

**CITY OF JACKSONVILLE
REGULAR CITY COUNCIL MEETING
FEBRUARY 17, 2022
6:00 P.M. - 7:40 P.M.**

REGULAR CITY COUNCIL MEETING - CITY HALL - #1 MUNICIPAL DRIVE

The City Council of the City of Jacksonville, Arkansas met in a regular session on February 17, 2022 at the regular meeting place of the City Council. Council Member Bolden delivered the invocation and Mayor Johnson led a standing audience in the "Pledge of Allegiance" to the flag.

ROLL CALL: City Council Members: Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains answered ROLL CALL. Mayor Johnson also answered ROLL CALL declaring a quorum. PRESENT NINE (9) ABSENT (1). Council Member Ray was absent.

Others present for the meeting were: City Attorney Stephanie Friedman, Fire Chief Alan Laughy, Public Works Director Jim Oakley, Finance Director Cheryl Erkel, Human Resource Director Charlette Nelson, CDBG Director Theresa Watson, IT Director Emily Osment, Wastewater Engineer and Construction Manager Paul Richards, Wastewater General Manager Thea Hughes, Ryan Aclin, Jeff Aclin, Aaron Robinson, Jarod Puckett, and Jason Bolden.

PRESENTATION OF MINUTES: Mayor Johnson presented the minutes of the regularly scheduled City Council meeting of November 4, 2021 and December 2, 2021 for approval and/or correction.

APPROVAL AND/OR CORRECTION OF MINUTES:

Council Member Traylor moved, seconded by Council Member Sansing that the minutes of the regularly scheduled City Council meeting of 4 November 2021 and 2 December 2021 be APPROVED. MOTION CARRIED.

CONSENT AGENDA: REGULAR MONTHLY REPORT/ENGINEERING DEPARTMENT

Council Member Blevins moved, seconded by Council Member Bolden to approve the regular monthly report for January 2022.

JANUARY

PERMITS/LICENSE ISSUED

Building Permits 11
Business Licenses

INSPECTIONS PERFORMED

Building Inspections 30
Electrical 39
Plumbing 34
HVACR 18

REGULAR MONTHLY REPORT/FIRE DEPARTMENT

Council Member Blevins moved, seconded by Council Member Bolden to approve the regular monthly report for January 2022 from the Jacksonville Fire Department, reflecting a fire loss of \$9,000.00 and a savings total of \$121,000.00.

REGULAR MONTHLY REPORT/POLICE DEPARTMENT

Council Member Blevins moved, seconded by Council Member Bolden to approve the Regular Monthly Report for January 2022 regarding annual crime statistical comparisons.

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REGULAR MONTHLY REPORT/CODE ENFORCEMENT

Council Member Blevins moved, seconded by Council Member Bolden to approve the regular monthly report as presented for January 2022.

Assigned Calls	94
<u>Self-Initiated Calls</u>	<u>177</u>

Follow Up Inspections	257	Vehicles Towed	14
Complied after Notice	117	Unsafe Structures Tagged	15
Three Day Notice	131	Structures Condemned	0
Seven Day Letter	81	Structures Rehabbed	0
Citation Letters Mailed	16	Demolition by City	0
Citations Issued	8	Demolition by Owner	1
Vehicles Tagged	83		

REGULAR MONTHLY REPORT/ANIMAL CONTROL

Council Member Blevins moved, seconded by Council Member Bolden to approve the regular monthly report for December 2021.

ADOPTION FEES/FINES	\$ 215.00
CONTRIBUTIONS	0.00
TOTALS	\$ <u>215.00</u>

Council Member Blevins moved, seconded by Council Member Bolden to approve the regular monthly report for January 2022.

ADOPTION FEES/FINES	\$ 385.00
CONTRIBUTIONS	0.00
TOTALS	\$ <u>385.00</u>

Council Member Blevins moved, seconded by Council Member Bolden to approve the annual report for the end of 2021.

ADOPTION FEES/FINES	\$ 8,518.00
CONTRIBUTIONS	0.00
TOTALS	\$ <u>8,518.00</u>

Council Member Blevins explained that he noticed a discrepancy regarding the Animal Control for the 2021 year ending report, saying that it stated there were zero contributions to the Animal Control Shelter. He related that he spoke to the Director who is going to investigate, saying that he would like to accept the report with the caveat that it will be further reported on.

ROLL CALL: Council Member: Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. MOTION CARRIED.

