



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Thursday, January 3, 2013

6:30 PM

Huntington Building

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### PUBLIC WORKS COMMITTEE MEETING AT 5:30 P.M.

### SPECIAL CALLED FINANCE MEETING AT 6:00 P.M.

#### 1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

#### 3. ROLL CALL BY CITY CLERK DONNA JACKSON

**Present** 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

#### 4. SPECIAL PRESENTATIONS

#### 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. A motion was made that these files be approved by consent voice vote

**Aye:** 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

**MIN-12:101** Minutes for the special called City Council meeting on December 12, 2012

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

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

**RES-12:190** A RESOLUTION DESIGNATING MAXIMUM SPEED LIMITS ON CERTAIN STREETS AND ROADS WITHIN THE CITY LIMITS OF THE CITY OF JONESBORO, ARKANSAS

**Sponsors:** Police Department

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

## **6. NEW BUSINESS**

**RES-12:189** RESOLUTION PLACING STOP SIGNS AT CERTAIN LOCATIONS AND MAKING ADJUSTMENTS TO RIGHT-OF-WAY

**Sponsors:** Police Department

*Mayor Perrin asked for the resolution to go back to the committee because there was some question about the need for a three-way stop on Arrowhead. He explained they may be able to put up just one stop sign and let the traffic flow from the other two sides. He further explained he would like to postpone the resolution until the January 15th Council meeting so the committee will have time to review the resolution and make a decision.*

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, that this matter be Postponed Temporarily until the January 15th meeting. The motion PASSED by a unanimous vote**

**Aye:** 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

### **ORDINANCES ON FIRST READING**

**ORD-12:067** AN ORDINANCE TO AMEND CHAPTER 117 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE FOR CHANGES IN ZONING BOUNDARIES AND FOR OTHER PURPOSES FROM R-1 TO I-1 FOR PROPERTY LOCATED AT 5712 C.W. POST ROAD AS REQUESTED BY JUDY HASS

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

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

*Councilman Moore asked if there has been any opposition. City Planner Otis Spriggs answered no.*

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, to Waive Second Reading. The motion PASSED by a unanimous vote**

**Aye:** 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

## **7. UNFINISHED BUSINESS**

### **ORDINANCES ON THIRD READING**

**ORD-12:063** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO PD-RM PLANNED DEVELOPMENT RESIDENTIAL MULTI-FAMILY FOR PROPERTY LOCATED AT 4306 & 4310 AGGIE ROAD AS REQUESTED BY JAMES & INA GOSSETT

**Attachments:**     [Plat](#)  
                              [MAPC Report](#)  
                              [Appeal Letter](#)  
                              [Postponement letter](#)  
                              [Perry Smith letter](#)  
                              [Mark Hoeting handout](#)

*Engineer Terry Bare, representing the property owners, discussed the rezoning. The owners and potential developer of the property would like to build a planned development with low-density duplex housing. They do not intend on building an apartment complex. The development will have 24 structures with one-bedroom and two-bedroom units. He explained if single-family residences were built on the property, they could build 33 structures with at least three-bedrooms each. That would account for 99 people in that development. With the proposed development, they will have 64 people living there. He further discussed the development and the surrounding properties.*

*Mr. Bill Smith, 2037 Jamestown Drive, spoke on behalf of the buyer and seller of the property. Last winter, Ms. Gossett asked him if he could sell the property for them. They had the property up for sale last year for six months and had one person look at it. He has been in the real estate business for 31 years. It has been his experience that when a property is surrounded by a trailer park it is hard to find interest. He expressed concern that if the property is not rezoned, then it will stay an empty lot and will be expensive to keep mowed. He asked the Council to rezone the property.*

*Mayor Perrin noted Mr. Watson submitted a letter to postpone the third reading of the ordinance, but because he submitted the letter after the agenda was made the item was not able to be taken off the agenda. He also stated they contacted Mr. Watson to inform him the item would be on the agenda.*

