



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, August 19, 2014

5:30 PM

Municipal Center

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

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

**Present** 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**Absent** 1 - Tim McCall

**Absent** 1 - Tim McCall

#### 4. SPECIAL PRESENTATIONS

**COM-14:066** Proclamation presentation by Mayor Perrin to Mr. Eugene Holloway for Pedestrian Awareness Day

**Sponsors:** Mayor's Office

*Mayor Perrin announced August 23, 2014, will be Pedestrian Awareness Day.*

**This item was Read.**

#### Proclamation to the family of PFC Harold Sellers

*Mayor Perrin presented the family of Mr. Sellers with a proclamation honoring him for his service. Mr. Sellers was a Jonesboro resident and was a casualty in the Normandy invasion. Mayor Perrin also announced they will be looking into putting a memorial sign for Mr. Sellers on Highway 63. Councilman Vance, Mr. Sellers' nephew, thanked the Mayor for the proclamation.*

#### 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 Agenda. The motioned PASSED**

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

**MIN-14:090** Minutes for the City Council meeting on August 5, 2014

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

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

**RES-14:109** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND THE CITY CLERK TO ACCEPT THE PROPERTY DONATED BY THE DOWNTOWN JONESBORO IMPROVEMENT DISTRICT #1 (ALSO KNOWN AS JONESBORO CENTRAL BUSINESS IMPROVEMENT DISTRICT #1)

**Sponsors:** Engineering

**Attachments:** [Quitclaim Deed](#)

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

Enactment No: R-EN-101-2014

**RES-14:110** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 914 EAST WASHINGTON, JONESBORO, ARKANSAS FOR THE PURPOSE OF STREET IMPROVEMENTS

**Sponsors:** Engineering

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

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

Enactment No: R-EN-102-2014

**RES-14:112** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR JAMESTOWN MANOR PH-IV, A RESIDENTIAL SUBDIVISION

**Sponsors:** Engineering

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

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

Enactment No: R-EN-103-2014

**RES-14:113** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR PARKER PLACE PH-II, A COMMERCIAL SUBDIVISION

**Sponsors:** Engineering

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

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

Enactment No: R-EN-104-2014

**RES-14:114** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR MADISON ESTATES SUBDIVISION PHASE III, A RESIDENTIAL SUBDIVISION

**Sponsors:** Engineering

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

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

Enactment No: R-EN-105-2014

**RES-14:116** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE BID AND ISSUE A PURCHASE ORDER TO TEMPLE, INC. FOR FURNISHING GPS PREEMPTION EQUIPMENT AND MANAGEMENT SOFTWARE - BID NO. 2014:22

**Sponsors:** Engineering

**Attachments:** [GPS Preemption](#)  
[Bid 2014 22](#)  
[Bid Tab](#)

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

Enactment No: R-EN-106-2014

**RES-14:117** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR ARNOLD'S FOREST MINOR PLAT, A RESIDENTIAL SUBDIVISION

**Sponsors:** Engineering

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

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

Enactment No: R-EN-107-2014

**RES-14:118** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR GABRIEL CROSSING, A RESIDENTIAL SUBDIVISION

**Sponsors:** Engineering

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

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

Enactment No: R-EN-108-2014

**RES-14:119** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR REPLAT OF LOTS 1-10 AND LOTS 27-50 SAGE MEADOWS, PHASE II-C, A RESIDENTIAL SUBDIVISION

**Sponsors:** Engineering

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

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

Enactment No: R-EN-109-2014

**RES-14:120** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR THE VILLAS AT SAGE MEADOWS, PHASE II, A RESIDENTIAL SUBDIVISION

**Sponsors:** Engineering

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

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

Enactment No: R-EN-110-2014

**RES-14:123** RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO APPLY FOR THE FY 2015 DEPARTMENT OF PARKS AND TOURISM 50/50 MATCHING GRANT

**Sponsors:** Grants

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

Enactment No: R-EN-111-2014

**RES-14:124** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE A SUPPLEMENTAL AGREEMENT FOR THE CROWLEY'S RIDGE PARKWAY: JONESBORO MULTI-USE TRAIL (JOB NO. 100728)

**Sponsors:** Mayor's Office and Engineering

**Attachments:** [Supplemental Agreement](#)

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

Enactment No: R-EN-112-2014

**6. NEW BUSINESS**

*ORDINANCES ON FIRST READING*

**ORD-14:050** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING

ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RM-8 FOR PROPERTY LOCATED AT 2201 NEEDHAM STREET AS REQUESTED BY MARMAC CONSTRUCTION, LLC.