WATER DEPARTMENT:
WASTEWATER DEPARTMENTS:
FIRE DEPARTMENT:

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Deviation in Agenda:

STREET DEPARTMENT: Request to accept bid: New City Garage exterior walls

Public Works Director Jim Oakley related the project was bid in November with no returning bids. He explained that three of the contractors related that their bonding power was out of reach and would be able to bid it at the first of the year. He added that it was rebid and only one bid was returned. He explained the scope of the project is for the enclosure of walls, noting that the slab is already constructed with a roof. He stated that he feels it is a fair price. He surmised the project should not go over the approximate \$400,000 projected, estimating the project would complete around \$337,000.

Council Member Traylor moved, seconded by Council Member Twitty to accept the bid of \$205,500.00 from CLH General Contractors to construct the New City Garage exterior walls. MOTION CARRIED.

Resume Agenda:

POLICE DEPARTMENT: Selection of Committee members regarding ORDINANCE 1683 (#2-22) Amending various sections in Chapter 8 of the Jacksonville Municipal Code

Members of the Committee are Lieutenant Ryan Wright, Council Member Rains, Kyoko Provencio Council Member Rains nomination, Council Member Sansing, Council Member Mashburn, and Council Member Bolden who volunteered.

SANITATION DEPARTMENT:

PARKS & RECREATION:

PLANNING COMMISSION: 2nd READING ORDINANCE 1682 (#1-22)

AN ORDINANCE RECLASSIFYING PROPERTY IN THE CITY OF JACKSONVILLE, ARKANSAS (306 SOUTH ROAD); AMENDING ORDINANCE NOS. 213 AND 238 AND THE LAND USE MAP OF THE CITY OF JACKSONVILLE, ARKANSAS; DECLARING AN EMERGENCY; AND, FOR OTHER PURPOSES.

Council Member Bolden moved, seconded by Council Member Rains to place Ordinance 1682 on **SECOND READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. (0) voted NAY. **MOTION CARRIED. Whereupon City Attorney Friedman read the heading of Ordinance 1682.**

Council Member Bolden moved, seconded by Council Member Mashburn to **APPROVE** Ordinance 1682 on **SECOND READING** and **SUSPEND THE RULES** and place Ordinance 1682 on **THIRD AND FINAL READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

Council Member Bolden moved, seconded by Council Member Sansing to **APPROVE AND ADOPT** Ordinance 1682 in its entirety. **ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

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Council Member Bolden moved, seconded by Council Member Mashburn that the **EMERGENCY CLAUSE** be approved and adopted. **ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

ORDINANCE 1682 (#1-2022) APPROVED AND ADOPTED THIS 17th DAY OF FEBRUARY, 2022.

COMMITTEE(S):

GENERAL: a. PRESENTATION Black History Month honoring Broadway Joe & Freddie Booker

Council Member Bolden presented a plaque honoring Broadway Joe & Freddie Booker recognizing their contributions to the youth. He read the inscription "Presented to Joesph H. Booker, better known as Broadway Joe, and Mrs. Freddie Booker; in honor of Black History Month, we recognize you as making an impact in many areas of our City and State. Thank you for over 30 years of dedicated service presented 2022 by Council Member James Bolden."

Mr. Booker thanked the Council for their recognition, saying that he and his wife have been retired from the Military in Jacksonville since the 70's. He stated that this year is their 42nd year of youth football, he shared that he is a true believer that God doesn't call everyone to preach but he makes the call. He said that after so many years of sometimes saying I want to walk away from this, with a good wife, she sticks with me and we continue to do this. We had a lot of fun during the pandemic, because we got to do some things that we hadn't done in so many years because we have done football for over 35 years. So, every Fall, that is what we do. I think I wanted to do something else when we got the pandemic, but it seems like it was calling me back, so we went back to doing it again. He thanked the City for their support for so many years. He stated that they answered the call for the City of Jacksonville, noting that when he was young, someone did it for him. We are here to do it for the kids.

Ms. Booker stated that she resigned her commission with the Military because she saw so much of what he stood for with the kids. She stated that she and her husband respect and understand each other.

Deviation in Agenda:

Council Member Bolden moved, seconded by Council Member Mashburn to deviate from the agenda and speak on business number d. MOTION CARRIED.

d. ORDINANCE 1687 (#6-22)

AN ORDINANCE DECLARING THE EXERCISE OF EMINENT DOMAIN ON CERTAIN REAL PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF JACKSONVILLE, ARKANSAS FOR ACQUISITION OF PUBLIC EASEMENTS AND RIGHTS OF WAY FOR THE CONSTRUCTION AND DEVELOPMENT OF IMPROVED PUBLIC WATER AND SEWER LINES FOR THE CONSTRUCTION PROJECTS ON BEHALF OF JACKSONVILLE WATER WORKS AND JACKSONVILLE WASTE WATER; AND, FOR OTHER PURPOSES.

