



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, December 20, 2016

5:30 PM

Municipal Center

PUBLIC SERVICES COMMITTEE MEETING AT 4:00 P.M.

[play video](#)

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

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PUBLIC HEARING AT 5:15 P.M.

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Phillip Cook, 5216 Richardson Drive, came to the podium to speak. He wanted to know what the plans are for doing away with the developed street that they are trying to get an abandonment on. Mayor Perrin stated he did not know what the utilization plans are. Travis Fischer with Tralan Engineering came to the podium to speak. He said the street will stay in use. They are doing the abandonment so that they can fence it off for security purposes. Councilman Gene Vance asked where this was located. Mr. Fischer stated that it is on Azalea Road off Aggie Road at the Old Williamsburg Apartments. He stated he thought about 10 years ago that part of this property was already abandoned and they are just extending the abandonment of it. Councilman Vance asked if the street was developed. Mr. Fischer said that it is. Mr. Cook asked if they were going to try to build something on it or use it for something. He wanted to know why the city should give away property that would have cost the city money to buy if they are going to build something for their benefit. Mayor Perrin said that it was the end of the road that leads into Williamsburg Apartments. Mr. Fischer stated there would be no new construction proposed.

PUBLIC HEARING AT 5:20 P.M.

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Phillip Cook, 5216 Richardson Drive, came to the podium to speak. He said there is a flooding issue in Jonesboro. He asked why the city would abandon drainage easement. Chief City Engineer Craig Light came to the podium to speak. He stated the drainage easement is on a piece of property that is not used by the city. He said we have no reason to keep the easement on the property and we have no intention of developing on the easement. It is just a line on a plat right now and we have no objection to the abandonment. Travis Fischer with Tralan Engineering came to the podium and stated that the Race Street Athletic Club had purchased the old Nazarene Church property and in the process of doing site improvements of building a new building and expanding the Trim Gym, the drainage easement was platted to handle offsite water during the time of development. Since then, they have added another acre or so to the North of that and they have platted a new drainage

easement on the North side of the property to handle where the existing easement is today. The water is taken care of and all of the Stormwater Management rules are in place. They have moved the easement and the plat has been recorded and now they are trying to abandon the old easement.

1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

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2. PLEDGE OF ALLEGIANCE AND INVOCATION

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3. ROLL CALL BY CITY CLERK DONNA JACKSON

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Mayor Harold Perrin was in attendance.

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 - Bobby Long

4. SPECIAL PRESENTATIONS

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COM-16:111

SPECIAL PRESENTATION BY MAYOR PERRIN TO THE OUTGOING COUNCIL MEMBERS, TODD BURTON AND RENNELL WOODS

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Sponsors: Mayor's Office

Mayor Harold Perrin thanked outgoing Councilman Rennell Woods for his service. He gave Councilman Woods a Proclamation and a certificate of appreciation.

Mayor Harold Perrin thanked outgoing Councilman Todd Burton for his service. He gave Councilman Burton a Proclamation and a certificate of appreciation.

Read

5. CONSENT AGENDA

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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 - Bobby Long

MIN-16:146

Minutes for the City Council Meeting on December 6, 2016

[play video](#)

Attachments: [Minutes](#)

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this Minutes be Passed . The motion PASSED BY VOICE VOTE

MIN-16:149

Minutes for the Special Called City Council Meeting on December 12, 2016

[play video](#)

Attachments: [Minutes](#)

A motion was made that this Minutes be Passed . The motion PASSED BY VOICE VOTE

RES-16:146

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO CONTINUE A JOINT FUNDING AGREEMENT WITH THE U.S. GEOLOGICAL SURVEY, UNITED STATES DEPARTMENT OF THE INTERIOR FOR THE OPERATION AND MAINTENANCE OF TWO STREAMGAGES IN JONESBORO

[play video](#)

Sponsors: Engineering

Attachments: [2017 Agreement](#)

A motion was made that this Resolution be Passed . The motion PASSED BY VOICE VOTE

Enactment No: R-EN-131-2016

RES-16:157

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS ACCEPTING A DONATION OF LAND AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH FARMER ENTERPRISES, INC.

