



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, July 15, 2014

5:30 PM

Municipal Center

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### PUBLIC SAFETY COMMITTEE MEETING AT 5:00 P.M.

### NOMINATING & RULES SPECIAL CALLED COMMITTEE MEETING AT 5:10 P.M.

### PUBLIC HEARING AT 5:20 P.M.

*Regarding the abandonment of a portion of a public alley west of Floyd Street as requested by Max Dacus, Jr. and Don Lemay*

*No one spoke in opposition to the abandonment.*

### 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 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

### 4. SPECIAL PRESENTATIONS

**COM-14:055** Presentation by Jason Franken of Foster & Foster Actuaries and Consultants to discuss the January 1, 2014, non-uniformed actuarial valuation (frozen defined benefit plan) which includes investments with both Principal and Stephens

**Sponsors:** Finance

**Attachments:** [Valuation Report](#)

*Mr. Franken discussed the actuarial valuation. He noted the city's contribution for the year is again zero. He added the assets more than cover the liabilities at this point. Councilman Moore asked if they could estimate what the life of the plan will be. Mr. Franken explained the life of the plan is determined by the number of people who are entitled to a benefit, as well as their spouse if applicable. Once that last member passes away, then the plan will end. There are 284 participants in the plan with 164 of those still being active, so they do not anticipate this plan ending any time in the near future. In 2053, they still anticipate paying over \$300,000 in benefit payments.*

*Councilman Moore then questioned the amount of reserve the city should keep to fund the plan because they don't want too much of a reserve to be there. Mr. Franken*

indicated there is a \$2.5 million cushion at this point, but at this point he can't say there are too many assets in the plan. Part of it is based on the investment return assumption and the investment experience. If the investment returns don't cover the liabilities, then the city will have to start making payments again. He cautioned if the return assumption rate is lowered, then the liabilities will increase and the \$2.5 million will be hit immediately and may decrease quickly. There is no assumption required by state; rather, it's based on what they assume per year. Mr. Franken added as the number of participants decrease, the investments may change which may trigger an adjustment in the return assumption.

Councilman Dover asked what the total assets are with Principal versus Stephens. Mr. Franken answered Stephens is about \$2.1 million and Principal is about \$7.5 million. The assets with Principal are locked, so the city can't get out of that. If they wanted to get out of the contract, then the city would have to buy annuities for the participants. That would also decrease the cushion the city has, which is why they have not pursued getting out of the contract. They would like to wait until after the interest rates increase and the price of the annuities will be more reasonable than it currently is.

Councilman Dover questioned what the rate of return was with Principal versus Stephens. Chief Financial Officer Ben Barylske stated the return for Principal is much different than Stephens. The return is higher with the Principal assets because he, Mayor Perrin and City Attorney Phillip Crego are trustees on the Stephens plan which increases the liabilities on the Stephens plan. Mr. Franken added 10.7% was the total rate of return, but he can't detail how that was broken down between Principal and Stephens.

**This item was Read.**

**COM-14:061**

Presentation of promotional video for North Jonesboro Neighborhood Initiative (NJNI)

**Sponsors:** Mayor's Office

Mayor Perrin explained the video will be sent to agencies the city anticipates requesting money from.

**This item was Read.**

## **5. CONSENT AGENDA**

### **Approval of the Consent Agenda**

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, to Approve the Consent Calendar. The motioned PASSED**

**Aye:** 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**MIN-14:076**

Minutes for the City Council meeting on July 1, 2014

**Attachments:** [Minutes](#)

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

**MIN-14:080** Minutes for the special called City Council meeting on July 9, 2014

**Attachments:** [Minutes](#)

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

**RES-14:081** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR JESUS UNLIMITED, INC. REPLAT, A COMMERCIAL DEVELOPMENT

**Sponsors:** Engineering

**Attachments:** [Maintenance Agreement](#)  
[Plat](#)

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

Enactment No: R-EN-089-2014

**RES-14:086** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR SOUTH OAKS SUBDIVISION - PHASE II - REVISED, A RESIDENTIAL SUBDIVISION

**Sponsors:** Engineering

**Attachments:** [Maintenance Agreement](#)  
[Plat](#)

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

Enactment No: R-EN-090-2014

**RES-14:089** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 315 S PATRICK, JONESBORO, ARKANSAS FOR THE PURPOSE OF STREET IMPROVEMENTS

**Sponsors:** Engineering

**Attachments:** [Offer and Acceptance](#)  
[Appraisal](#)  
[Map](#)

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

Enactment No: R-EN-091-2014

**RES-14:090** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM JIMMY D. ASHLEY AND CHRISTINE L. ASHLEY FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

**Sponsors:** Engineering

**Attachments:** [Permanent Drainage Easement](#)

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

Enactment No: R-EN-092-2014

**RES-14:097**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS FOR THE SUGGESTED RENAMING OF NORDEX DRIVE TO TRINITY DRIVE REQUESTED BY GRANT CHRISTOPHER ON BEHALF OF TRINITYRAIL.