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Council Member Bolden moved, seconded by Council Member Blevins to place Ordinance 1687 on **FIRST READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. (0) voted NAY. **MOTION CARRIED. Whereupon City Attorney Friedman read the heading of Ordinance 1687.**

Jacksonville Wastewater Engineer and Construction Manager Paul Richards explained that this Ordinance is in relation to the Highway 67/167 widening project, pointing out that Wastewater had a total of 38 easements. He related they obtained 30 and the other 8 are being addressed in the Ordinance since they were unable to reach a settlement with the owners. He then explained that Gwatney Chevrolet is still in negotiations with the Highway Department and does not want to deal with any third parties until those negotiations are resolved, adding that in the interest of time they need to get their utilities moved out of the way so the Highway Department can get in there in March. He then answered that appraisals have been done for all 8 of the properties.

Council Member Sansing stated that the Water and Wastewater are being forced to do this by the Highway Department, they are not buying the property but just an easement, which is ultimately purchased by the rate payers. He stated that they are not taking any land, it is just for a right-of-way to move the utilities. It was confirmed that no structures would have to be moved.

Council Member Blevins stated that this is the perfect textbook reason why we need to use eminent domain to make this happen.

Council Member Traylor moved, seconded by Council Member Mashburn to **APPROVE** Ordinance 1687 on **FIRST READING** and **SUSPEND THE RULES** and place Ordinance 1687 on **SECOND READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

Council Member Bolden moved, seconded by Council Member Rains to **APPROVE** Ordinance 1687 on **SECOND READING** and **SUSPEND THE RULES** and place Ordinance 1687 on **THIRD AND FINAL READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

Council Member Bolden moved, seconded by Council Member Traylor to **APPROVE AND ADOPT** Ordinance 1687 in its entirety. **ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

ORDINANCE 1687 (#6-2022) APPROVED AND ADOPTED THIS 17th DAY OF FEBRUARY, 2022.

j. Census: Unsheltered count February 22nd

Council Member Rains explained that she requested the item be moved up in the agenda so Theresa Watson did not have to stay through the entire meeting.

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Council Member Rains moved, seconded by Council Member Mashburn to deviate in agenda for item j. MOTION CARRIED.

Ms. Watson explained that on an annual basis, HUD requires the continuum which Jacksonville is a part of CATCH which stand for Central Arkansas Team Care for the Homeless. She stated that every year they have to count the shelter homeless and every other year is the unsheltered count. She related that this year we are counting the unsheltered in Jacksonville, previously we have always had this count and starting in 2017 a site was added in Jacksonville because it seemed that the homeless population had increased. She stated that in 2017 and 2019, we had a site but got very little participation, so this year we added sites for a total of three. She related that one site is at Wal-Mart, one is across from the Library, and one is at 109 South Second Street (Old City Hall). She stated that they would take basic information, and in return for the homeless participating, they are offered a goodie bag. She explained that the data is given back to HUD and that determines how much funding CATCH receives each year. She informed the Council that the same count will be next year because of the pandemic that took place in 2020 through 2021. She then answered that flyers are distributed to various locations visited by the homeless.

Council Member Mashburn confirmed with Ms. Watson that there are no homeless shelters in Jacksonville, saying that Westside Baptist Church is looking to try and open a homeless shelter beside the Church.

Council Member Rains confirmed that the count will be held the 22nd.

Mayor Johnson noted that March 7th, the City has a new CDBG Director starting, adding that Ms. Watson will be training her for the next few months.

Resume Agenda:

b. PUBLIC HEARING ORDINANCE 1686 (#5-22)

AN ORDINANCE BY THE CITY OF JACKSONVILLE ARKANSAS CALLING FOR THE ANNEXATION OF LAND CURRENTLY LOCATED IN PULASKI COUNTY ARKANSAS, PURSUANT TO ARK. CODE ANN. §14-40-501-503.

Mayor Johnson opened the public hearing at approximately 6:27 p.m.

Mr. Jason Bolden, an attorney representing Arkansas Homes and Rentals, LLC. stated there are several members consisting of Jarod Puckett, Ryan Aclin, Jeff Aclin and some other members here from Bond Engineering, Aaron Robinson, Yevette, Marty and the Aclin brothers' parents who have been residents since the 60's. He explained that this property is an enclave of 26 acres that is fully encompassed by the City but is not in the City. He stated that they are asking that it be annexed into the City, and are asking for R-2 zoning. He related that they have been before the Planning Commission with a plat and proposal that has been approved. He stated that they are looking at spending 10 million dollars on this project. He noted that currently

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the property tax on this property is over \$400.00 annually but following the development, they believe the property tax on this will amount to about \$140,000 annually. He stated that if half of the investment is in materials alone, the sales tax collected will exceed half of a million dollars. He stated that it is a big project for people who have lived here for a long time and are committed to this project.