[play video](#)

Sponsors: Mayor's Office

Attachments: [2016 - QCD for Parker Road right of way.docx](#)
[2016 Agreement -City and FEI for the Parker Road extension right-of-way.do](#)
[Appraisal](#)

A motion was made that this Resolution be Passed . The motion PASSED BY VOICE VOTE

Enactment No: R-EN-132-2016

6. NEW BUSINESS

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RES-16:132

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 1207 French Street, owner Duwayne Veteto.

[play video](#)

Sponsors: Code Enforcement

- Attachments:**
- [Title Report](#)
 - [inspection report](#)
 - [County Data](#)
 - [Pic 1](#)
 - [Pic 2](#)
 - [Pic 3](#)
 - [Pic 4](#)
 - [Pic 5](#)

Code Enforcement Officer Michael Tyner came to the podium to speak. He said Loretta Daugherty purchased the property on December 12, 2016 and she is currently renovating the property. He asked if the Council would consider tabling it. Councilman Chris Moore asked if they need to postpone it temporarily for 45 days to make sure she makes progress. Mr. Tyner said that time should suffice. They are replacing the flooring and some of the joist, nothing majorly structural. Councilman Moore asked if she had already come in to buy a permit. Mr. Tyner said she has already spoken with Chief Building Inspector Tim Renshaw. Councilman Moore motioned, seconded by Councilman Vance that they postpone temporarily for 45 days. He said at the end of 45 days and if he comes back and tells us it is looking good, we will do away with the condemnation.

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Postponed Temporarily . 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 - Bobby Long

RES-16:133

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 2208 Barnhill, owner Kathrine Elrod.

[play video](#)

Sponsors: Code Enforcement

Attachments: [County Data](#)
[inspection report](#)
[Title Report](#)
[Pic 1](#)
[Pic 2](#)
[Pic 3](#)
[Pic 4](#)
[Pic 5](#)

Code Enforcement Officer Michael Tyner stated that Mr. James Wood purchased the property on December 6, 2016. He has already repaired the roof and he is currently doing the drywall work on the inside. He almost has the renovation complete. Councilman Moore asked if they would like the same 45 day temporary postponement. Mr. Tyner said yes. Councilman Moore motioned, seconded by Councilman Gibson that they postpone temporarily for 45 days.

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Postponed Temporarily . 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 - Bobby Long

RES-16:134

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 1506 Pratt Circle, owner Charles Bowman.

[play video](#)

Sponsors: Code Enforcement

Attachments: [County Data](#)
[Inspection Report](#)
[Title Report](#)
[Pic 1](#)
[Pic 2](#)
[Pic 3](#)
[Pic 4](#)

Code Enforcement Officer Michael Tyner asked that they continue on with the condemnation on this property. He has done an attorney-ad-litem with Mr. Chris Jester to try and locate an heir. He said he hasn't heard any word back from Mr. Jester, but that it has been successful. Mr. Tyner stated that the property has been posted and he has ran an ad in the paper for four consecutive weeks as per the ordinance.

A motion was made by Councilman Chris Gibson, seconded by Councilman Chris Moore, 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 - Bobby Long

Enactment No: R-EN-133-2016

[RES-16:144](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 315 State Street, Owner Fred L. Lyles MDPA.

[play video](#)

Attachments: [county data](#)
 [Inspection report](#)
 [Limited Title Search Lyles](#)
 [pic-1](#)
 [pic-2](#)
 [pic-3](#)

Code Enforcement Officer Michael Tyner requested that this condemnation be postponed for 45 days. He has spoken with Kevin Lyles who is now the owner. He had the property quit claim deeded to him after a fire that was there. He just finished settling with the insurance company and would like to get his contractor in there to see what kind of a job he is looking at. Councilman Moore asked if he had purchased a building permit. Mr. Tyner said he has not as of yet. Councilman Vance said that you might want to give him a little more time. Mr. Tyner said he would like to give him more time because he is intent on renovating. Councilman Vance asked if 90 days would work. Mr. Tyner said that should suffice and that will get him to where he can get a permit and a timeline down for him. Mayor Perrin asked if he had settled with the insurance company or was just in the process. Mr. Tyner said he has just recently settled with the insurance company. He said there was a fire in the middle unit and it is a three plex. Councilman Moore stated the Mr. Lyles needs to be aware that the 90 days is to get a permit and start progress on the property. If he has made no progress in 90 days other than buying a permit, then the condemnation will probably move forward. Councilman Moore stated they all need to know they have to provide progress within the time allotted or the condemnation process will move forward. Mr. Tyner stated that he agreed.