**Sponsors:** Mayor's Office

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

Enactment No: R-EN-093-2014

## **6. NEW BUSINESS**

### *ORDINANCES ON FIRST READING*

**ORD-14:043**

AN ORDINANCE ABANDONING AND VACATING A PORTION OF A PUBLIC ALLEY LOCATED EAST OF FLOYD STREET AS REQUESTED BY MAX DACUS, JR. AND DON LEMAY

**Attachments:** [City Letter](#)  
[Petition](#)  
[Plat](#)  
[Utility Letters](#)

*Councilman Moore offered the ordinance for first reading by title only.*

*Mayor Perrin noted there has been no opposition to this abandonment and it meets all the standards needed.*

*Councilman Moore motioned, seconded by Councilman Street, to suspend the rules and waive the second and third readings. All voted aye.*

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

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

Enactment No: O-EN-044-2014

**ORD-14:044**

AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-2 FOR PROPERTY LOCATED ON MOORE ROAD AS REQUESTED BY J. MURL SMITH, SANDRA FOWLER AND STEVE MOORE

**Attachments:** [Plat](#)  
[MAPC Report](#)

*Councilman Moore offered the ordinance for first reading by title only.*

*Councilman Moore asked if there has been any opposition. Mayor Perrin answered no.*

**A motion was made by Councilman Chris Moore, seconded by Councilman**

**John Street, that this matter be Waived Second Reading . The motion PASSED with the following vote.**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

## 7. UNFINISHED BUSINESS

## 8. MAYOR'S REPORTS

*Mayor Perrin reported on the following items:*

*The property sale to Jeremy Moore has been completed.*

*The lights on Bridge Street were turned on July 3rd. He encouraged everyone to look at them.*

*The Earl Bell Center is now totally air conditioned and the hardwood floor surface is done. The city was able to find the original photo of the Earl Bell opening in 1936. They sent the picture to the Municipal League for an article in City & Town Magazine.*

*Bids for the Jonesboro Recreation Center (the old YMCA pool) will open July 21st. This will cover Phase I. The budget is \$250,000 for construction of offices, a conference room and storage space. Phase II and III will be for new floors and basketball courts.*

*The Miracle League Field project is moving along. The groundwork should be done in two or three weeks. They received a \$2,500 anonymous contribution and another for \$25,000 from Greenway.*

*The company hired to take care of the storm debris cleanup arrived Monday and have started working. Each day they will update a map on the city's website showing where the company will be working the next day so citizens will know where the company is. He reminded everyone there will be two sweeps of the city over the course of 45 days. He asked all of the citizens to be sure to put out their debris for pickup.*

*Pine Bluff Mayor Debe Hollingsworth visited yesterday with Code Enforcement and Planning. She is updating those departments in Pine Bluff and visited to get some guidance.*

*He met with the Highway Department Friday. He got updates on the six projects they were receiving estimates on. They also agreed to do an underpass study for Airport Road for free. The Highway Department informed them they are looking into grouping some grants together, such as the Safe Routes to School and Scenic Byways grants.*

*The city has issued \$119 million worth of building permits through the end of June. The permits include residential as well as commercial construction. He expects a big growth in residential construction.*

*At the next Council meeting, he will present an addendum to the Lakeside Contractors contract for the Matthews project. They had initially tried to keep part of the old sidewalk in order to save money, but in order for it to look better they will make new sidewalks.*

**COM-14:062** Financial statement for the Jonesboro Airport Commission through June, 2014

**Sponsors:** Municipal Airport Commission

**Attachments:** [Financial Statement](#)

*Mayor Perrin stated the Airport is doing a good job and they have some projects they are working on. The Airport received word from the Arkansas Aeronautical Commission indicating they may have been paying too much in fees for grants they were applying for. Mayor Perrin offered to help the Airport with grants through the Grants Department to help them save money.*

**This item was Read.**

## **9. CITY COUNCIL REPORTS**

*Councilman Street asked about the timeline for putting the sidewalks in on Caraway Road from Matthews. Mayor Perrin stated they have to send out bids for the transfer station, then they can bid the sidewalk project depending on what the bids from the transfer station come in at. Councilman Street then questioned when the light will start working at Clinton School Road and Darr. Mayor Perrin explained they are waiting on the arms.*

*Councilman Gibson motioned, seconded by Councilman Moore, to suspend the rules and add RES-14:100 to the agenda. All voted aye.*

**RES-14:100** RESOLUTION TO MAKE APPOINTMENTS TO THE BOARD OF ADJUSTMENTS & APPEALS AND THE MASTER STREET PLAN COMMITTEE

**Sponsors:** Mayor's Office

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

**Aye:** 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

Enactment No: R-EN-094-2014

*Councilman Burton asked for an update concerning the recommendations that came out of the Moratorium Committee. Mayor Perrin explained they have not been able to meet recently, but will meet next week. They are working with the Landlord's Association concerning the property management code. They are still discussing other items such as impact fees.*

*Councilman Moore stated there has been a lot of discussion lately about the MAPC procedure allowing appeals by applicants to be taken to Council, but opposition cannot appeal to Council. He asked for background concerning that decision. City Planner Otis Spriggs explained the policy concerning appeals regarding conditional uses has not change, but they have updated the policy for site plan appeals. The city's ordinances were originally set up to coincide with state law, but the Council has the authority to set up their own policies as long as it doesn't conflict with state law.*

*Councilman Moore then questioned whether there was anything prohibiting either side from appealing to the City Council. Mr. Spriggs answered no, but the Planning Commission does do the research concerning applications brought before them. The rules are adopted by Council by ordinance and can be studied or changed if the Council sees fit. Councilman Moore asked that it be considered that opponents of items approved by the Planning Commission also be able to bring their appeal before Council. Councilman Dover then noted they would have to change the city's ordinances in order to do that. Mr. Spriggs added the current code was adopted in 2001. They will look into the code and research what other cities are doing. Councilman Frierson clarified that any changes to the code wouldn't affect the current situation they are facing.*

**10. PUBLIC COMMENTS**

**11. ADJOURNMENT**

**A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Moore, that this matter be Adjourned . The motion PASSED with the following vote.**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Donna Jackson, City Clerk**