*Mr. Mike Watson discussed the rezoning. He explained they plan to build two duplexes facing Aggie Road. However, there will be no parking off Aggie Road. There is a housing demand due to the development of the new NEA Baptist Hospital. He asked for the Council's approval on the rezoning.*

*Mr. Mark Hoeting, 4107 Cypress Springs Road, spoke in opposition to the rezoning. He provided the Council with a handout. He expressed concern over a precedence being set and noted two nearby properties were denied rezonings recently. He stated that to change courses at this point would be a disservice to the citizens in the area and a disservice to those applicants who were also denied. Mr. Hoeting pointed out that two apartment complexes are being built on the northeast side of town. He stated the applicants have not stated how the development will benefit the surrounding area and the City. He asked that the Council stand with the MAPC and their previous two denials and deny this rezoning. Councilman Fears questioned the colored areas on the map. Mr. Hoeting explained the property in pink is the proposed rezoning. The properties in yellow with the stars are previously denied rezonings. He stated that if the rezoning is passed tonight, then those properties will have to be looked at again.*

*Mr. Mickey Bridger, 4214 Cornerstone, spoke in opposition to the rezoning. He stated that if it was a Council member proposing the rezoning, he doubted their neighborhood would be okay with it.*

*Mr. Todd Burton, 4303 Cypress Springs Road, also spoke in opposition to the rezoning. He agreed with Mr. Hoeting's statement about a precedence being set. He stated the single-family zoning hinges with the Council's vote tonight. They already*

*live with high-density zoning every day, but that is not an excuse to put in more high-density zoning. The applicants have not yet determined there is a need for this zoning. He noted he was on the Land Use Committee and referred to the Land Use Plan. They used the plan as an instructional guide and developed a map. He stated the map shows the zoning for this area should be R-1. He asked the Council to uphold the MAPC's decision, who voted the rezoning down twice.*

*Mr. Perry Smith, 333 Sagewood, spoke in support of the rezoning. He stated he is the Gossett's son-in-law. He presented the Council with a written statement. He explained when the Land Use Plan was made, they probably did not know a hospital was going to be built nearby. He also noted this property is surrounded by multi-family dwellings.*

*Mr. Dallas Pierce, 4314 Aggie, also spoke in opposition of the rezoning. He noted he is a neighbor of the Gossetts'. He purchased his property to live in a comfortable, established neighborhood and this rezoning would go against that. He also noted the owner of 4318 Aggie asked him to speak for her against the rezoning.*

*Ms. Mary Hatley, a resident of Woodchase Cove, spoke in opposition to the rezoning. Her family has owned Blytheville rental property for over 50 years. She stated renters are not invested in the area that they rent from, at least not as much as people who own property there. She noted the MAPC rejected the rezoning request twice, so there must be a reason for that. She explained they would like to keep the area R-1.*

*Councilman Fears referred to the McGough rezoning request from 2011 that was in the same area. That proposed rezoning was for R-1 to PD-M. He questioned if the Gossetts' were against that rezoning request. Mr. Perry Smith answered yes, they were against that rezoning. He explained Ms. McGough visited the Gossetts' with a picture of a house and told the Gossetts' she was not building apartment, but the development was going to be for apartments. The difference is there are houses between the McGough's and this. He also noted this property is surrounded by multi-family and the McGough's request was not.*

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

**Aye:** 4 - Ann Williams; Charles Frierson; Gene Vance and Rennell Woods

**Nay:** 8 - Darrel Dover; Chris Moore; John Street; Mitch Johnson; Tim McCall; Chris Gibson; Mikel Fears and Charles Coleman

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

*Mayor Perrin reported on the following items:*

*Mr. Jack Turner will be calling the Council members to shoot new footage for Channel 24.*

*In 2010, the City sold 2,655 building permits for \$97.1 million. In 2011, the City sold 3,500 for \$295.8 million. In 2012, the City sold 2,800 for \$87.9 million.*

