



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Meeting Minutes City Council

Wednesday, December 12, 2012

5:15 PM

Huntington Building

Special Called Meeting

1. CALL TO ORDER BY MAYOR PERRIN AT 5:15 P.M.

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

2. NEW BUSINESS

RES-12:206

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO BUY LOT 1 IN GRIFFIN SUBDIVISION LOCATED IN JONESBORO, ARKANSAS FOR VALLEY VIEW FIRE STATION

Sponsors: Fire Department

Attachments: [Sta. 5 land.pdf](#)
[Appraisal.pdf](#)
[MAPC memo](#)

Mayor Perrin explained the City will be paying \$67,000 for the property to build a fire station. The MAPC discussed the property last night at their regular meeting. No oppositions, problems or issues were brought up by the MAPC, so the administration will be moving forward with a conditional use request in order to use the property for governmental use.

A motion was made by Councilman John Street, 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

Enactment No: R-EN-191-2012

RES-12:222

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 RENOVATIONS OF THE MERCANTILE CENTER

Sponsors: Mayor's Office

Attachments: [Olympus Contract](#)
[Bid sheet for the Mercantile Center](#)

Councilman Fears asked for details regarding the conversation about this contract

during the Public Works Committee meeting. Mayor Perrin explained this project was bid out, but the lowest bid meeting specs did not actually meet specs because one of the subcontractors is over 30 miles away from Jonesboro. The next contract is Olympus Construction, which is who the contract is with. Olympus has liquidated damages with the Arkansas Highway Department for the West Memphis Welcome Center and the Blytheville Welcome Center. They discussed the penalty clause, which is \$200 per day or \$6,000 per month. The City Attorney indicated that penalty clause could not be changed since it was included in the bid specs.

Mayor Perrin further explained the contract is for three phases. Phase one is for the move from the current City Hall to the Mercantile Center, which ends May 1, 2013. The second phase is for the completion of the new Council Chambers, which will end August 1, 2013. The final phase will move the engineers out of the Huntington Building to the Mercantile Center 3rd floor, which will end November 1, 2013.

Councilman Fears questioned which projects currently have damages against them. Mayor Perrin answered the West Memphis Welcome Center is the only current damages Olympus is paying on. He added he thinks they have finished paying the damages for the problems with the Blytheville Welcome Center project. The damage to the West Memphis Welcome Center is due to a minority contractor who did not fulfill the concrete work so Olympus paid for and did themselves.

Councilman Fears then asked if the opinion of the committee was that Olympus would be okay with this project. Councilman Moore answered four of the five members were okay with the contract.

Councilman Frierson noted the Mayor stated during the meeting that the \$6,000 per month penalty seemed to be adequate to cover loss due to any possible lease problems or extensions.

A motion was made by Councilman Mitch Johnson, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED by the following vote:

Aye: 9 - Darrel Dover; Ann Williams; Charles Frierson; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Rennell Woods

Nay: 3 - Chris Moore; Mikel Fears and Charles Coleman

Enactment No: R-EN-192-2012

RES-12:225

A RESOLUTION TO MODIFY PREVIOUSLY APPROVED RESOLUTION RES-07:2386 INDUCING REDEVELOPMENT OF THE PROPERTY COMMONLY KNOWN AS THE "INDIAN MALL" AND DECLARING AN EMERGENCY UPON THE CALL OF A SPECIAL CITY COUNCIL MEETING FOR SECTION TWO ONLY

Sponsors: Mayor's Office, Planning and Engineering

Attachments: [RES 07 2386 Adopted July 2007](#)

Mayor Perrin questioned whether or not City Attorney Phillip Crego has had a chance to review and approve the resolution due to his being in court today. City Attorney Crego answered no, it has not been approved in Legistar because his office just received the resolution today and he has been in court.

Councilman Moore asked for City Attorney Crego's opinion on the resolution. City Attorney Crego explained the changes will just assign the rights of MBC Holdings to any successor they may have. The only concern he had was the resolution stating the owner shall not be required to mitigate stormwater issues due to any predecessor

of the property. He expressed concern over current stormwater issues that would exempt the new purchaser. City Engineer Craig Light explained there is an existing flooding issue around the Indian Mall area. He has spoke with the engineer for the redevelopment and asked that no new structures be flooded and that they not create a hazard for the employees and others in the area.

City Attorney Crego asked if there are any current issues caused by the current owners that the City should not exempt the future purchaser from. Mr. Light stated he is not aware of the current owners doing anything that causes any issues for anyone other than themselves.

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

Enactment No: R-EN-193-2012

3. 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

_____ **Date:** _____
Harold Perrin, Mayor

Attest:

_____ **Date:** _____
Donna Jackson, City Clerk