Mayor Johnson closed the public hearing at approximately 6:30 p.m.

Council Member Sansing moved, seconded by Council Member Rains to place Ordinance 1686 on **FIRST READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. (0) voted NAY. **MOTION CARRIED. Whereupon City Attorney Friedman read the heading of Ordinance 1686.**

Council Member Dietz stated that he has a few concerns, explaining that when they came to the Planning Commission they were asked to put in another entrance, which they did and it is going to be located on Loop Road. He then noted that in that same meeting they had requested that some of the lots be reserved for single-family residency. He stated that 68 duplexes in this congested area would create a lot of traffic for the City streets to handle. He stated that while he is all for growth, there are some lots on the backside that were discussed as being reserved for single-family. He noted that there is a great need for single-family in Jacksonville.

Council Member Rains asked if the developer would be willing to make single family developments in conjunction with the already planned duplexes.

Mr. Bolden stated that one of the items addressed at the Planning Commission was the addition of the Loop Road entrance to help with traffic, saying that in addition to that, they purchased additional property along the edge that does include 7 single-family homes. He stated that part of it was to purchase additional property on the edge and to add to that mix. He stated that it is 68 duplexes, but in addition to that, there are 7 single-family homes that have been added to that project.

Council Member Sansing stated that he has studied the traffic flow and the streets going into this area, saying that he does agree that we need housing, for Military that are being priced out of Cabot. He offered that he would like to make an amendment that the zoning be changed from R-2 to R-1, and then let the developers go back to the Planning Commission to discuss how the property would be divided between single-family and duplexes. He stated that he cannot support an annexation of strictly R-2.

Council Member Sansing moved to change the zoning to R-1 instead of R-2.

Mr. Bolden stated at this point he believes his clients would prefer not to be annexed into the City, if that is the choice. We would prefer it to be R-2 or we will develop it without the jurisdiction of the City.

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Mayor Johnson stated that the City still has jurisdiction because it is within the City's jurisdictional boundaries, so we will still govern what you can and cannot do in that area.

Mr. Bolden clarified by saying "within some limits to that, yes". He acknowledged that there is extra-territorial jurisdiction.

Mayor Johnson stated that at some point we could just decide to force it into the City because it is an island.

Council Member Sansing stated that regardless of what your clients say, I am saying that a 50/50 mix with the duplexes next to where the other duplexes are and with single-family close to single family are currently is the optimal use for this in Ward 2 and for the City of Jacksonville. He related that if you want to put 68 duplexes into 26 acres and the entrances and exits are limited, that is a nonstarter for him.

Mr. Jarod Puckett clarified with Council Member Sansing, who reiterated that he felt a 50/50 mix of single family and duplex would be the perfect mix, meaning 50% of the structures would be single-family homes and 50% being duplexes. Council Member Sansing added that it would make a significant difference regarding the traffic. He stated that we have a need for affordable single-family homes and a need for duplexes in Jacksonville.

Mr. Puckett stated that they are not opposed to the 50/50 deal if that is what they have to do, saying that they want to work with Jacksonville, noting that they are moving their offices from Cabot and developing the property off of 67/167 regarding 17,000 square feet, saying they are committed to Jacksonville. He noted that they acquired additional property after meeting with the Planning Commission to address the request for an additional entrance regarding traffic. He stated that the single-family they are building is already zoned single-family so it is not on the agenda and they have already poured footers on five of the homes. He added they felt they were doing what Jacksonville wanted, so this is a curve ball to them.

Council Member Sansing noted that the City Council has monitored the projects proposed development plans and traffic conditions. He stated that one of the streets is a narrow street and if it is widened you would have to take from the resident's front yards. He reiterated that if it is annexed to R-1, most of the City Council would approve it and then you could go back to the Planning Commission for a rezoning request that would be recommended back to the City Council. He reminded the City Council that he has a motion on the floor to annex in as R-1.

Mayor Johnson noted that there has not been a second to the motion, after which motion dies for lack of a second.

Council Member Traylor confirmed that the property adjacent to the proposed development on the south side is zoned R-2, the west side is a mixture of R-1 and R-2, the north side is unbuildable and the east is R-1 Loop Acres.

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Council Member Traylor stated that if the Planning Commission has recommended the annexation he would support the annexation.

It was confirmed that the entire 26 acres would be annexed, even though part of that is not buildable because it is in the floodplain.

Council Member Blevins stated that he is not sure now is the time for annexation, noting that there has not been a traffic study, and only a preliminary plat approved from the Planning Commission without a plan for water management. He stated that the development is dense in an already dense area. He then noted that coming down Graham Road there is already a large single-family subdivision developing that will eventually meet up to this proposed development. He concluded saying that he feels there are other steps that need to be taken before an annexation vote is offered.

