



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Tuesday, February 4, 2025

5:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 8 - John Street;Chris Moore;Charles Coleman;LJ Bryant;Ann Williams;Janice Porter;Anthony Coleman and Kevin Miller

3. APPROVAL OF MINUTES

[MIN-25:003](#)

MINUTES FOR THE PUBLIC WORKS COUNCIL COMMITTEE MEETING ON JANUARY 7, 2025

Attachments: [PW Minutes 01072025.pdf](#)

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

Aye: 7 - Chris Moore;Charles Coleman;LJ Bryant;Ann Williams;Janice Porter;Anthony Coleman and Kevin Miller

4. NEW BUSINESS

ORDINANCES TO BE INTRODUCED

[ORD-25:005](#)

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, SECTION 117.330(c), KNOWN AS THE SIDEWALK ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CONTRIBUTION IN LIEU CONSTRUCTION EXEMPTION FOR PROPERTY IN PLANNED INDUSTRIAL PARKS

Sponsors: Planning and Engineering

Joe Hafner, 920 Lombardy Circle, approached the podium and said, as a person who kind of spearheaded this a few years ago. Mr. Street had to do a lot of reading, but really the only two changes are number five under section one and number seven down under the in lieu of section. You know as we've had this for a few years now I really, you know, originally, we included the industrial park in the ordinance, but, you know, now in practicality I support this being added. And my only request is, and it's in here, that if this does pass that I think there's four business or four companies operating under the temporary CO right now. And just that they go back and make their contribution. So that's all I have. Thank you.

Patti Lack, 4108 Forest Hill Road, approached the podium and said, I guess this is

the after effect. I know that back in November I asked Michael Morris how much money do we have in this in lieu sidewalk fund, and I know that Michael had said, I got it in an email, that it was a little over \$78,000. So, I guess my question would be either to Craig or to Derrel. Is that, has the money from 2024 is it still in the account? And then I know that Michael Morris said that he reports every once in a while to the MAPC because Craig is the one who decides where that money goes to on that. So, I don't know if they can answer that question, or I can email a question to them. Is the money still in the account, the \$78,000? Chief Operating Officer Tony Thomas approached the podium and said, yes, the money is still in the account. That fund is a dedicated fund that is restricted solely for the use of tree planting in the city of Jonesboro. I know there are some upcoming discussions in regard to our Parks Department and some tree replanting and tree planting that could potentially look at the utilization of some of those funds. But to answer your question directly, yes, that funding is still in that restricted account for this purpose. I'm sorry it's for the sidewalk construction. I got my bearings mixed up. Forgive me about that. But no, it's not for... There is a tree piece to that as well. But no, this is for sidewalks and that funding is solely for sidewalks. And as we have work to connect different parts of the city and connect those gaps in our infrastructure, then that funding is being used for consideration for projects of that nature. And the answer for the tree still stands, as well.

Councilmember Dr. Anthony Coleman said, chairman I have a question. Chairman John Street said, yes go ahead. Councilmember Dr. Anthony Coleman said, I just want to follow up with Joe. Mr. Hafner. He said... I want to understand what he meant by those other four... he's talking but... brother Hafner, Mr. Hafner. Mr. Hafner, I have a follow-up question, you said something that has me intrigued. Something about the four businesses and then going back and asking them for this fund. Is that what I heard? Joe Hafner approached the podium and said, yes. At the time that those businesses, and Derrel maybe want to add if he wants to, but they were granted a temporary CO so they could start business with the understanding that once this was addressed, they would go back and, you know, pay any fees that might be associated. Councilmember Dr. Anthony Coleman said, so they signed a contract and we can legally do that with this ordinance? I'm just asking. I don't know... is that legal? Can we do that? City Attorney Carol Duncan said, I don't know the answer to that. Joe Hafner said, I'm not the attorney. From my understanding is you can. City Attorney Carol Duncan said, I don't know about a contract, so that's my question. It's a temporary CO. Chief Operating Officer Tony Thomas approached the podium and said, actually there are two. Councilmember Ann Williams said, the CO you're talking about is a Certificate of Occupancy. Chief Operating Officer Tony Thomas said, a CO is a certificate of occupancy, correct. And under our law, we are able to issue a temporary CO for individuals who are organizations to enter into their building and begin operation based upon completion of certain conditions in the passage of an ordinance or the installation of sidewalks or a condition as part of that temporary CO. So, in the event this passes then the two entities that are currently operating under temporary CO on the outskirts of our industrial park, we'll be able to make a payment for the sidewalks that they did not construct. Instead of constructing those sidewalks. Chairman John Street said, that is number seven in the ordinance here. It's the very last paragraph.

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

Aye: 7 - Chris Moore;Charles Coleman;LJ Bryant;Ann Williams;Janice Porter;Anthony Coleman and Kevin Miller

5. PENDING ITEMS

ITEMS FOR RECONSIDERATION[RES-24:186](#)

RESOLUTION BY THE JONESBORO CITY COUNCIL TO HIRE DTA TO STUDY IMPACT FEES IN THE CITY OF JONESBORO

Sponsors: Planning

Attachments: [Proposal - City of Jonesboro Impact Fee Study 11-19-24.pdf](#)
[A.C.A. 14-56-103 .pdf](#)
[Handout from Rick Wyatt about Impact Fees.pdf](#)

Councilmember Chris Moore said, Mr. Chair, I would just like to reiterate your comments. This is a study to decide what effect the impact fees would have. It's not a resolution to impose impact fees. Chairman John Street said, that's absolutely correct. Thank you, sir.

Councilmember Janice Porter said, you all know what I think.

Patti Lack approached the podium and said, so a couple of years ago, I think it was about ten years ago, I remember when we came in, I think the price was going to be like \$30,000. And I think we balked at that. And I think if you guys realize if we would have done it back then, how different Jonesboro would be right now. You know, you look at what the city pays for different... we're paying for a lot of things out of our sales tax money on that. You think of \$59,000; that's not a lot of money. Look how much money the citizens are going to be paying to tear down the Citizen Bank building, when you start comparing money. I think the thing is, is that I think people have to learn that, you know, I have done some of the research on it. It's not the contract, it's the contractors that are paying this, and if the price of the house is... and I've looked at this, is that it could go up a \$1,000 to \$3,500. So, if you're looking at a house that is \$350,000 and it goes up \$3,000 more, if that makes a difference to you, you probably shouldn't be buying that house on that. And I think the thing is, is that I think with the impact fees that it's going to take away, it's going to be getting more, how can I say it, better contractors here. Because I think what happens in Jonesboro that I've seen is that we wave the impact fees, we don't have them. And I think if you look at cities, and do not get me wrong, you look at Blytheville and you look at Forrest City. And then you look at Bentonville and Fayetteville, they have impact fees. I think this will help the city of Jonesboro relieve some of the cost that we the citizens have, and the contractors will put in on the house, and I don't think it's going to affect because they'll just put it on the buyer. I think it will bring us quality instead of quantity, and I think that's what we need to start looking for Jonesboro to have. So, I hope that you guys pass it tonight. And then we do the study and see what effects that we can do and hopefully it will be positive. So, I hope you pass it tonight.

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

Aye: 5 - Chris Moore; Charles Coleman; Ann Williams; Anthony Coleman and Kevin Miller

Nay: 2 - LJ Bryant and Janice Porter

6. OTHER BUSINESS

7. PUBLIC COMMENTS

8. ADJOURNMENT

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

Aye: 7 - Chris Moore; Charles Coleman; LJ Bryant; Ann Williams; Janice Porter; Anthony Coleman and Kevin Miller