



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, July 16, 2019

5:30 PM

Municipal Center

SPECIAL CALLED NOMINATING & RULES COMMITTEE MEETING AT 4:45 P.M.

PUBLIC SAFETY COMMITTEE MEETING AT 5:00 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 - Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent 2 - Ann Williams and Charles Frierson

4. SPECIAL PRESENTATIONS

[COM-19:044](#)

PROCLAMATION FOR COACH RYAN TOLBERT AND WESTSIDE TRAP TEAM

Filed

[COM-19:045](#)

NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION UPDATE
PRESENTATION BY MARK YOUNG, JONESBORO CHAMBER OF COMMERCE
PRESIDENT AND CEO

Mr. Mark Young, CEO and President of Jonesboro Chamber of Commerce, said thank you. It's great to be here. I appreciate the opportunity to be with you and I appreciate you recognizing the youth in our community for the great work that they do. We appreciate the continued support of the City Council and Mayor Harold Perrin in our economic development efforts. Today I wanted to come visit with you and give you an update on activities related to our economic growth in our community. We continue to have very good growth and we'll talk about those numbers in just a few minutes, but we'll talk about some of the activities that have occurred.

Recently, Delta Peanut, LLC, announced that they were locating in Jonesboro and locating in the Craighead Technology Park. You may know that Delta Peanut will represent about a \$70 million investment in our community and will add 125 new jobs. We're excited about what this means for our community from an economic development standpoint and excited about what it will do for agriculture, not only for Craighead County, but also for this region and the entire state. Many of you may know the CEO, Mr. Tommy Jumper. We have worked on this project with them for quite a

long while, along with Mayor Perrin, as part of that. If you have not been out to the technology park, dirt works and site preparation have started. We are looking forward to that. It will be several facilities, but the largest one will be the peanut shelling facility, which will be 150,000 square feet. So, that's underway and great news for the community.

In addition to that, this last quarter, Ritter Communications broke ground on a new state-of-the-art multi-user cloud and data storage facility. It's on their campus on Mayfield Drive if you know where that's located. They're underway with construction. It's an \$8 million investment. The great news for us is not only jobs and investment, but it also represents what technology can do and continues to do in our community. So, it's a great investment on their behalf for us and for our future because of what that all will entail.

In addition to that, we were able to celebrate continued growth with Corinth Coca-Cola. They came to Jonesboro a little over a year ago and this last quarter, celebrated their continued growth and achievements with the governor being in our community. They serve 12 counties in northeast Arkansas and southeast Missouri. We appreciate their continued investment. They've created over 100 jobs and again, we're thankful that they are here and continued to grow here, as well.

I'm going to tell you a little bit about Risever and in just a little while, you'll have on your agenda an additional reading for the industrial revenue bonds, and we appreciate your continued support for that. I'm going to show a time-lapse video of the construction of the project. The building itself is about 95% complete. A new paint system is to be added, but the outside of the building is done. The offices are done and complete. The pouring of concrete on the parking lot has to be done, still, but they're making great progress. The installation of the paint system will occur in August, and they hope to actually start production in late September or early October. I will remind you that this is a 120,000 square foot building. They hope to have 130 people employed when it's at full capacity. It will take them three years to ramp up to that number, but, again, pleased with their continued progress. We are pleased that that construction is drawing to a close and people will be employed in the near future as they get off the ground and get running.

We also want to talk about workforce development, talent attraction, and other activities. One of the things that we continue to do is make sure that our students in our area schools know and understand all the different kinds of career opportunities there are in Jonesboro and Craighead County. One of the things we started several years ago is a manufacturing camp called, "TekStarz." So, we've had numerous students who have gone through the program. The intent of it is to really broaden their horizon and expose to them all the different kinds of jobs that are available to them within manufacturing within our community. We have a short video to illustrate what they do throughout the week. That week culminates, also, with a reception for their parents so the students can kind of show and tell what they've done throughout the week, but also important to us is that we have an opportunity to interact with those parents and answer any questions they have. We have our partners and industrial partners. We couldn't do this without a lot of different companies that you'll see on the slides and you'll see a thank you slide on there, as well. We have great partners to do this. Throughout the week, the students actually manufacture products, so they understand and learn all the different concepts of manufacturing from the design phase to production, post-production, shipping, etc. You'll see a couple of products that they produced.

