



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, May 3, 2016

5:30 PM

Municipal Center

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

Council Chambers, Municipal Center

SPECIAL CALLED PUBLIC SERVICES COMMITTEE MEETING AT 5:20 P.M.

Council Chambers, Municipal Center

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

4. SPECIAL PRESENTATIONS

COM-16:025 Motorcycle Awareness Month proclamation presented by Mayor Perrin

Sponsors: Mayor's Office

COM-16:029 Proclamation presented by Mayor Perrin to the Downtown Jonesboro Association

Sponsors: Mayor's Office

5. CONSENT AGENDA

All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.

MIN-16:043 Minutes for the City Council meeting on April 19, 2016

Attachments: [Minutes](#)

RES-16:046 RESOLUTION TO MAKE REAPPOINTMENTS TO BOARDS AND COMMISSIONS AS RECOMMENDED BY MAYOR PERRIN

Sponsors: Mayor's Office

Legislative History

4/19/16	Nominating and Rules Committee	Recommended to Council
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RES-16:048 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,

CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF BUSINESS TO PARTICIPATE IN THE TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706(d) OF THE CONSOLIDATED INCENTIVE ACT OF 2003).

Sponsors: Finance

Legislative History

4/26/16 Finance & Administration Recommended to Council
Council Committee

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-16:020 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF A CAR CAMERA SYSTEM SERVER FOR THE POLICE DEPARTMENT AND TO DECLARE AN EMERGENCY

Sponsors: Police Department

Attachments: [TCS Ware Quote](#)

EMERGENCY CLAUSE

Legislative History

4/19/16 Public Safety Council Recommended to Council
Committee

ORD-16:024 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO PURCHASE SOLE SOURCE FROM CONSOLIDATED TRAFFIC CONTROLS, INC.

Sponsors: Grants and Engineering

Attachments: [Invoice and Sole Source Justification](#)

[GIF- Opticoms Grant Agreement](#)

Legislative History

4/26/16 Finance & Administration Recommended to Council
Council Committee

ORD-16:025 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 5915 EAST JOHNSON AS REQUESTED BY SUKUP MANUFACTURING COMPANY

Attachments: [Plat](#)

[MAPC Report](#)

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

ORD-16:022 AN ORDINANCE ADOPTING BY REFERENCE THE MASTER WATERSHED PLAN PREPARED BY THE U.S. ARMY CORPS OF ENGINEERS FOR THE BIG CREEK DRAINAGE BASIN

Sponsors: Engineering

Attachments: [Executive Summary](#)

Legislative History

4/5/16	Public Works Council Committee	Recommended to Council
4/19/16	City Council	Waived Second Reading

ORD-16:023 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED ON HWY. 1 AND LAWSON ROAD AS REQUESTED BY WES THORNTON

Attachments: [Plat of Survey](#)
[MAPC Report](#)

Legislative History

4/19/16	City Council	Waived Second Reading
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8. MAYOR'S REPORTS

COM-16:027 Airport Commission financial statement for March 31, 2016

Sponsors: Municipal Airport Commission

Attachments: [Financial statement](#)

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes.

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-16:025 **Version:** 1 **Name:** Motorcycle Awareness Month proclamation
Type: Other Communications **Status:** To Be Introduced
File created: 4/7/2016 **In control:** City Council
On agenda: 5/3/2016 **Final action:**
Title: Motorcycle Awareness Month proclamation presented by Mayor Perrin
Sponsors: Mayor's Office
Indexes: Mayor's Commendations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Motorcycle Awareness Month proclamation presented by Mayor Perrin



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-16:029 **Version:** 1 **Name:** Proclamation to the Downtown Jonesboro Association
Type: Other Communications **Status:** To Be Introduced
File created: 4/26/2016 **In control:** City Council
On agenda: **Final action:**
Title: Proclamation presented by Mayor Perrin to the Downtown Jonesboro Association
Sponsors: Mayor's Office
Indexes: Mayor's Commendations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Proclamation presented by Mayor Perrin to the Downtown Jonesboro Association



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-16:043 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 4/21/2016 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the City Council meeting on April 19, 2016
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the City Council meeting on April 19, 2016



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, April 19, 2016

5:30 PM

Municipal Center

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

NOMINATING & RULES COMMITTEE MEETING AT 5:15 P.M.

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 10 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods and Todd Burton

Absent 1 - Charles Coleman

4. SPECIAL PRESENTATIONS

Mayor Perrin presented a proclamation to Sean Sheppard, Jr. and his family proclaiming April 19, 2016, as Congenital Diaphragmatic Hernia (CDH) Awareness Day. He encouraged everyone to learn more about CDH and provide support to those who are affected by it.

[COM-16:023](#)

Presentation by Mayor Perrin to ASU Women's Basketball

Sponsors: Mayor's Office

This item was Filed.

[COM-16:021](#)

Presentation by the "Bake Sale Ladies" to Mayor Perrin for Miracle League

Sponsors: Mayor's Office

Jessica Henninger announced they raised \$3,100 with her online bake sale for the Miracle League. Softball Coordinator Sharron Turman thanked Ms. Henninger for her work and recognized her with an appreciation award for her support.

This item was Filed.

[COM-16:022](#)

Presentation by Michelle Cadle, Weiner Pig Roast, to Mayor Perrin for Miracle League

Sponsors: Mayor's Office

Michelle Cadle announced they raised \$13,000 raised from the 4th Annual Weiner Pig Roast for the Miracle League. Ms. Turman also presented Ms. Cadle with an appreciation award for her work on behalf of the Miracle League.

This item was Filed.

5. CONSENT AGENDA

Councilman Street motioned, seconded by Councilman Gibson, to pull RES-16:039 from the consent agenda. All voted aye.

Approval of the Consent Agenda

A motion was made by Councilman John Street, seconded by Councilman Chris Gibson, to Approve the Consent Agenda without RES-16:039. The motioned PASSED

Aye: 10 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods and Todd Burton

Absent: 1 - Charles Coleman

MIN-16:036

Minutes for the City Council meeting on April 5, 2016

Attachments: [Minutes](#)

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

RES-16:035

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH ALL SCAPES IRRIGATION & LAWN CARE, LLC FOR THE CDBG WORD STREET SIDEWALKS - PHASE I (BID NO. 2016:16)

Sponsors: Grants and Engineering

Attachments: [Contract Documents 2016 16](#)
[Bid Tab](#)

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

Enactment No: R-EN-036-2016

RES-16:037

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH CRABTREE & SON CONSTRUCTION, INC. FOR THE CARAWAY ROAD SIDEWALK PROJECT - PHASE II (BID NO. 2016:08)

Sponsors: Engineering and Grants

Attachments: [Contract Documents 2016 08](#)
[BidTab](#)

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

Enactment No: R-EN-037-2016

RES-16:040

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT CONSTRUCTION EASEMENT FROM JONESBORO SCHOOL DISTRICT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SIDEWALK ALONG BELT STREET

Sponsors: Engineering and Grants

Attachments: [Permanent Construction Easement](#)

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

Enactment No: R-EN-038-2016

RES-16:041

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ISSUE A PURCHASE ORDER TO ASSOCIATED ENGINEERING TO PERFORM PROFESSIONAL SURVEYING SERVICES

Sponsors: Engineering

Attachments: [Scope of Services](#)

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

Enactment No: R-EN-039-2016

RES-16:042

RESOLUTION APPROVING THE SUBMISSION OF THE AMENDED FY2015 CDBG ACTION PLAN WITH REVISED BUDGET TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Sponsors: Grants

Attachments: [2015 Amended Action Plan 3.8.16](#)
[2015 Action Plan 4.9.15](#)

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

Enactment No: R-EN-040-2016

RES-16:044

A RESOLUTION TO CONTRACT WITH ARKANSAS STATE UNIVERSITY FOR SPONSORSHIP OF 1 SOCCER FIELD AT JOE MACK CAMPBELL PARK

Sponsors: Parks & Recreation

Attachments: [Arkansas State 2016.pdf](#)

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

Enactment No: R-EN-041-2016

RES-16:045

RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT TO SUBMIT THE FY 2016 CDBG ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Sponsors: Grants

Attachments: [2016 Action Plan draft rev03222016](#)

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

Enactment No: R-EN-042-2016

6. NEW BUSINESS**RES-16:039**

A RESOLUTION APPROVING THE SUBMISSION OF AN APPLICATION FOR 2016 TIGER DISCRETIONARY GRANT ROUND EIGHT REQUESTING FUNDS FOR THE PATRICK STREET CONNECTOR AND OVERPASS PROJECT FOR THE CITY OF JONESBORO

Sponsors: Grants, MPO and Engineering

City Engineer Craig Light explained this will give them the opportunity to submit an application for the next round of Tiger Grants for the Patrick Street overpass project. Since this project is on a local street, there is no state money towards the project so it will have to be funded through grants and/or local funds.

Mr. Light explained with this project the Fisher Street crossing will be closed at the completion of the project after the overpass is open and, at some point in the future, Bridge Street will also be closed to vehicle traffic, limiting it to pedestrian traffic only. The estimated cost of the project is \$15.6 million. If approved, the city has seven years to complete the project. Councilman Street noted that would also give them the opportunity to open up Patrick Street to the north. Mr. Light agreed, adding it would also open it up to the south down to Nettleton Avenue and possibly down to Highland Drive in order to become a north/south arterial like they have been talking about for years. He further explained the project will be just west of Hedger Brothers, with Hedger giving the city access. He noted Patrick Street will be five lanes.

Councilman Moore asked why the state won't participate in the project if it involves improvements to the interchange at Patrick and Johnson, as Johnson is a state highway. Mr. Light stated there may be some monies available for the intersection work, but with Patrick Street being a local street it will be hard to receive funding from the state. It was also noted that the railroads would be contributing, at a minimum of 5% of the cost of the overpass. Since there are two railroads, then that would account for 10% of the project. This is due to federal law requiring the railroads to pay 5% of the cost of the bridge to span over the railroad tracks.

Councilman Moore asked why the crossing at Fisher Street is going to be closed. Mr. Light explained the city will have to have an agreement with the railroads to build the overpass, with a stipulation being the closing of Fisher Street. He noted Fisher Street is a dangerous crossing.

Mayor Perrin explained they are putting together the cost-benefit analysis for the application now. The application is due by the end of the month.

A motion was made by Councilman Chris Gibson, seconded by Councilman John Street, that this matter be Passed . The motion PASSED with the

following vote.

Aye: 10 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods and Todd Burton

Absent: 1 - Charles Coleman

Enactment No: R-EN-043-2016

ORDINANCES ON FIRST READING

ORD-16:022

AN ORDINANCE ADOPTING BY REFERENCE THE MASTER WATERSHED PLAN PREPARED BY THE U.S. ARMY CORPS OF ENGINEERS FOR THE BIG CREEK DRAINAGE BASIN

Sponsors: Engineering

Attachments: [Executive Summary](#)

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

A motion was made by Councilman Darrel Dover, seconded by Councilman Chris Moore, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 10 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods and Todd Burton

Absent: 1 - Charles Coleman

ORD-16:023

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED ON HWY. 1 AND LAWSON ROAD AS REQUESTED BY WES THORNTON

Attachments: [Plat of Survey](#)
[MAPC Report](#)

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

A motion was made by Councilman John Street, seconded by Councilman Darrel Dover, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 10 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods and Todd Burton

Absent: 1 - Charles Coleman

7. UNFINISHED BUSINESS

8. MAYOR'S REPORTS

Mayor Perrin reported on the following items:

The city issued 110 new business licenses from January through March. Almost 20% of the new licenses came from cross-checking the city's business licenses with the list from the state showing who is paying sales tax in the city. They will continue to watch that very closely.

Thursday night they will be holding a public meeting concerning the Property Maintenance Code at Allen Park at 6 p.m. There will be another meeting on Monday, April 25, at Parker Park at 6 p.m.

They have been working with the Highway Department concerning four pedestrian walkways on Johnson Avenue. But, the Highway Department said the crossing wouldn't be safe on Johnson Avenue due to the speed limit. They suggested the city look at a Hawk signal where pedestrian would be able to push a button to stop traffic in order to cross. The university is willing to work with the city to help with the Hawk signals.

Vector Mosquito trucks will start on May 1. The planes will fly from the end of June each week for eight weeks. The plane will be left at the Jonesboro airport hanger in order to give better service.

He is going to move some money in his budget from Professional Services to Part-Time Salaries in order to hire part-time help for the communications director. He explained they can do a better job of informing the public about some of the projects going on and do a series on the Council and department heads.

