE AND ABANDON AN UNIMPROVED SEVEN AND ONE HALF FEET (7.5') WIDE UTILITY EASEMENT AS REQUESTED BY MATT AND LORI CHANDLER

Attachments:

[Lot 4 Abandonment Petition.pdf](#)

[Easement Release Prairie Meadows-Bono.pdf](#)

[Lot 4 Abandonment Resolution REVISED.pdf](#)

[Lot4PrairieMeadowPh1-Att-Response.pdf](#)

[Lot4PrairieMeadowPh1-CenterPoint-Response.pdf](#)

[Lot4PrairieMeadowPh1-CWL-Response.pdf](#)

[Lot4PrairieMeadowPh1-Ritter-Response.pdf](#)

[Lot4PrairieMeadowPh1-Suddenlink-Response-Signed.pdf](#)

[Lot4PrairieMeadowPh1-UtilAband-Ritter.pdf](#)

[Lot4Replat-AbandonDrawing.pdf](#)

[Petitions.pdf](#)

[Utility Abandonment - Carlos - Prairie Meadows Ph. 1.pdf](#)

Councilmember Chris Gibson motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-18:044 by title only. All voted aye.

A motion was made by Councilperson Gene Vance, seconded by Councilperson Bobby Long, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

[ORD-18:045](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE A CONTRACT WITH HANGAR 14 SOLUTIONS, LLC FOR THE USE OF STREETWISE CADLINK SOFTWARE AND STREETWISE SMARTBOARD SOFTWARE BY THE FIRE DEPARTMENT, AMENDING THE 2018 BUDGET, AND DECLARING AN EMERGENCY

Attachments: [Jonesboro, AR- StreetWise CADlink Service Agreement \(2\).pdf](#)
[Integration for Relativity and Streetwise](#)
[Turn-Key Mobile Proposal](#)
[iPad Cost](#)
[Display Cost](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-18:045 by title only. All voted aye.

Councilmember John Street said that Chief Kevin Miller spoke to us the other night at the Finance meeting and in the interest of public safety, I motion, seconded by Councilmember Ann Williams, to suspend the rules and waive the second and third readings. All voted aye.

Councilmember Dr. Charles Coleman said he had a question. On this software, are we going to be able to keep it up or get new updates continuously to where we don't have to do this again? This is a total necessity to me. Chief Kevin Miller said yes, there will be updates. There is going to be an ongoing maintenance cost roughly about \$6,000 per year that involves updates and keeping everything basically updated. Yes. Councilmember David McClain asked if Chief Miller would touch on what this is. We didn't have enough time to have enough dialogue on this. Mayor Perrin asked on this? Councilmember McClain said yes on this. If you don't mind, touch a little bit on what this is. Chief Miller said it is part of the mapping program. If someone calls 911 and says that I have an incident at whatever the address is, it is typed into the computer system, and it is sent to our trucks. This is the updated version for us to be able to allow us to get that information in a timely fashion in our trucks. It will highlight where we are going and allow us to be able to get to the address quicker. Councilmember McClain said thank you. That is all. I just wanted some more information because we went through it so quick.

Councilmember Chris Moore asked what differentiates this between the mapping software that the Police Department uses? Why is this different? Chief Miller said the Police Department just updated their program and that is something that we have been trying to work with, but it is geared towards the Police Department. It has a lot of different facets with it and different information that doesn't pertain to us. I understand why it was geared toward the Police Department. They have 150 users and I have 12 users so it was geared towards them. It doesn't necessarily work for the Fire Department. When they were in the process of trying to upgrade it, we are kind of that square peg round hole that they were desperately trying to pound in and make it work. It just didn't work for us. Councilmember Moore asked do you not see an advantage of having the same software for both departments where you all can share it and have the same information sent out? Chief Miller said some of the basic information is going to be the same, but a lot of their information with the records, the arrest warrants, the bolo's that they put out doesn't necessarily pertain to us per say. This is strictly more of a mapping program. It gives us updated addressing and our hydrant program where our hydrants are located at on the map. Councilmember Moore said I just want to make sure that it is all compatible between you all and the ambulance service. Chief Miller said absolutely. Councilmember Moore said that is all the questions I have.

Councilmember Chris Gibson motioned, seconded by Councilmember Ann Williams, to adopt the emergency clause. All voted aye.

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

following vote.

Aye: 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

[ORD-18:046](#)

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 C-2, DOWNTOWN FRINGE COMMERCIAL DISTRICT TO C-1, DOWNTOWN CORE DISTRICT FOR PROPERTY LOCATED AT 920 UNION STREET AS REQUESTED BY JOHN EASLEY ON BEHALF OF FIRST UNITED METHODIST CHURCH

Attachments: [Application.pdf](#)
 [Staff Summary - Council.pdf](#)
 [Rezoning Plat.pdf](#)
 [Warranty Deed and Transfer.pdf](#)
 [Plat FUMC.pdf](#)
 [Rezoning ordinance for FUMC.pdf](#)

Councilmember Gene Vance asked to recuse himself due to the fact that he is a member of the church and he is on the Building Committee of First United Methodist Church.

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-18:046 by title only. All voted aye except Councilmember Gene Vance who recused himself.

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and waive the second reading. All voted aye except Councilmember Gene Vance who recused himself.

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Chris Moore, that this matter be Waived Second Reading . The motion PASSED with the following vote.