Lastly, I want to talk to you about the numbers. We always talk to you about the numbers and our level of activity. Typically, during this time of year, in July and August, things slow down a little bit, but we had a good first half of the year, January through June. We had 15 inquiries. Those are both manufacturing and technology related companies. There were four prospect visits. We had 26 market research requests. Those are primarily commercial and retail firms who are interested in our community and asking us for assistance. We are working on 16 business retention and expansion projects. We have talked in this room many times about the importance of continued investment among our existing industries and we continue to see that level of interest to be significant. Many of our companies are still considering possible expansions in the future and a large number of our new jobs come from our existing companies that continue to grow and invest in our community, and again, we're so thankful for them. Part of our goal and our strategy is that we want to be in front of those plant managers and presidents, etc., as often as we can and we do that in a variety of ways to see how we can help them and what kind of assistance they might need to expand in the future. That program continues to grow extremely well.

Also, we've talked a lot about the labor market, and if you look at the civilian labor force in our labor-shed area, we cover 12 counties. We've done zip code surveys to identify where people come from and that labor force is 175,275 in those 12 counties. The number of people employed is 168,126 and the number of unemployed is 5,518. You may know that our current unemployment rate is 2.6%. So, labor is very tight right now. We continue to help our companies recruit talent to the community and that's important to us, as well. We do that in a wide variety of ways. Many of you may have seen the video that was produced by Jonesboro Unlimited. You've shown it on Channel 24. As a recruitment tool, we've made that available to all of our local industries so they can use that to show people and help them understand our community and what opportunities are here. In addition to that, we have put together a companion piece for that, which gives a lot more detail. I say it's a printed piece, but it's a digital piece they can send along with it with lots more information about things that people would be interested in if they were moving to Jonesboro. Again, we continue to look for ways to support our existing companies and continue to grow in that area, as well.

In addition to that, the next to the last slide I have is that we're pleased to report that about a year ago we started through a process called the Arkansas Competitive Communities. You may have remembered that the governor announced that program in March 2018. We started in that process last summer. It's a very comprehensive assessment of your economic development capabilities and you have a third party that sort of reviews your economic development efforts and gives input, feedback, and looks at best practices. There are four areas that they really review, including (1) economic development organization, (2) funding, (3) workforce development, and (4) product development, such as buildings, sites, and infrastructures. We were pleased to participate. We were the fourth community in Arkansas to be awarded the designation of a competitive community. I think now there is a total of six. So, it's not for the faint of heart. There's a lot of work and effort that went into it. We met the designation in December and they presented that to us in February. We were pleased with that process and anytime you do a self-assessment and get feedback from people, you learn things about yourself and organization and community. So, it was a good process for us and we are thankful that we participated and we appreciate both Mayor Harold Perrin's support and effort, as well as County Judge Marvin Day's support. So, that was a good process for us. I'd be happy to answer any questions that you have. Those were the highlights. You have some additional detail in the written report. Mayor Perrin said that was a good report. Mr. Young said I appreciate you all so much and anytime you need anything from us, let us know.

Read

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Gene Vance, to Approve the Consent Agenda. The motioned PASSED

Aye: 10 - Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 2 - Ann Williams and Charles Frierson

[MIN-19:066](#)

MINUTES FOR THE CITY COUNCIL MEETING ON JULY 2, 2019

Attachments: [Council Minutes 07022019.pdf](#)

This item was passed on the consent agenda.

[RES-19:088](#)

A RESOLUTION AUTHORIZING THE ENTRY INTO A CONTRACT WITH TRACESECURITY FOR THE PURPOSE OF SECURITY AWARENESS TRAINING FOR JONESBORO EMPLOYEES

Attachments: [SOW for City of Jonesboro 2019 - TraceEDU Employee Education.pdf](#)

This item was passed on the consent agenda.

Enactment No: R-EN-091-2019

[RES-19:089](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS, TO APPROVE CHANGE ORDER NO. 4 FOR THE HARRISBURG ROAD WIDENING PROJECT

Attachments: [Change Order #4.pdf](#)

This item was passed on the consent agenda.

Enactment No: R-EN-092-2019

[RES-19:092](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO REVISE THE LIST OF APPROVED JOB TITLES

Attachments: [COJ Salary Plan.pdf](#)

This item was passed on the consent agenda.

Enactment No: R-EN-093-2019

[RES-19:093](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A FULL-TIME POSITION OF SENIOR HVAC TECHNICIAN IN THE BUILDING MAINTENANCE DEPARTMENT

Attachments: [HVAC-SR-.pdf](#)

This item was passed on the consent agenda.

