



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Finance & Administration Council Committee

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Tuesday, May 25, 2021

4:00 PM

Municipal Center, 300 S. Church

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### 1. Call To Order

### 2. Roll Call by City Clerk April Leggett

**Present** 7 - Charles Coleman; Ann Williams; John Street; David McClain; LJ Bryant; Joe Hafner and Brian Emison

### 3. Approval of minutes

[MIN-21:039](#)

Minutes for the Finance Committee meeting on May 11, 2021

**Attachments:** [Minutes 05112021](#)

**A motion was made by Councilperson John Street, seconded by Councilperson Brian Emison, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman; Ann Williams; John Street; David McClain; LJ Bryant and Brian Emison

### 4. New Business

#### *ORDINANCES TO BE INTRODUCED*

[ORD-21:024](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A BLOWER FAN FOR THE CITY INCINERATOR FOR THE SANITATION DEPARTMENT

**Attachments:** [05.25.2021 incinerator Blower Fan RGB Quote](#)  
[05.25.2021 incinerator Blower Fan other pricing](#)

**A motion was made by Councilperson John Street, seconded by Councilperson David McClain, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman; Ann Williams; John Street; David McClain; LJ Bryant and Brian Emison

#### *RESOLUTIONS TO BE INTRODUCED*

[RES-21:079](#) A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO CONTRACT WITH CENTENNIAL BANK FOR SPONSORSHIP OF ONE ATHLETIC FIELD AT THE JOE MACK CAMPBELL SPORTS COMPLEX AND ONE OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

**Attachments:** [Centennial Bank Joe Mack21](#)

**A motion was made by Councilperson John Street, seconded by Councilperson Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;LJ Bryant and Brian Emison

[RES-21:081](#) A RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO SUBMIT AN APPLICATION WITH THE FEDERAL TRANSIT ADMINISTRATION (FTA) FOR THE FY18 COMPETITIVE FUNDING GRANT FOR BUSES AND BUS FACILITY PROGRAM

**A motion was made by Councilperson John Street, seconded by Councilperson David McClain, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;LJ Bryant and Brian Emison

[RES-21:082](#) A RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY TO THE DEPARTMENT OF JUSTICE--BUREAU OF JUSTICE ASSISTANCE (BJA) FOR THE FY21 BULLET PROOF VEST PARTNERSHIP GRANT

**Attachments:** [05.25.2021 Bullet Proof Vest FY2021 Budget](#)

**A motion was made by Councilperson John Street, seconded by Councilperson Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;LJ Bryant and Brian Emison

[RES-21:083](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, FOR THE CITY OF JONESBORO TO ENTER INTO AN AGREEMENT WITH THE NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION (NEAIDC) FOR FUNDING OF ECONOMIC DEVELOPMENT SERVICES

**Attachments:** [Contract City-NAIDC 2020](#)  
[NAIDC Report 2020](#)

*Chairman Joe Hafner said, the one question I have on this and we may need to address this at Council, I'd like some more detail on the \$227,500 for Capital Improvements. I think and Councilmember John Street you may know, for some reason, I am thinking there was a time limit on that portion of the commitment. So, I would like some more information on that unless someone has some information right now. Chief Operating Officer Tony Thomas approached the podium and said, I do know that a portion of that funding goes to a land purchase that was a part of the Industrial Park expansion. We are in the final year of that payment for the land expansion that occurred. I think we had a ten year obligation. Chairman Hafner said, and that's the \$227,500 part. Mr. Thomas said, if it's not all the \$227,500, then it's the bulk of the*

\$227,500. If it's not all, I will ensure that we have that for you. Chairman Hafner said, yes, if you could provide that to us. I couldn't remember exactly what it was, but that came up as I was getting ready for this meeting and I should have asked beforehand. So, we can expect, next year, for our obligation to go down. Mr. Thomas said, we should see a significant decrease in our obligation related to that capital aspect of it due to the expiration of our commitment to purchase land ten years ago.

Councilmember David McClain said, I know we had a discussion with the Chamber about them giving us quarterly updates. I was wondering when we were going to start those again? Mr. Thomas said, yes, in discussions with Mark Young, who kind of facilitates the delivery of the reports on behalf of the commission, there is just a slight overlap. We made some adjustments in this contract because the time frame that was provided just did not provide them with enough time to finalize their quarterly report. That language is in there and we are going to hold them to that. The annual report was provided as a part of this package. I expect the first quarterly report here in the next couple of weeks at the latest and I'll ensure that they flow out to you guys as well. Councilmember McClain asked, what is the Chamber of Commerce doing to help local businesses retain and attract skilled workers? I know skilled workers have been a big conversation within manufacturing. I know that you can't answer that. Mr. Thomas said, I dare not respond. I'll just remind you all that the Chamber is the conduit through which this funding goes to our Commission that's established by ordinance in the City of Jonesboro. So, they are facilitating this on our behalf. I will ensure that we invite the Chair of the Commission, as well as, Mr. Young, if we think that is appropriate to address any specific questions related to the activities outside of what they have provided in the annual report.