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

Abstain: 1 - Gene Vance

7. UNFINISHED BUSINESS

8. MAYOR'S REPORTS

Mayor Harold Perrin reported on the following items:

Mayor Perrin said if you will notice the large map over here. I think this is the map of all of the parks in the area. You also received a smaller copy of the map that shows you all of the parks. We have been talking about pocket parks. There is no question that we could use some more parks or pocket parks throughout the city. There is cost involved in that with the acquisition of land or maybe a donation of land by developers, but then you also have to buy the equipment and keep it up and mow it and etc. Again, we are going to be looking at that as we get into the 2019 budget on some capital

improvements. I just wanted to give you that. This will give you a good history of where the parks are within the city. If you have any questions or ideas of where you think parks ought to be, please let us know. I know I have spoken with Councilmember David McClain about an area. Again, I wanted to give you this map to look at, mark it up, and get it back to me. Then, we can get together and I will get our Parks Director, Danny Kapales, and we will sit down with whomever and come back with some suggestions and recommendations.

Councilmember Joe Hafner said I understand that behind First National Bank that they are building on Hilltop, there is going to be some sort of park or green space or something back there. Councilmember David McClain and Councilmember Bobby Long both replied that it is a walking trail. Mayor Perrin said they are going to have their own walking trail around the park and the tenants who they are leasing to. Councilmember Hafner asked if that was going to be for their use only. Mayor Perrin said yes. Councilmember Long said it is not very long at all. Mayor Perrin said I can talk to them. That is one area that I wanted to look and see. I want to get it close to the neighborhoods. Danny has a punch list of where you should put these within a mile or two miles of walking distance whether you walk or ride a bike, etc. You want to get away from, possibly in some cases, a five-lane road. There are a lot of things you have to look at in the parks. I am just trying to show you that we have concentrated. The city has grown. That is the key to it. As we grow, obviously, we are going to have to have more parks in some of these areas, residential areas. It is nothing for us in a year's time to approve several subdivisions. Well, it takes two to three years or maybe longer for buildout, but still yet, we need to get on the front and start talking with these developers to see if they would consider maybe donating some of that land for pocket parks or green space in there if that is what in the future we want to see in our city and I think it is. I just wanted to give you an idea of the overlay of the parks that we have now. Then, let's concentrate on those areas. Then, we will get with Danny and try to find some monies to do that.

Mayor Perrin said that the next thing he is going to talk about is permits. You all saw the article in the paper yesterday or maybe this morning, but last month the city wrote \$21.9 million worth of building permits. Commercial was 85% and residential was 15%. You always want to keep it in that range. Year to date, again, we are having an incredible year due to St. Bernards and some other areas. We have already written over \$202 million building permits as compared to last year. For the whole year, last year, we only wrote \$87.4 million.

Mayor Perrin said the next thing is a letter. I just want to make a comment. I don't have to tell you all, but we have a great staff and employees who make this city look good. We got a letter from Richard Johnson about the Street Department. I don't see the Street Department Director Steve Tippitt here tonight. But, anyway, this is about a ditch they had and redid on Bridger Road. He was just saying thanks very much for that. That he and his wife appreciate that very much. I always want to share those with you. The other one is to Larry Rogers, Animal Control Director. This letter is from Terry Beeler. Their dog was hit by a car. The person who picked it up called the family and talked with them and stayed with them during the entire time until the dog had to be euthanized. She is saying in here, and I love it, would you please let him know of his kindness and reassurance to me and knowing that he treated our dog with respect until the end. These are just great letters that come into my office and I wanted to share those with you.

Mayor Perrin said the next thing is sales tax. With the sales tax figures through June, we are only \$36,316 better than we were last year which is only 0.23%. As to budget,

we budgeted very conservatively. To budget, we are only \$151,000 or 0.9% to the good. I still say and will continue to say that internet sales is killing our cities. That is something that is going to be addressed. The Supreme Court ruled and weighed the decision so now it is up to our state legislators like Brant Smith and others to vote that into where Arkansas can start collecting internet sales. We will be working with that which is the main agenda of the Arkansas Municipal League this year when our legislators get back into session in January. Councilmember Bobby Long asked out of every dollar that Arkansas collects from internet sales tax, how much does Jonesboro get of that dollar. Mayor Perrin asked, do you mean if the state was collecting that. Councilmember Long said if the state collected that. Mayor Perrin stated that hasn't been decided. That is what we are doing now in working with the Department of Finance and Administration now of how the money goes. There are five individual states that have already enacted and are collecting internet sales tax even before the Supreme Court changed that. The last one was Alabama. Alabama collected \$382 million last year on their sales tax. They have an amendment now that is going to be 60/40 with 60 going to cities and 40 going to counties. That is what the legislature will have to do on their deal. With the general fund in Arkansas at DFA and how will it be distributed out. I would hope that they distribute that out by zip code. They can keep up with that. It is not an issue. How much internet sales has transacted in Jonesboro and from that they can pay that back to the state and the cities.

Councilmember Gene Vance said I thought that is why the federal government or somebody up the line is passed a point of sale to take care of that distribution if the legislature passes it that way. Mayor Perrin said right, but it will be based upon, again, the state legislators want to put that money. Councilmember Vance said right now, if you order something from Memphis and it is shipped to Jonesboro, Arkansas tax, Jonesboro tax is collected, but if you go over to Memphis and pick it up, you pay Memphis tax. Mayor Perrin said that you are talking about point of sale.