Enactment No: R-EN-094-2019

[RES-19:094](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A FULL-TIME POSITION OF CITY ACCOUNTANT IN THE FINANCE DEPARTMENT

Attachments: [Accountant \(SS - Yes\) - 32987.pdf](#)

This item was passed on the consent agenda.

Enactment No: R-EN-095-2019

6. NEW BUSINESS

RESOLUTION RECOMMENDED TO COUNCIL AND NOT ON CONSENT AGENDA

[RES-19:083](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO CONDEMN PROPERTY LOCATED AT: 214 E. ALLEN. OWNER: Patsy Lesley

Attachments: [214 E. Allen County Data](#)
 [214 E. Allen Inspectio Report](#)
 [Supporting Docs](#)
 [Limited Title Search](#)
 [Tax Info](#)
 [Vesting Deed](#)
 [pic1](#)
 [pic2](#)
 [pic3](#)

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Chris Moore, that this matter be Passed . The motion PASSED with the following vote.

Aye: 10 - Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 2 - Ann Williams and Charles Frierson

Enactment No: R-EN-096-2019

ORDINANCES ON FIRST READING

[ORD-19:036](#)

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES TO ADD SECTION 66-267 ADOPTING WEIGHT AND SIZE REQUIREMENTS FOR LARGE TRUCKS AND DETERMINING TRUCK ROUTES IN THE CITY OF JONESBORO AND REPEALING SECTION 66-301

Mayor Harold Perrin said I have asked if we could table this until August 20, 2019. The

reason I have asked that is that I have visited with the Arkansas Department of Transportation, ArDOT, and Chief Jay Thompson with the Arkansas Highway Patrol. I'll be meeting with them at the highway committee meeting next week and I want to get what other cities have done on that because there has been a lot of calls and e-mails concerning the way this ordinance is written with the 6,000 pound weight. State weight in Arkansas on trucks is 80,000 pounds and you can't exceed it, but you can bring it down, but the issue on that is that you have to be careful because then you'll start losing commerce and you'll start losing certain things to make deliveries, and all of that. So, I want to sit down with the people who are in this every day, talk to them, and walk them through that. I've already sent the resolution to them and met with Ms. Lorie Tudor, Deputy Director and Chief Operating Officer with ArDOT, so we'll be having the meeting after the highway committee meeting. After that, I need to come back and visit with our judges on that because there will be an enforcement issue. I need to talk to Judge Tommy Fowler and Judge David Boling, as well. It's going to take some time to get all of that done.

Councilmember David McClain said in postponing this, when we come back, will we have a recommendation as far as are we going to have a fee or fine, or things of that nature. I guess we'll have to set that once that's determined. Mayor Perrin said it depends on what I get from them and really, what I need to do is dictate to you all and give you an e-mail to all of you at the same time and give you an update on what I find out in Little Rock and after meeting with the judges. It could be that a new ordinance has to be written. If that's the case, you'll have to bring the other one back on the floor, postpone it indefinitely, and then put the new one on the table.

Councilmember L.J. Bryant said I just want to say that I think you're right for us to postpone it and get it right. It is amazing, and I e-mailed Chief of Staff Mike Downing and Street Director Steve Tippitt, as well, that on Rolling Forest Drive only one house is getting built and it's unbelievable that with just one house getting constructed that there has even been damage there. We certainly have to get it right to not impede commerce, but we're going to cost ourselves a lot of money if we don't do something soon. Mayor Perrin said I agree. I know Mr. Tippitt is working as hard as he can around the weather to get all of the holes out there fixed, the chat and the asphalt. Estimated cost to do an overlay on that, which I would recommend to council that we do, is about \$180,000. That certainly wasn't budgeted. That's going to be the estimated cost. It could be less or maybe a little more, but I'm going to anticipate that you're going to have to do that. Some of that road was put in by, from my understanding and doing some research, an improvement district. Some of those people paid for that road, borrowed the money from the bank and paid that back over a 10-year period, just like a bond issue. I can understand their feelings on that. I certainly would not want my road torn up like that one. That highway is very well used. I just wanted to give you an update on that.

A motion was made by Councilperson John Street, seconded by Councilperson Gene Vance, that this matter be Postponed Temporarily . The motion PASSED with the following vote.

