

**CITY OF JACKSONVILLE
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2023
6:00 P.M. - 6:35 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 January 5, 2023 at the regular meeting place of the City Council. Council Member Bolden delivered the invocation and Mayor Elmore led a standing audience in the "Pledge of Allegiance" to the flag.

ROLL CALL: City Council Members: Dietz, Bolden, McCleary, Sansing, Ray, Mashburn, Traylor, Twitty, Kinman, and Rains answered ROLL CALL. Mayor Elmore also answered ROLL CALL declaring a quorum. PRESENT TEN (10) ABSENT (0).

Others present for the meeting were: City Attorney Stephanie Friedman, Finance Director Cheryl Erkel, Parks and Recreation Director Kevin House, Police Chief Brett Hibbs, City Engineer Adam Whitlow, Human Resource Director Charlette Nelson, IT Director Emily Osment, Jim Moore, Keith Weber, Annabelle Davis, and Rick Kron.

PRESENTATION OF MINUTES: Mayor Elmore presented the minutes of the regularly scheduled City Council meeting of December 15, 2022 for approval and/or correction at the next regularly scheduled City Council meeting.

APPROVAL AND/OR CORRECTION OF MINUTES:

Council Member Twitty moved, seconded by Council Member Bolden that the minutes of the regularly scheduled City Council meeting of December 1, 2022 be APPROVED. MOTION CARRIED.

CONSENT AGENDA: REGULAR MONTHLY REPORT/ENGINEERING DEPARTMENT

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

DECEMBER

PERMITS/LICENSE ISSUED

Building Permits 4
Business License

INSPECTIONS PERFORMED

Building Inspections 20
Electrical 42
Plumbing 20
HVACR 20

REGULAR MONTHLY REPORT/ANIMAL CONTROL

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

ADOPTION FEES	\$ 0.00
SPAY/NEUTER FOR ADOPTED DOGS	0.00
FINES	1,315.00
CONTRIBUTIONS	420.00
TOTALS	\$ 1,735.00

ROLL CALL: Council Member: Dietz, Bolden, McCleary, Sansing, Ray, Mashburn, Traylor, Twitty, Kinman, and Rains voted AYE. MOTION CARRIED.

WATER DEPARTMENT:

CITY OF JACKSONVILLE
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2023
6:00 P.M. - 6:35 P.M.

WASTEWATER DEPARTMENT:

FIRE DEPARTMENT:

POLICE DEPARTMENT: ORDINANCE 1717 (#01-2023)

AN ORDINANCE WAIVING COMPETITIVE BIDDING FOR THE JACKSONVILLE POLICE DEPARTMENT LICENSE PLATE READERS AND SUBSCRIPTION SERVICES; FOR APPROPRIATE IMPLEMENTATION AND ACCESS FOR DEPARTMENT AND CITY OF JACKSONVILLE REPRESENTATIVES; DECLARING AN EMERGENCY; AND, FOR OTHER PURPOSES.

Council Member Ray moved, seconded by Council Member Sansing to place Ordinance 1717 on **FIRST READING**. **ROLL CALL:** Council Member Dietz, Bolden, McCleary, Sansing, Ray, Mashburn, Traylor, Twitty, Kinman, and Rains voted **AYE**. **MOTION CARRIED**. Whereupon City Attorney Friedman read the heading of Ordinance 1717.

Police Chief Brett Hibbs requested waiving of competitive bidding regarding license plate readers that are part of a Crime Center they are building. He explained that he has been planning this since summer and has been working with Jonesboro, Motorola, and Critical Edge. He shared that they are going to have twenty quad cameras placed around the City and high crime areas, such as Sunnyside, Johnson Park, and Dupree Park, as well as at the most traveled intersections. He explained these are standalone, adding that they currently have one, but it is a different brand and he is not happy with the performance. He noted these are Motorola, like the cloud-based camera security system that is being put in, so they will integrate with each other. He acknowledged that the City tries not to waive competitive bidding, but following his research, these are the ones he recommends, and the price is good. He related it is a five-year deal, being about \$12,000.00 each, recalling that the one they bought previously was \$13,000.00. He noted that the bid includes service and replacements for up to five years in case it gets shot, stolen, etc. He noted is running out of time because in the middle of planning, Motorola changed the deal to where he can no longer purchase them through a vendor, but directly from Motorola, which adjusted his pricing and quotes. He brought up that this is 2022 ARPA money that has to be spent by the end of the month, therefore, he does not have time for bids. He assured that even if he did, this would be the system he would want because it integrates with the rest of the system. He said it will eventually be a Crime Data Center that will be built into a Real-time Crime Center.