**Attachments:** [Plat](#)  
[MAPC Staff report](#)

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

*Councilman Moore questioned whether there was any opposition to the rezoning. Mayor Perrin stated he did not know of any opposition to this rezoning.*

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, to Waive the Second Reading . The motion PASSED with the following vote.**

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

**ORD-14:052**

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 FOR PROPERTY LOCATED ON JOHNSON AVENUE AND HWY 49 AS REQUESTED BY GREENSBORO INVESTMENTS, INC.

**Attachments:** [Plat](#)  
[MAPC report](#)  
[Greensborough Village Master Plan](#)  
[Greensborough Village Design Pattern Book](#)  
[PowerPoint presentation from August 19, 2014](#)

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

*Mr. Chuck Downum, with Littlejohn Engineer Associates, made a presentation to the Council regarding the rezoning.*

*Councilman Burton noted that the MAPC discussed a traffic study. He asked if the study has been completed. City Planner Otis Spriggs answered no, the study has not been completed. He explained there were a lot of concerns brought up concerning how the development would affect traffic. The developer has agreed to do a traffic impact study that will be complete when the MAPC starts looking at the plans. They anticipate the study taking about 30 days before completion.*

*Councilman Moore asked if there are any guarantees that what the developers present to them will be followed through. He noted there is a mix of different uses. He questioned whether they could go back and change the plans to be 80% multi-family and only 20%. Mr. Spriggs stated the plan book does outline thresholds that they cannot cross, so there are some parameters in the town center concept. The Master Plan is the guide that will help the MAPC determine whether the plans are consistent with the various phases. The idea is the market will dictate how the phases progress under the control of the Planning Commission. The pattern book details the phases. Councilman Moore then questioned if he recommended approval of the development. Mr. Spriggs answered yes, because they felt comfortable it can be implemented. He added the developers have stated it could take seven to ten years to fully develop the area.*

*Councilman Burton questioned the percentages that are used to determine the multi-family versus residential. Mr. Spriggs explained the development will fall in line with those percentages and cannot go over those percentages. He further explained the mixes can be developed at will during the different phases of construction within those thresholds, but the intent is to develop some of the commercial first.*

*Councilman Burton then asked about the current zoning. Mr. Spriggs stated the frontage along Johnson is C-3 Limited Use Overlay, while the rest is R-1 Single Family. Without the rezonings, components of the commercial and residential could progress.*

*Mr. Downum explained the Planning Commission provided conditions during their recommendation of the rezoning. Those conditions are listed in the ordinance. The percentage of multi-family is listed in those conditions. The intent is to start with commercial development and road access to start as a staging point before moving on to multi-family during the process.*

*Councilman Moore clarified that this a private development and the city is not devoting any money to this project. Mayor Perrin agreed this is a private development and not a city project.*

*Councilman Burton asked if the Moratorium Committee's recommendations would apply to this development. Mayor Perrin answered yes, it would apply.*

*Mr. Harold Carter, 902 Tony Drive, questioned whether the public works (streets, sidewalks, etc.) for that area will be privately funded. He stated he isn't against the development, but would like to know if public works will be privately funded. Mayor Perrin stated yes, they will be privately funded. He explained the Highway Department will be in town in the near future and one project to be discussed will be adding a lane on Highway 351 down to Johnson Avenue. There are alternatives where they could do something along Greensboro Road, but that has not been determined. He reiterated the streets and sidewalks will be privately funded.*

*Mr. Phillip Cook, 5216 Richardson Drive, asked if the developers will be putting money in an escrow account to pay for the streets to ensure they will be taken care of, as well as the flood water and sidewalks. He questioned whether the project will cost the city money in the future. Mayor Perrin stated it is a private development, so he is unsure of some aspects. Any road that goes through will require a letter of credit or bond at no expense of the city.*