COM-16:026

2016 sidewalk projects

Sponsors: Mayor's Office

Attachments: [2016 sidewalk projects](#)

Mayor Perrin presented the Council with a map showing the sidewalk projects for 2016 and proposed projects for 2017. They will be applying for a \$500,000 TAP grant that will help fund the cost of some of the projects. They will also be looking at impassable sidewalks that are missing sections of sidewalk or are grown over.

This item was Filed.

9. CITY COUNCIL REPORTS

Councilman Street commended the Police Department for placing the "In God We Trust" stickers on the police vehicles.

Councilman Gibson scheduled a special called Public Services Committee meeting for May 3 at 5:20 p.m. to discuss the Public Services Committee starting to meet on a quarterly or bi-annually basis in order to hear reports from JETS and Parks.

Councilman Moore stated concern has been expressed to him that the city is quitting the recycling program. Mayor Perrin explained Abilities Unlimited is having problems with the recycling program due to lower prices. Starting May 1, the landfill is adding a fee to help fund the recycling project. The city will have to amend their contract with Abilities Unlimited by \$4,000. They are applying for a grant for canisters as opposed to blue bags as well as the purchase of a one-armed truck to pick up the canisters. He stressed the city is not getting out of the recycling program.

Councilman Dover motioned, seconded by Councilman Street, to suspend the rules

and place RES-16:047 on the agenda. All voted aye.

RES-16:047

A RESOLUTION FOR THE MAYOR TO SIGN A NO-COST EXTENSION FOR PROJECT A-10663-15-CG (CRAIGHEAD FOREST PARK TRAILHEAD) OF THE FY 2015 50/50 MATCH GRANT.

Sponsors: Grants and Parks & Recreation

Attachments: [No-Cost Extension Agreement 04122016](#)

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

Aye: 10 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods and Todd Burton

Absent: 1 - Charles Coleman

Enactment No: R-EN-044-2016

10. PUBLIC COMMENTS

Phillip Cook questioned the status of the Police Department. He stated the city has an emergency fund to be used in hard times. The city is experiencing hard times because of the shortage of officers due to salary problems. Police Chief Rick Elliott stated they currently have 157 officers. Friday three officers gave notice that they will be seeking employment with the state police, leaving them 16 officers short. He also has officers out with injuries and family medical leave, as well as two out with the military. They are doing interviews and will start the police academy on May 15. There will also be another test in May. Some people will be sent to the academy at Black River. He noted they're having a problem finding people who want to do the job, but that's not just a problem here. That's a problem across the country. Mr. Cook explained it costs the city \$40,000 to train and equip a new officer. He questioned whether the city could save money if the city would pay a livable salary in order to prevent officers from going to places like the state police or other cities. He reiterated that the city is short 20 officers and if that's not an emergency then he doesn't know what is.

Steven Trotter, 408 W. Nettleton, asked about getting a back entrance to Joe Mack Campbell Park from the neighboring housing subdivision so the residents in that area can have access to the park. Mayor Perrin stated he doesn't know the exact status of that, but will contact Mr. Trotter tomorrow to give him an update.

11. ADJOURNMENT

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

Aye: 10 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Rennell Woods and Todd Burton

Absent: 1 - Charles Coleman

_____ Date: _____

Harold Perrin, Mayor

Attest:

_____ Date: _____

Donna Jackson, City Clerk



Legislation Details (With Text)

File #: RES-16:046 **Version:** 1 **Name:** Reappointments to various boards and commissions
Type: Resolution **Status:** Recommended to Council
File created: 4/8/2016 **In control:** Nominating and Rules Committee
On agenda: **Final action:**
Title: RESOLUTION TO MAKE REAPPOINTMENTS TO BOARDS AND COMMISSIONS AS RECOMMENDED BY MAYOR PERRIN
Sponsors: Mayor's Office
Indexes: Appointment/Reappointment, Board/Commission
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
4/19/2016	1	Nominating and Rules Committee		

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

WHEREAS, the following appointments and reappointments have been recommended by Mayor Harold Perrin.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS, that the following boards and commissions appointments/reappointments be confirmed:

AUDITORIUM COMMISSION

Reappointment of Robbie Johnson to a five-year term expiring April 30, 2021

BOARD OF ADJUSTMENTS AND APPEALS

Reappointment of Kathy Buchannon and Doyle Gilliam to two-year terms expiring May 7, 2018

BOARD OF ZONING ADJUSTMENTS

Reappointment of Rick Miles, Jerry Reece and Sean Stem to three-year terms expiring May 7, 2019

CIVIL SERVICE COMMISSION

Reappointment of Glenda Frangenberg to a three-year term expiring May 1, 2019

STORMWATER MANAGEMENT BOARD

Reappointment of Dewaine Beisner, Dr. Charles Coleman and Marvin Day to three-year terms expiring May 7, 2019



Legislation Details (With Text)

File #: RES-16:048 **Version:** 1 **Name:** Tax Back Program for FMH Conveyors, LLC
Type: Resolution **Status:** Recommended to Council
File created: 4/20/2016 **In control:** Finance & Administration Council Committee
On agenda: **Final action:**

Title: RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF BUSINESS TO PARTICIPATE IN THE TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706(d) OF THE CONSOLIDATED INCENTIVE ACT OF 2003).

Sponsors: Finance

Indexes: Tax Back Program

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
4/26/2016	1	Finance & Administration Council Committee		

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF BUSINESS TO PARTICIPATE IN THE TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706(d) OF THE CONSOLIDATED INCENTIVE ACT OF 2003).

WHEREAS, in order to be considered for participation in the Tax Back Program, the local government must endorse a business to participate in the Tax Back Program; and

WHEREAS, the local government must authorize the refund of local sales and use tax as provided in the Consolidated Incentive Act of 2003; and

WHEREAS, said endorsement must be made on specific form available from the Arkansas Economic Development Commission; and

WHEREAS, FMH Conveyors LLC, to have a facility at 9701 E. Highland Dr., Jonesboro, Arkansas, has sought to participate in the program and more specifically has requested benefits accruing from construction and adding equipment to the specific facility; and

WHEREAS, FMH Conveyors LLC, has agreed to furnish the local government all necessary information for compliance.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS, THAT:

1. FMH Conveyors LLC, be endorsed by the City Council of Jonesboro, Arkansas for benefits from the sales & use tax refunds as provided by Section 15-4-2706(d) of the Consolidated Incentive Act of 2003.
2. The Department of Finance & Administration is authorized to refund local sales and use taxes to FMH Conveyors LLC.

3. This resolution shall take effect immediately.



Legislation Details (With Text)

File #:	ORD-16:020	Version:	1	Name:	Waive bidding to purchase a car camera system for the PD
Type:	Ordinance	Status:		Status:	First Reading
File created:	3/16/2016	In control:		In control:	Public Safety Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF A CAR CAMERA SYSTEM SERVER FOR THE POLICE DEPARTMENT AND TO DECLARE AN EMERGENCY				
Sponsors:	Police Department				
Indexes:	Property purchase - other, Waive competitive bidding				
Code sections:					
Attachments:	TCS Ware Quote				

Date	Ver.	Action By	Action	Result
4/19/2016	1	Public Safety Council Committee		

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF A CAR CAMERA SYSTEM SERVER FOR THE POLICE DEPARTMENT AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Jonesboro needs to purchase a car camera system server for the police department: and

WHEREAS, said equipment may be purchased from TCS Ware, a sole source provicer, for the sum of \$24,148.14, freight and sales tax included to be paid from the General Fund - Police Department fixed assets:

WHEREAS, TCS Ware is the sole source provider of this software.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS:

SECTION 1: That the City of Jonesboro shall purchase a car camera system from TCS Ware for the Jonesboro Police Department for the sum of \$24,148.14. A quote with the specifics on the purchase is attached hereto.

SECTION 2: That the City Council in accordance with the terms of A. C. A. Section 14-58-302 hereby waives the requirement of competitive bidding and directs the purchasing agent to issue a purchase order for the above described for the price set forth in Section 1 above.

SECTION 3: It is further found that due to the immediate need to acquire this equipment to support the camera system being used in police cars, an emergency is declared to exist and this ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.

Quote

22513

Date: 2/17/2016

ATTN: Sgt. Connie Gellert

TCSWare Rep: Dane Skirtech



Quoted For:

Jonesboro Police Dept
 ATTN: Sgt. Connie Gellert
 1001 S Caraway Rd
 Jonesboro, AR 72401

Item	Description	Qty	Rate	Total
LSMVDR725	Dell Power Edge R630 - Dual Intel Xeon E5-2609-V3 Six Core Processors - 16 GB RAM - Rack Profile - 25 TB Storage Array - Monitor / Keyboard / Mouse - RHEL 6 OS w/ Digital Evidence pro Installed. - USB card reader - Dell Power Connect 2808 / 2 Ethernet patch cables	1	11,000.00	11,000.00T
Onsite (TRAN-OPS)	L3 Enterprise Solutions Architect Onsite Professional Services (One Day Block)	1	2,000.00	2,000.00T
Data Migration (BTO-EOL)	L3 Enterprise Solutions Architect Service - Data Migration / Conversion from End-Of-Life servers / Hardware to Next Generation Servers / Hardware	1	0.00	0.00T
L3 DVD/BR Backup Robot w/...	DVD/Blu Ray Backup Robot with Built-In Workstation: 100 Djsk Capacity - Rimage 5410n	1	9,025.94	9,025.94T
Shipping & Handling	Shipping & Handling	1	250.00	250.00

Terms	TCSWare Rep
Net 30	DS

Subtotal	\$22,275.94
Sales Tax (8.5%)	\$1,872.20
Total	\$24,148.14

Quote is Valid for 30 Days Unless Otherwise Specified



Legislation Details (With Text)

File #:	ORD-16:024	Version:	2	Name:	Waive competitive bidding to purchase Opticom systems
Type:	Ordinance	Status:		Status:	First Reading
File created:	4/15/2016	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO PURCHASE SOLE SOURCE FROM CONSOLIDATED TRAFFIC CONTROLS, INC.				
Sponsors:	Grants, Engineering				
Indexes:	Grant, Property purchase - other, Waive competitive bidding				
Code sections:					
Attachments:	Invoice and Sole Source Justification GIF- Opticoms Grant Agreement				

Date	Ver.	Action By	Action	Result
4/26/2016	2	Finance & Administration Council Committee		

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO PURCHASE SOLE SOURCE FROM CONSOLIDATED TRAFFIC CONTROLS, INC.

WHEREAS, the Grants and Community Development Department has received General Improvement Funds for the purchase of six Opticom IR Systems to begin the second installment of the hardware in addition to the existing for eighteen of the fifty-two signal lights; and

WHEREAS, this equipment is only compatible with the software program that was purchased from Consolidated Traffic Controls, Inc. in August 2014 from a competitive bid process; and

WHEREAS, the said services can be obtained from Consolidated Traffic Controls, Inc. 1016 Enterprise Place Arlington, Texas 76001, at an estimated cost of \$39,804.31. This price includes the delivery and sales taxes from their facility in Arlington, TX.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS:

SECTION 1: The City Council in accordance with the Ark. Code Ann. §14-508-303 hereby waives the requirements of competitive bidding and directs the purchasing manager to purchase the above described items for the price set forth above.

SECTION 2: The 2016 Budget is hereby amended to establish a budget for the General Improvement Funds for \$40,078 in the Grants Administration fund.

Quote by Bryan Jones
 (817)265-3421
 bjones@ctc-traffic.com
 Mark Nichols
 City of Jonesboro Arkansas

4/13/2016
 10:49 AM



AC 4-7-16

4/13/2016
 10:47:53 AM

mnichols@jonesboro.org

CTC Part Number	Description	Section Qty	Qty	Unit Price	Total Price
110610-MM	Model 764 Multimode Phase Selector		6	\$ 2,751.00	\$ 16,506.00
110603-MM	Model 768 Auxiliary Panel		6	\$ 375.00	\$ 2,250.00
110611	3100 GPS Radio Unit (Mast Mount)		6	\$ 2,680.00	\$ 16,080.00
110605	GPS Cable 1,000 Ft Roll (Per Ft.)		1,000	\$ 0.77	\$ 770.00
201011	3/4" Narrow Hub (IR)		6	\$ 12.00	\$ 72.00
100201	Model 380 Card Rack		6	\$ 168.00	\$ 1,008.00
Total Before Tax					\$ 36,686.00
Sales Tax (if applicable)				8.50%	\$ 3,118.31
Shipping					Included
Grand Total					\$ 39,804.31

Notes:



THE CITY OF JONESBORO

SINGLE/SOLE SOURCE JUSTIFICATION FORM

Use for all purchases of ~~\$2000~~^{\$1000.00} or more when lowest bidder has not been selected
Refer to the Procurement Manual

Brief Description of Purchase: Opticom Equipment (6 intersections)

Selected Vendor: Consolidated Traffic Controls, Inc.