In response to a request from Mayor Johnson, Aaron Robinson clarified that the south end is R-0, the north side is actually commercial, the west side is R-1 and R-3, and the Loop Acres on the east, is a zero lot line R-1 subdivision. He then answered Council Member Mashburn that the item was passed by the Planning Commission.

Council Member Dietz corrected Mr. Robinson, saying that the Planning Commission did not pass it as all R-2. He reminded Mr. Robinson that he was supposed to provide the Planning Commission with a traffic count and other information. He related that he brought back the plot and the Planning Commission allowed for changes to have the houses on front. He stated that he does not believe the Planning Commission ever passed allowing 68 duplexes, noting that he always had a concern with that amount. He reiterated that he had said the development should have some single-family residences and there was a perfect area for them at the back, which is a low area. He explained that it would provide some really nice single-family residences with really big back yards. He shared that while he is for the development, he was part of the development with Buddy Taylor, of single-family residences, because of the need. We were losing lots of Military people because there was not affordable living in Jacksonville. He said while he appreciates them acquiring the 7 single-family lots, because there was a street coming on Heritage and Northeastern, which is a really small street, but 68 duplexes in that area is going to overflow the area with duplexes in Jacksonville. He stated that there could be a resolution regarding some single-family residences, some type of mixture that would work. He stated that he is happy that the Aclin's are wanting to develop in Jacksonville and move their business here. He stated that in his opinion, 68 duplexes is not going to help Jacksonville but will overload that part of town with rental properties.

Council Member Traylor questioned if the Planning Commission could approve with the stipulation that it would be annexed into the City, noting that he feels that is how it has been done in the past.

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Council Member Dietz concurred that it could be done that way.

Council Member Traylor stated that he understands the developer does not want to annex into Jacksonville if it is brought in as an R-1. He stated that this would be a way that everything could be settled and then it could be annexed into the City instead of annexing the property first without knowing how it is going to be developed out.

Council Member Rains clarified the surrounding zoning and the number of single-family homes that are being constructed adjacent to the proposed annexed area. She then questioned if the traffic study has been completed.

Mr. Robinson related that they had the development designed with two exits onto Graham, one on Reba and one on Northeastern, the Planning Commission thought that was going to be too much traffic for 68 duplexes. He continued saying that the developers bought 7 lots that were already in the City limits, already platted, and those are the lots they are currently building houses on that is completely separate from this development. He related that the Planning Commission directed them to either do a traffic study or find another access onto Loop Road. He stated that the way they accomplished that without doing the traffic study was to purchase the 7 lots and then replat those lots in order to get a right-of-way onto Loop Acres, which lets out onto Loop Road. He said that roughly half of the traffic would go to Graham and half would go to Loop Road, or all of it might go to Loop Road, you cannot know what the traffic pattern is going to be. He stated that he is not a traffic engineering expert, but a residential street will handle over 1,000 vehicles per day. The maximum per lane is like 1,900 per hour, so Graham Road will actually handle something like 36,000 vehicles per day and Loop Road will actually handle something like over 10,000 vehicles per day. He related that a townhome for instance, uses approximately 7 trips a day per unit, so if you have 68 units, you multiply that by 2 and then multiply that by 7 and that is well under 10,000 vehicles. He stated that there is a fire code that you have to have more than one entrance, and it has nothing to do with traffic count, it has to do with safety. So, the traffic count was never done because we actually provided a third access onto a completely separate road to mitigate the traffic count issue.

Council Member Dietz pointed out that the 7 additional lots were already platted and are not a part of the proposed development or the property being considered for annexation. He stated that the Planning Commission was not even going to consider the proposed development without the access on Loop Road. He noted that this property backs up to the approximately 12 houses that are already on Loop Road, the developer then purchased the 7 remaining lots of Loop Road Acres in order to make an access to Loop Road, which was approved by the Planning Commission. He stated that in the same token the Planning Commission had asked that there be some single-family residences in the subdivision. He cautioned that the traffic congestion is not only considered for the proposed subdivision but also the other housing that is in

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the area. He then noted that of the 27 acres, only 14 acres is not in the flood plain, pointing out that 68 duplexes in that small of an area is a congestion concern. He stated that his vote would be for single-family residences, assuring the developers that if they build them, they will sell.

Mr. Robinson recalled that the Planning Commission asked if the way the proposed development worked, could it accommodate single-family houses with the way the streets and lots were laid out, since it was not annexed. He continued saying that he told the Planning Commission that a single-family can fit just like a duplex. He added that the setbacks fit for both and that until the zone is there, how do you say this is the dividing line or that we are going to do houses here.