Councilmember L.J. Bryant said, I don't really have a question for Mr. Thomas. Mine are comments to common and general to economic development. They do important work. I just think why we are on the topic of economic development, there are things that need to be said. The University of Arkansas has a report from 2019 data. On page 24 of University of Arkansas' report, it has a graph with average earnings per job by county. What's kind of interesting about it to me is you look at a lot of counties that have had steep decline in population on page 24. So, on page 24, you will see the highest earning county is Calhoun County down in Southwest Arkansas which I can only assume is because of some of the military industrial jobs that are there, but it's a county of 5,000 people. If you look around us, Jackson County has a higher minimum wage than we do. So, my point, in short, is that job recruitment is super important. But, I think we also have to continue to think about quality of life and the other pieces that are involved in economic development. I just think this is a really good report that highlights that. Not only does it look at population, but it looks at the income and the job differences. I think the final point is, just as we look at some of the funds that we're getting from the federal government, we have a real historic opportunity there. I just hope these are all things I hope we will consider in the coming days. We have had conversations in the couple of years that I've been on council about we didn't adopt Vision 2030, so I just think if we consider some of these things in the near future.

Patti Lack, 4108 Forrest Hill Road, approached the podium and said, I appreciate some of the comments because I know every single year I have come up and asked about the \$394,000 that we send to the Chamber. I was looking at the report that was given on here and once again it's a lot of money. I think with the report that it shows it was just 58 inquiries, 4 inquiries lead to site visits and 1 was virtual. I guess what I'm looking at is our money being used in the most effective way. I know on the part of retention and the expansion, it says a lot of the companies are here already and we do meetings with them and all that and I understand that is a very important part to keep them happy. The one issue that I have and I don't know if this can be answered is that

on the agreement at the top it says that its effective from January 1, 2021 to December 31, 2021, but on item number four, it says the funding is going to be provided in one installment prior to June 30, 2021. We are in agreement, but have we paid the money or have we not paid the money? Chairman Hafner said, it hasn't been approved yet. Ms. Lack said, okay, so then I'm not understanding why there is an agreement. Is it just a continuation? Chairman Hafner said, it's just an annual contract that has the potential to be renewed every year. It runs on a calendar basis. It's like your insurance. Your insurance may run from January to December, but you may not pay it until the middle of the year. Ms. Lack asked, so has it always been paid in the middle of the year? Chairman Hafner answered, this is usually around the time of the year it seems like we discuss it. Ms. Lack said, okay. Another question that I have is on number two on the agreement. It says that the Chamber will provide a written report each quarter, no later than 60 days after the end of the previous quarter to the city indicating the progress of the activities. Do we have a report? If this is the report from 60 days ago, then that would have been a March report? Do we have a March report from them? Chairman Hafner said, no, that is what Councilmember McClain was asking. Technically, they have five more days to provide it and still be in the 60 days. We think it's very important that they report to us on a regular basis. Ms. Lack said, I agree and I think that is something we have to hold them too. We have an agreement. I think the citizens and all of you guys need to know how this money is being spent. I think, at the bottom of that sentence there, it states they will also provide an oral report to the City Council upon request. I think it is really important that Mr. Young comes here and he explains exactly how this money is being used. Chairman Hafner said, Mr. Young started doing that before the pandemic. I think he even did it maybe a couple of times last year. He joined us on the Zoom meetings. Ms. Lack said, I remember that and I think that's where maybe the quarterly reports are so important and also to that is how do the citizens know about that report instead of getting an annual report here. I don't know if someone can send me where we can get that at. Chairman Hafner said, probably ask the Chamber for it. It's a Chamber report. When Mr. Young does his report, there's usually a report attached to the agenda. If he hands one out, I think the City Clerk attaches it to the agenda. Ms. Lack said, I guess what I'm saying is that here is almost \$400,000 and that really is a lot of money and I think that all of your questions are justified and we need to hear, once again every single year we give that to them. Chairman Hafner said, that's why two years ago or so, we requested that he start providing those reports. We're in 100% agreement. Ms. Lack said, I'm glad that we are and I think it's just questioning about how we spend our money and making sure that it's being used effectively. Chairman Hafner said, no doubt, that's why we asked them to start reporting.