Councilmember Vance said yes, point of sale. Mayor Perrin said that point of sale is that you are absolutely right. If ABC Furniture Company in Jonesboro sales something and it goes to Brookland, we get no tax whatsoever. If folks come into this town and buy anything and if it is delivered to their city, then the retailer has to put the zip code of the point of delivery. Councilmember Vance said my point is that it would appear to me that the internet is shipping it to our home, our address so it should be easy for them to do that. I mean it is a software issue, but it should be easy for them to put the tax where it went. Mayor Perrin said it can be very easily done. We are the fifth largest city in the State of Arkansas. If we continue with growth, we will probably become fourth. We will be passing Pine Bluff and some others, but again, I think that the software can be designed to where it will come directly to the city in which the internet sale is shipped, no question about it. So, we are going to have to work with the legislators to clarify this internet sales tax what they call fair market tax credit. So, that is something that we will be working on. We had hoped that they had gone up, but being \$36,000 better off than last year on a \$67 million budget is very, very slim.

Mayor Perrin said we also got the state turnback today. The state turnback was down as well. It was down just a few dollars, but it was also down.

Mayor Perrin said that "Dump the Pump" was held on June 21st. We had 853 people who rode the bus on June 21st and that is a record. That was incredible and we talked about that at our department head meeting the other day. That is incredible. That was a great idea. I think that was a national deal on "Dump the Pump." We had 853 riders. Better than that, on our program here in Jonesboro, youth pay only \$10 to ride all summer. Our youth last week was 192 riders in one week. That tells you that kids are needing rides to go to the parks or to go shopping, etc. I am just thrilled to death that

we have a public transit that can allow that.

Mayor Perrin said that on recycling carts, as of I believe this morning, we have sold 6,102 recycling carts. On the dumpsters, we purchased 10 and we have already sold 8 of those. The program is going good and we will keep you updated on the tonnage on that. Interim Chief Operations Officer Roy Ockert will let you all know at least the first couple of months on the tonnage of that with Abilities Unlimited. I just wanted to share that with you all.

Mayor Perrin said the next thing I had asked about and I know Councilmember Ann Williams had asked about is impact fees. I asked Planning Director Derrel Smith to put together a short PowerPoint together. He is going to come up now and show you on the impact fees. You also have a copy of it at your desk that you can take with you.

[COM-18:046](#)

Impact Fees Presentation by Planning Director Derrel Smith

Attachments: [Impact Fees.pdf](#)
 [Impact Fees Email DSmith 07062018.pdf](#)

Planning Director Derrel Smith said good evening. I am going to do this fairly quick. You all do have a copy of this in front of you. About the first of the year I think Councilmember Ann Williams had asked about impact fees and a couple of others have also. So, I started doing some research into what the other cities in Arkansas are doing. I am going to show you a little bit of what we found so far.

Number one, a lot of you know it and some of you may not, so, I am going to start with the beginning and go forward. What are impact fees? Impact Fees are payments required by local governments of new development for the purpose of providing new and expanded public capital facilities required to serve that development. The fees typically require cash payments in advance of the completion of development, are based on a methodology and calculation derived from the cost of the facility and the nature and size of the development, and are used to finance improvements offsite, but to the benefit of the development. Developers will pay a one-time fee to pay for the increased burden on local services. The main goal of impact fees is to shift the cost of providing services to new developments to those who benefit from the development as opposed to the general taxpayer.

In the US, impact fees were first utilized in Hinsdale, Illinois in the late 1940's so they have been around a while. As they grew in popularity, more states and more cities started looking at them. Impact fees more adequately cover development costs than general taxes, ensure benefits to those who pay them, and increase supply of buildable land.

In Arkansas, these are the ones that we found through the internet or that we knew of. You have Bentonville that has a Parks, Library, Fire, and Police fee. Conway has Roads and Parks. Fayetteville has Police, Fire, Water, and Wastewater. Sherwood has impact fees that we think are for Roads, but we weren't able to really find out. They were a little fuzzy on their website.

What can you use impact fees for? They can be used for parks, roads, sewer facilities, water facilities, libraries, and schools. Local governments are not allowed to spend revenue from impact fees on anything other than what the fees are slated for. So, you can't start them for roads and then decide you want to change in mid-stream. You have to go back through the process again.

There are restrictions on impact fees. Impact fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations or maintenance or rehabilitation costs. It has to be new construction and it can't be something ongoing. It has to be tied to that development. Impact fees cannot be deposited in the local government's General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected. Impact fees cannot be used to correct the deficiency for all current residents or buildings in the community.

Councilmember Gene Vance asked if improvements were considered capital infrastructure and I am thinking mainly about roads and drainage. If you improve a drainage ditch, can that money be used. Mr. Smith said as long as you can tie that development to that road or to that ditch project, then it can be used for it. Councilmember Vance said so this is going to be according to that, it would be for that particular area. Mr. Smith said that is correct. Councilmember Chris Moore said so it could be in the watershed downstream anywhere as long as it is that development. Mr. Smith said as long as you can tie it all together. Councilmember Moore said I got you.

Mr. Smith said in Arkansas, we had legislation on impact fees that started in 2003. The act only applies to municipalities and water and wastewater providers. It does not authorize impact fees for counties. It clarified the authority of cities to enact impact fees, which had not been firmly established before this time. There were some questions and that is why we didn't see them until the early 2000's in Arkansas. To assess impact fees, a city must first adopt an ordinance. The ordinance must be preceded by the development of a capital plan and level of service standards for the types of facilities for which the impact fees are to be imposed. So, if you want it for roads, if you want it for parks, you have to come up with a plan before you can start your impact fees.