Aye: 10 - Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 2 - Ann Williams and Charles Frierson

[ORD-19:040](#)

AN ORDINANCE FOR THE APPROVAL OF AN APPLICATION FOR A PRIVATE CLUB PERMIT FOR TEXAS ROADHOUSE OF JONESBORO, INC.

Attachments: [Texas Roadhouse Private Club Permit Application_Redacted.pdf](#)

Councilmember Chris Gibson motioned to suspend the rules and offer ORD-19:040 by title only, seconded by Councilmember Chris Moore. All voted aye.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-19:033

AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS UNDER THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW FOR THE PURPOSE OF SECURING AND DEVELOPING INDUSTRY; TO AUTHORIZE THE SALE OF THE BONDS AND THE APPROVAL OF A BOND PURCHASE AGREEMENT AND A PAYMENT IN LIEU OF TAXES AGREEMENT IN CONNECTION THEREWITH; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING THE BONDS; TO AUTHORIZE AND PRESCRIBE CERTAIN MATTERS PERTAINING TO THE PROJECT, THE ACQUISITION, CONSTRUCTION, AND EQUIPPING THEREOF, AND THE FINANCING THEREOF; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT RELATING TO THE PROJECT; AND FOR OTHER PURPOSES.

Attachments: [Recognition Nondisturbance and Attornment Agreement \(Risever 2019\).DOC](#)
[PILOT Agreement \(Risever 2019\).DOC](#)
[Trust Indenture \(Risever 2019\).DOCX](#)
[Bond Purchase Agreement \(Risever 2019\).DOCX](#)
[Lease Agreement \(Risever - 2019\).DOCX](#)

Held at second reading

ORD-19:037

AN ORDINANCE FOR THE APPROVAL OF AN APPLICATION FOR A PRIVATE CLUB PERMIT FOR QVW, HOLDINGS, DBA ICHIYA RAMEN RESTAURANT

Attachments: [QVW Holdings Private Club Permit Application_Redacted.pdf](#)

Councilmember David McClain said I have a question and this is something I asked City Attorney Carol Duncan. I was looking at the application, and do the members have to be residents of the city. Mayor Harold Perrin said I don't think the members have to be residents of the city. It would be like Texas Roadhouse or anything else. Councilmember McClain said okay. Councilmember Joe Hafner said I know on the application it says are you a resident of Craighead County and if not, do you live within 35 miles of the premises to be permitted. It doesn't actually say are you a resident of Jonesboro.

Held at second reading

ORD-19:039

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 AG-1 AGRICULTURAL DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 5307 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY RAJEEV KUMAR ON BEHALF OF SAI REAL ESTATE LLC

Attachments: [Rezoning Plat \(2\).pdf](#)
 [Staff Summary - City Council RZ 19-09.pdf](#)
 [Application.pdf](#)
 [Pictures of Rezoning Sign.pdf](#)
 [Warranty Deed.pdf](#)
 [Rezoning Plat.pdf](#)

Mr. Jim Gramling, 2500 Alexander Drive, Ste. B, said I understand that it's been the practice of the council to read everything three times and I certainly agree with that and think every member of the community should be heard. This is property that is on Highland Drive next to Thomas & Betts. It's currently zoned agricultural and we're asking for industrial so he can put some mini storages in. We've not heard any objection thus far, and, if there is any tonight, I'll withdraw my request and if it's not the will of the council then so be it. At this point, time is money for my client and the rules do provide for you all to waive a reading by 2/3rds majority, if I understand correctly. I'm just asking the council to consider waiving that reading and voting on it tonight so he can put people to work and get busy generating some additional tax revenue for you all.

Held at second reading

ORDINANCES ON THIRD READING

[ORD-19:035](#)

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 5410 HARRISBURG ROAD.

Attachments: [Application](#)
 [Plat](#)
 [Picture of Rezoning Sign](#)
 [Rezoning Plat](#)
 [Staff Summary - City Council](#)
 [Rezoning Plat MAPC](#)

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

Aye: 10 - Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 2 - Ann Williams and Charles Frierson

Enactment No: O-EN-044-2019

8. MAYOR'S REPORTS

Mayor Harold Perrin said I have a few things to cover with you. First, this last weekend, Jonesboro Animal Control had a shot clinic and it was very successful. Over 300 vaccines were given out.