A motion was made by Councilman Gene Vance, seconded by Councilman Chris Moore, that this matter be Postponed Temporarily . 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 - Bobby Long

ORDINANCES ON FIRST READING

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[ORD-16:083](#)

AN ORDINANCE VACATING A DEVELOPED STREET RIGHT- OF- WAY AS REQUESTED BY HJE,LLC/HJE III

[play video](#)

Attachments: [Engineering & Planning Department Letter](#)
[Petition](#)
[Updated Plat](#)
[Utility Letters](#)

Councilman John Street offered by title only.

Councilman Street asked if there was any extreme urgency on this ordinance. Travis Fischer from Tralan Engineering stated that there was no emergency. Councilman Street said we could go at two. Councilman Moore stated that if we don't read it tonight, we will read it three separate times. If you only want to read it on two occasions, you have to read it tonight.

A motion was made by Councilman John Street, seconded by Councilman Chris Gibson, that this matter be Waived 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 - Bobby Long

ORD-16:084

AN ORDINANCE VACATING A DRAINAGE EASEMENT AS REQUESTED BY RACE STREET ATHLETIC CLUB

[play video](#)

Attachments: [Engineering & Planning Department Letter](#)
[Petition](#)
[Plat](#)
[Utility Letters](#)

Councilman John Street offered by title only.

Councilman Street asked if there was anything urgent about this ordinance. Chief City Engineer Craig Light stated there was nothing urgent.

A motion was made by Councilman John Street, seconded by Councilman Chris Gibson, that this matter be Waived 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 - Bobby Long

ORD-16:085

AN ORDINANCE FOR THE ADOPTION OF A BUDGET FOR THE CITY OF JONESBORO, ARKANSAS, FOR THE TWELVE (12) MONTHS BEGINNING JANUARY 1, 2017, AND ENDING DECEMBER 31, 2017, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE THEREIN PROVIDED FOR, ADOPTION OF THE EMERGENCY CLAUSE FOR THE EFFICIENT OPERATION OF CITY GOVERNMENT, AND FOR THE FINANCIAL CONTINUITY OF 2017, AND FOR OTHER PURPOSES.

[play video](#)

Sponsors: Mayor's Office

Attachments: [2017 Budget](#)

Councilman John Street offered by title only.

Councilman Moore stated that due to the Mayor holding a public meeting and all of the council was in attendance, he motioned and Councilman Street seconded to waive the second and third readings. All present voted aye.

Councilman Street motioned, seconded by Councilman Gibson to adopt. All present voted aye.

Mayor Perrin offered his thanks on behalf of the Finance Department and all of the Department Heads for getting the budget passed.

Councilman Mitch Johnson motioned, seconded by Councilman Rennell Woods to adopt the emergency clause. All present voted aye.

A motion was made by Councilman John Street, 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 - Bobby Long

Enactment No: O-EN-068-2016

7. UNFINISHED BUSINESS

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ITEMS THAT HAVE BEEN HELD IN COUNCIL

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ORD-16:042

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RM-12 LUO FOR PROPERTY LOCATED AT 3423 HUDSON AS REQUESTED BY ROBIN CALDWELL

[play video](#)

Attachments: [Plat](#)
[Planning Dept. Report](#)
[Letter from City Water & Light](#)
[Aerial View](#)
[Application](#)
[HUDSON DR - SEWER](#)
[Rezoning Questions](#)
[Supporting Information](#)
[Opposition Letter](#)

Councilman Charles Frierson motioned, seconded by Councilman Gene Vance to untable ORD-16:042 and put it back on the agenda for discussion. All present voted aye.

Documentation was handed out to the Council, but was not provided to the City Clerk.

Zach Baker, counsel for the proponent Mr. Stevenson and Ms. Caldwell, was hired to represent them in this matter. He stated in contemplation of this meeting and because he did not represent them at the time, he has gone back and reviewed the MAPC video and the video from the July 5, 2016 city council meeting regarding this matter. There were a few things that concerned him and that he wanted to address. The first part of the packet handed out is the plat. He said there wasn't a lot of discussion on the procedural history. The property is a little less than nine acres. The ingress and egress is on Hudson Drive to the North. It is located in the general Hilltop area.