*Ms. Debbie Pelley, 2209 Indian Trails Street, asked if it will be voted on tonight. Mayor Perrin stated the final vote will not happen tonight. Ms. Pelley noted there were several questions asked at the MAPC meeting that were not answered. She referred to the multi-family section of the development. It was explained during the MAPC meeting that 86 acres would be devoted to multi-family with a potential of 2,500 residents. She expressed concern about the dense population and the possible issue of crime due to the dense population. She then discussed possible subsidized housing in the development and the road that is planned to be put in the development. She also stated she thinks government money will be invested in this project due it being an Agenda 21 project.*

*Councilman Moore asked that the rezoning be held to three separate readings.*

*Councilman Burton asked that the traffic study be done during the time of the three readings so they will be able to review the findings before making a final decision on the rezoning. Councilman Vance explained the findings of the traffic study will have*

more to do with the layout of the roads and how traffic should flow, which is more likely to be used at the MAPC level when they have to take the plans back to MAPC for approval. He added it wouldn't have anything to do with the rezoning of the property. He further explained the developers won't want to spend the money on drawing up the plans and other necessary documentation unless the rezoning is approved.

Councilman Moore asked for the date of the third reading. He also asked everyone to hold their comments until the third reading. City Clerk Donna Jackson stated the third reading will be held on September 16, 2014. Mayor Perrin reiterated that anyone with comments or concerns about the rezoning will be heard at the meeting on September 16th.

**This item was Held at one reading.**

## **7. UNFINISHED BUSINESS**

### *ITEMS THAT HAVE BEEN HELD IN COUNCIL*

**ORD-14:031** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 1802 COMMERCE DRIVE AS REQUESTED BY JACK ELAM

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

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

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

Enactment No: O-EN-046-2014

## **8. MAYOR'S REPORTS**

*Mayor Perrin reported on the following items:*

*Mr. Patrick Dennis is the new MPO Director. He comes to Jonesboro from Bowling Green.*

*The grants audit was clean.*

*Jonesboro will be hosting the strategic planning meeting for the Arkansas Municipal League starting tomorrow. 50 mayors from all over the state will be attending for the three-day meeting. They will come up with legislation to introduce at the next legislative session.*

*The city has done 36 condemnations this year. If the pace is continued, then the city should have more condemnations this year than last year.*

The tax amendment passed during the special election last week. The money will be used during the budget cycle each year. But, the 2015 budget will be very conservative. There will be Capital Improvements, but they will be needed projects only.

He thanked the public safety departments for their work during the recent train wreck near Hoxie.

They closed on the Wolverine property today. There are a few more papers that need to be signed tomorrow, but by tomorrow night the city will be the owner of the Wolverine property. He has already met with Grants Administrator Heather Clements to start on grant funding to clean up that area.

They will have an open house at the new police headquarters on Caraway Road on August 24th from 3-5 p.m. He encouraged everyone to attend.

The city owns a knuckleboom truck that was purchased on June 10, 1999, that needs to be sold. Councilman Moore motioned, seconded by Councilman Gibson, to authorize the administration to ask for bids on the truck so it can be sold. All voted aye.

**COM-14:071** List of ongoing projects for August, 2014, as presented by Mayor Perrin at the City Council meeting on August 20, 2014

**Sponsors:** Mayor's Office

**Attachments:** [August 2014 Projects](#)

**This item was Read.**

**RES-14:126** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH OLYMPUS CONSTRUCTION, INC. FOR THE ALTERATION OF THE JONESBORO RECREATIONAL CENTER

**Sponsors:** Engineering

**Attachments:** [Bid Tab Jonesboro Recreational Center](#)  
[Contract - Jonesboro Recreational Center](#)  
[Letter of Intent Jonesboro Recreational Center](#)

Mayor Perrin noted the project came in under bid. He is working to get the total cost under \$250,000.