Check boxes as appropriate:

(SECTION I) SOURCE JUSTIFICATION

PART A

Award to SINGLE SOURCE

- Reorder based on previous bid (within one year). Send copy of previous quote. Supply previous purchase number _____ PO Date _____.
- Repair services or parts unavailable from any other source except original equipment manufacturer or their designated servicing dealer.
- Compatibility of equipment or supplies required. List equipment with which purchase will be used: Model # _____ Serial # _____.
- Upgrade to existing software. Software only available from the producer of this software who sells on direct basis.
- Used or demonstration equipment available at a lower-than-new cost. (Provide copy of quote showing used versus new pricing.)
- Other. (Explain in Section III)

PART B

Award to SOLE SOURCE

- Only known source in the world. *(Explain technical or other reasons why similar or like items are not available for cost/price analysis in Section III.)*

(SECTION II) ESTABLISHMENT OF PRICE REASONABLENESS

Analysis of offer and/or offers has been determined that the price proposed is determined to be fair, reasonable and in the best interests of the City based on the following:

- Price obtained was from a catalog or standard price list regularly maintained by the vendor covering standard commercial products sold. *(Attach copy of vendor's price list.)*
- Price obtained includes a discount from current list prices. *(Attach copy of quote showing list price and net price paid.)*
- Other. *(Explain Below.)*

(SECTION III) EXPLANATION

(Use additional sheet if needed)

Only Supplier of Compatible equipment.

(SECTION IV) AUTHORIZATION/APPROVALS

Department _____ Requisition/PO# _____

Authorized Signature Mark Nichols Date 4-13-16

Purchasing Authorization _____ Date _____



East Arkansas
Planning & Development District

February 1, 2016

City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

Dear Kimberly Marshall:

The East Arkansas Planning & Development District (EAPDD) has received your executed Grant Agreement for the 2015 General Improvement Fund (GIF) Grant Number 20159903. The application to the City of Jonesboro in the amount of \$40,078.00 was approved for the following purpose:

Funds will be used to install an Opticom GPS system for first responders

A copy of the executed Grant Agreement has been enclosed, along with a blank Request for Payment (RFP) form.

In order to disburse funds, City of Jonesboro will be required to submit an RFP and corresponding invoices or receipts for items purchased/services performed to EAPDD for payment. Electronic RFP forms are available upon request. Please send completed RFPs and supporting documentation to:

EAPDD
Attn: GIF Grant Program
P.O. Box 1403
Jonesboro, AR 72403

- For projects greater than \$50,000, EAPDD will require competitive sealed bids. EAPDD will not release any money over \$50,000 until provided with the appropriate documentation showing bids were released.
- Once a RFP is received and processed, EAPDD will then pay vendors directly and provide proof of payment to Grantee.
- Upon completion of project and dispersal of all funds, the Grantee will be required to submit all closeout documents to EAPDD.

If you have any questions, please do not hesitate to contact Erika Jernigan at 870.932.3957 or email ejernigan@eapdd.com.

Best,

Emily Hathcock
Senior Grants Administrator

Enclosures

East Arkansas Planning & Development District
General Improvement Fund Grant Program
Grant Agreement

Grantee: City of JonesboroGrant #: 20159903Grant Amount: \$40,078.00

Purpose: Funds will be used to install an Opticom GPS system for first responders

GRANTOR

East Arkansas Planning & Development District
PO Box 1403
Jonesboro, AR 72403
Phone: 870.932.3957

GRANTEE

City of Jonesboro
PO Box 1845
Jonesboro, AR 72403
Phone: 870-336-7229

1. PURPOSE

This Agreement is entered into by East Arkansas Planning & Development District (EAPDD), herein referred to as Grantor, and City of Jonesboro, herein referred to as Grantee. The Grantor has received General Improvement Funds from the Arkansas General Assembly to be utilized to assist local public governmental jurisdictions and/or non-profit organizations to plan, develop, promote, and/or implement economic and community development projects/activities designed to improve the economic, community and/or social well-being of the citizens of Arkansas. Projects should complement Arkansas's Economic and Community Development Goals and Objects. The Grantee agrees to implement and complete a General Improvement Fund Program project within one year of award date and in accordance with the provisions of this Agreement. In the event that Grantee fails to fully expend such sum within such one year period as a result of unforeseen circumstances beyond the control of the Grantee, then Grantor shall have the option, in its sole discretion, to extend such expenditure period for a reasonable period of time as determined by Grantor in its sole discretion.

2. LEGAL AUTHORITY

By signing this Agreement the Grantee certifies that it possesses legal authority to accept grant funds under the General Improvement Fund program. The act of signing will also certify that the Grantee will comply with all parts of this Agreement, and the Grantee accepts full legal responsibility for properly implementing the project described in the original grant application documents and agrees to expend funds in accordance with the original grant application form.

3. FINANCIAL MANGEMENT AND ACCOUNTING

The Grantee will establish and/or maintain a financial management and accounting system, which conforms to generally accepted accounting principles and complies with requirements of the State Purchasing Law, the General Accounting and Budgetary Procedures Law, and other applicable fiscal control laws of this State and regulations promulgated by the Department of Finance and Administration shall be observed in connection with the utilization of said grant funds.

4. FEE

At or before the time the Grantee receives the grant award under this Grant Agreement, Grantee shall remit to Grantor a fee which shall be calculated by multiplying the grant award given to Grantee times four percent (4%). Grantee acknowledges and agrees that there will be no refund of the paid fee by Grantee under any circumstances.

5. RECORD KEEPING

Grantee will maintain records of all project expenditures on file for a period of three years or until the Grantee's audit for the period in which grant funds were utilized have been conducted. The Grantor and duly authorized officials of the State will have full access and the right to examine any pertinent documents of the Grantee or persons or organizations with which the Grantee may contract, which involve transactions related to this Agreement.

6. REPORTING

The Grantee agrees to provide Grantor with all documentation regarding grant expenditures and a final close-out report within sixty (60) days of project completion on which grant funds have been utilized.

7. INDEMNIFICATION

The Grantee agrees to follow all local and state laws and regulations. Furthermore, the Grantee agrees to hold harmless and indemnify the Grantor from any and all claims, suits, and actions arising from any act, omission, noncompliance, or misuse of grant funds by the Grantee or any employee or agent in the performance of this Grant Agreement.

8. POLITICAL ACTIVITY

No portion of the funds provided hereunder will be used for any partisan political activity or to further the election or defeat of any candidate for public office or influence the approval or defeat of any ballot issue.

9. TERMINATION FOR CAUSE

This agreement may be terminated by Grantor, in its sole discretion, in whole or in part, prior to the completion of project activities when the Grantor determines that continuation is not feasible or would not produce beneficial results commensurate with the further expenditure of funds. The Grantee will not incur new obligations for the terminated portion after the written notice from Grantor, and will cancel as many outstanding obligations as possible. The Grantor will make funds available to the Grantee to pay for allowable expenses incurred before the effective date of termination. If the Grantee fails to comply with the terms of this Agreement, or fails to use the grant for solely those purposes set forth therein, the Grantor may:

- (a) After written notice to the Grantee, suspend the grant and withhold any further payment or prohibit the Grantor from incurring additional obligations of grant funds, pending corrective action by the Grantee or a decision to terminate.
- (b) Terminate the grant, in whole or in part, at any time before the final grant payment is made. The Grantor will promptly notify the Grantee in writing of its determination to terminate, the reason for such termination, and the effective date of the termination. Payments made to the Grantee or recoveries by the Grantor will be in accordance with the legal rights and

liabilities of the parties. Grantee agrees that regardless of its designation of any third party or parties to undertake all or part of the grant project, Grantee remains primarily liable and responsible for the recovery of and reimbursement to Grantor of any grant proceeds owed to Grantor as a result of any failure by the Grantee to comply with the terms of this Agreement.

10. RECOVERY OF GRANT FUNDS

In the event of a violation of the terms of this Agreement by the Grantee, the Grantor may institute actions to recover all or part of the project funds paid to the Grantee. Grantee shall be liable for all attorney fees and other costs incurred by Grantor in pursuing such remedies.

11. ENFORCEMENT

If the Grantor determines that a Grantee's performance fails to meet the terms and conditions of this Grant Agreement, several courses of action may be pursued in order to resolve the problem. The Grantor may take any one or more of the following actions, in its sole discretion:

- (a) Request additional information from the Grantee to verify the nature of inadequate performance;
- (b) Conduct a site visit to examine pertinent records and recommend remedial courses of action;
- (c) Issue a letter of warning, advising the Grantee of the deficiency, recommendations for corrections, date by which performance must be corrected and notice that more serious sanctions may be imposed if the situation continues or is repeated;
- (d) Suspend funding for questioned activities until remedies are effected;
- (e) Require reimbursement of funds improperly spent, including a demand that Grantee institute all necessary legal proceedings, at its expense, to recover funds improperly spent by any third party performing on behalf of the Grantee;
- (f) Institute appropriate legal actions against Grantee to recover improperly spent grant funds; and/or
- (g) Condition future receipt of EAPDD GIF Program funds upon assurances of corrective action and special conditions.

12. CONFLICT OF INTEREST

The Grantee shall secure all such services in accordance with applicable State law and the provisions of this Agreement, and shall notify the Grantor, in writing, of the method utilized to secure services, the name and address of the services provider(s), the scope of work anticipated, and the terms of compensation. No officer or employee of the Grantor, no member, officer, or employee of the Grantee or its designees or agents, no member of the governing body of the jurisdiction in which the project is undertaken or located, and no other official of such locality or localities who exercises any function or responsibilities with respect to the project during this tenure, will have any personal or pecuniary gain or interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the project assisted under this contract agreement. The Grantee will incorporate, or cause to incorporate, in all such contracts or subcontract a provision prohibiting such interest pursuant to the purpose of this provision. The Grantor reserves the right to waive certain

Grantee: City of Jonesboro

Grantee #: 20159903

provision of this clause in the event of a situation, once justified as unavoidable by the Grantee, and approved by the Grantor in writing which necessitates such a waiver.

13. METHOD OF PAYMENT

The Grantor shall make payment of authorized grant funds upon proper execution of this Grant Agreement by the Grantee. The Grantor reserves the right to determine the most appropriate distribution of payments, based upon the nature of the approved project. The method of payment may include either a one-time disbursement or a number of cost reimbursements based upon submitted invoices. In no event will the total amount of grant funds to the Grantee for allowable expenses incurred in relation to the project exceed the amount noted on Page 1 of this Agreement as the Grant Amount.

14. PROCUREMENT PROCEDURES

The Grantee agrees to comply with all procurement procedures required by applicable State and Federal laws and will maintain a record of this compliance.

15. MODIFICATIONS

The Grant Agreement may not be modified, without the prior written consent of Grantor and Grantee.

16. WAIVERS

No conditions or provisions of the Agreement may be waived unless approved by the Grantor in writing.

This Agreement is entered into as of the Grantor's signature date below, and is considered to be in effect until the Grantor notifies the Grantee in writing that the Agreement is terminated.

Approved for the Grantor

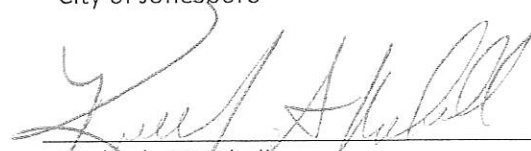
Approved for the Grantee

BY:

BY:

East Arkansas Planning & Development
District

City of Jonesboro



Melissa Rivers
Executive Director

Kimberly Marshall

1-15-16

12/21/15

Date

Date

REQUEST FOR PAYMENT/EXPENDITURE REPORT FOR GENERAL IMPROVEMENT GRANT PROGRAM FUNDS

GRANT # 20159903	Grant Purpose: Funds will be used to install an Opticom GPS system for first responders	RFP #:	DATE OF REQUEST
NAME AND ADDRESS OF GRANTOR AGENC General Improvement Fund East Arkansas Planning Development District P.O. Box 1403 Jonesboro, AR 72403 FAX: (870) 932-0135 PHONE: (870)932-3957 Grant Manager: Emily Hathcoc		NAME AND ADDRESS OF GRANTEE City of Jonesboro PO Box 1845 Jonesboro AR 72403 Kimberly Marshall 870-336-7229	
			MAKE CHECK PAYABLE TO

EXPENDITURE REPORT AND PROJECTED NEEDS

Grant Budget Items	Total Current Budget	Previous Expenses	Funds Requested
6-Multimode Phase Selectors	\$17,909.00		
6- Auxillary Panels	\$2,441.00		
6- GPS Radio Unit	\$17,447.00		
GPS Cable	\$1,953.00		
3/4" Narrow hub	\$78.00		
Totals:	\$40,078.00		

NOTES:

CERTIFICATION (Must Be Completed by Grantee)

I Certify that this Request for Payment has been prepared in accordance with the terms and conditions of the grant agreement with EAPDD and that the amount requested is proper for payment to the drawer or for credit to the account of the drawer at the drawer's bank. I also certify that the date reported above is correct and that the amount of the Request for Payment is not in excess of current needs.

