



Legislation Text

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Minutes for the City Council meeting on September 16, 2002
CITY COUNCIL MINUTES - SEPTEMBER 16, 2002

The Jonesboro City Council met Monday, September 16, 2002, at 6:30 p.m. A full quorum was in attendance. Present were: Mayor Brodell, City Attorney, Phillip Crego, City Clerk, Donna K. Jackson, and ten council members. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. Councilmen Copeland and Crockett were unable to attend.

Councilman Perrin moved, seconded by Councilman Moore to approve the minutes of September 3, 2002, as previously delivered. A voice vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. Councilman Rega moved, seconded by Councilman Moore to approve the minutes for two special called meetings, one on August 26, 2002, and the other on August 27, 2002. A voice vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy.

Councilman Tate offered the following ordinance for first reading:

**ORDINANCE TO REZONE PROPERTY FROM COMMERCIAL (C-3 AND C-5)
TO RESIDENTIAL (R-3) LOCATED ON THE SOUTH SIDE OF LAKEWOOD DRIVE, EAST OF
MATLOCK DRIVE. (TIPTON ROSS)**

Councilman Tate moved, seconded by Councilman Roddy to suspend the rules and place on second reading. A voice vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. Councilman Tate moved, seconded by Councilman Roddy to further suspend the rules and place on third and final reading. A voice vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. Councilman Tate moved, seconded by Councilman Kelton for the adoption of the ordinance. A voice vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. The ordinance was assigned ordinance number 3373.

Councilman Tate offered the following ordinance for first reading:

**ORDINANCE TO REZONE PROPERTY FROM RESIDENTIAL (R-1) AND COMMERCIAL (C-3) TO
COMMERCIAL (C-3 LIMITED USE OVERLAY), LOCATED ON THE EAST SIDE OF SOUTHWEST
DRIVE, NORTH OF KELLERS CHAPEL ROAD. (JOHN WARMACK, WARMACK & COMPANY (THE
MALL).**

Councilman Tate moved, seconded by Councilman Kelton to suspend the rules and place on second reading, but later pulled both the motion and second. Councilman Young moved, seconded by Councilman Moore to amend the ordinance by deleting Section 2, Section 3 and removing the phrase "Keller's Chapel Road" from Section 4. City Planner, Glenn Batten addressed the Council regarding two issues, the first being drainage. He

explained the storm water plan being developed by Warmack pertained to the area between the new mall, the retention basin, and the out-fall at Culberhouse. Mr. Batten contended that drainage is a priority and studies were needed as to the result of the out-fall at Culberhouse and beyond. Regarding traffic Mr. Batten stated the traffic study being conducted by Peter's and Associates involves the immediate area surrounding the mall, but does not cover other critical locations. It was stated that an additional 60,000 trips will be generated with the creation of the new mall and the development of 70 acres north of the mall and Parker Road. Other areas of concern were the 63 Bypass and Southwest Drive, the 63 Bypass and Harrisburg Road, and development on the other side of Keller's Chapel Road. Mr. Batten also mentioned Lawson Road, Craighead Forrest Road, and consideration of a new East/West Connection. He reported there would be a major development at Harrisburg and Parker Roads that will generate large amounts of traffic, as well as a development at Gladiolus Farms. Mr. Batten suggested a study should be made of the road network beyond just the mall area. Councilman Young expressed concern that Mr. Batten had not consulted with various committees prior to obligating the City of Jonesboro to conduct the studies. He requested in the future Mr. Batten consult with the various committees prior to obligating the city to spend tax-payer dollars. Mr. Batten responded saying this was not an obligation but rather a stipulation made by the MAPC and the City is faced with the options to plan or not to plan. Councilman Young stated the City Council intends to plan, but would like to review financial obligations prior to it being placed in an ordinance and being placed on the agenda. Mayor Brodell questioned City Attorney, Phillip Crego as to the proper form for such a stipulation, and questioned if it should not be part of the site plan. Attorney Crego responded saying with the adoption of a limited use zoning provision it is not improper to include the stipulation, but if it is placed in the ordinance it must be enforced. A voice vote was taken to amend the ordinance resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. Councilman Tate offered the newly amended ordinance. Councilman Tate moved, seconded by Councilman Roddy to suspend the rules and place on second reading. A voice vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. Councilman Tate moved, seconded by Councilman Roddy to further suspend the rules and place on third and final reading. A voice vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. Councilman Tate moved, seconded by Councilman Roddy for adoption of the ordinance. A roll call vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. The ordinance was assigned ordinance number 3374.

Councilman Young moved, seconded by Councilman Perrin for the adoption of a resolution setting a public hearing for the purpose of abandoning an undedicated street right of way of Spurlock Drive located in the Middlefield Medical Park for Mabe Spurlock. The hearing was set for 6:00 p.m. on October 7, 2002, at Council Chambers located at 900 W. Monroe. A voice vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. The resolution was assigned number 2002:40.

Councilman Tate moved, seconded by Councilman Young for the adoption of a resolution directing the Mayor and City Clerk to execute the following contracts and agreements for MATA right-of-way:

- J. Wade Quinn Co. Inc. 1708 West Nettleton Avenue, Parcel 77
- Glen Irvin, Paulette Irvin, and Diane Hancock, 1605, 1609, 1613 and 1617 West Nettleton, Parcel 91
- James and Patricia Kimbrough 1400 Brookhaven Road, Parcel 87

A voice vote was taken resulting in all members voting aye. Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. The resolution was assigned number 2002:41.

Councilman Perrin moved, seconded by Councilman Young for the adoption of a resolution certifying local endorsement of Optus, Inc. located at 3423 One Place, to participate in the Advantage Arkansas Program. A voice vote was taken resulting in all members voting aye. Those member were: Those members were: Kelton, Tate, Rorex, McCall, Rega, Province, Moore, Young, Perrin, and Roddy. The resolution was assigned number 2002:42.

Under new business, Mayor Brodell reported on the progress of the ditch work, and stated he would provide a list of members for the newly formed Drainage Committee responsible for overview of the drainage study and/or project. Mayor Brodell also announced he would schedule a hearing regarding the findings and recommendations of the Transportation Committee along with a packet of information by the next council meeting.

Councilman Rega, Chairman of the Professional Services Committee announced that his committee had reviewed five engineering firms and asked committee members to stay following the council meeting for the purpose of ranking the five firms so they may be forwarded on to Mayor Brodell.

With no further business, the meeting was adjourned.