Councilmember Joe Hafner asked if that has to be done by a third party or if it can be done in-house. Mr. Smith said that it can be done either way. I am just providing you with the information, but I would suggest that you go with a consultant if you decide to go this way because of the complexity and the calculations that are involved. Here are different cities in the state and what their impact fees are. I have it broken down. This is the City of Bentonville. You can see they have a parks fee and a fire fee. So, for a single-family house in Bentonville, it would be \$1,306 for the impact fee. For a multifamily, so if you want to build an apartment complex, for each unit in that complex, it would be a \$938 impact fee. If you are going to do a commercial development for 1,000 sq. ft., it would be \$217 for each 1,000 sq. ft. If you will notice, they don't include parks in commercial, industrial, or office zoning. As they were doing their study, they could not tie the uses to the commercial areas increasing their parks usage. So, that is the reason they only used residential for that.

This is for the City of Conway. They have \$717 for parks and \$1,116 for roads for a total of \$1,833 for single-family. For multifamily, you have got \$501 for parks and \$664 for roads for a total of \$1,165. For commercial for 1,000 sq. ft., there is a road impact fee of \$2,433. So, you are going to see that every city is going to be a little different and it is just because of the needs of those cities. Bentonville and Fayetteville, when they started, they had road impact fees. They no longer require impact fees for roads because they were able to obtain enough money that they were able to fix the road problems that they had. So, now, they are doing parks and other facilities.

Councilmember Vance said you said per 1,000 sq. ft. so if it is 100,000 sq. ft., you

would multiply that. Mr. Smith said you would times it by 100. Councilmember Moore said wait until you get to the next page Gene. Councilmember Vance said I done saw that and I got a question on that. Mr. Smith said there is a reason for that. It is unique to Fayetteville. In Fayetteville, you are looking at \$2,155 for a single-family home, \$1,772 for multifamily, and then you see that monster down there of \$62,521 for 1,000 sq. ft. The reason for that is that Fayetteville is in the process of doing a new wastewater plant because of all of the development they have had up there. There have been lawsuits between Arkansas and Oklahoma as far as phosphorus discharge into the Illinois River. So, this is the reason for that. They are having to build a completely new plant.

Councilmember Vance said you said earlier that you couldn't change. When they get that new plant built, where is that money going to go? Mr. Smith said what they are going to do then is once they determine they don't need it anymore, they will stop that. If they need it to go somewhere else, they will do a new study to determine the amounts and where it will go. Councilmember Moore said so, if you are building a new business in Fayetteville right now, you are paying \$62,521 per 1,000 sq. ft. Mr. Smith said yes sir. Councilmember Moore said Mayor, you need to run an ad over there in that paper. I am serious. We need to be advertising in the northwest paper. If I had a business that needed 5,000-6,000 sq. ft., for \$300,000, I would move it to Jonesboro. The A&P Commission needs to be on that. Mayor Perrin said the Chamber of Commerce too when you are selling Jonesboro. Councilmember Moore said there are lots of businesses that need 10,000-15,000 sq. ft. and you are talking about \$750,000 advantage to be here. Mr. Smith said if you look, it really hasn't slowed growth over there. It is just trying to keep up.

Mr. Smith said in Sherwood, a little closer to us, the impact fee for single-family homes is \$3,830 with \$2,154 going for parks and \$1,676 going for roads. For multifamily developments, the impact fee is \$2,549 for each unit. For 1,000 sq. ft. of commercial, the impact fee is \$2,214 and that all goes to roads. Councilmember Hafner asked on roads, is that pavement only or everything. Mr. Smith said that is everything tied to a road such as sidewalks, curb, gutter, everything. Also, drainage could be included, underground drainage tied to the road. So, everything if you are going to do a road project would be tied to that. Mayor Perrin said it could be build to design which includes everything in that.

Councilmember John Street asked if it could be used for regional detention acquisition for land for that if you tie it to a drainage basin. We have several drainage basins. If you could prove the drainage was in that basin, could it be used for regional detention. Mr. Smith said I think that is something we could ask the consultant. Off the top of my head, I would think that could be done, but we want to make sure that when we do these, almost every city that has done these, has been sued. Now, they have all won, but they have all gone to court. So, I would hate to say that you could do it and then they tell us no that we can't do that.

Mr. Smith said I was also asked to look at Franklin, Tennessee. So, this is from Franklin. For a single-family home, they are paying \$4,911 for each house. For multifamily, for each unit they are paying \$3,112. For commercial, for 1,000 sq. ft., it is \$12,069. All of their impact fees are going towards roads right now. They are not doing anything with parks, libraries, fire, or police. It is all going to roads. Councilmember Bobby Long said for parks, for instance, in a single-family subdivision, does that have to go toward the development of a park within a certain radius of that subdivision and if there is an existing park, is that used for upkeep or new developments within it or new equipment or things like that. Mr. Smith said it can't be for upkeep, but it can be for

expansion. Councilmember Long asked if there is not a park there, can it be used to buy property and equipment? Mr. Smith said yes. Mayor Perrin said you can buy the property and you can buy the equipment and you stop right there. You can't use it for any operating costs at all is what he is saying.

Mr. Smith said that this next one is just showing all of those cities. There are a couple of small ones in there that we have found also. But, this shows all of the cities that we looked at. As you can see, with single-family, your low is \$1,250 and that is a little City of Elkins, outside of Fayetteville. Franklin is \$4,911 as the high. You can see what the multifamily costs are and what the commercial costs are there. All of that is determined by the consultant or by the study by looking at your Master Plans and your growth. In determining, they look at trip generation and different factors to come up with this. The last slide shows where we got our studies. If there are any other questions on any of this, I will try to help as much as I can.