Council Member Bolden moved, seconded by Council Member Ray to **APPROVE** Ordinance 1717 on **FIRST READING** and **SUSPEND THE RULES** and place Ordinance 1717 on **SECOND READING**. **ROLL CALL:** Council Member Dietz, Bolden, McCleary, Sansing, Ray, Mashburn, Traylor, Twitty, Kinman, and Rains voted **AYE**. **MOTION CARRIED**.

Council Member Ray moved, seconded by Council Member Bolden to **APPROVE** Ordinance 1717 on **SECOND READING** and **SUSPEND THE RULES** and place Ordinance 1717 on **THIRD AND FINAL READING**. **ROLL CALL:** Council Member Dietz, Bolden, McCleary, Sansing, Ray, Mashburn, Traylor, Twitty, Kinman, and Rains voted **AYE**. **MOTION CARRIED**.

CITY OF JACKSONVILLE
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2023
6:00 P.M. - 6:35 P.M.

Council Member Bolden moved, seconded by Council Member Sansing to **APPROVE AND ADOPT** Ordinance 1717 in its entirety. **ROLL CALL:** Council Member Dietz, Bolden, McCleary, Sansing, Ray, Mashburn, Traylor, Twitty, Kinman, and Rains voted AYE. **MOTION CARRIED.**

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

ORDINANCE 1717 (#01-2023) APPROVED AND ADOPTED THIS 5TH DAY OF JANUARY, 2023.

STREET DEPARTMENT:

SANITATION DEPARTMENT:

PARKS & RECREATION: a. Request to accept bid: Dupree Park Repairs

Parks and Recreation Director Kevin House requested to accept the low bid using ARPA funds. He explained they had four bids turned in and the low bid meets specs and was from a company they have worked with in the past.

Council Member Sansing moved, seconded by Council Member Bolden to accept the low bid of \$164,564.95 from Environmental Protection Association.

When Council Member Twitty requested clarification on the repairs, Director House replied it includes roofs on all concessions, removing and rebuilding a pavilion by Field 2, a wall on Field 1 being repaired and painted, and dugout covers on several fields, among other things throughout the Park. When Council Member McCleary inquired about the restrooms, he responded that they will be painted; no major remodeling. When Council Member Dietz requested more details be provided regarding bids so Council is better informed, he offered to email this particular bid that was set out.

Council Member Twitty added that pictures would also be helpful.

Director House confirmed the repairs will be done before the busy season.

MOTION CARRIED at this time.

PLANNING COMMISSION:

COMMITTEE(S):

GENERAL: a. Animal Control building improvements

Council Member Dietz stated Jay McCarty contacted him after the last meeting to say he is serious about helping with the Animal Shelter building. He explained that Mr. McCarty assured him he has people to take the bottom wall down and the ability to do the top, while also contributing \$60,000.00 to \$70,000.00. He told Mr. McCarty he would get Council approval to form a committee and also run it by the City Attorney and Mayor in order to ensure compliance. He mentioned if we use City manpower, we could save money, noting they estimate it to be \$160,000.00 to \$170,000.00 total.

CITY OF JACKSONVILLE
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2023
6:00 P.M. - 6:35 P.M.

Council Member Twitty, Kinman, Rains, and McCleary volunteered to be on the committee at this time.

b. Approval to sell lots in Sunnyside

Council Member Dietz related he has a map of City-owned lots in Sunnyside, recalling he handed some out last year to Council. He explained that the City is mowing them and does not have a need for them since most of them are not big enough to build on. He detailed that the lots have no structure, are dilapidated, and collecting junk, recalling that most had two-bedroom, one-bathroom homes previously. He would like to meet with the City Attorney and ensure they have clear titles and sell them for \$750.00 to \$1,000.00 per lot, preferably to bordering property owners in order to possibly replat them together. He pointed out that most are very small being around 60 feet by 80 feet, compared to a normal size lot being around 120 feet by 130 feet. He counted a total of nineteen City-owned lots in Sunnyside that the City has to maintain and mow.

Council Member Sansing agreed the lots are very small and the City does not need to make money off of them. He believes even the prices Council Member Dietz mentioned are a bit high for the area, adding it is a very good time to give back to the citizens and give a good deal to the people living there.

When Council Member Rains inquired, Council Member Dietz replied there have been people show interest in buying the adjacent lot, but he wanted to make sure the City had a clear title first.

Council Member Bolden asked if it could be changed to where people who own those lots could be allowed to put doublewide modular homes on them.

City Attorney Stephanie Friedman assured it can be done, but it would need to be brought to the Planning Commission and then Council to approve rezoning.

City Clerk/Treasurer Susan Davitt suggested getting with City Engineer Adam Whitlow to possibly discuss designating Sunnyside as an Affordable Housing Overlay District, which would allow for different types of homes.

