



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Safety Council Committee

Tuesday, February 16, 2016

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Mayor Perrin was also in attendance.

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

3. Approval of minutes

[MIN-16:008](#)

Minutes for the Public Safety Committee meeting on January 19, 2016

Attachments: [Minutes](#)

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

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

4. New Business

Ordinances To Be Introduced

[ORD-16:008](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF LAW ENFORCEMENT PISTOLS FOR THE POLICE DEPARTMENT

Mayor Perrin explained they recently learned the Police Department got more money for the trade-in than what they had anticipated. The department will only have to pay about \$14,000 for the equipment. It was noted the ordinance needs to be walked on to the Council meeting tonight.

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

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

Resolutions To Be Introduced

[RES-16:002](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS as to condemn property located at 3207 Candlewood, Owner: Dustin E. Webb

Attachments: [Pic 1](#)
[Pic 2](#)
[Pic 3](#)
[Pic 4](#)
[3207 Candlewood County Data](#)
[3207 Candlewood fire report](#)
[inspection report](#)
[Limited Title Search](#)

Code Enforcement Officer Michael Tyner explained this property was a total loss due to a fire. He is currently communicating with the property owner and the bank handling the foreclosure to get the issues resolved.

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

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

[RES-16:009](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 1902 Moore Rd, owner Bobby Jo and Wilma Dycus.

Attachments: [1902 N. Moore Rd](#)
[1902 Moore Title Search](#)
[inspection report](#)
[pic 1](#)
[pic 2](#)
[pic 3](#)
[pic 4](#)

Mr. Tyner stated this is an abandoned property that is in pretty bad shape.

A motion was made by Councilman Chris Gibson, seconded by Councilman Todd Burton, that this matter be Recommended to Council . The motion PASSED with the following vote.

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

[RES-16:011](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property at 411 Union, owners: Kent Arnold (BHJD LLC), Brook Gibson (NAAVAH LLC), and Edward Gary III.

Attachments: [411 Union Letter from Attorney Mooney](#)
[411 Union County Data](#)
[411 Union inspection report](#)
[Title search](#)
[Cromwell report](#)
[Reeves Engineering 1](#)
[Reeves Engineering 2](#)
[Reeves Engineering 3](#)
[Reeves Engineering 4](#)
[Reeves Engineering 5](#)

Attorney Skip Mooney, Jr. discussed the property. In July, 2015, there was substantial loss to the property. There are three owners, but he represents Kent Arnold, BHJD, LLC. They have been trying to negotiate claims against the property and now have a contract to sell the property with the closing to take place on February 22nd. They have received funds from the insurance company to help restore the property. He asked the committee to table this condemnation in order for them to get the property sale closed. Mr. Mooney added the property will be nicer than what it was and the new owners will meet all inspection requirements, as well as receiving all licenses required. He noted the city has given benefit to other land owners in order to get things resolved, so he asked the committee to table the condemnation to help get the sale closed.

Councilman Vance explained they are not condemning the property tonight. All the committee would be doing is recommending it for the next City Council meeting. Councilman Moore noted the next meeting would be three weeks from now. Councilman Vance added he thinks if the resolution is to be tabled it should be done at the Council level rather than the committee level. Mr. Mooney stated he understands, but his clients incur costs every time he has to show up to a meeting. He reiterated they have a signed contract, the sale will close and everything is ready. They have a local contractor who has been given the bids to start the process. He further expressed concern that the condemnation could be viewed as a problem in the eyes of the prospective property owners. He added it wouldn't be a problem to the city for the committee to table the condemnation.

Councilman Moore reiterated that Mr. Mooney would have the option to ask for the condemnation to be tabled in three weeks when it is presented to Council. Mr. Mooney stated he understands that. Further discussion was held concerning the history of the property. Chairman Johnson added that if the deal falls through, then Code Enforcement has to start over again at the next committee meeting, 30 days from now.

Councilman Moore stated he isn't opposed to holding it for 30 days, but with the understanding that the committee will take action on the condemnation in 30 days. He then questioned whether there is an engineering report that indicates the front wall is safe. He expressed concern that if the front wall collapses, then someone could get killed. Mr. Kent Arnold stated he doesn't think anyone is saying the wall isn't proper; rather, they're saying to take down the top third of the wall. He doesn't think any engineer has said the building isn't safe.

Mr. Tyner explained the insurance company's engineering report indicates it would be more economical to demolish the building and rebuild than to repair. Councilman Moore questioned again whether or not the building is safe. Mr. Tyner further stated as the building stands right now, the engineer is recommending shoring the building because it is a safety hazard and to his knowledge the property has not been shored up. Mr. Mooney explained that report was done to help decide how much money the insurance company would pay out for the building. Mr. Tyner stated a Cromwell report indicates the masonry walls appears to be structurally sound with localized damage, with a recommendation to shore and remove debris. Mr. Mooney reiterated they have not been told by an engineer that the building is unsafe.

Councilman Vance stated both reports basically say the building is unsafe. He then noted that the city has had a hard time getting cooperation concerning putting up a fence around the property. Mr. Mooney explains he understands the city is upset because some of the landowners were unresponsive. But, his client is not a majority owner so there has been a lot of negotiation involved. He reiterated that he has not seen a report saying the building is unsafe. The building needs a lot of work done and

within the next few days they should have the money in order to get that done.

Councilman Gibson asked if the buyer may back out of purchasing the property if they forward the condemnation on to Council. Mr. Mooney stated he's not sure the buyer would back out.

Councilman Moore stated he would recommend moving it on to the full Council, but if the property is sold between now and the Council meeting date then they will consider tabling the resolution if a permit is purchased or a plan is submitted.

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

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

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment

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

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