*In grants, the department expensed \$2.95 million in 2012 with the matching expense being \$193,000.*

*The 9-11 Call Center had a 4% increase from 2011 to 2012. The cell phone calls increased 9%, with calls to agencies being up 2%. Calls from the county increased 9%. They have met with the county concerning the calls.*

The Mercantile Center has 16 weeks left of renovation time before the May 1 deadline. They will be meeting with the architect every Friday starting next week. The demolition for the basement and first floor is almost done. They are also adding the HVAC this week. They will begin putting up the metal stud framing for the basement and first floors on Monday. They hope to have the Council Chambers, basement and first floor all done by May.

He complimented the Street Department for their work during the recent blizzard. He also thanked the Sanitation Department.

At the January 15th Council meeting, Traffic Engineer Mark Nichols will make a presentation to the Council concerning what work he has done so far. Prior to Christmas, Stadium was synced. The equipment that has been bought and will be bought in 2013 will help with the traffic flow.

He has asked City Planner Otis Spriggs to make a presentation to the Council at the February 5th Council meeting regarding the Master Land Use Plan and Master Street Plan. He will look at 2010, 2011 and 2012 as to what was adopted compared to what was on the map. He explained what they will find is that over 50% of the rezonings that occurred did not match the map. He would like to look at the Master Land Use Plan and appoint a new committee to review the Master Land Use Plan and Master Street Plan. Numerous developments have been made since the map was made.

## **9. CITY COUNCIL REPORTS**

Councilman Street agreed with Mayor Perrin that the Master Land Use Plan should be reviewed.

Mayor Perrin noted Councilman Woods made a Top 12 list in Arkansas Business.

Councilman Fears congratulated the Street Department for their work during the blizzard and Parks Director Wixson Huffstetler for his promotion to Parks Director.

Councilman Gibson thanked everyone for their thoughts and prayers during his daughter's time at Children's Hospital. She is home and doing fine.

Councilwoman Williams motioned, seconded by Councilman Gibson, to suspend the rules and place ORD-12:066, RES-12:226 and RES-12:234 on the agenda. All voted aye.

### **ORD-12:066**

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF COMPUTER SOFTWARE FOR CODE ENFORCEMENT.

**Sponsors:** Police Department

**Attachments:** [Jonesboro, AR ComcateProposal 2012 10 11](#)  
[Jonesboro, AR Sole Source Letter 2012 10 12](#)

Councilwoman Williams offered the ordinance for first reading by title only.

Councilman Street motioned, seconded by Councilman Johnson, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

**A motion was made by Councilman Mitch Johnson, seconded by Councilman**

**Chris Gibson, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

**RES-12:226** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR'S SALARY RECOMMENDATION FOR FILLING THE POSITION OF TRANSPORTATION DIRECTOR IN COMPLIANCE WITH THE SALARY SCHEDULE AND ADMINISTRATION POLICY

**Sponsors:** Finance

**A motion was made by Councilwoman Ann Williams, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

**RES-12:234** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO,TO ENTER INTO CONTRACT WITH BRENDA SHARP FOR ACCOUNT PAYABLE TRAINING FOR THE FINANCE DEPARTMENT

**Sponsors:** Finance

**Attachments:** [Brenda Sharp contract](#)

**A motion was made by Councilwoman Ann Williams, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

*Councilman Moore wished ASU good luck at the upcoming GoDaddy.com bowl game in Mobile, Alabama. Mayor Perin stated he will be exchanging keys to the city with the mayor of Mobile.*

## **10. PUBLIC COMMENTS**

## **11. ADJOURNMENT**

**A motion was made by Councilman Mitch Johnson, seconded by Councilman John Street, that this meeting be Adjourned . The motion PASSED by a unanimous vote**

**Aye:** 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

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Harold Perrin, Mayor                      Date: \_\_\_\_\_

**Attest:**

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Donna Jackson, City Clerk                      Date: \_\_\_\_\_