Mayor Perrin said I gave each of you a packet of Derrel's PowerPoint to look at. We have been pulling all of this information and making sure we had it there. Councilmember Ann Williams said I appreciate you doing this. It is very helpful. Councilmember David McClain asked do we have a timeline as far as when we are looking to consider it. Mayor Perrin said I have met with Mayors and have talked with Mayor Lioneld Jordan in Fayetteville and Mayor Bart Castleberry in Conway and every one of those cities. The first thing that you do is look at actually putting impact fees in and the best thing you need to do is get your consultant. That consultant comes in and does all kinds of equations and etc. They really take your city apart and talk about it and say this is what we think you ought to do based on that. Then, this body would have to approve anything like that as well as where are you going to put it, in roads, in parks, in other words like he said. Those areas of need is what you would have to look at.

Mr. Smith said when these cities first started, a lot of them had sticker shock when they saw the actual fees. I know I was in northwest Arkansas when some of this happened and Fayetteville's initial fee was between \$5,000-\$6,000. They did not want to pass that on. They didn't think that would go over. So, you are able to reduce that as long as you have a formula that you can back it up. You can't just come up with numbers and say you are going to charge \$2,000 worth of impact fees. You have to have a reason for that \$2,000. You have to tie it into everything. And, then, if you only want to charge 50% of that, you can drop it down to \$1,000, but you don't have to do the entire amount that the consultant suggests. It is just whatever each community, what they think will work in that community is how they do that.

Mayor Perrin said thank you to Mr. Smith. I know it took a while to gather that information together. I appreciate that very much. Again, our city is growing dramatically which is great. We have been blessed so much for our growth in here. We have been blessed by the \$90 million worth of STIP from the Highway Department. As we continue to grow, and we will. I don't think we will slow down any. But, you have got to understand is that we have A&P tax. We do not have a prepared food tax. We could actually go up on the A&P tax if we had to, but only by 1 cent because you have 1,000 acres worth of parks. That wouldn't bring in but \$65,000 a year annualized on that. But you also go back and you have sanitation, the citizens pay nothing for sanitation pickup. The citizens pay nothing for recycling fees and etc. So, there is going to be a point in time and it is getting very close on financial when you look at this and when you have got growth and you build out and do those things, then you are going to have to have additional revenues somewhere to pay for these things if you are going to continue to keep up with your infrastructure as well as your parks we just talked about

and some of those other things. So, that is all that I am saying. Chief Financial Officer Bill Reznicek and I have been working on this pretty hard on that in the next two-three years on the budget. I just wanted to share that with you. I know that Councilmember Ann Williams wanted us to look at the impact fees as an alternative to do that. We also, if you remember, this body has hired a consultant to look at a stormwater fee if you will for runoff of water. That should be done in August, I think. That study will come back and he will present that to us sometime in August. That is something else we are going to have to look at in this city.

Councilmember Gene Vance said what you were saying on the impact fees is that it can only be used for capital improvements and not for operations. Mayor Perrin said that is correct. Councilmember Vance said, like for your sanitation, the only thing it could be used for I would say I would think would be buildings, maybe landfill, and possibly vehicles, but not for anything else that I can think of. Mayor Perrin said no. Impact fees are strictly for capital improvements, but when you do the capital improvements, depending upon what the project is, then some of those have operating costs from then on. You have got to pick that up.

Councilmember Joe Hafner said I think you are talking about two different things. I think Councilmember Vance thought you were talking about using part of the impact fees for sanitation. Mayor Perrin said no, I wasn't. But, it is like Councilmember Moore said, it would be a nice thing if you come here and we have had people come in here and do that even on our building permits that we have on our fees and stuff. Well, some of these people coming in, just like the one coming in from Texas on the restaurant, and they look at that and we tell them what the permit fees are going to be and they look at that and say you are kidding me. We thought it would be somewhere around \$200,000-\$300,000. They are paying that in every city that they go to. But, here, they walk out the door and they are paying somewhere around \$15,000. Now, they still tear up our roads and use our roads and all of this other stuff. All I am saying to you is what you want, you have to pay for. What you purchase, you have to continue to pay for it. It is not like a home. You buy a home, but then you have to paint it now and again, the air conditioner runs out, and all of these other things. So, what I am saying is that I am looking at all of those deals. All I am saying to you and with the sales tax and all these others is that it is getting extremely tight. In fact, I have got a presentation Mr. Reznicek is going to show you on the next three years spread at the next Finance meeting. I would encourage all of you to be here to look at that to see where the excess reserves what they will be based on no increase in capital improvements and just simply taking the operational cost of this city for the next three years and take a look at that and see where your reserve balance is going to be without even increasing any capital improvements whatsoever or even the same that you are. We are spending an average of \$7-8 million a year on capital improvements. That is ditches, Street Department, etc. All of the things that we are bailing out in here in these subdivisions is costing us dearly to keep up. When you add another subdivision, it is increasing Sanitation, increasing Code Enforcement, increasing on the Police Department, increasing on the Fire Department. All of those things add up to where you have to pay as you go. I am just saying to you that you need to keep, in my opinion, in reserves, you need at least a minimum of 6-12 months of operating costs, totally operating costs of this city. If something happened, and I have lived through two tornadoes and one ice storm, and I can tell you that you have to have that. If you don't, you are going to have to go to the bank to borrow the money to get out.

NOTE: Email from Planning Director Derrel Smith dated Friday, July 6, 2018

I have reviewed the power point presentation from last night. I have a mistake on the

Fayetteville information. Commercial was listed as per 1,000 s.f. That isn't how they are determining their fee. They use meter size to determine fees. The \$32,636 Water and \$29,308 Wastewater for a total of \$62,521 is a average of the meter size for the project.