Mayor Johnson pointed out that single-family dwellings are allowed in R-2.

Mr. Puckett then answered that the monthly rental rate would be somewhere between \$650.00 to \$750.00 or \$795.00. He concurred that they are all two bedroom and one bath. He noted that the older ones on Clint Drive are renting for \$595.00 to \$750.00. He explained that they would have a brick skirt with vinyl siding and double pane windows, the kitchens will have shaker style cabinets with granite counter top and stainless-steel appliances. He said that they would be small but very efficient and nice. He stated that it will be affordable housing. He added that they are willing to work with the City; but they need the majority of them to be duplexes to make it work.

Council Member Bolden confirmed that they do not want to go with the zoning of R-1 for the entire development.

Mr. Puckett asked if approved at R-2, could they resubmit to the Planning Commission to do some single-family inside of that. He noted that if they get a zoning of R-2, they could still build single-family. He added that he thought that it had been approved, which may have been a miscommunication between them and Bond Engineering. He went on to say that if the City Council would approve it as an R-2, they would be happy to go back before the Planning Commission for further approval of some single-family homes. He confirmed that if approved as R-1, there is no automatic guarantee that they would get R-2. He stated that it would make better sense to do it as R-2 and then go back to the Planning Commission.

Council Member Sansing stated that as a resident of Ward 2, he travels the area daily and is aware of how much traffic comes in from Lonoke and other places that come down Loop Road. He stated that it is not just the area traffic to consider.

Council Member Twitty noted the higher volume when the Shooting Range is having a tournament.

Mayor Johnson stated that he does not feel the City Council is determining the mix tonight, but are just putting it in as R-2 and the

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Planning Commission will decide that, then it will come back to the City Council.

Council Member Dietz clarified that it is allowable for them to build R-1 in an R-2 zone and it would not have to come back before the Planning Commission. He stated that if it comes back to the Planning Commission, we need to come to a consensus on what would be the proper mix.

Mayor Johnson stated that he is going to ask for a motion to approve on first reading but not to suspend the rules and place on second reading.

Council Member Mashburn moved, seconded by Council Member Rains to **APPROVE** Ordinance 1686 on **FIRST READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Mashburn, Traylor, and Rains voted AYE. Council Member Sansing, Twitty, and Smith voted NAY. **MOTION CARRIED.**

Council Member Mashburn moved to place Ordinance 1686 on second reading.

Council Member Traylor asked the developers if they would be willing to go back to the Planning Commission and get approval with the stipulation that if approved, they would be annexed into the City.

Mr. Puckett agreed.

Motion dies for lack of a second.

Council Member Traylor moved, seconded by Council Member Blevins to **TABLE** Ordinance 1686 until the preliminary plat of the proposed R-1 and R-2 mix is approved by the Planning Commission.

It was noted that the Ordinance would return, possibly amended, and placed back on first reading.

ROLL CALL: Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. (0) voted NAY. **MOTION CARRIED.**

**c. PUBLIC HEARING ORDINANCE 1685 (#4-22)
AN ORDINANCE AMENDING THE PLUMBING, ELECTRICAL, AND INSPECTION FEE ASSESSMENTS, CODIFIED AS JACKSONVILLE MUNICIPAL CODE SECTION 16.12.030, 16.08.580, AND 16.08.600, RESPECTIVELY; DECLARING AN EMERGENCY; AND, FOR OTHER PURPOSES.**

Mayor Johnson opened the public hearing at approximately 7:08 p.m.

With no one presenting to speak in favor or opposition, Mayor Johnson closed the public hearing at approximately 7:09 p.m.

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Council Member Bolden moved, seconded by Council Member Mashburn to place Ordinance 1685 on **FIRST READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. (0) voted NAY. **MOTION CARRIED. Whereupon City Attorney Friedman read the heading of Ordinance 1685.**

Public Works Director Jim Oakley noted that there has not been an inspection rate increase for slightly over 40 years. He stated that the recommended fees are still very competitive with the surrounding cities.

Discussion ensued as the percentage of the increase and the long over due time frame for an increase. Other discussion ensued as to City of Jacksonville still being lower than any of the surrounding cities.

Council Member Blevins moved, seconded by Council Member Mashburn to **AMEND** Ordinance 1685 to make the fees for floor drains and shower units \$6.00 each. **MOTION CARRIED** with Council Member Sansing voting NAY.