AUTHORIZED SIGNATURE

DATE

FOR GRANTOR USE ONLY

DATE OF APPROVAL

APPROVED BY:

CHECK NUMBER



Legislation Details (With Text)

File #:	ORD-16:025	Version:	1	Name:	Rezoning at 5915 E. Johnson
Type:	Ordinance	Status:		Status:	First Reading
File created:	4/27/2016	In control:		In control:	City Council
On agenda:		Final action:		Final action:	
Title:	AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 5915 EAST JOHNSON AS REQUESTED BY SUKUP MANUFACTURING COMPANY				
Sponsors:					
Indexes:	Rezoning				
Code sections:					
Attachments:	Plat MAPC Report				

Date	Ver.	Action By	Action	Result
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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: (R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT
TO: (C-3, L.U.O.) GENERAL COMMERCIAL DISTRICT-LIMITED USE OVERLAY

FOR THE FOLLOWING DESCRIBED PROPERTY:

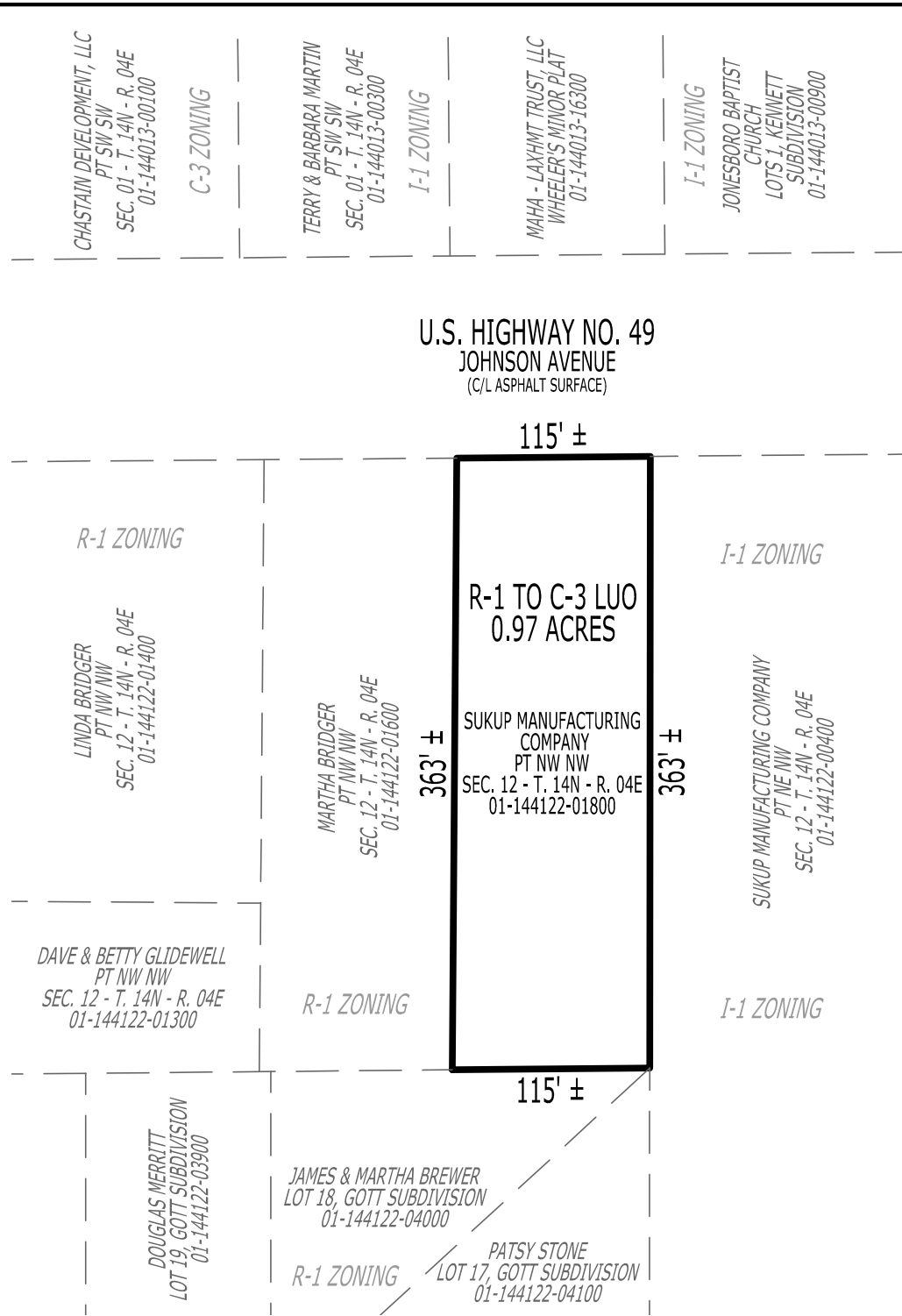
LEGAL DESCRIPTION:

The East 115 feet of the North 393.6 feet of the Northwest Quarter of the Northwest Quarter of Section 12, Township 14 North, Range 4 East, Subject to right of way for Highway No.1 across the North side thereof, being subject to any Easements of Record, containing 0.97 Acres, more or less.

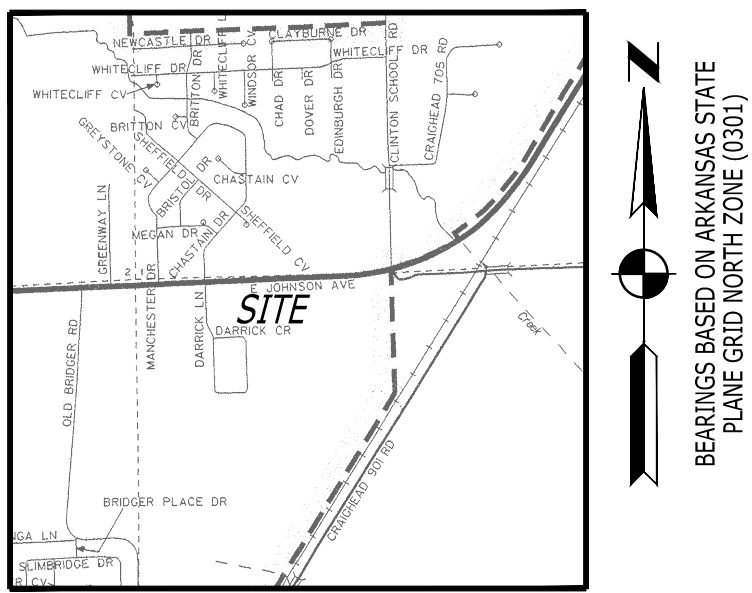
SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) Applicant must adhere to all utility and rail corridor easements of record.
- 2) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design manual and Flood Plain Regulations.
- 3) A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
- 4) The L.U.O shall prohibit the following uses:

- Carwash
- Adult Entertainment
- Recreational Vehicle Park
- Service Station
- Sign, off-premises
- Vehicle repair, General
- Vehicle repair, Limited
- Freight Terminal



C-3 LUO:
 LIMITED USE TO EXCLUDE:
 • ENTERTAINMENT, ADULT



VICINITY MAP
(N.T.S.)



RIDGE SURVEYING & CONSULTING, PLLC.
 311 South Church St., Suite H
 Jonesboro, AR 72401
 870-203-9940
 mike@ridgesurveying.net

REZONING PLAT
CLIENT: SUKUP MANUFACTURING
 A PART OF THE NORTHWEST QUARTER
 OF THE NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 14 NORTH, RANGE 04 EAST,
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - WARRANTY DEED, DEPARTMENT OF INDUSTRIAL DEVELOPMENT TO SUKUP MANUFACTURING COMPANY, RECORDED IN BOOK 460, PAGES 129-131, DATED MAY 06, 1994.
 - WARRANTY DEED, BRIDGER TO BRIDGER, RECORDED IN BOOK 464, PAGES 384-385, DATED JULY 27, 1994.
 - WARRANTY DEED, MALONEY TO SUKUP MANUFACTURING COMPANY, RECORDED IN BOOK 476, PAGE 655, DATED MAY 05, 1995.
 - RECORD PLAT, GOTT SUBDIVISION, RECORDED IN BOOK 123, PAGE 227, DATED FEBRUARY 23, 1965.
 - RIGHT-OF-WAY PLANS, A.H.T.D. JOB NO. 10212, DATED SEPTEMBER 07, 1939.
- THE SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 BUILDING SETBACKS:
 25' STREET SETBACK
 7.5' SIDE SETBACK
 20' REAR SETBACK
- PROPOSED ZONING C-3 LUO, GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY.
- **SITE IS SUBJECT TO AN *ON-THE-GROUND* SURVEY TO VERIFY ANY AND ALL DIMENSIONS OF THE PROPERTY SHOWN, ALSO THE LEGAL DESCRIPTION AS SHOWN IS PER WARRANTY DEED - BOOK 476, PAGE 655**



LEGAL DESCRIPTION: (WARRANTY DEED - BOOK 476, PAGE 655)

THE EAST 115 FEET OF THE NORTH 393.6 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST, SUBJECT TO RIGHT OF WAY FOR HIGHWAY NO. 1 ACROSS THE NORTH SIDE THEREOF, BEING SUBJECT TO ANY EASEMENTS OF RECORD.



OWNERS CERTIFICATION:

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:
(R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO (C-3 LUO) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY

SIGNED THIS 4TH DAY OF APRIL, 2016.
 SIGNATURE: Maude Bralley



DRAWING INFO	
DRAWN BY: JJN	SCALE: 1" = 100'
DATE: 03 / 30 / 2016	JOB NO: 16152-R
REVISIONS	
500-14N-04E-0-12-440-16-1709	

City of Jonesboro City Council
Staff Report – RZ 16-04: 5915 E. Johnson Avenue Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Council on May 3, 2016

REQUEST: To consider a rezoning of one tract of land containing .96 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from R-1 Single-Family Residential District to a C- 3 General Commercial District, LUO.

**APPLICANTS/
OWNER:** Marsha Bradley, 5917 E. Johnson Ave., Jonesboro, AR 72401

LOCATION: 5915 E. Johnson Avenue South side of street between Darrick Lane and Whitley Rd

**SITE
DESCRIPTION:** **Tract Size:** Approx. 0.96 Acres
Street Frontage: 115.0 Total along E. Johnson Ave.
Topography: Predominately Flat
Existing Development: Vacant lot.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North I-1	Industrial, Church, Vacant Land
South R-1	Residential, Single-Family
East I-1	Industrial, Light Manufacturing
West R-1	Residential, Single-Family

HISTORY: None

ZONING ANALYSIS:

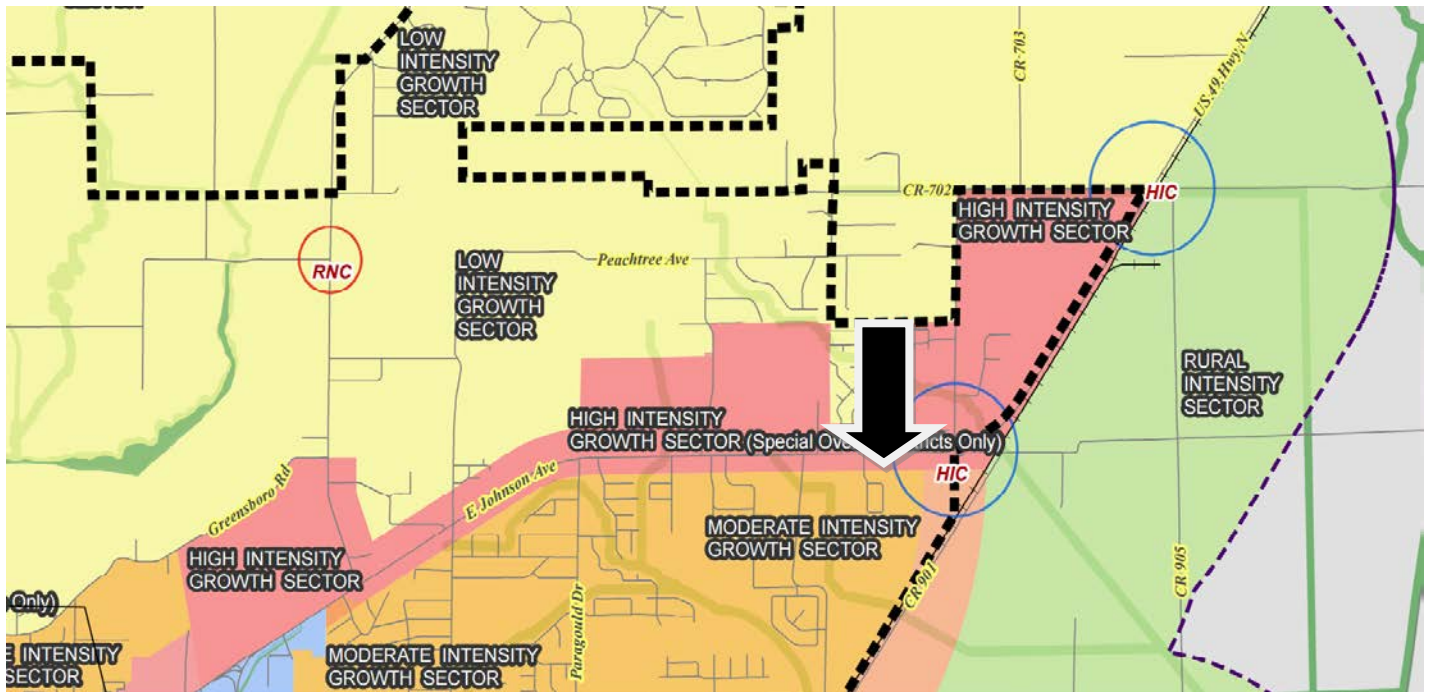
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector (Special Overall District Only). Unless a Limited Use Overlay District is requested and agreed on by the applicant(s), no conditions by the Commission or Council can be placed on a successful rezoning. With a suggested Limited Use Overlay, the MAPC will be afforded an opportunity to gain more detailed information that will give assurance of a well-designed infill development that will enhance the area.

High Intensity Recommended Use Types Include:

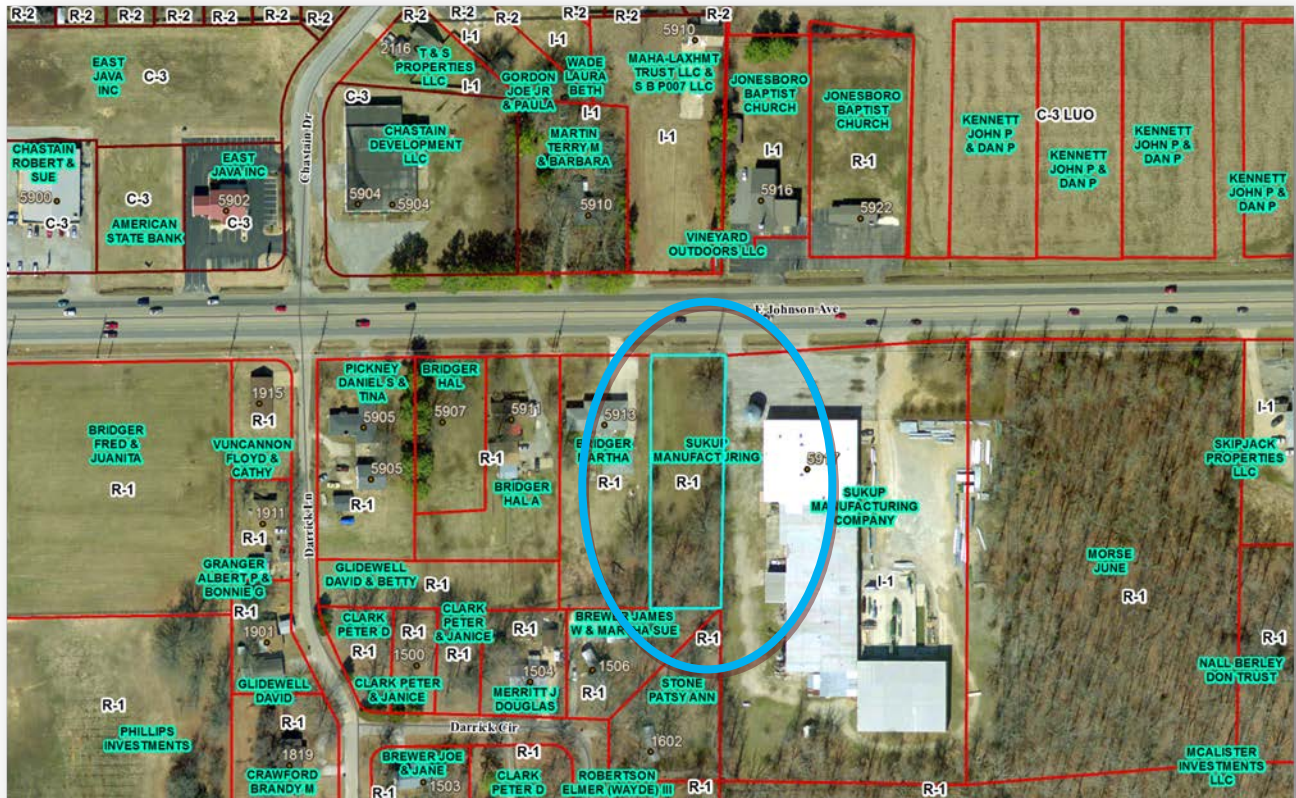
- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *Multi-Family*
- *Service Stations*
- *Commercial and Office*
- *Call Centers*
- *Research and Development*
- *Medical*
- *Banks*
- *Big Box Commercial*
- *Hotel*



Land Use Map

Master Street Plan/Transportation

The subject property is served by East Johnson Ave. This road is classified on the Master Street Plan as a proposed Principal Arterial. The applicant will be required to adhere to the Master Street Plan recommendations.



Aerial/Zoning Map

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a High Intensity Growth Sector (Special Overall District Only) – pending the applicants request and approval for a special overall for this district or limited use overlay district.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all C-3 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there are already businesses located in this area. Not suitable for Residential uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, applicant will not be able to develop land for commercial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented, buffering and screening for adjacent residential, and limitation of incompatible uses to residential.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	The property has been vacant for several years now.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented, buffering and screening for adjacent residential, and limitation of incompatible uses to residential.	

The Applicant specified the prohibited us as adult entertainment for site. Note that staff has expanded the list of questionable uses due to abutting residential.

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-1 Single-family residential zone. Located at 5915 East Johnson Avenue between Darrick Land and Whitley Road, this area already has some commercial and industrial development. This location would make a great place for another business. The applicant wants this area rezoned for additional commercial development.

Rezoning this property is consistent with the *Jonesboro Comprehensive Land Use Plan*. Rezoning makes sense considering there are already commercial businesses located in the area. Under the current zoning classification, it would be illegal for the applicant to develop this property for commercial businesses. As far as we know, this property has always been vacant. Rezoning this property would positively impact the community, especially in terms of curb appeal. Applicant is not sure at this time when development would start.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3/General Commercial Districts as follows:

Definition of C-3 General Commercial Districts - The purpose of a C-3 district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial streets. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported.	
Streets/Sanitation	No issues were reported.	
Police	No issues were reported.	
Fire Department	No issues were reported.	
MPO	No issues were reported.	
Jets	No issues were reported.	
Utility Companies	No issues were reported.	

Zoning Code Allowable Uses:

The City of Jonesboro Zoning Resolution includes a list of permitted uses within C-3 Districts as follows (Note the highlighted uses in yellow are suggested to be prohibited due to adverse impacts on the residential area.) However, some uses will be prohibited by default, due to the site size. Certain commercial uses are permitted as of right - “P”, while others require a Conditional Use - “C” approval by the MAPC, or not permitted where blank within the Zoning Ordinance Chapter 117:

List of Commercial Uses		C-3 General Commercial	List of Commercial Uses		C-3 General Commercial
<i>Civic and commercial uses</i>			<i>Civic and commercial uses</i>		
	Animal care, general	Permitted		Nursing home	Permitted
	Animal care, limited	Permitted		Office, general	Permitted
	Auditorium or stadium	Conditional		Parking lot, commercial	Permitted
	Automated teller machine	Permitted		Parks and recreation	Permitted
	Bank or financial institution	Permitted		Pawn shops	Permitted
	Bed and breakfast	Permitted		Post office	Permitted
	Carwash	Permitted		Recreation/entertainment, indoor	Permitted
	Cemetery	Permitted		Recreation/entertainment, outdoor	Permitted
	Church	Permitted		Recreational vehicle park	Permitted
	College or university	Permitted		Restaurant, fast-food	Permitted
	Communication tower	Conditional		Restaurant, general	Permitted
	Warehouse, residential (mini) storage	Conditional		Retail/service	Permitted
	Convenience store	Permitted		Safety services	Permitted
	Day care, limited (family home)	Permitted		School, elementary, middle and high	Permitted
	Day care, general	Permitted		Service station	Permitted
	Entertainment, adult	Conditional		Sign, off-premises*	Permitted
	Funeral home	Permitted		Utility, major	Conditional
	Golf course	Permitted		Utility, minor	Permitted
	Government service	Permitted		Vehicle and equipment sales	Permitted
	Hospital	Permitted		Vehicle repair, general	Permitted
	Hotel or motel	Permitted		Vehicle repair, limited	Permitted
	Library	Permitted		Vocational school	Permitted
	Medical service/office	Permitted			
	Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>		
<i>Agricultural uses</i>				Freight terminal	Conditional
	Agriculture, animal	Conditional		Research services	Conditional
	Agriculture, farmers market	Permitted			

MAPC RECORD OF PROCEEDINGS: Public Hearing Held on April 26, 2016:

Mike McNeese - Applicant: Mike McNeese representing Sukup Manufacturing Co. I'm with Ridge Surveying and Consulting, would like to request R-1 to C-3 LUO.

Lonnie Roberts: Ok I'll open this up to City Planning - Comments?

Michael - Engineering: Is this going to include in the Replat that you are talking about doing with the other pieces of property?

Mike McNeese - Applicant: Yes, this is west of that piece of property.

Michael - Engineering: I didn't know if you were going to include this.

Mike McNeese - Applicant: No, we didn't entertain that idea - common line was just to the east line of this.

Michael - Engineering: The other is zoned I-2.

Jonathan - Planning: Going to hit highlights - The applicant is asking to change the R-1 Single Family Residential District to a C-3 LUO. It is an area that is surround by Industrial and Residential development. We find that it is in conjunction with our future land use plan and it is recommended as a High Intensity Sector. So it goes along with all that and he will have to adhered to all recommendations of the Master Street Plan as well. Other than that we don't see any issues with this.

Lonnie Roberts: Ok as far as recommending the conditions --

Jonathan - Planning: We added these recommend conditions:

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ: 16-05 a request to rezone property from "R-1" to "C-3 LUO"; the following conditions are recommended:

1. Applicant must adhere to all utility and rail corridor easements of record.
2. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design manual and Flood Plain Regulations.
3. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
4. The following uses shall be prohibited:
 - Carwashes
 - Adult Entertainment
 - Recreational Vehicle Park
 - Service Station
 - Sign, off-premises
 - Vehicle repair, general
 - Vehicle repair, limited

- Freight Terminal

Lonnie Roberts: Anything to add to that?

Michael - Engineering: Nothing I can think of.

Lonnie Roberts: Anyone in the audience here regarding this rezoning case?

Public Input: None

Lonnie Roberts: Now I will refer to Commissioners with questions. Any questions or comments?

Jerry Reece: I will move for the approval with the Conditions that are recommended and approved by Staff.

Lonnie Roberts: I have a motion for approval do I hear a second?

Kevin Bailey: Second

Lonnie Roberts: Ms. McGaha will you call roll please?

Paul Hoelscher: Can I ask a question please?

Lonnie Roberts: Ok Mr. Hoelscher

Paul Hoelscher: Is the adjacent properties zoned residential?

Mike McNeese - Applicant: To the west that is on the market for sale now - yes. You are probably going to see him here in the near future.

Paul Hoelscher: Will we not be required if it stays residential to provide some kind of privacy fence or separation between the differently zoned properties?