Mr. Baker stated the next page is a fold out page. We have taken the city zoning map, color coded it for everyone's convenience to make it a little easier to look at. I will draw your attention to the U shape of the commercial and industrial properties that surround the subject property. The subject property is the R-1. There is a yellow area that is C-3 LUO. The subject property is northwest of that. Councilman Dover asked if Northwest is adjacent to the R-1. Mr. Baker said the R-1 is Northwest or North and the East and is bounded by commercial and industrial to the West and South and Southeast.

Mr. Baker stated at the Planning Commission Meeting that happened on June 28, 2016, they made some findings and ultimately approved the application. The next page in the packet of information is the staff report from the Planning Commission where their findings were the proposed use fit within the comprehensive plan and that the location proposed is within a high intensity growth sector. And, among other things that are proper for this area is multi-family. On page 4 of that report, specifically Part E, of the analysis regarding the extent to which the approval of the proposed rezoning would detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, etc. They found that the site and use would not be a detriment to the area if controls are implemented, etc. Also note on page 5 of that staff report, that none of the departments or agencies including Engineering, Street, Sanitation, etc. had any objection to the rezoning.

Mr. Baker stated at the MAPC meeting, there was substantial discussion of two primary issues and he thinks those were the two primary issues discussed concerning surrounding land owners. The first issue was drainage. The MAPC approved the application among other things because they thought that it would actually improve the drainage. Whenever someone has to come back in and get approval for a site plan because of the city's requirements, they are going to have to improve drainage such that it is likely that all surrounding land owners are going to benefit. Many of the surrounding landowners were complaining of existing drainage problems there. The subsequent developer of this property is going to help eliminate all of those problems and that is one of the reasons why the MAPC approved it. The MAPC is going to have control over whether or not they approve a site plan. One of the criteria that they required is that they approve our application with a stipulation that it meets the stormwater drainage design manual and floodplain regulations. Section 1.3 of the stormwater drainage design manual, prohibits any increase in flooding to any surrounding properties. Drainage is something that has had much discussion with fears alleviated and is part of the proposed ordinance. He doesn't

think it is going to be an issue and it may substantially benefit surrounding landowners in that they are going to have an increased capacity for sewer, drainage, etc.

Mr. Baker stated that the other primary issue that seems to be in contention is traffic and that was another aspect that the MAPC discussed at length, but ultimately decided to approve the application with stipulations that the final site plan satisfy all of the requirements of the city engineer which would require traffic not to be negatively burdened. The other issue is that as it is presently zoned, there can be approximately 47 single family residences on the property. The proposed zoning would limit it to 96. The multifamily properties have a less traffic count per unit than a single family. On balance, they are approximately the same. That was discussed at length at the MAPC meeting. He wanted to draw everyone's attention to those two particular issues because he didn't think any of the MAPC's prior deliberations, the staff report, or their findings were discussed at the city council meeting. He wanted to make everyone aware of that.

Councilman Dover asked what studies they looked at. Mr. Baker said none. Councilman Dover asked what they were basing their opinion on and if it was a speculative opinion. He said, "When you say they didn't see any more traffic, was there a study done or were they just speculating?" Mr. Baker stated they don't have to speculate in the sense that whoever is going to come in with the site plan is necessarily going to have to comply with laws that prohibit for example negatively burdening any surrounding landowners in so far as drainage. It is literally the law and they have to comply with that. They cannot get a site plan approved unless they follow the regulations.

Councilman Dover stated he was speaking about traffic and asked about the prior statement made that it would not burden traffic. Mr. Baker said the city engineer, Mr. Light, specifically discussed that existing roadways might need to be increased from 20 ft. to 24 ft. possibly. Councilman Dover asked who would be paying for that. Mr. Baker stated whoever is going to develop the property. In all that is presented here, the only aspect that is presented before the city council at this moment is a pure rezoning. There is no site plan associated with our proposed ordinance. Whoever it is that comes back with a site plan is going to be the one that has to conduct all of the studies and ensure that they pass muster with the MAPC, but in particular, all of the stipulations that the MAPC has already placed upon our proposed ordinance. Those are all listed on page 7 of that staff report or alternatively at the end of the packet. In other words, the proposed site plan is going to have to pass all of the requirements of the city engineer. Mr. Baker stated he doesn't think city engineer Craig Light is going to let it go through in the event that it is going to be a terrible burden upon surrounding landowners. The other issue is that generally speaking, we know without much conjecture that a multifamily unit is going to incur less traffic per unit than a single family residence. If we only measure the difference between the existing zoning and the proposed zoning, that difference is not going to be very much. We can have more multifamily units, but because each one of those units has less traffic, on balance, they are going to be close. Mr. Baker stated that the figure is in the ballpark of 0.6 or something like that.