Last Thursday, and I am totally elated, impressed and thankful, the City of Jonesboro had over 100 employees that went to Parker Park and did a complete assembly line

and prepared over 36,000 meals through Blue and You that will be given to the Jonesboro Police Department, City Youth, and the Food Bank. It's all funded by Blue Cross and Blue Shield. I think we should give our employees a round of applause.

We did get environmental clearance on the Veterans' Village and this Thursday Community Development Director Regina Burkett and I will be going to Little Rock.

Also, the public meeting on Highway 351 will be Thursday, July 18, from 4 p.m. to 7 p.m. at the Family Fellowship Baptist Church on Greensboro Road. That is the major widening on Highway 351, which leads out to Sage Meadows. So, there's been a lot of interest there. As a matter of fact, Traffic Engineer Mark Nichols and I went over the plans last week with ArDOT while we were there.

On state turnback funds for this last month, they were up only 1.75 over last year. The street department was only 1.12. I anticipated a little more than that. Year-to-date we're okay, but it's still a little bit low. The highway ½-cent tax is 4.52 over 2018, which is about \$34,000, which is good because that goes directly into our street fund. One of the things we just talked about was the issue of the overlay.

Ms. Burkett and I will be going and visiting with four agencies. The city has applied for a \$150,000 grant through Parks and Recreation. We will be meeting with Patrick O. Sullivan, Executive Director with Blue and You Foundation, and, also, Curtis Barnett, Chief Executive officer of Blue Cross and Blue Shield. We hope to get that. If we get that grant, that would be for building a beautiful park area next to United Way on Union. We would also be closing Monroe, which we would take and make a walking trail all the way around to Abilities Unlimited and all the way back and put a playground area for the kids. We think that would be good because that's where our Winter Wonderland and ice skating is located, and that would be great for our children. So, we're going to take that grants package to them. Even though we've sent it to them, we're going to hand deliver it to them.

Also, financial statements are up to date and we appreciate your patience because there were a lot of things and changes we had to do to get caught up. Those financial statements were posted on the website, but we're going to start posting on the website and through Legistar the most current monthly figures. It will also be on the Mayor's Report each month. We should have June's completed and it usually takes somewhere around the 20th to the 25th by the time you reconcile your checking account balances and get all of that put together. So, we'll be doing that and that will be available to everyone. Then, on a quarterly basis, I'm going to ask Finance Director Deanna Hornback to give a full update on the last quarter. Doing it every month would be quite often because there's not that much change from month to month. We'll have a PowerPoint that can be given to the City Clerk and that can be a part of the record, as well. So, we'll be having that and be full disclosure on everything that we're doing.

[COM-19:046](#)

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS ENDING JUNE 30, 2019

Attachments: [JAC Jonesboro Airport Financials 06_19.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said I just want to thank Street Director Steve Tippitt and

all of his crew for the hard work they did on Keller's Chapel Road. To respond so quickly to that and I know that's been an inconvenience to a lot of people who live out there. It's just a difficult thing to work through digging those soft spots out, but Mr. Tippitt and his crew did a real good job. They did a great overlay on East Craighead Forest Road. I had a lot of great comments on it. The striping looks great.

Councilmember Chris Moore asked if there was a reason the council was flying without legal counsel. Mayor Perrin said they're in another meeting in Oregon. It's a follow-up on the opioid issue and I told her that I didn't think there would be any need for her to have former assistant city attorney Jessica Thomason to come up here because Ms. Duncan and Assistant City Attorney Heather Owens are both gone on that trip. I didn't think it was necessary to get Ms. Thomason to pull out of Scott Ellington's office. Councilmember Moore said I just wanted to make sure we weren't changing the line up here because I've become accustomed to having legal counsel.

