



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Safety Council Committee

Tuesday, October 27, 2015

5:00 PM

Municipal Center

Special Called Meeting

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Present 5 - Gene Vance; Chris Gibson; Chris Moore; Mitch Johnson and Todd Burton

3. New Business

Ordinances To Be Introduced

ORD-15:055

ORDINANCE ADOPTING THE JONESBORO PROPERTY MAINTENANCE CODE BY REFERENCE AMENDING ARTICLE 1, CHAPTER 105, BUILDINGS AND BUILDING REGULATIONS, CREATING SECTION 105-2, JONESBORO PROPERTY MAINTENANCE CODE FOR THE PURPOSE OF PRESERVING PROPERTY, BUILDINGS, AND STRUCTURES FOR THE PRESERVATION OF PUBLIC PEACE, HEALTH AND SAFETY WITHIN THE CITY LIMITS OF JONESBORO, AR

Sponsors: Inspections, Code Enforcement and Planning

Attachments: [Jonesboro Property Maintenance Code](#)
[Support Letters](#)

Councilman Gibson motioned, seconded by Councilman Vance, to restrict each side of debate to 15 minutes. All voted aye.

Mayor Perrin thanked the committee for their work. He noted he will have to leave early due to having a meeting at 6 p.m.

Teresa Beck, a resident at 16 Plantation Oaks and a member of the Property Maintenance Code Committee, discussed the process the committee undertook to come up with the code. She explained the committee is recommending the adoption of the Jonesboro Property Maintenance Code. She explained they think the code will help get the city back to where they want it to be and allow it to remain vibrant. Councilman Moore thanked the committee for their work.

Councilman Moore motioned, seconded by Councilman Gibson, to recommend the ordinance to the Council.

City Attorney Carol Duncan stated when the proposed code came out of the committee and she reviewed it, she made a few changes. She explained she changed parts of the appeals process, fines and costs the court would require the city

to set, things such as that.

Councilman Burton also thanked the committee for their time and effort for their work with the code. He asked for clarification regarding the wording of the ordinance. He explained it was his understanding the duties given to the committee were to develop a code from the International Property Maintenance Code, but when you read the title of the ordinance it says an ordinance adopting the International Property Maintenance Code. City Attorney Duncan stated that was a typo that they missed. The title should say adopting the Jonesboro Property Maintenance Code. Councilman Moore motioned, seconded by Councilman Gibson, to make the appropriate change to the title. All voted aye.

Judy Casteel, 1902 Independence Cove, thanked the mayor for the opportunity to serve on the committee. She voted in favor of adopting the code. He asked the mayor about his thoughts on the code. Mayor Perrin stated he read the code last night and liked the code. It addressed the areas of concern well.

Dr. Bob Warner, 1003 W. Washington, asked for everyone who is in favor of the code to please stand.

Renee Aspinwall, 628 W. Matthews, spoke in favor of the property maintenance code and discussed how home conditions affect the ability to get certain mortgage loans. There are three different kinds of home loans that require some sort of property maintenance before a loan can be approved. She noted it is easier to sell a home in a neighborhood that is maintained. Property values can be affected by homes that are not maintained and have structural issues.

Eugene Holloway, 408 Marshall Street, explained one of the misconceptions about the property maintenance code is the right of entry. He suggested changing the title of that particular part of the code because he thinks it's misleading.

Councilman Moore asked if the current version of the proposed code is available on the city's website. Mayor Perrin stated he doesn't know. He'd have to ask his staff to find out for sure. Communications Director Fritz Gisler answered yes, it is on the website.

David McAlvoy, 1524 Charles Drive, also spoke in favor of the property maintenance code. He stated blighted property affects everyone's property value and drives up crime in the neighborhood. He added responsible property owners like himself make sure their property doesn't affect other people's property, so he doesn't think it is asking too much for other people to do the same thing.

John Miles, 414 W. Highland, discussed living in southwest Little Rock in the 1980's and how the properties deteriorated over the years. He stated he hopes the city will pass a reasonable property code that allows the property owners to protect their neighborhoods and gives the property owners some confidence that they will get value out of their homes when they move.

Charles Willis, 3012 Woodsprings Road, stated the city does need things cleaned up. But, in reading the code, if issues such as plumbing or foundation are not up to code and have to be redone, it could increase the rental value of the property. There are a lot of people in the city who need \$500 or \$600 rental properties. He explained some issues do need to be fixed. But, there needs to be a line drawn as to how far the code goes.

John Hardin, 1010 Country Manor Circle, noted he also served on the committee and

was one of the three people who voted against the code. But, he was one of the nine people who voted for the exterior portion of the code. He stated there are a lot of good landlords in Jonesboro, some who even provide Section 8 housing when they don't have to. He questioned why the community can't help more with issues such as house painting. He also stated this is not just about rental property. He asked that the code be applied evenly across the board to everybody because there are probably just as many homeowners who violate the codes as opposed to the landlords, possibly more.

Christine Wright, 3485 Cedar Creek Lane, explained she is a real estate agent and her company has sold \$40 million in property this year. She understands what people are talking about when they ask that things be cleaned up. But, there are some parts of the code that are a little extreme. She thinks it needs to be evaluated more before it is enacted. There are parts of the community that need to be educated about the code.

Harold Carter, 902 Tony Drive, stated when the discussion first started concerning the maintenance code it was through the Moratorium Committee and was in reference to rental properties. He added some of the people who have spoken have made good points that he could not dispute. He questioned how it happened that the code was decided to be applied to everyone and not just rental property. He explained there's a big difference from saying the code will be applied to rental property and then changing to it be applied to everyone in the city. He stated people may go to meetings and decide whether or not they are against something without knowing what will ultimately come out of it.

Councilman Moore explained the code was applied to all properties at the request of the landlords. He also noted that the Council approved the decision for the code to apply equally to all property owners. He further explained the Moratorium Committee was tasked to only look at rental property, but when the code came out of the committee Councilman Vance made a motion, and he seconded, that the code apply to everyone.

Mr. Carter stated he remembers Councilman Vance making his motion. And while there are good points to be made on both sides, it will take some time for private property owners to get used to being under regulations such as this code. They should have more time to think about the code before it is voted on. Private property owners could be put in the position of fixing their home or having to move out of it.

Dan Passmore, 7114 Highway 351, explained this is the third committee he has served on. He was previously on the Moratorium Committee, the Exterior Code Committee and this Property Maintenance Code Committee. He noted the city had an exterior code that was completed last year and was ready to move forward. He was one of the landlords who voted on the Property Maintenance Code Committee for the code to be exterior only. He noted the city could do more good for residents by lowering the mowing standard down to six inches instead of eight. He thinks the city does need the exterior code, but to do anything in the interior is costly. Someone could be made a criminal for not painting their home, even if the reason they didn't do it is because they didn't have the money to do it. He recommended doing the exterior code that was already put together or just forget it all.

Councilman Moore then called the question for the vote. He noted that the motion is just to forward the ordinance to the full Council. They are asking that the ordinance be read at three separate readings, meaning it will be a six week process at the least.

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Recommended to Council and be read at

three separate meetings. The motion PASSED with the following vote.

Aye: 3 - Gene Vance;Chris Gibson and Chris Moore

Nay: 1 - Todd Burton

4. Adjournment

A motion was made by Councilman Chris Moore, seconded by Councilman Gene Vance, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 4 - Gene Vance;Chris Gibson;Chris Moore and Todd Burton