Councilman Gibson stated that regardless of how close that number is the ingress and egress onto Highway 351 is an issue. The traffic is horrible and it is so congested in that area regardless of what time of day. If we propose to move forward with this, there has to be some sort of deceleration lane coming North on Hwy. 351 or you are going to overwhelm the Police Department with accidents in that area.

Councilman Dover said hypothetically, there could be four college students living in

one of the apartment units. Mr. Baker stated that he had no idea. The applicant is not going to be the same party. Councilman Dover said that you can't make the statement that there will be less traffic because you do not know. Mr. Baker stated that based on a worst case scenario, presuming that all 96 units are filled; the traffic is approximately the same because each unit of multifamily has less traffic than a single family residence.

Councilman Frierson stated that he hopes that we are not getting back into speculation as to who will occupy this thing. We have been told not to speculate by the court. Councilman Dover said he understood that. He said he has been asking for studies and he has not heard of one yet.

Councilman Street asked if 96 units would be developed. Mr. Baker stated that they are not sure that a developer would even utilize all 96 units. He said that is also speculative. The property has been sitting since 2005 and part of the impetus for this is to actually cause its development.

Councilman Dover asked if the property was R-1 when it was purchased. Mr. Baker stated it was and there is currently a single family residence on the property. Councilman Dover stated that basically it is a monetary issue again. They want to develop it because it makes more money. Mr. Baker stated he was not sure about that, but that it should, at the very least, be able to be presented to a more liquid market. There are more prospective buyers that would purchase property that is zoned for multifamily. As far as value, that is highly speculative due to the fact that there is no site plan.

Councilman Vance asked about infrastructure and who would pay for the street improvements to go from 20 ft. to 24 ft. from this property to Hwy. 351 and from this property to Johnson Avenue. Mr. Baker said all we can do is affect our property, but he wants to reiterate that the only thing they can contemplate is the change in traffic, not the total traffic so the issue is going to be as it exists if it is developed as it is presently zoned to the fullest extent it can, then that is going to have a similar effect on traffic. Councilman Vance stated that Mr. Baker is placing an argument before the council that we may in the future be looking for impact fees because you are going right in the middle of a two lane underdeveloped road and putting a lot of additional traffic. Whether it is R-1 or RM-12, you are putting a lot of additional traffic on a substandard road. Mr. Baker stated those aspects should be able to be addressed by the MAPC when someone comes forward with a site plan.

Councilman Johnson stated he didn't know how those issues can be addressed when it says they have no other access point to the property other than Hudson Drive. His concern is that there is only one way in and one way out of this development.

Mr. Baker asked if the property is supposed to sit undeveloped indefinitely. He said they are trying to put the land towards its best use and ultimately that improves city taxes among other things. Councilman Dover asked Mr. Baker to show him the study that shows that is the best use of the property. Mr. Baker stated he thought that would be better than being vacant which is what it is now. Councilman Dover said you could put R-1 homes there. Councilman Moore said there is already one there now. Mr. Baker said that if we put R-1 homes on there, we have the same complaints and issues about traffic and to him that is a mute point. The traffic issues are the same whether or not this property is rezoned. Councilman Street said that he disagrees because of the difference in absorption rates. If you develop single family homes, you are not going to build them out and sell them as fast as if you develop this as RM-12. It can be built out very fast with RM-12 so you get that traffic now. If

you develop as R-1, you will get the same traffic or more, but it will be over a long period of time. It will not develop out like it will as RM-12.