The breakdown is as follows:

5/8" meter: \$971 Water; \$872 Wastewater; Total \$1,843

1" meter: \$2,428 Water; \$2,180 Wastewater; Total \$4,608

1 1/2" meter: \$4,855 Water; \$2,360 Wastewater; Total \$9,215

2" meter: \$7,768 Water; \$6,976 Wastewater; Total \$14,744

3" meter: \$15,536 Water; \$13,952 Wastewater; Total \$29,488

4" meter: \$24,275 Water; \$21,800 Wastewater; Total \$46,075

6" meter: \$48,550 Water; \$43,600 Wastewater; Total \$92,150

8" meter: \$77,680 Water; \$69,760 Wastewater; Total \$147,440

10" meter: \$111,665 Water; \$100,280 Wastewater; Total \$211,945

For reference a normal residential dwelling will have a 5/8" meter, a large manufacturing plant will be a 10" meter and a restaurant will usually be a 4" or 6" meter. I want to make sure that you have the correct information and as I was putting this together there was some confusion on Fayetteville's rates. If you have any questions, please feel free to contact me.

Read

[COM-18:047](#)

Map of City Parks

Attachments: [All_PArks.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said, Mayor, if you get time in your schedule sometime next week, I would like to meet with you and look at the professional services deal. The only other thing, and if you saw in the newspaper today, Cecil Providence's widow passed away. I ask you to keep them in your thoughts and prayers. That's all I have.

Councilmember L.J. Bryant said, well, Mayor Perrin, I thought Rusty McAllister was a genius today and he may still be a genius, but I e-mailed him about a map of parks and he e-mailed this to me today. So, I didn't know it was going to be sitting on our table. I know Councilmember David McClain has done this, but I want to have something at Pop Strickland Park, kind of a ward listening session on Tuesday, July 24, 2018, and talk to Parks and Recreation Director Danny Kapales about that because it goes back to our original point talking about the importance of our neighborhood parks. I was just looking on Fayetteville's website and with a quick count from their website, they have about 34 parks and the City of Fayetteville is about 55 square miles. If you look at their map, it's pretty geographically dispersed and, if you look at ours not so much. So, I want to have a ward listening session to talk about the importance of community parks.

Mayor Perrin said I agree, and we have 82 square miles to provide services in, which is good news and bad news. The good news is you have 82 square miles to build in and the other is that you have to operate within those 82 square miles. If you take the parks in Fayetteville based on the 55 square miles and compare that, you're going to

see the ratio, and I've done that. So, I agree.

Councilmember Joe Hafner said I have a few things and I'll try to be quick. First, I'd like to thank Councilmember McClain for running the Finance and Administration Committee Meeting last week. I was stuck in an airport and couldn't get back. We moved next week's Finance meeting to Friday, July 13, 2018, at 4:00 p.m., due to my travel schedule and some other stuff. Finally, Chief Financial Officer Bill Reznicek will be able to present the cost savings and the projections we have been talking about for a month.

Councilmember Hafner asked Mayor Perrin if he contacted the Jonesboro Chamber of Commerce about the quarterly update. Has that been scheduled for a meeting? Mayor Perrin said I have not. No. Councilmember Hafner said because that's one thing I asked about last time was if the Chamber could get their quarterly update and come present it because with the \$400,000 we are paying them per year, it would be nice to get the updates as they're in the contract. Mayor Perrin said I agree with you. Councilmember Street already asked about another thing I was going to ask about, which was an update on the professional services process. Hopefully, we can get something done there. When you're talking about engineering and all of that, that's a lot of money and I think we need to have better vision. At the last meeting, I mentioned the Vision 2030 and asked if that was the plan we're following as a city or what plan we are following. A lot of this stuff we're talking about, such as impact fees, parks, and everything, I think we need to have a plan and it was mentioned to me that Vision 2030 was never adopted by City Council. So, I don't know if that's something that needs to be done. I know it's being updated. I just think we have to have a plan. You probably get five calls per week about people wanting you to do something in the city and I just think we have to have something that we are following.

Mayor Perrin said let me make a comment on that. We do have, and at the last meeting, it was that the city went to Greenville, South Carolina, and we looked at their master plan, which was put together with the university, the city and the Chamber of Commerce, where they have so many people meeting every month working on that plan. I have been waiting for the Jonesboro Chamber and Arkansas State University. I'm going to get with them, but they have had graduations. That's all been done now, so, I'll get back with them on that.

Councilmember Hafner said if there's something that needs to be done on Vision 2030, then I'd like for us to be able to do it so we're actually following something. Mayor Perrin said right. If I haven't sent that to you, Vision 2030, I think we took everything out that we've completed. A lot of that we have completed and we still have a lot to do. I think I sent you all a copy. Councilmember Hafner said I don't remember seeing anything. Mayor Perrin said Chief Operations Officer Roy Ockert is writing it in his notes now. We will send that to you. Community Development Director Tiffny Calloway and a bunch of us went through that and took out what we had already done on Vision 2030. If we haven't sent that out to you, then we will send that out tomorrow. Councilmember Hafner said the final thing I have is this past Saturday at Craighead Forest Park we had the "Bike the Park" event in honor of Jason McDonald. I think it was a great turnout. It was family-oriented. It was very laid back. Ms. Amy McDonald wanted to have something a little more upbeat this year. When you talk about families and individuals, there was probably close to 100 people out there. It was a great atmosphere. I appreciate Mr. Kapales and his crew getting Craighead Forest Park and the street cleaned up. It was a great turnout. It's something we hope to make a regular event. It was very laid back and people really enjoyed it. That's all I have.

Councilmember Ann Williams said I just wanted to say that I appreciate your work on the impact fees and look forward to more information on this.