Lonnie Roberts: Number three on the recommendations which is referring to the final site plan, which has to be submitted to us and it will have to meet the landscaping and fencing requirements at that time for abutting residential. Thank you. Any other concerns or questions? Motion in the second on the floor. Ms. McGaha would you call roll.

Commission Auction:

Mr. Reece mad a motion to approve Case: RZ 16-05, as submitted, to the City Council with the noted conditions, and the MAPC find that to rezone property from "R-1" Single Family to "C-3" L.U.O. General Commercial , Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Bailey.

Roll Call Vote: 8-0, Unanimous Approval.

Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Stripling- Aye; Mr. Cooper- Aye; Mr. Reece- Aye; Mr. Hoelscher- Aye; Mr. Perkins- Aye; Mr. Bailey- Aye; Lonnie Roberts, Jr. was chair.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ: 16-05 a request to rezone property from “R-1” to “C-3”; the following conditions are recommended:

- 5. Applicant must adhere to all utility and rail corridor easements of record.
- 6. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design manual and Flood Plain Regulations.
- 7. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
- 8. The following uses shall be prohibited:
 - Carwashes
 - Adult Entertainment
 - Recreational Vehicle Park
 - Service Station
 - Sign, off-premises
 - Vehicle repair, general
 - Vehicle repair, limited
 - Freight Terminal

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-16-5 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” Single Family to “C-3”, L.U.O., General Commercial Landscaping Business, Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.



View looking North across E. Johnson Ave.



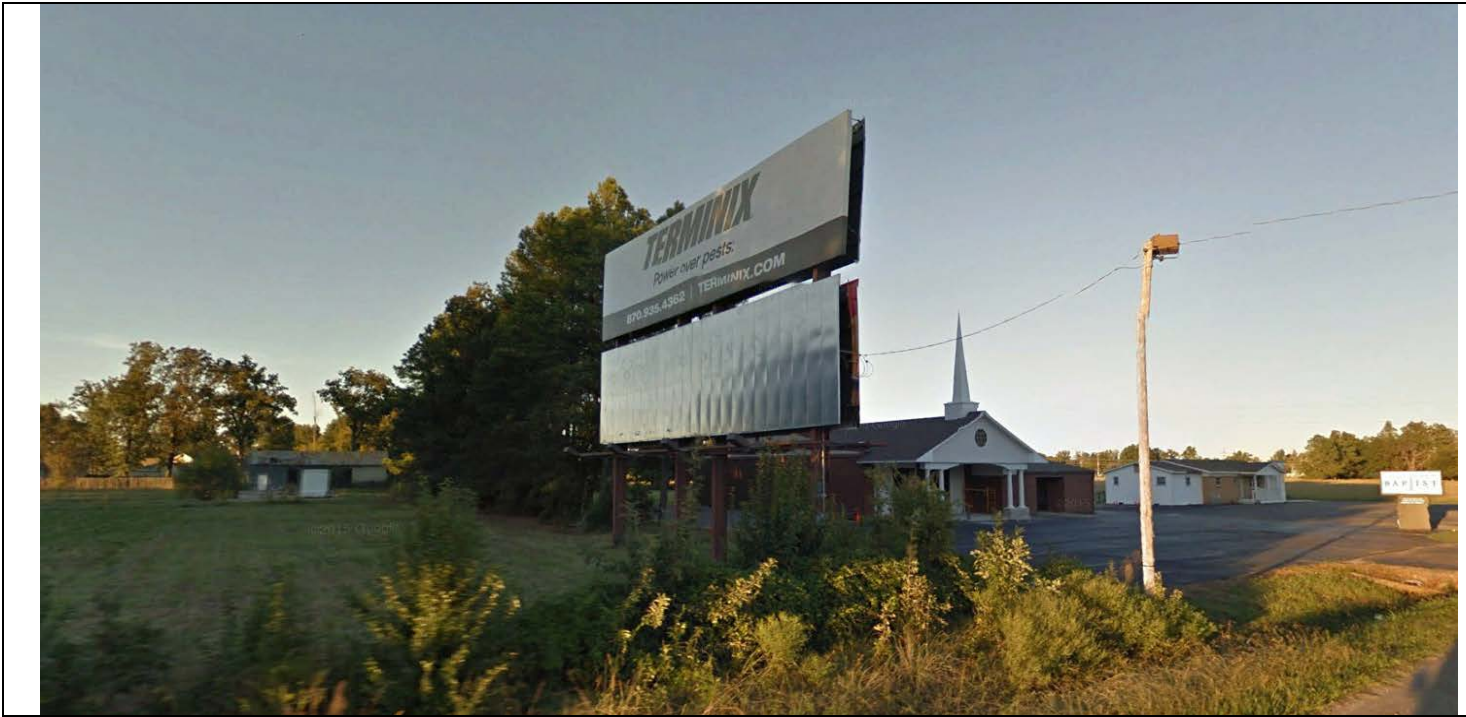
View Looking East on E. Johnson Ave.



View looking South Toward Site



View looking West along E. Johnson Ave.



View looking Northeast toward church across the street



Legislation Details (With Text)

File #:	ORD-16:022	Version:	1	Name:	Adopting the Watershed Plan prepared by the US Army Corps of Engineers
Type:	Ordinance	Status:		Status:	Third Reading
File created:	3/17/2016	In control:		In control:	Public Works Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE ADOPTING BY REFERENCE THE MASTER WATERSHED PLAN PREPARED BY THE U.S. ARMY CORPS OF ENGINEERS FOR THE BIG CREEK DRAINAGE BASIN				
Sponsors:	Engineering				
Indexes:	Code of Ordinances amendment				
Code sections:					
Attachments:	Executive Summary				

Date	Ver.	Action By	Action	Result
4/19/2016	1	City Council		
4/5/2016	1	Public Works Council Committee		

AN ORDINANCE ADOPTING BY REFERENCE THE MASTER WATERSHED PLAN PREPARED BY THE U.S. ARMY CORPS OF ENGINEERS FOR THE BIG CREEK DRAINAGE BASIN WHEREAS, it was determined the Plan is necessary for the city of Jonesboro to minimize flood risk along Lost Creek, Christian Creek, Culberhouse Creek, and tributaries

WHEREAS, the Corps of Engineers has prepared the Master Watershed Plan which indicated the general nature and magnitude of drainage infrastructure improvements needed to reduce flooding risk for the Big Creek Drainage Basin.

WHEREAS, the findings of the Plan indicate the general nature and magnitude of drainage infrastructure improvements needed to reduce flood risk along Lost Creek, Christian Creek, Culberhouse Creek, and tributaries.

WHEREAS, this Plan will be utilized by the City of Jonesboro to reduce flooding along Lost Creek, Christian Creek, Culberhouse Creek, and tributaries, to support economic and recreational development, and to minimize adverse hydrologic effects outside of Jonesboro.

WHEREAS: The Stormwater Management Board recommends the Master Watershed Plan prepared by the Corps of Engineers be adopted by reference.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: That the Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to adopt by reference the Master Watershed Plan prepared by the U.S. Army Corps of Engineers for the Big Creek Drainage Basin.

Executive Summary

This report is the final Master Watershed Plan report for Phase 1 of the Planning Assistance to States project prepared by the Memphis District Corps of Engineers for the City of Jonesboro, Arkansas. The Phase 1 study area is the drainage network draining Jonesboro toward the southwest, via Big Creek to Bayou DeView. The City of Jonesboro provided valuable in-kind services, including data, analysis, and guidance to support the development of the engineering models, complete the study tasks, and prepare this report. The report and associated engineering models and databases provide the following items of information:

- a description and assessment of the drainage network and an assessment of capacity
- identification of City land ownership, rights-of-way, and easements
- a rationale for prioritization of improvements for the drainage network
- recommendations for maintenance of the drainage network
- conceptual designs to reduce flood risk and provide positive drainage for Lost Creek, Christian Creek, Culberhouse Creek, and Joe Mack Campbell Park.

The recommended improvements will confine the 1 percent chance backwater flood event (100-year flood) to the channel for Lost Creek through town, Christian Creek from the mouth to Highway 63, Culberhouse Creek from the mouth to Ginger Drive, and the neighborhood between Cartwright Street and North Main Street. To take full advantage of the improved outlets provided by the recommended improvements, additional improvement of minor drainageways and storm sewers will be required to eliminate remaining local ponding.

The content of the report is supported by hydrologic and hydraulic models and geographic information system databases that will provide City personnel with long-term tools for planning development and informing the public about water resources issues.

The estimated cost of major construction items is approximately \$109.6 million with no cost contingency. The cost estimate reflects only direct construction and land costs and does not include associated costs such as utility relocations, engineering design, construction inspection and management, legal and financing costs, or maintenance.

Construction Items

Item	Quantity
channel improvement	8.2 mile
detention basin	10 ea
bore & jack culvert barrel	2 ea
box culvert to remove & replace	4 ea
box culvert to install	1 ea
concrete channel to install	0.38 mile
bridges to remove w/o replacement (vehicle)	4 ea
bridges to lengthen (vehicle)	8 ea
bridges to install (vehicle)	1 ea
railroad bridge to lengthen	1 ea
railroad bridge to remove & replace	1 ea

1 Introduction

This report is the final report for Phase 1 of the Jonesboro Comprehensive Drainage Study conducted by the City of Jonesboro, Arkansas and the Memphis District Corps of Engineers under the Planning Assistance to States (PAS) Program of the US Army Corps of Engineers. Phase 1 is the first of a four-phase study of all the drainage basins in Jonesboro. Phase 1 includes the watersheds of Lost Creek, Christian Creek, and Big Creek. This report presents the risk of flooding in the Lost Creek, Christian Creek, and Big Creek watersheds in Jonesboro and presents conceptual designs to reduce the risk. Although PAS projects do not produce design calculations, detailed drawings, and specifications for construction, the report does indicate the general nature and magnitude of drainage infrastructure improvements needed to reduce flood risk and includes associated conceptual drawings.

The 04Feb2016 revision of this report includes more detailed drawings and quantity estimate calculations for the conceptual designs, which are provided as additional E-plates in Volume 3. Also, all design material related to the conceptual designs was gathered into Appendix E.

The City of Jonesboro provided valuable data and engineering guidance to support the development of this report. Data provided by the City and used in the analysis included:

- field survey data
- USGS gaging of stages at Floyd Street on Lost Creek and flow measurements at the same location, greatly facilitating calibration of the hydrologic and hydraulic models
- LIDAR topographic mapping
- high resolution aerial photography
- GIS mapping of storm sewers, culverts, and impervious areas
- information in the report and data files prepared by the Carter Burgess engineering consultant firm in a previous study for the City.

The remainder of the body of the report is organized under the headings of:

- PAS project items
- goals of the flood risk reduction plan
- flood risk reduction approach
- data
- methods
- results
- report organization.

2 PAS Project Items

Phase 1 includes the accomplishment of nine items for the study area:

- Item A—describe the drainage area
- Item B—classify drainageways
- Item C—identify rights-of-way (ROW) and easements
- Item D—build an HEC-HMS hydrologic computer model

- Item E—build an HEC-RAS hydraulic computer model
- Item F—determine drainageway capacity
- Item G—determine a method to prioritize improvements
- Item H—recommend maintenance
- Item I—develop conceptual designs to reduce flood risk.

The data collection and analysis for the nine items are complete and the results are presented in this report. The report provides City leaders with the information needed to plan the infrastructure required to minimize flood risk in Jonesboro.

3 Goals of the Flood Risk Reduction Plan

The overall goals of the risk reduction plan are:

- to reduce flooding along Lost Creek, Christian Creek, Culberhouse Creek, and tributaries
- to support economic and recreational development
- to minimize adverse hydrologic effects outside of Jonesboro.

3.1 Flood Reduction

Flood reduction goals include confining the 1 percent chance exceedance flood in:

- Lost Creek between the confluence with Culberhouse Creek and Patrick Street
- Christian Creek between the railroad and Hester Street
- Culberhouse Creek between the mouth and Ginger Drive.

3.2 Drainageways

Drainageway goals include:

- improving drainage in the neighborhood north of Lost Creek and west of Main Street, between West Easy Street to the north and West Woodrow Street to the south
- providing positive drainage for Joe Mack Campbell Park.

3.3 Economic and Recreational Development

The intent of the conceptual designs is to support economic and recreational development for Jonesboro. Economic development goals include protecting neighborhoods from frequent flooding and poor drainage and facilitating new residential and commercial development.