Councilmember John Street said, I would like to add and I can't speak for Mr. Young, but I'm sure when he addresses us he'll probably cover it, what extent that they had in the NicePak expansion which was fairly considerable and the jobs that were added. The influence or the work that they provided to Nestle who is in the process of another expansion. Unilever, we're not out there working with them every day, but I'm like Ms. Lack and Mr. McClain, I'd like to hear the March report as well. I'm sure he will update us on those, but there's a lot of things that happen behind the scenes that we don't see publicly until he does make those. I know for a fact that their work with industry and the NEA Technical Center, some of you made the tour of that. They provide equipment and work with students on their job skills to help them be able to step into positions when they graduate from high school. It was really impressive a couple of years ago when we did that to see how many students had jobs when they graduated and I mean making really good money right out of high school. I know that they are working with them as well, but I'm like you I'm interested in seeing what Mr. Young has to say. There are a lot things that I know in our involvement with the Chamber that they

have done over the years that are definitely productive. Mr. Thomas approached the podium and said, yeah, and they have indicated that they're willing to come before this body and address any issues or any kind of concerns or answer any questions that you have. As the contract states per your request. I will take the dialogue for today as a request for Mr. Young to be present at the next meeting and will ensure that goes to him. As I indicated also in my previous comments, I believe the previous contract stated that a report was due every 30 days. I can't say what transpired prior to January 17th upon my arrival, but as of March 31st, we made that request for a report. At that time, we dialoged the difficulties that they had, you know the data usually comes well after the quarter ends so we extended that to 60 days in an effort to give them additional time to provide timely reports to not only this body but to the administration as well. As you have indicated, there are some additional days that remain to receive that report and we're hopeful we will have that prior to that date. We will include that in as a part of the agenda as we move forward as a council communication so that it is accessible to not only this body but to the general public as well. Chairman Hafner said, I'll say this and I'm only speaking on my behalf, I'm not going to speak on the behalf of the whole committee, but if Mr. Young wants to wait and come to the second meeting of June when it's open and we're back to normal procedure and operations, then that may be easier then operating under reduced capacity and things like that. With all of us in attendance, it may be a better discussion. I'll say one more thing before we move on. Back to Councilmember L.J. Bryant for pointing out that report. I appreciate him doing that, but he also made the comment about we have to do our part too. The Chamber can get fillers and get people to come to town, but we have to make Jonesboro attractive to these potential businesses that are looking at us. That is why I still think quality of life, improved infrastructure are very important areas for us to continue to look at and invest when we can.

Mark Young, President & CEO of the Chamber called in and said, I've been just listening in and wanted to provide a quick comment. I appreciate your continued support. As you were just mentioning that economic development is definitely a team sport, it takes all of us working together to have the success that we've had in the past and the success that we all want in the future. We look forward to continuing to work with you and yes, I would be delighted to come to the second meeting that will be at the Council when there will not a limit and be happy to answer any question you may have. I look forward to sharing information with Councilmember David McClain in relation to the skilled worker question that he had and also visit with Councilmember L.J. Bryant in regards to average annual earnings and other issues you may want to discuss. Again, I look forward to that opportunity and anytime we can be of service and provide any additional information, we look forward to that.

**A motion was made by Councilperson John Street, seconded by Councilperson Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;LJ Bryant and Brian Emison

[COM-21:025](#)

Rural Profile of Arkansas 2021 by the University of Arkansas Division of Agriculture Research & Extension

**Attachments:** [UAEX Rural Profile of Arkansas 2021](#)

**Filed**

[RES-21:084](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE

LOW BID AND ENTER INTO A CONTRACT WITH RICHARD BAUGHN CONSTRUCTION, INC. FOR THE CRAIGHEAD TECHNOLOGY PARK INDUSTRIAL LEAD RAIL EXPANSION PROJECT - SECTION I SUBGRADE WORK (2021:21)

**Attachments:**     [05.25.2021 Richard Baughn - Contract Documents - Section I](#)  
                                 [05.25.2021 Richard Baughn - Bid Tabs](#)

**A motion was made by Councilperson John Street, seconded by Councilperson Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;LJ Bryant and Brian Emison

[RES-21:085](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH TRAC-WORK, INC. FOR THE CRAIGHEAD TECHNOLOGY PARK INDUSTRIAL LEAD RAIL EXPANSION PROJECT - SECTION II TRACK CONSTRUCTION (2021:21)

**Attachments:**     [05.25.2021 Trac-Work - Contract Documents - Section II](#)  
                                 [05.25.2021 Trac-Work - Bid Tabs](#)

**A motion was made by Councilperson John Street, seconded by Councilperson Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;LJ Bryant and Brian Emison

**5. Pending Items**

**6. Other Business**

*Chairman Joe Hafner said, "I assume that the Mayor and his staff are hard at work still learning the guidelines and reading through the money we should be getting for the Cares Act or Stimulus package. Still looking forward to hearing what the plans are for that."*

**7. Public Comments**

**8. Adjournment**

**A motion was made by Councilperson John Street, seconded by Councilperson LJ Bryant, that this meeting be Adjourned . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;LJ Bryant and Brian Emison