Councilmember Dr. Charles Coleman asked if there was any more information about the bank downtown. Mayor Perrin said we have had some discussion on it, but nothing more than what I had told you all before except that they are looking heavily at it. I wish I could get something done on that. We've been working on it. We get a lot of people interested and they come and look. Then they start looking at what it would cost to renovate the building and try to get a return on their investment. The issue is a convoluted issue in the fact that you have one person who owns the tower or the leaseholder. You have owners of the land underneath the building. You have owners of the parking lot and you have another bank that has a mortgage on the side of that building. If you remember, we hired Mr. Price Gardner with Friday, Eldredge & Clark to look at that and that's what he came back with was that we will have to get all of those owners together. I have talked to all of them and I think they're all willing to sell and that's including the parking lot, as well as the property underneath and the leaseholder. Let's hope that one of these comes through and we'll continue to push it pretty hard. Councilmember Dr. Coleman said my second question is have we ever decided to do a study on doing a multiplex parking downtown. Mayor Perrin said we have not done a full study. We have discussed having that and that if this came about that this would probably be a place to put one in that area because they're probably going to need a parking garage. That would be something, I'm sure, that whoever gets that building purchased and all the land would probably come back to the city and ask for some kind of assistance on economic development to do a parking garage there. At the same time, St. Bernards, as you know, is coming all the way up next to the old federal building, and it's just about two blocks once you walk and take a right. Even though we have a little over 500 or something parking places downtown, they're scattered. It's something we can look at and we'd be glad to look at it if you'd like for us to do that. We'd be happy to do that. Councilmember Dr. Coleman said mainly because of Arkansas State University and the other issues that we're having, I just think we need more parking. Mayor Perrin said we're also putting money into the forum, as well as the beautiful Rotary Centennial Plaza that was given to the city. All of that area is within a block. So, somewhere in this area in that circumference would be some place that someone could look at putting in a multi-level parking garage.

Councilmember Gene Vance said after spending several days and nights for a couple hours at a time at Allen Park, I want to say thank you to Facilities Maintenance Director Ronnie Shaver for finally getting the air conditioners going. I understand that it is cool out there tonight. It has been extremely uncomfortable out there watching the young ones play basketball. So, I want to congratulate him on that, and I sure am glad that we didn't question getting him a senior air conditioning technician because maybe next time it won't take but a week or two to get it fixed. Mayor Perrin said well, I can tell

you that Mr. Shaver is as probably as happy as you are that it now has 40 tons of air conditioning, and I can assure you that it's cool out there tonight.

[RES-19:095](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CREATE A UNITY COALITION ADVISORY COMMITTEE AND APPOINT MEMBERS TO THE COMMITTEE

Councilmember Chris Gibson said the Nominating and Rules Committee met earlier today and I would like to suspend the rules and walk on RES-19:095, seconded by Councilmember Chris Moore. All voted aye.

Mr. Garry Tate, 2300 Manchester Drive, said I made this comment to the committee. When I read the resolution to table and the wording in it, it said to seek an alternative for naming something for Dr. Martin Luther King, Jr., so my reading and understanding was that that took Johnson Avenue off the table and that we were going to try to find something else that was suitable and agreeable, and that's what I told the people along Johnson Avenue is that we would have this committee meeting and if the committee didn't come up with a resolution that was acceptable to the council that the original resolution would come back to the floor for the vote. When the names came out, the only ones I really recognized was Ms. Emma Agnew and myself. I called Mayor Perrin right after you all had asked for the committee and even asked if I should even be on it because I spoke in opposition. Of course, that's when the Mayor told me that Ms. Agnew would be on it and certainly for me to turn in an application, and I did. The other names I didn't recognize until I started getting calls from some owners up and down Johnson Avenue and they pointed out the fact that of the six people that spoke as proponents of renaming Johnson Avenue four of those are named on this committee. Of the five people who spoke of opposition, only one was named to this committee, which is myself. I'm honored to serve. I've served on several commissions and boards, and it's an honor for me to serve the citizens of Jonesboro, and I do that with an open mind, but the property owners, once they brought it to my attention, felt like the deck was stacked and that's just the way that they put it. So, I brought it before the committee and the committee voted to go ahead and send it to the full council. They and I think that the committee members need to be reviewed. That's what we're asking the full council to vote for. I will gladly accept any vote that is there if it comes down to it. I'm going to serve and I'm going to serve with an open mind. There was some misinterpretation of it. Councilmember Vance didn't intend for it to say what it said. He didn't have an attorney to write it. He wrote it himself. Like he said, he's a country boy from a cotton field. Some of the owners are here, but the big thing that I want the council to know is that some of the people that I spoke to up and down Johnson Avenue are business owners. Some of them didn't want to sign a petition. Some of them didn't want to come up here and speak because even after all this is over, they're still in business on Johnson Avenue and they didn't want to lose any customers over anything. They just asked me to speak for them. They are in opposition of renaming Johnson Avenue, although this vote doesn't have anything to do with the renaming. You're only naming the committee, but a lot of people along Johnson Avenue are not comfortable with that because no property owner or no business owner is on that list, and Mayor Perrin didn't do it intentionally. He picked two of us off the bat. That's Ms. Agnew and myself. The others he read from resumes and applications not knowing where they stood or anything else about them, except for the background that they provided. I thank you for the opportunity to speak. Mayor Perrin said thank you, Mr. Tate.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson David McClain, that this matter be Passed. The motion PASSED with the following vote.