The opportunity to further recreational development goals arises from the changes in land use associated with flood risk reduction. Channel improvement and detention basin construction require space for the infrastructure and the spreading of the excavated earth. The dedication of land to the drainage system infrastructure can provide opportunities for public recreation features. Therefore, the conceptual designs for channel work and detention basins support the installation of:

- a new park along Lost Creek east of Patrick Street and upstream of the confluence with Devew Bayou where a major detention facility is planned

- a 5.3-mile long walking trail along the bank of Lost Creek, connecting Joe Mack Campbell Park on the west side of Jonesboro and connecting with the proposed new park east of Patrick Street
- a park along the upstream reach of Christian Creek, upstream of Cherrywood Drive, which could enclose a new detention basin built to reduce flooding near Neely Road.

The maintenance access/walking trail along Lost Creek will be located on an excavated bench with a typical bottom width of 50 feet and a typical depth of 5 feet below natural ground elevation. The bench will provide additional flow area for the channel during the greater floods, and the walking trail will be located on the bench. Bridge enlargements along Lost Creek will not only increase bridge flow capacity but also provide a path for people walking on the trail to cross underneath streets.

3.4 Minimizing Adverse Hydrologic Effects

Goals to minimize adverse hydrologic effects outside of Jonesboro arise from the fact that Lost Creek, Christian Creek, and Big Creek form one drainage system. Changes in one part of the system can cause changes in another part of the system. Therefore, measures implemented to reduce flood risk and provide drainage for Jonesboro have the potential to affect the network outside of Jonesboro. Possible adverse changes include:

- deepening and widening of Big Creek downstream of the confluence with Lost Creek
- more frequent flooding on Big Creek downstream of the confluence with Lost Creek
- more frequent flooding on Big Creek along the reach between the confluence with Lost Creek and the confluence with Mud Creek
- deepening and widening of Lost Creek upstream of Jonesboro
- more frequent flooding on Lost Creek upstream of Jonesboro.

Decades ago, the replacement of the winding natural channels of Lost Creek, Christian Creek, and Big Creek were with straight channels that eroded to become deeper and wider than the originally constructed channels. The potential for continued incision still exists, and windrows of riprap extend across the Big Creek channel downstream of the confluence with Lost Creek to resist further incision. If risk reduction measures increase the peak flood flow at the outlet of Lost Creek, greater erosional attack on the Big Creek channel downstream is possible.

If flood risk reduction measures increase the peak flood flow at the outlet of Lost Creek, flooding may be more frequent on Big Creek downstream of the confluence with Lost Creek and upstream along Big Creek from the confluence of Lost Creek to the confluence with Mud Creek.

Deepening and widening of Lost Creek upstream of Jonesboro is possible if channel enlargement through Jonesboro lowers the grade of the channel or causes a drawdown in flowlines in Lost Creek upstream of Jonesboro.

More frequent flooding upstream of Jonesboro is possible because of installing a major detention facility near the confluence of Lost Creek and Deview Bayou. Detention basins function by pooling flood flow, and in that sense, some flooding is intentional. However, detention basin

flood pools need to be accurately mapped to assure the acquisition of adequate land rights. Balancing increased channel capacity with detention and controlling the timing of flood peaks at key points in the drainage system can minimize adverse hydrologic effects outside of Jonesboro.

4 Flood Risk Reduction Approach

The proposed approach to reduce flood risk in Jonesboro is to increase channel capacity and install detention basins in the Lost Creek and Christian Creek watersheds. The single most important factor controlling flood risk along Lost Creek and Christian Creek is the water surface elevation of the 1 percent chance exceedance flood at the confluence of Big Creek and Lost Creek.

5 Data

Data used in the study included:

- results of previous studies and models
- LIDAR topographic data
- soils mapping
- vegetative cover mapping
- percent imperviousness estimates
- channel cross section surveys
- City GIS layers describing roads, culverts, and storm sewers and cultural features
- rainfall data and stream flow data recorded by USGS and NOAA
- City experience regarding bid item unit prices
- Arkansas Department of Transportation historical bid item unit prices

6 Methods

Current methods in modeling hydrology and hydraulics was used in the study. Hydrology was modeled using HEC-HMS software. Hydraulics was modeled using unsteady HEC-RAS software. Other commercial software was used such as Bentley Culvert-Master and ESRI Arc-Info. The Memphis District developed Fortran 95 software as needed to supplement the HEC and commercially available software. Use of HEC-HMS and HEC-RAS for Jonesboro was supported by consultation with the software development leaders at the Corps of Engineers Hydrologic Engineering Center in Davis, California.

7 Results

Results of the study are provided in the appendixes, including flowlines, flood outlines, stream classification maps, HEC-RAS output tables, conceptual design drawings, and associated cost estimates. Much of the materials produced by the study is in the form of models and model run results too voluminous to include in the report. The models and run results will be given to the City as electronic files.

8 Report Organization

The remainder of the report is divided into Appendixes A through H and associated plates. Physically, the report is divided into three volumes:

- Volume 1, report body and Appendixes A through G (8.5" by 11" binder)
- Volume 2, Appendix H (8.5 " by 11" binder)
- Volume 3, Plates (11 " by 17" binder).

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Legislation Details (With Text)

File #: ORD-16:023 **Version:** 1 **Name:** Rezoning at Hwy. 1 and Lawson Road
Type: Ordinance **Status:** Third Reading
File created: 4/13/2016 **In control:** City Council
On agenda: **Final action:**

Title: AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED ON HWY. 1 AND LAWSON ROAD AS REQUESTED BY WES THORNTON

Sponsors:

Indexes: Rezoning

Code sections:

Attachments: [Plat of Survey](#)
[MAPC Report](#)

Date	Ver.	Action By	Action	Result
4/19/2016	1	City Council		

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED ON HWY. 1 AND LAWSON ROAD AS REQUESTED BY WES THORNTON
 BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

From “R-1”, Single-Family Medium Density District to “C-3” LUO, General Commercial District, Limited Use Overlay for the land described as follows:

LEGAL DESCRIPTION

A part of the Northeast Quarter of the Southwest Quarter and Part of the Southeast Quarter of the Southwest Quarter, all in Section 17, Township 13 North, Range 4 East of the Fifth Principal Meridian, Craighead County, Arkansas, more particularly described as follows: Commencing at the point of intersection of the Easterly right of way of Arkansas Highway 1 with the Northerly right of way of Ridge Road in the Northeast Quarter of the Southwest Quarter of said Section 17, the point of beginning: thence North 36° 12' 22" East 62.67 feet along the right of way of said Highway 1 to a point; thence North 24° 31' East 400.00 feet along the right of way of said Highway 1 to a point; thence South 65° 29' East 31.20 feet along the right of way of said Highway 1 to a point on the Westerly right of way of Missouri Pacific Railroad; thence in a Southerly direction along the Westerly right of way of said railroad along a curve to the left, said curve having a radius of some 1633 feet at the centerline to the point of intersection with the Northerly right of way of Ridge Road, said point bearing South 02° 26' 31" West and being 585.62 feet distant from the previous point; thence North 48° 21' 36" West 276.22 feet along the Northerly right of way of said Ridge Road to the point of beginning. LESS AND

EXCEPT THE FOLLOWING: A part of the Northeast Quarter of the Southwest Quarter and Part of the Southeast Quarter of the Southwest Quarter, all in Section 17, Township 13 North, Range 4 East, Craighead County, Arkansas and being more particularly described as follows: Commencing at the intersection of the Easterly right of way of Arkansas Highway No. 1 with the Northerly right of way of Craighead County Road No. 428; thence South 48° 21' 36" East 146.22 feet along said right of way of CR #428 to the point of beginning proper; thence North 41° 38' 24" East 124.89 feet to the right of way line of railroad; thence along said railroad right of way, with a curve turning to the left with an arc length of 180.36 feet, with a radius of 1683.00 feet to the Northerly right of way line of Craighead County Road No. 428; thence North 48° 21' 36" West 130.00 feet along the said Northerly right of way to the point of beginning proper, having an area of 7827.73 square feet, 0.18 acres, more or less, and being subject to all public and private roads and easements and being also known as a part of Tract 2 of a survey in Survey Book "E" at Page 5 in the office of the Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas.

SECTION II: The requested rezoning classification is further restricted as follows:

1. Applicant must adhere to all utility and rail corridor easements of record.
2. Property shall be used as a landscaping business, with any change of use being subject to MAPC approval, if the need shall arise in the future.
3. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design manual and Flood Plain Regulations.
4. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
5. No landscaping staging/inventory storage areas shall not be situated in areas obstructing site view, or right of way areas. Outdoor storage of equipment shall be screened.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

City of Jonesboro City Council
Staff Report – RZ 16-04: 903 Lawson and Hwy 1 Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Council on April 19, 2016

REQUEST: To consider a rezoning of one tract of land containing 1.32 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from R-1 single-family residential district to a C- 3 General Commercial District.

**APPLICANTS/
OWNER:** Wesley Thornton, 3409 Ridgeway Circle. Jonesboro, AR 72404.

LOCATION: At the intersection of Highway 1 and Lawson Rd. Jonesboro, AR 72404.

**SITE
DESCRIPTION:** **Tract Size:** Approx. 1.32 Acres
Street Frontage: 645' Total along Stadium Blvd. & CR 428
Topography: Predominately Flat
Existing Development: Vacant lot.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North-R-1	Vacant County Hwy Frontage Property
South-N/A	County Commercial – Shops, Church
East-N/A	Railroad Tracks, Wooded Area
West-N/A	Empty Lot, R/R Farm Equipment

HISTORY: None

ZONING ANALYSIS:

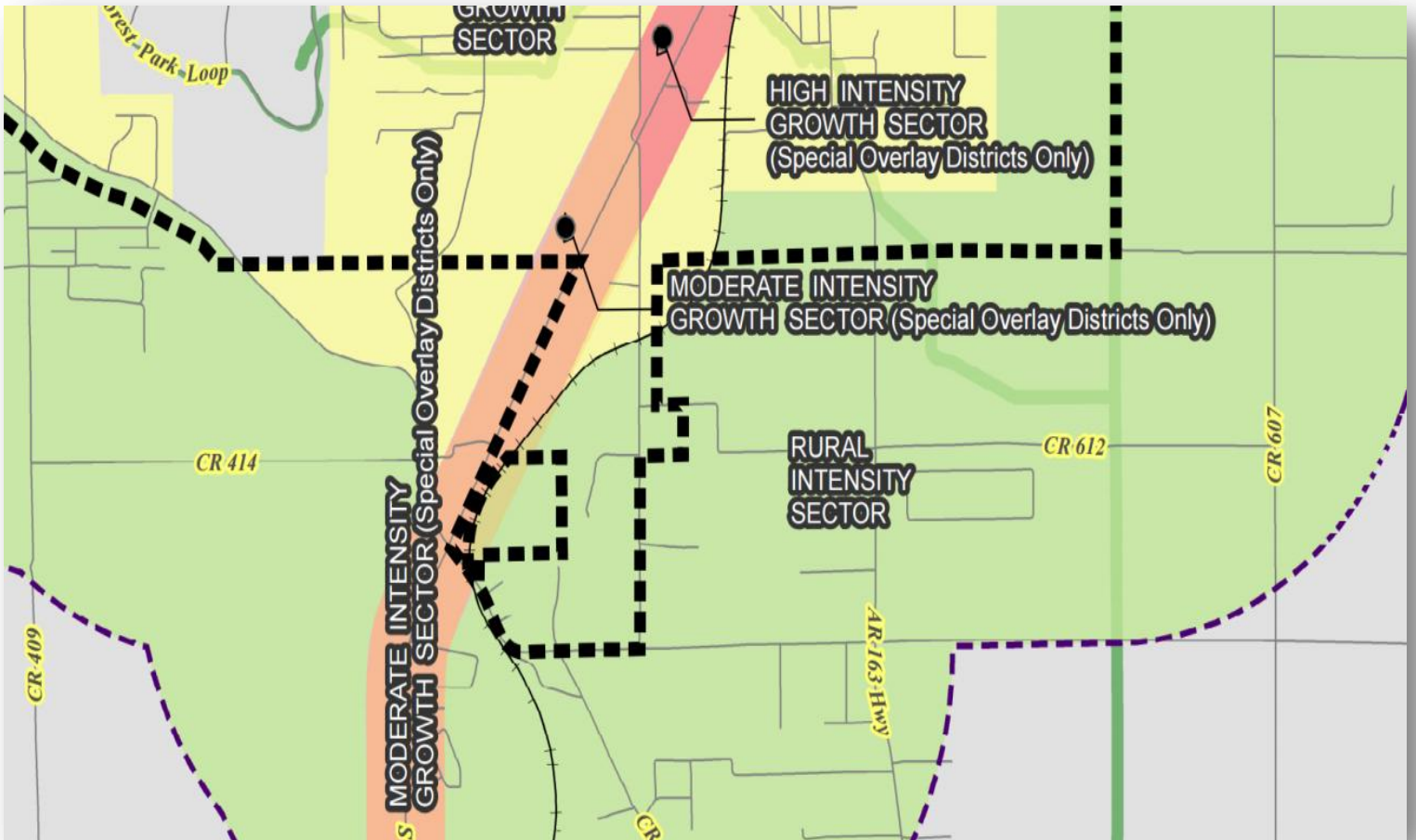
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector (Special Overall District Only). Unless a Limited Use Overlay District is requested and agreed on by the applicant(s), no conditions by the Commission or Council can be placed on a successful rezoning. With a suggested Limited Use Overlay, the MAPC will be afforded an opportunity to gain more detailed information that will give assurance of a well-designed infill development that will enhance the area.