Councilmember Chris Moore said I just have to say with Fayetteville having \$62,000 per 1,000 square feet and us having the lowest electric and water rates in the State of Arkansas, we have to be able to capitalize on that. If you're a business, we have to be able to capitalize on that. To get the Chamber to run an ad in the newspaper in Northwest Arkansas touting our advantages, there has to be. I can't even get under that. Mayor Perrin said I totally agree with you and that is what you call selling and marketing. Councilmember Moore said, it just is what it is. Mayor Perrin said I understand. Councilmember Moore said if you need a 10,000 square foot business, we have the lowest electric and water rates in the state and you have to pay \$750,000 in impact fees to build your 10,000. Councilmember Bobby Long said before you break ground. Councilmember Moore said that's what I am talking about before you even start. We need to be promoting that in Northwest Arkansas. Councilmember Gene Vance asked Councilmember Moore if he wanted to buy the first billboard. Councilmember Moore said yes, I will. Mayor Perrin said I'd be glad to buy the first billboard. Councilmember Moore said I'm not kidding. I will round up the people to pay for the first billboard to put up in Fayetteville. In the local business paper or something, we need to be promoting that because we've worked hard to get our rates down. We need to top that. That's all I have to say.

Councilmember Dr. Charles Coleman said, the next time you all go to Washington D.C., I would like to go. Maybe we can get a little bit more money. I think some of the Congressmen up there need to get off their tail a little bit.

Councilmember Gene Vance said I don't want to bring the subject up to discuss here tonight, but I am going to be talking to staff about how we are implementing our sidewalk ordinance and how we are allowing some not to put in sidewalks, but others to put in sidewalks. I did want to bring that up because I may be bringing it up at a meeting in the future.

10. PUBLIC COMMENTS

Ms. Patti Lack said I love this five-minute public comment. This has been one of the best City Council meetings I have attended in a long time because so much information has come out tonight. I think that's the one thing a lot of people have been saying to me is that a lot of things on the agenda are just gone over really quick. I think on the agenda here is on the consent agenda you vote on and you just go over it, but there's so much information that is on that that people need to know, and I think people watch the City Council meeting a lot and they get their information from there, such as talking about the Traffic Control Committee putting up signs and the license fee schedule for the Collections Department. A lot of people were asking whether the privilege license fees were going up. I don't know about that, but that was on the consent agenda and I think people need to know. I guess kind of what I'm asking is that I wish you all would spend a little bit of time or just a couple of minutes talking about what is on the agenda and even acknowledging things like First Community Bank and Junior Auxiliary putting signs out. I think people will appreciate that a lot. I think there is a lot of information and I appreciate Ms. Calloway explaining more of the grant program because that explains so much more instead of just reading it. Also, with the Fire Department, that was important for people to know, too, because even though it's written up in the Jonesboro Sun, I think a lot of people get a lot of information from the City Council. I think today's meeting was one of the best ones. The other thing is really a good thing. Last time, I said to you that I had a bunch of

people ask their friends about what they wanted to see in Jonesboro and also at the downtown corridor, where Councilmember Moore is going to be on the panel. I think the only thing when I look at the panel, I think there are a bunch of good people on it, but I don't know if one or two of them live on the north side of Jonesboro, but I think that would be important for someone who lives on the north side to have that. Also, I wish there was a female on that panel because I think that brings a whole different aspect. I'm going to give Councilmember Moore, and I'll give it to you Mayor Perrin, some of the suggestions from people, and it's amazing. We are going from arcade parks to dinner theaters, like in Walnut Ridge and Little Rock. Someone mentioned a dog park and monthly concerts downtown. We missed a real advantage for that on the Fourth of July. We could have had a concert downtown and brought in a lot of people. Just make it a whole festival. For the downtown corridor, I cannot tell you the amount of people who said they would like to see something like the amphitheater over in Memphis, the half dome, and having the local music acts come and make it more like a boardwalk, because that would bring in a lot from the college and downtown being so close. The water park was one of the top things and museums, such as a dinosaur museum, a children's museum and, believe it or not, someone said that they wanted to have a Barbie museum. I don't know about that, but also restaurants, such as Dave and Busters. I have the lists that I typed up for you. It was really kind of amazing the response we received from the local people, I'll get these to you after the meeting.

Councilmember Moore asked Ms. Lack to give the lists to City Clerk Donna Jackson because she keeps them for the record. Councilmember Moore said Ms. Jackson will forward those to Mr. Mike Downing, who will be the chair of that committee. I would ask that any correspondence be sent to Mr. Downing, as well. Ms. Lack said there were a lot of really good ideas that I think would bring a lot of people here and have them stay here. Councilmember Moore said I'm excited for the meetings to start and to hear all the suggestions. Ms. Lack said so am I. Thank you. Councilmember Moore said you're quite welcome. Ms. Lack, will you please give that list to Ms. Jackson?

[COM-18:048](#)

Presentation by Patti Lack

Attachments: [Patti Lack Presentation 07052018.pdf](#)

Read

Councilmember Vance said, Mayor Perrin, this might be a good opportunity and I know it's been a long time and we may even have some councilmembers who don't know the rules for the consent agenda. I wasn't even on the council when the rules were made. Maybe Ms. Jackson could explain how something gets on to the consent agenda, because it's not just put on there. Councilmember Charles Frierson said not right now. Ms. Jackson said you don't want me to do it now? City Attorney Carol Duncan said, you can. Mayor Perrin said go ahead. Ms. Jackson said you're the mayor, what should I do? Mayor Perrin said that's fine because a lot of this information is discussed over and over on the consent agenda. Ms. Jackson said a consent agenda is made up of all the committee meetings. The council is divided into seven committees. This helps to move business along. It is all discussed in the committee meetings before it is ever allowed to go on the consent agenda. A consent agenda item is not up for discussion. If a councilmember wants to remove it from the consent agenda so there can be discussion, they make a motion to remove it and it's followed right after the consent agenda in detail.