Aye: 10 - Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

Absent: 2 - Ann Williams and Charles Frierson

Enactment No: R-EN-097-2019

10. PUBLIC COMMENTS

Mr. Andy Davis, 1700 Dupwe Drive, said I am here this evening to announce the formation of the Jonesboro Neighborhood Coalition. The Jonesboro Neighborhood Coalition is a collection of representatives from neighborhood groups, associations, and property owners' associations that will work together to increase citizen input and impact on matters that affect the City of Jonesboro, its citizens, its neighborhoods, and its future. We feel that by working together as a coalition we can amplify any one neighborhood's concerns or accomplishments. We hope that we can work together to bring more attention to important community matters as they arise. The coalition is open to expansion and encourages representatives from other neighborhood groups, associations or property owners' associations to reach out to us if they are interested in getting involved. One of our first projects that we will be doing is to host a public community forum covering the Team Jonesboro initiative. We hope to announce the forum details later on this week. In closing, if anyone here tonight has a neighborhood group or would like more information about the Jonesboro Neighborhood Coalition, please e-mail us at jonesboroneighbors@gmail.com. You can also find our Facebook page by searching for Jonesboroneighbors - one word.

Ms. Patti Lack, 4108 Forest Hill Road, said I just want to give a suggestion on how to help pay for the roads that we are needing fixed with the weight of the trucks. If you remember, it's been over a year ago that we brought up the idea of impact fees. I went back through some of the meetings and in fact, it was back in May when Councilmember Ann Williams actually proposed the impact fees on asking what we can do about it. Mayor Perrin, I have your quote right here and it's kind of coincidental that it's been a year saying, that we haven't forgotten. We haven't done anything further, but we want to make sure to see how the first six months of the year goes. I have to tell you that I think the city is doing pretty well overall with the sales tax and all of that, so I think the town is doing pretty well right now. You also said that you wanted to wait until August to see how it plays out with the sales tax. Well, the next City Council meeting is going to be on August 6. So, I would like to suggest that maybe we start looking at implementing the impact fees. I know on July 31, 2018, there was a meeting of the Finance and Administration Committee where Planning Director Derrel Smith said that the cost of having a study done would be \$20,000, which if you look at the cost of the repairs for Keller's Chapel Road, it's \$188,000. So, that's almost money well spent if we started implementing the impact fees. Mr. Smith said it was \$20,000 and it would take six months to do. I think if you look at the progress of Jonesboro, and I think Mr. Mark Young gave a fabulous report on how the city is doing. By looking at all the roads that are being constructed, looking at Harrisburg Road, looking at Farville curve, looking at the study that has been done at Caraway Road with the expansion, and looking at the public hearing that is going to be on Hilltop, then you know that Jonesboro is going to start growing and it's going at a fast pace. There was a comment in the newspaper where City Attorney Carol Duncan said that the ordinance needs to pass to make sure it's possible for the city to recover those costs for people responsible for the damage. Well, it's the builders and the contractors and they're making pretty good money. I think it's almost time that we look at maybe implementing impact fees sooner versus later because that certainly is going to start helping pay for some of these costs instead of just charging a \$100 fine for a truck

that is over the weight limit. So, I hope that maybe you all can look at implementing impact fees again because I think it would be beneficial for the whole city.

Mr. Garry Tate, 2300 Manchester, said I just need a few seconds. I try to watch the council meetings on the television, and I have a problem a lot of times hearing the councilmembers because they're sitting back in their chairs and they're not speaking into the microphones. So, I would just ask that you try to pay a little more attention when you're speaking so that it comes across on the television correctly. I would like to make one comment about the impact fees she just mentioned. I was a house builder for several years and on a \$125,000 house, I averaged a \$4,500 profit. There is not big money building houses. There never has been and there never will be. When you start putting impact fees, the people who pay for it are the people who buy the houses, not the contractor and not the developer, but the consumer. Thank you.

11. ADJOURNMENT

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

Aye: 10 - Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Absent: 2 - Ann Williams and Charles Frierson

_____ **Date:** _____

Harold Perrin, Mayor

Attest:

_____ **Date:** _____

Donna Jackson, City Clerk