Councilman Moore said that Mr. Baker made the statement that the development will improve the benefits of stormwater, retention and detention, and sewer. Mr. Baker said that was Mr. Jim Scurlock's comments. Councilman Moore asked why Mr. Baker thought it would be a benefit because when you develop over five acres in residential, you have to submit a stormwater plan for that. He asked Mr. Baker why it would be any better. Mr. Baker said because the developer is going to have to pay for and build all of the necessary infrastructure. Councilman Moore stated that the developer would have to do it for single family homes if it is over five acres. He said the stormwater issue is a mute point because whether it is single family homes or multifamily, the developer is going to have to pay for it either way and have a study done. He asked Mr. Baker about the statement he made about the benefit of sewer and asked if there was sanitary sewer to this property. Mr. Baker said that was something that was also discussed. Councilman Moore asked again if there was sanitary sewer to this property. Mr. Baker said there is to this property, but he wasn't sure to the surrounding R-1 property. He said that was something that everyone was very much complaining about at the last city council meeting where the city annexed properties in allegedly. There is a gentleman that spoke at the MAPC about this. Councilman Moore stated it doesn't matter about the surrounding property. Mr. Baker said the man was under the assumption that whenever they were annexed in that they would get sewer. Councilman Moore stated that Mr. Baker was talking about something that was not before the council. Mr. Baker said he thinks they are going to get their sewer or have a much better likelihood of getting their sewer if we can develop this property. Councilman Moore stated again that the issue of sewer for the adjoining property owners is not before the council. He asked Mr. Baker if there was sanitary sewer to the property in question. Mr. Baker said yes.

Mayor Perrin asked if there were any other questions or comments.

Councilman Dover asked if there had been any questions or comments from the neighborhoods around the area. Councilman Moore asked if this was considered the first reading. Mayor Perrin stated that this would be the second reading.

Councilman Moore motioned, seconded by Councilman Dover to hold this to two readings until the first of the year to give appropriate time to the neighbors who may want to come back and talk about this at the final reading.

Mayor Perrin stated that we will hold it and it will be on the first council meeting agenda in January.

Councilman Moore asked if the council would submit to the City Attorney a plat from CWL showing sanitary sewer to that location because it is an important aspect of the council's decisions.

A motion was made by Councilman Chris Moore, seconded by Councilman Darrel Dover, that this matter be Held at 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 - Bobby Long

8. MAYOR'S REPORTS

[play video](#)

Mayor Perrin mentioned the Airport Commission financial statement and it appears that they are doing well.

Mayor Perrin thanked the Finance Department and all of the Department Heads for their work on the budget. He said that it is obviously tight and we understand that. He said he appreciates the council for getting it passed this evening.

Mayor Perrin stated that he was in Little Rock last week and met with the AEDC and the Department of Parks & Tourism. He said they have agreed to come to Jonesboro in the first part of February for a joint meeting to see all of the things that we are doing in Jonesboro based on the article. Councilman Woods mentioned earlier about how Jonesboro was picked the as #1 city in the state of Arkansas. Mayor Perrin said that staff will be pulling everything together on AEDC on what they have helped us do as well as the Parks & Recreation and we will give them a tour. He said he will let everyone know so they can be here and tour with them as well.

Mayor Perrin stated that the AEDC and the Parks is wanting to do their joint commission meeting in March in Jonesboro. Each one of them has 17 commissioners and about 50 staff. This will give them a chance to visit Jonesboro and see what is going on because we will be asking them for funds on several projects.

Mayor Perrin stated that when he was at the AEDC meeting, he spoke very briefly about the old Citizens Bank Building. They came up with some good ideas for that. Mayor Perrin said he would have to get with legal counsel to see who has actual legal title to it. AEDC could put that on their website so anyone in the U.S. would have notice to see if they have need for a building of that size particularly if it is technology or commercial office space. They would assist us in helping us sell that through their sales force. The building has been deeded back to the state in lieu of taxes, but there are also some liens on it by a local bank. After the 1st of the year, I have asked the bank and legal counsel to sit down with me and try to get that worked out. It is one of our goals in 2017 to get something done on the old Citizens Bank building downtown.

Mayor Perrin stated that the City of Jonesboro received notice from HUD that gave us a \$94,000 grant to combat homelessness in Northeast Arkansas. There will be subsidies for rent and utilities that will help at least 150 homeless people in three counties. It was a regional grant which included Craighead, Poinsett and Greene counties.

Mayor Perrin stated he wishes Councilman Burton and Councilman Woods the very best. He also wishes everyone a safe and happy holiday.