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

**Absent:** 1 - Tim McCall

Enactment No: R-EN-113-2014

**COM-14:068** Financial Statement for the Jonesboro Airport Commission through July, 2014

**Sponsors:** Municipal Airport Commission

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

*The airport is having a better year than last year. Mayor Perrin stated he thinks that's due to the improving economy, as well as the two new industries that have come to town.*

**This item was Read.**

## **9. CITY COUNCIL REPORTS**

*Councilman Street motioned, seconded by Councilman Dover, to suspend the rules and place RES-14:128 on the agenda. All voted aye.*

**RES-14:128** RESOLUTION TO MAKE APPOINTMENTS/REAPPOINTMENTS TO THE CRAIGHEAD COUNTY JONESBORO PUBLIC LIBRARY BOARD AND THE LAND USE ADVISORY BOARD

**Sponsors:** Mayor's Office

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

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

Enactment No: R-EN-114-2014

*Councilman Johnson asked for an update concerning the storm debris removal. Mayor Perrin stated they have 45 days on the contract and are watching it closely. Councilman Johnson noted the city's website is confusing as to where the company will be working to clean up the debris. He added he and several of his neighbors still have the debris in their yards waiting to be picked up. Mayor Perrin explained Street Superintendent Steve Tippett meets with the company at the end of every day to get an update and that information is sent to the Information Systems Department to update the website. Councilman Johnson noted the updates have not happened every day, which is why he asked. Mayor Perrin further explained he will get an update and let them know. He added he thinks the company did not initially bring enough equipment for the job during the first round of the debris removal.*

*Councilman Dover motioned, seconded by Councilman Street, to suspend the rules and place ORD-14:051 and RES-14:125 on the agenda. All voted aye.*

**ORD-14:051** AN ORDINANCE AUTHORIZING FINANCING FOR THE MIRACLE LEAGUE FIELD PROJECT UNDER AMENDEMENT 78 WITH BANCORPSOUTH

**Sponsors:** Finance

*Councilman Dover offered the ordinance for first reading.*

*Councilman Street motioned, seconded by Councilwoman Williams, to suspend the*

rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Johnson motioned, seconded by Councilman Dover, to adopt the emergency clause. All voted aye.

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

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

Enactment No: O-EN-047-2014

**RES-14:125**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING CONCILIATION AGREEMENT WITH U.S. EQUAL EMPLOYMENT OPPORTUNITY COMMISSION

**Sponsors:** Finance

**Attachments:** [Manz vs City Police Dept Conciliation agreement](#)

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

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

Enactment No: R-EN-115-2014

*Councilman Moore asked for an update concerning changing the appeals process regarding the MAPC. City Planner Otis Spriggs explained the MAPC will be discussing it at the next meeting on August 26th. They anticipate recommendations being brought before the Public Works Committee after that.*

## **10. PUBLIC COMMENTS**

*Mr. Phillip Cook, 5216 Richardson Drive, explained that due to the work being done on Race Street he had to take an alternate route to his polling location at Allen Park during the recent election. He asked the Council to think about those issues during times of elections so citizens won't get discouraged and not vote. Mayor Perrin agreed. He added he was also informed that there were not any "Vote Here" signs outside, so he had them put the signs out there.*

*Ms. Norma Ferrell, 108 East Gordon, asked for an update concerning the improvements to the pavilion at Lewellen Park. Mayor Perrin explained they looked at enlarging the pavilion, but need to get some cost figures done. Ms. Ferrell then noted there are no trees in the area. Also, she asked about grills in the park. Mayor Perrin stated he will find out what happened to the grill at the park. Ms. Ferrell also asked if the city could put in a walking track. She thinks people would like to walk in the area,*

*but noted that there are dogs that run loose around the park. Mayor Perrin stated they will look into it. Ms. Ferrell then discussed the merge lane on Matthews that merge with Washington Avenue, near the golf course. She expressed concern about the safety of that area due to the dense traffic. Mayor Perrin explained he will discuss it with Traffic Engineer Mark Nichols. Councilman Moore also asked that Animal Control drive through the area to see if they can help with the loose dog problem.*

*Mr. Eugene Holloway, 408 Marshall Street, thanked the Mayor for the proclamation concerning Pedestrian Awareness Day. He also thanked Councilman Street for his work to improve issues in the city. Mayor Perrin thanked Mr. Holloway for his work with the North Jonesboro Initiative.*

**11. ADJOURNMENT**

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

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

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

**Harold Perrin, Mayor**

**Attest:**

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

**Donna Jackson, City Clerk**