Council Member Rains moved, seconded by Council Member Mashburn to **APPROVE** Ordinance 1685 **AS AMENDED** on **FIRST READING** and **SUSPEND THE RULES** and place Ordinance 1685 on **SECOND READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

Council Member Bolden moved, seconded by Council Member Mashburn to **APPROVE** Ordinance 1685 on **SECOND READING** and **SUSPEND THE RULES** and place Ordinance 1685 on **THIRD AND FINAL READING. ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

Council Member Bolden moved, seconded by Council Member Rains to **APPROVE AND ADOPT** Ordinance 1685 in its entirety as amended. **ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

Council Member Bolden moved, seconded by Council Member Mashburn that the **EMERGENCY CLAUSE** be approved and adopted. **ROLL CALL:** Council Member Dietz, Bolden, Blevins, Sansing, Mashburn, Traylor, Twitty, Smith, and Rains voted AYE. **MOTION CARRIED.**

ORDINANCE 1685 (#4-2022) APPROVED AND ADOPTED THIS 17th DAY OF FEBRUARY, 2022.

e. RESOLUTION 816 (#1-22)

A RESOLUTION IN SUPPORT OF AND AUTHORIZING EXECUTION OF SALE DOCUMENTS BY THE CITY OF JACKSONVILLE FOR CERTAIN REAL PROPERTY DESCRIBED HEREIN (GENERAL LOCATION - GRAHAM ROAD); AND, FOR OTHER PURPOSES.

Mayor Johnson stated that Fire Station 2 is not repairable and needs to be torn down and a new one built. He explained that there are 4 acres down the

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street that is for sale at \$159,000. He asked for permission to negotiate that price. He added that he would get an appraisal.

Council Member Bolden concurred, noting that he is aware of the disrepair of Fire Station #2.

Council Member Bolden moved, seconded by Council Member Mashburn to read Resolution 816. MOTION CARRIED. Whereupon City Attorney Friedman read the heading of Resolution 816 (#01-2022).

Council Member Bolden moved, seconded by Council Member Mashburn to adopt Resolution 816 (#01-2022) in its entirety.

In response to a question from Council Member Blevins, Mayor Johnson answered that the City Council would approve the purchase price and would be given a copy of the appraisal.

Finance Director Cheryl Erkel answered Council Member Dietz that some of the Government monies could be used in this endeavor.

Mayor Johnson confirmed with Finance Director Cheryl Erkel that there is money in Capital Improvement Reserves so we would not have to draw on those funds unless we need to.

Finance Director Cheryl Erkel agreed that there is money in the Capital Improvement Fund that we can use to purchase the land, so we do not have to use the ARP money for that, but we can use the ARP money to build the Fire Station.

At this time, MOTION CARRIED.

f. Leases involving City buildings

In response to a question from Council Member Blevins, Mayor Johnson stated that the City needs a lease in order for us to enter the building and check the air filters, fix a faucet, etc. He went on to say that each of the leases are the same, saying that if it is a repair over \$2,000.00 the organization and the City splits the costs up to the City spending \$10,000.00 annually.

Council Member Blevins stated that he was unable to find a lease between the City and the Historical Museum.

Mayor Johnson stated that it does not have a lease, adding that it was approved by the City Council back in 2019. He added that he had spoken to City Attorney Friedman and a lease will be drawn up.

Council Member Blevins questioned liability issues and Mayor Johnson stated that he does not believe a lease would relieve the City from liability issues.

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Mayor Johnson added that he does have a signed lease with the Boys & Girls Club now.

Council Member Blevins noted that the City pays the utilities for the Senior Center because they offer a service and then there is an additional fund for the Senior Center. He explained that he had asked City Attorney Friedman if we could work out something to pay the utilities for the Boys & Girls Club. He stated that he was unaware that the Club charges, adding that he was not aware that there was a membership fee. He stated that he is aware of the \$50,000 that the City gives to the Senior Center, adding that he was wondering if there is any kind of deal like that for the Boys & Girls Club if they were to eliminate the membership fee.

City Attorney Friedman stated that the City has a service agreement with the Senior Center, explaining that they offer a service to the City that the City does not provide. The Boys and Girls Club, however, offers the same service that is offered by the Parks and Recreation Department. She stated that is how the City is able to offer that money to the Senior Center. We can not give a general subsidy to the Boys and Girls Club if they are offering the same service that the City already provides.

Mayor Johnson related that Lanny from the Municipal League met with the Chamber, Museum, and the Boys and Girls Club who were trying to draft agreements in 2019.

City Attorney Friedman confirmed that the Boys and Girls club was not in that meeting, it was only for the Chamber of Commerce and the Historical Museum.

Discussion ensued as to the membership fees and the number of members.

Mayor Johnson noted that the Boys and Girls Club does get funds from the United Way, adding that if the City were too involved then they would not be able to get those funds.