Moderate Intensity Recommended Use Types Include:

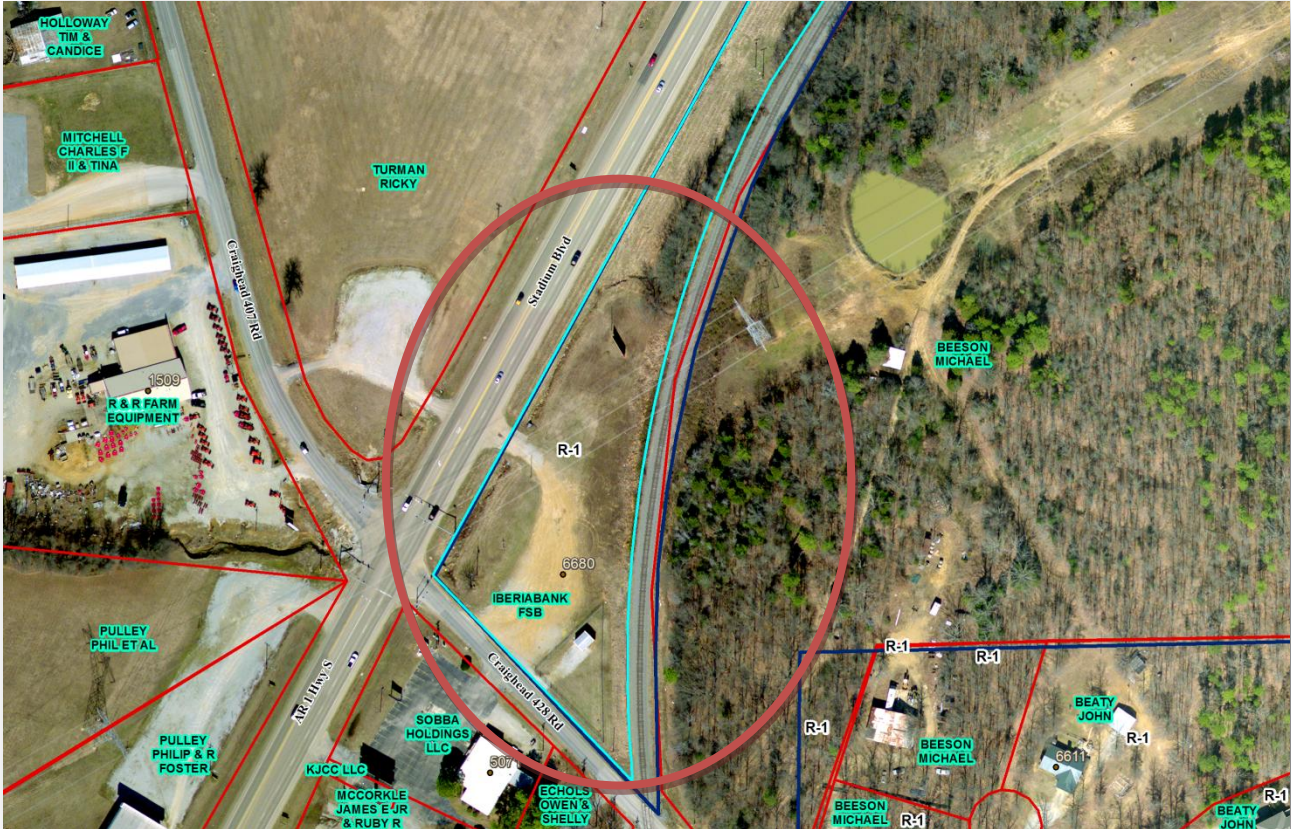
- *Neighborhood Retail*
- *Neighborhood Services*
- *Office parks*
- *Smaller medical offices*
- *Libraries, schools, other public facilities*
- *Senior living centers/nursing homes*
- *Community-serving retail*
- *Small supermarkets*
- *Convenience store*
- *Bank*
- *Barber/beauty shop*
- *Farmer's Market*
- *Pocket Park*



Land Use Map

Master Street Plan/Transportation



The subject property is served by Highway 1 and County Road 428. Highway 1 on the Master Street plan is classified as a proposed Principal Arterial, requiring a 120 ft. right-of-way. The property also fronts on County Road 428 on the south, which is a proposed Principal Arterial having a required right of way of 120 ft. of right of way. The applicant will be required to adhere to the Master Street Plan recommendations.



Aerial/Zoning Map

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a Moderate Intensity Growth Sector (Special Overall District Only) – pending the applicants request and approval for a special overall for this district or limited use overlay district.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all C-3 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there are already businesses located in this area. Not suitable for Residential uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Conventional zoning restraints will prevent this subject property from being developed. Without the proposed zoning map amendment, this property will likely not develop as residential.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	The property has been vacant for several years now.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that businesses and residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-1 Single-family residential zone. Located at the intersection of Highway 1 and Lawson Road, this area already has several businesses and shops. This location would make a great place for another business. The applicant wants this area rezoned so that a landscaping business can operate from this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already multiple commercial businesses located in the area. Under the current zoning classification, it would be illegal for the applicant to operate a landscaping business from this location. As far as we know, this property has always been vacant. Rezoning this property would positively impact the community, especially in terms of curb appeal. Development for this new business would begin as soon as the property has been rezoned.

Chapter 117 of the City Code of Ordinances/Zoning defines C-1/Downtown Core District as follows:

Definition of C-3 General Commercial Districts - The purpose of a C-3 district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial streets. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	Reported no issues.	
Fire Department	Reported no issues.	
MPO	Reported no issues.	
Jets	Reported no issues.	
Utility Companies	Reported no issues.	

Zoning Code Allowable Uses:

The City of Jonesboro Zoning Resolution includes a list of permitted uses within C-3 Districts as follows (Note the highlighted uses in yellow are suggested to be prohibited due to adverse impacts on the area.) However, most uses will be prohibited by default, due to the irregularity of site shape and size. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank within the Zoning Ordinance Chapter 117:

List of Commercial Uses		C-3 General Commercial	List of Commercial Uses		C-3 General Commercial
<i>Civic and commercial uses</i>			<i>Civic and commercial uses</i>		
	Animal care, general	Permitted		Nursing home	Permitted
	Animal care, limited	Permitted		Office, general	Permitted
	Auditorium or stadium	Conditional		Parking lot, commercial	Permitted
	Automated teller machine	Permitted		Parks and recreation	Permitted
	Bank or financial institution	Permitted		Pawn shops	Permitted
	Bed and breakfast	Permitted		Post office	Permitted
	Carwash	Permitted		Recreation/entertainment, indoor	Permitted
	Cemetery	Permitted		Recreation/entertainment, outdoor	Permitted
	Church	Permitted		Recreational vehicle park	Permitted
	College or university	Permitted		Restaurant, fast-food	Permitted
	Communication tower	Conditional		Restaurant, general	Permitted
	Warehouse, residential (mini) storage	Conditional		Retail/service	Permitted
	Convenience store	Permitted		Safety services	Permitted
	Day care, limited (family home)	Permitted		School, elementary, middle and high	Permitted
	Day care, general	Permitted		Service station	Permitted
	Entertainment, adult	Conditional		Sign, off-premises*	Permitted
	Funeral home	Permitted		Utility, major	Conditional
	Golf course	Permitted		Utility, minor	Permitted
	Government service	Permitted		Vehicle and equipment sales	Permitted
	Hospital	Permitted		Vehicle repair, general	Permitted
	Hotel or motel	Permitted		Vehicle repair, limited	Permitted
	Library	Permitted		Vocational school	Permitted
	Medical service/office	Permitted			
	Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>		
<i>Agricultural uses</i>				Freight terminal	Conditional
	Agriculture, animal	Conditional		Research services	Conditional
	Agriculture, farmers market	Permitted			

MAPC RECORD OF PROCEEDINGS: Public Hearing Held on April 12, 2016

Applicant:

Mr. Wes Thornton, Applicant- appeared before the MAPC asking to have this property rezoned from R-1 to C-3 Commercial Use for U.S. Lawns Landscaping Company.

Staff:

Mr. Spriggs gave Staff Summary comments noting the location and surrounding conditions. This is the location of the “Welcome to Jonesboro Sign”. The criteria for rezoning were read and analyzed and Mr. Spriggs noted consistency is achieved with the adopted Land Use Plan which recommends *Moderate Intensity Growth Sector* with the suggested Limited Use Overlay. The right-of-ways on the Master Street Plan are Principle Arterials which would have to be satisfied. Staff finds that the property is not suitable for residential use; because the limitations of the site, due to easements would deem this property a good use for the site. No detrimental impacts are anticipated.

Mr. Spriggs: During the pre-meeting no issues were raised by the Utility Agencies, MPO, Fire, Engineering or Planning. A survey was included of the property showing the power line and rail easements, as well as right-of-ways which would limit the site to a small structure. The uses allowed were listed. The applicant noted that he is not opposed to this being a Limited Use Overlay.

The conditions were read. Mr. Thornton questioned Condition #5, regarding outdoor storage, because he will be having landscaping trailers. Would that be included?

Mr. Spriggs suggested that those should be kept away from the right-of-ways, and that during the Final Site Plan submission to the MAPC in the future, the layout should depict all storage and site parameters during that review.

Mr. Thornton noted that he has an encroachment agreement from Entergy regarding the power line easements. A fence will be provided and the Utility Company will have a key to the gate. The only other restriction is not to have vehicles parked under it for a length of time exceeding 24 hours. No structures will be allowed to encroach; the 40X65 building location was ok with them.

Public Input: None.

Mr. Hoelscher: Asked if the approval would restrict him from the storage pile of loose mulch, grass clippings, or fill materials? Mr. Thornton replied that all mulch materials will be bagged and not staged in bins. They use the incinerator for everything. No plant nursery or materials will be stored. There will be no customer drive-ups and vehicles will be stored inside at night.

Commission Action:

Mr. Scurlock made a motion to approve Case: RZ-16-4, as submitted, to the City Council with the noted conditions, and the MAPC find that to rezone property from “R-1” Single Family to “C-3”, L.U.O., General Commercial Landscaping Business, Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Cooper.

Roll Call Vote: 8-0, Unanimous Approval.

Mr. Sculock- Aye; Mr. Kelton- Aye; Mr. Stripling- Aye; Mr. Cooper- Aye; Mr. Reece- Aye; Mr. Hoelscher- Aye; Mr. Perkins- Aye; Mr. Bailey- Aye; Lonnie Roberts, Jr. was chair.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 16-04 a request to rezone property from “R-1”to“C-3”, should be approved based on the following conditions:

1. Applicant must adhere to all utility and rail corridor easements of record.
2. Property shall be used as a landscaping business, with any change of use being subject to MAPC approval, if the need shall arise in the future.
3. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design manual and Flood Plain Regulations.
4. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
5. No landscaping staging/inventory storage areas shall not be situated in areas obstructing site view, nor right of way areas. Outdoor storage of equipment shall be screened.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director



View looking North along frontage on Stadium Blvd.



View Looking Northeast on Stadium



View looking South Toward Site



View looking South/ Site on Left



View looking Northeast toward Site



View Looking Northeast toward site from Stadium Intersection



View looking Northwest of property



View looking Southeast on County Road 428 (E. Lawson)



View looking Southwest of property



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-16:027 **Version:** 1 **Name:** Airport financial statement for March, 2016
Type: Other Communications **Status:** To Be Introduced
File created: 4/20/2016 **In control:** City Council
On agenda: **Final action:**
Title: Airport Commission financial statement for March 31, 2016
Sponsors: Municipal Airport Commission
Indexes: Airport financial statements
Code sections:
Attachments: [Financial statement](#)

Date	Ver.	Action By	Action	Result
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Airport Commission financial statement for March 31, 2016