City Engineer Whitlow agreed there are mechanisms the City can use, but the tricky part is if the City acts without the property owners being involved, so they need to have everyone on board with the plan first.

When Council Member Traylor asked why the City would allow trailers in the middle of town, Council Member Bolden clarified it would be doublewide modular homes on a foundation.

Engineer Whitlow noted they would either have to rezone it or do a Planned Unit Development (PUD) to have stipulations in place. He explained that Jacksonville has not used the PUD mechanism very much, but it is perfect for irregular, small, infill lots, etc. He pointed out that the lots are already nonconforming, so even replating them becomes problematic because they have to come in and request a variance almost immediately.

**CITY OF JACKSONVILLE
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2023
6:00 P.M. - 6:35 P.M.**

Council Member Bolden mentioned that some of the lots in Sunnyside already have plumbing and utilities, so a person can have a slab put down and the City could put stipulations on what kind of house is built.

Engineer Whitlow brought up tiny homes, adding there are some Code issues, but it could be possible, just not a simple process. He related that Sunnyside has been talked about a lot since he was hired and he believes there needs to be a good plan. He noted the condition of the infrastructure; the streets have odd shaped curbs, recalling Public Works Director Jim Oakley put in driveway modifications to help, but you cannot spot repair the streets anymore because the curbs are a trough. He would love to address a large-scale plan with the infrastructure, but that would mean major money. He detailed that an Affordable Housing Overlay District is a zoning on top of the City's standard zoning that has special conditions, so getting everyone on board is a big part of it.

Council Member Dietz believes tiny homes would be something good to look into because some of the lots are 55 feet by 90 feet, so they are not very big to build on when you have a 35 or 20-foot setback. He reiterated all utilities are there with sewer, water, gas, and electric, which is a huge saving.

Council Member Bolden clarified he was thinking about revitalization of the area, rather than just strictly selling the lots.

Engineer Whitlow confirmed there are several components, such as getting rid of City property they do not need, revitalization, and infrastructure. He surmised if someone had a good vision put together, they could use a mechanism and start looking for funding. He acknowledged they have used CDBG for small ticket items in that area, but maybe there are larger pots of money available for infrastructure improvements.

Council Member Bolden noted if you own a lot by deed, they could purchase a modular home, but not in Sunnyside because it is not authorized to put one there. He confirmed he wants to create a committee regarding these issues.

Council Member Dietz, Sansing, Mashburn, and McCleary volunteered to be on the committee at this time.

Engineer Whitlow added that he, City Inspector Manny Browder, and Engineering Tech Mylissa Griggs can be involved as well. He shared that he also has a master map if anyone would like one that has City-owned lots shaded in.

APPOINTMENTS:

UNFINISHED BUSINESS:

ANNOUNCEMENTS: Municipal League Conference

Mayor Elmore stated the Municipal League Conference is next Wednesday through Friday in Little Rock.

**CITY OF JACKSONVILLE
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2023
6:00 P.M. - 6:35 P.M.**

Short-term Rentals

Council Member Dietz believes the City should start looking at the VRBO's and weekly rentals and come up with guidelines. He stated he is working with North Little Rock Council Member Debbie Ross regarding it since they are now issuing permits in order to know where they are located. He explained there are a lot showing up in neighborhoods and causing disturbances with people going in and out. He believes this is something the City should prepare for.

Vice Mayor Selection

Mayor Elmore asked Council Member Twitty to be the first female Vice Mayor of Jacksonville and she appreciatively accepted.

Sanitation Truck Issues

When Council Member McCleary brought up Sanitation issues, Engineer Whitlow stated that by end of the day tomorrow, the Sanitation schedule should be back to normal. He explained that Christmas is usually an overwhelming time, adding they typically run a four-day schedule to accommodate holidays. He explained how they have three regular garbage trucks on route and a backup for each one, since they can be undependable. He recalled they had one burn recently and was unsalvageable, noting they have two on order, but they were not expected for two years from now. He shared that they got the schedule moved up with one, being a slightly different version of what they wanted, hopefully being delivered in February. He related that the garbage trucks have had issues, one after another, and they were forced to use a rear-load that is usually strictly used at the Recycling Center. He related when that one broke down, they were down to two trucks and running a double shift with a night crew. He hopes to borrow a demo truck from River City towards the end of this month to give the City Mechanics time to get the others back up and running. He brought up that they have had to rely on a temp service for extra workers to sling garbage on the rear-load trucks, adding that he hopes it never gets this bad again.

ADJOURNMENT: Without objection, Mayor Elmore adjourned the meeting at approximately 6:35 p.m. MOTION CARRIED.

Respectfully,

Susan L. Davitt
City Clerk-Treasurer

MAYOR JEFF ELMORE