Council Member Traylor stated that in his opinion, the Boys and Girls Club could go a long way in reaching out to people and businesses in the City to raise money for those programs instead of the City doing it.

g. DISCUSSION Boys & Girls Club Lease
This item discussed under the previous item.

h. DISCUSSION Social Media questions for meetings

Council Member Blevins stated that he recalls Mayor Johnson's efforts to make it more accessible for people to ask questions at the City Council meetings. He noted that the meetings are streamed online using YouTube, saying that he would like to have a time to be able to accept questions from the citizens through YouTube that can not make it to the meeting. He noted at a previous meeting, when the Mayor was absent, the City Council approved for there to be a main City Facebook page on Social Media.

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Mayor Johnson stated that it has not been put together yet, explaining that he has been working with Department heads on writing policy regarding how we are going to handle social media, what social media we are going to use, because Facebook for boomers is big, but it is nothing to Gen Z. He stated we need to figure out how do we reach maximum people. We need a policy where each Department has a policy that follows within and then we need to get a page where important things are posted. He stated that it is not dead, but slow like everything else in Government.

Council Member Blevins stated in that policy we need to confirm who owns the pages because, as you know, we lost the Animal Shelter page.

Mayor Johnson stated that it will have to be owned by the City, the Director of that Department will be administrator and someone else they chose, that is where our discussions are at this point. He then answered that he has not thought about the YouTube questions yet.

Council Member Blevins asked IT Director Emily Osment what her thoughts are about the ability to take YouTube questions for City Council.

Director Osment stated that she would turn it on if that is what is decided. She then answered Mayor Johnson that currently there are nine people watching the meeting.

Mayor Johnson stated that he had also thought about having the questions emailed in advance.

Council Member Blevins noted that a question could come up during the explanation of an item through a different question that was asked.

Mayor Johnson agreed that could happen.

Council Member Rains stated that she has constituents that ask questions through text during the meeting and that she does follow through with those questions at the appropriate time.

Council Member Dietz stated that it would not be a bad idea to have them sent in, adding that if we are going to do that, he would like for someone to make sure that they are appropriate.

Mayor Johnson stated that is part of the policy that we are looking at.

i. Update on hiring of important City positions

Council Member Blevins noted that he saw a post about the Job Fair, encouraging everyone to show up. He stated that he is pleased to see that we have locked on for a CDBG Director and that we also have an assistant to the Public Works Director.

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Council Member Blevins requested that there be consideration for hiring an Economic Developer, which the City really needs. He stated that he is aware we have a new CEO of the Chamber, suggesting that they could work together. He reiterated that the City needs an Economic Developer.

Mayor Johnson stated that he has spoken with other mayors and it is not out of the question. He stated that it is there somewhere.

APPOINTMENTS:

UNFINISHED BUSINESS:

ANNOUNCEMENTS: City Council Workshop hosted by Council Member Dietz March 17 at 4 p.m. City Council Chambers.

Council Member Dietz stated that he would like to have the Department heads and all the members of City Council with requests in writing. He noted that some of his concerns are for developing a mural ordinance to make sure that it is appropriate and beneficial for the City of Jacksonville. He then issued concerns that VRBOs and Airbnbs are being used as meth labs. He stated that the last item was the planned allotment regarding monies from the Government.

2022 Citizen Satisfaction Survey proposed by Council Member Rains.

Council Member Rains related that this was a request that was presented to her prior to getting elected, and through her first year. She stated that she has done the research in looking at other cities and their citizen satisfaction survey, working with IT and Dr. Price. She stated that she would be reaching out to all of the Department heads, offering an example provided by Topeka regarding insight as to the information that survey brought them so we can formulate our own. She stated that it is a beneficial resource, and she is hoping to get a final draft that can be presented to our civic organizations for final review by March or April.

Mayor Johnson announced that the fundraiser for the Senior Center the "Taste of New Orleans" will be held March 1st.

He announced that the construction work being done in the parking lot of Wal-Mart is for the new Slim Chickens that will be opening in Jacksonville soon.

He then announced that the last piece of property owned by the Hospital Board has been sold, the end of the Crestview Plaza, and the Hospital Board will be closed with all the money coming to the City. They had an appraisal of \$315,000 and it was sold for \$210,000; adding that it needs about \$150,000 of work. He stated that they only had one offer in 8 months.

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Council Member Twitty offered thanks on behalf of a citizen who had a recent experience with the Fire Department and Police Department when she had an emergency believing that her husband had a stroke. She relayed that the people on scene were very calming and professional to her.

ADJOURNMENT: Without objection, Mayor Johnson adjourned the meeting at approximately 7:40 p.m. MOTION CARRIED.

Respectfully,

Susan L. Davitt
City Clerk-Treasurer

MAYOR BOB JOHNSON