Councilmember Moore said Ms. Jackson, you were one of the supporters of that whenever it originally came on and I was on the council because every item from every committee meeting had to be discussed at every council meeting. So, everything you see on the consent agenda used to all come to the council, every single item, but now those items are delegated to the committee and there's much more opportunity for the public to participate at the committee meeting and have more time than there is at the council meeting. That originally was the complaint that there was not enough time at the council meeting to discuss each individual item. Ms. Jackson said our meetings were running until Midnight. Councilmember Moore said now you have the opportunity and all the committee meetings are televised on television. Councilmember Hafner said and they are only resolutions. There are not any ordinances. Ms. Jackson said they're pretty standard. It's like accepting a contract. It's not anything that requires anybody to abstain from. Those are removed automatically, when we know in advance. Anything of real detail is not put on the consent agenda. It's like your minutes or contracts that are done on an annual basis. Things of that nature, and it's mostly resolutions.

Councilmember Dr. Coleman said before Mr. Bill Smith gets up there, I need to make a statement to what Ms. Jackson just said. One of the issues with the consent items, from what people have been telling me, is that the information on some of these committees is on the website, but a lot of people don't get on the website to see that. So, we put on a new Facebook page to send out to people in the community to let them know what dates these committee meetings are held on because I think that was the question. A lot of people did not know what date these committees were held on or what time. I think that probably answers more of what Ms. Lack was talking about.

Ms. Jackson asked which Facebook page are you talking about, Dr. Coleman? Councilmember Dr. Coleman said we just created a Facebook page called, Jonesboro North Star. Ms. Jackson asked who is we? Mayor Perrin said he's talking about his organization. Ms. Jackson asked, your organization? Councilmember Dr. Coleman said yes. We just created it a couple of days ago. We did it because that question was asked and so, we created that to let people know what day the committee meetings are on, the political issues coming up and other information. I think people look at Facebook now more than they do regular internet. Ms. Jackson said it's also on the City of Jonesboro Facebook page. It's a connection to the City Clerk's page. We have that, as well. Councilmember Dr. Coleman said, not to start any debate about it, it's just that some people don't even look at that part. They're so busy with their own personal deal that they bypass some of that information. I think that's what we're trying to do, anyway.

Mr. Bill Smith, 102 Academic Circle, said Ms. Lack reminded me of something. She is right that a lot of people watch this and I wanted to point this out that Jonesboro does have a children's museum and we do have a dinosaur museum. It's the Arkansas State University Museum, which is free and open to the public. The mascot there is a Mastodon that sits in the front lobby and we have a lot of school groups that come through. It's the only museum on a university campus in the state. The university, of which we do not speak, you might recall, closed its museum and we still have one open on our campus. Again, it is an opportunity for children to come and visit. When Ms. Lack said that it made me think about it.

Councilmember Moore said you know why they closed it, Bill? Because it costs \$62,000 per 1,000 square feet. Mr. Smith said I would say that you could get a billboard in Fayetteville, but they have a law against billboards in Fayetteville. Mayor

Perrin said we'll reach them somehow.

Ms. Robin Kuykendall, 1408 Marketplace Drive, Apt. 8, said I was really thrilled to see the impact fee presentation. We are going to go broke if we don't find some way to serve the people who are moving in and generate revenue through the growth. It's just a great idea. I will say that I am not an expert in impact fees and I'm not a tree hugger, but something we might want to think about is what assets do we already have that we want to preserve. When I think of something like that, I think of our trees. I have seen a lot of development go on to where, wow, we had woods and now we have a parking lot with nothing on it. I realize that the trees belong to the landowner. When you think about the product of the tree and when we have increasing temperatures and depleted oxygen in our area, we might want to think of the community value of the tree that is above and beyond whatever the landowner might own in the timber or in the structure on the property. I think the community has an interest in trees. Most people really like to hang around trees. If you go to any parks, you'll see them hanging around trees. That's where they have their picnics and that sort of thing. I don't know what the consultants might say about that, but we might give them a little suggestion to start thinking about valuing the community value of the tree.

Councilmember McClain asked Planning Director if he would speak about the landscaping ordinance. Ms. Duncan said landscaping and tree. Councilmember McClain said yes, landscaping and tree. Mr. Smith said I have been working on a landscaping ordinance and a tree preservation ordinance. I have sent it out to about a dozen people, including some on the council, some engineers, landscape architects and different people, asking for comments and trying to get something before the Public Works Committee before the next meeting. Mayor Perrin said we talked about it today. Mr. Smith said we are working on it, and hope to have something here next month. Councilmember McClain said to touch on your point, it would be that if you cut down a tree, then you have to replace a tree. Mr. Smith said we're modeling it after one I did in Northwest Arkansas that if the tree has to be taken down for development, then you're not penalized, but it does penalize you to clear cut. We want to encourage development, but we want to encourage keeping as many trees as possible because they don't just come overnight.

11. ADJOURNMENT

A motion was made by Councilperson LJ Bryant, seconded by Councilperson David McClain, that this matter be Adjourned . The motion PASSED with the following vote.

Aye: 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

_____ Date: _____

Harold Perrin, Mayor

Attest:

_____ Date: _____

Donna Jackson, City Clerk