Mayor Perrin said there will be a lot of things planned for 2017. He will be giving a State of the City address in February. He said it has been a great 2016 and expects nothing less of 2017. He does expect the city to be frugal and watch the budget.

COM-16:107

Airport Commission financial statement for November 30, 2016

[play video](#)

Sponsors: Municipal Airport Commission

Attachments: [Financial Statement](#)

Filed

9. CITY COUNCIL REPORTS

[play video](#)

Councilman Street asked if the HUD grant was a one-time grant. Mayor Perrin stated that it is a one-time grant. They are going to look at and evaluate what is done with the \$94,000. He said he anticipates that they will go back and ask for more funding which could go as high as \$3 million. Mayor Perrin said it should hit the news tonight and the Arkansas Municipal League tomorrow.

Councilman Street stated he would like to express his appreciation for the service of Councilman Burton and Councilman Woods. He said he wishes them all the best and it has been a pleasure working with them. Councilman Street stated that he hopes to tap their expertise and knowledge in areas of some of the community projects that are coming up. He said he wishes a Merry Christmas to everyone.

Councilman Johnson would like to echo Councilman Street's appreciation and thanks for the service of Councilman Woods and Councilman Burton. He said he wishes a Merry Christmas to all of our citizens and our city employees who work tirelessly for our city. He is happy that they could finally compensate the city employees with a fair wage for a job well done.

Councilman Dover stated he has asked Chief Financial Officer Suzanne Allen to work with the Johansen Group to prepare an elected officials study which will be presented to the Finance Committee next Tuesday to make sure we are in line in those areas too as we have done with every other employee. He also wanted to thank Councilman Woods and Councilman Burton for their service. Councilman Dover stated he would like to wish a Merry Christmas to everyone.

Councilman Woods stated he would like to wish everyone a Merry Christmas. He said it has been an extraordinary opportunity to serve with Leadership. He said it has been a tremendous honor and pleasure to serve the citizens of Jonesboro.

Councilman Burton wanted to say thanks to the great citizens of Jonesboro for the opportunity and privilege he has had to serve them. He said everyone he has come into contact with has been a great pleasure to work with.

Councilman Gibson said thank you and Merry Christmas.

Councilwoman Williams said thank you and she appreciated it.

Councilman Moore thanked Councilman Burton and Councilman Woods.

Councilman Coleman said Merry Christmas.

Councilman Vance wanted to repeat his appreciation for Councilman Burton and Councilman Woods. He also wanted to say Merry Christmas to everyone.

Councilman Frierson said thank you.

RES-16:163

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT TO ESTABLISH JAIL FEES BETWEEN THE CITY OF JONESBORO AND CRAIGHEAD COUNTY

Sponsors: Mayor's Office

Attachments: [Jail Contract--CC-Jonesboro--2017 2018 2019.pdf](#)

Councilman Dover motioned and Councilman Johnson seconded to suspend the rules and walk on RES-16:163 from the Finance Committee. Councilman Dover stated that this is a resolution that deals with the county jail bill. All present voted aye.

Councilman Street stated that the Mayor negotiated the fee down from 3% to 1%. Mayor Perrin stated it was 3% every year for a total of 9%. We negotiated that down to 1% per year for a total of 3% for the whole three years. Mayor Perrin stated he wanted to thank the county for agreeing to do that. This just goes to show you that the city and county governments can work together.

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 - Bobby Long

Enactment No: R-EN-134-2016

RES-16:164

A RESOLUTION TO MAKE APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS AS RECOMMENDED BY MAYOR PERRIN

Sponsors: Mayor's Office

Councilman Burton motioned and Councilman Dover seconded to suspend the rules and walk on RES-16:164 from the Nominating and Rules Committee. Councilman Dover said there are time constraints on getting the appointments to boards and commissions so they can get to work. All present 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 - Bobby Long

Enactment No: R-EN-135-2016

10. PUBLIC COMMENTS

[play video](#)

There were no public comments made.

11. ADJOURNMENT

[play video](#)

A motion was made by Councilman Chris Moore, seconded by Councilman

Mitch Johnson, 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 - Bobby Long

_____ **Date:** _____

Harold Perrin, Mayor

Attest:

_____ **Date:** _____

Donna Jackson, City Clerk