



## **CITY COUNCIL MEETING**

**March 12, 2024 at 6:00 PM**

**City Hall**

---

### **AGENDA**

#### **CALL TO ORDER**

#### **APPROVAL OF AGENDA**

#### **APPROVAL OF MINUTES**

- [1.](#) FEBRUARY 9, 2024 CITY COUNCIL MEETING MINUTES

#### **DEPARTMENTAL REPORTS**

- [2.](#) POLICE DEPARTMENT
- [3.](#) FIRE DEPARTMENT
- [4.](#) BUILDING OFFICIAL
5. PUBLIC WORKS
6. SPECIAL COMMITTEES
- [7.](#) CITY CLERK/TREASURER
8. CITY ATTORNEY
9. MAYOR

#### **UNFINISHED BUSINESS**

#### **NEW BUSINESS**

- [10.](#) **ORDINANCE 2024-02: AN ORDINANCE TO AMEND CHAPTER 14.20: PLANNED UNIT DEVELOPMENT OF THE JOHNSON MUNICIPAL CODE IN ITS ENTIRETY; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.**

#### **PUBLIC COMMENT**

#### **MOTION TO PAY BILLS**

**MOTION TO ADJOURN**



## CITY COUNCIL MEETING

February 13, 2024 at 6:00 PM

City Hall

---

## MINUTES

### CALL TO ORDER

Mayor Keeney called the meeting to order at 6:00 PM. Present were Council Member Dan Cross, Council Member Bob Fant, Council Member Angela Perea and Council Member John Wright. Also present were City Clerk/Treasurer Jennifer Allen, Police Chief Chris Kelley, Fire Chief Chance Wright, Building Official Clay Wilson, City Planner Korab Vranovci, and City Attorney Justin Eichmann. Council Member Sean Engle and Council Member Katherine Hudson were absent.

### APPROVAL OF AGENDA

Mayor Keeney asked for a motion to approve the agenda. Motion made by Council Member Wright, Seconded by Council Member Fant. Voting Yea: Council Member Cross, Council Member Fant, Council Member Perea, Council Member Wright.

### APPROVAL OF MINUTES

#### 1. JANUARY 9, 2024 CITY COUNCIL MINUTES

Mayor Keeney asked for a motion to approve the minutes of the January 9, 2024 City Council Meeting. Motion made by Council Member Fant, Seconded by Council Member Perea. Voting Yea: Council Member Cross, Council Member Fant, Council Member Perea, Council Member Wright.

### DEPARTMENTAL REPORTS

#### 2. POLICE DEPARTMENT

Community Policing:

Patrols were conducted of residential and business areas daily.

Enforcement:

Based on community complaints, Officers enforced speed and distracted driving violations throughout the city.

JPD enforced Truck Route violations of prohibited truck traffic on Wilkerson St, Elmore St, and Main Dr.

Miscellaneous:

Met with the City Attorney, Mayor and Building Official on development of a noise ordinance. Will continue to work on the proposed ordinance during the month of February.

Personnel update:

1 Officer resigned in January, 1 Officer was hired in January. 1 applicant is currently in the background investigation phase. Advertising for one vacant Police Officer position. Utilizing Facebook, Instagram, Interview Now and Indeed for advertising.

Current staffing: 9 Sworn/ 1 Civilian/ 1 Vacant Sworn position.

Qualification/Training:

All Officers have been assigned to complete online annual training on Domestic Violence, Duty to Intervene, Racial Profiling, Use of Force and Alzheimer's and Dementia awareness.

Court Security training is being developed to train new hires.

### 3. FIRE DEPARTMENT

Employment update: Hired Douglas Magby as Full Time Fire Inspector – Retired Houston, TX Fire ; TX State Fire Marshalls office 14 years.

Fleet Update: Ladder 1 – Had meeting with Mechanic, Ladder 1 also has 2 bad cylinders - completely dead. Unable to fix it at the fire station, will need to transport L1 to Roland, OK.

The head must be taken apart to fix this issue.

Brush 1 – Submitted Specs to Smart Ford Malvern for approved Brush Truck.

Training:

Completed 310 hours of combined Training.

Misc:

Received quotes for Rescue Air Bags and Rescue Struts for MVA incidents.

### 4. BUILDING OFFICIAL

No New Building Permits, Mechanical Permits: 7, Inspections: 29, Finals: 2 (1 remodel, 1 new home)

Multiple meetings with developers and engineers, posted pc signage, MS4 inspections, held a TPR meeting, attended pc meeting and a pc work session.

Met with the city engineer on Ball Street to look at drainage and road problems.

Vehicle maintenance:

Police department:

4 oil changes, 1 trans filter and fluid, driver side motor mount and ordered a new engine for unit 1501.

Fire department:

Took 2022 Ram 1500 to dealer for warranty work.

Public works:

Installed a high-pressure fuel regulator and fuel filter.

### 5. PUBLIC WORKS

Did a great job on snow days. The new Ventrac is getting some time on it. Department is working on City clean up and pothole repair before the mowing season get into full swing.

## 6. SPECIAL COMMITTEES

The Planning Commission had a good work session with both the Mayor and City Attorney Eichmann there. Positive meeting with everyone on the same page.

## 7. CITY CLERK/TREASURER

State Turnback and Property Tax have been received, Sales Tax has not. \$15,000 was paid to Apptegy, the company who will be creating and hosting our new website. Several other memberships and beginning of the year bills have also been paid. There is only 1 outstanding Park A&P payment for December 2023 and contact has been made. 2023 collections have gone much better than 2022. Please complete the 2023 Statement of Financial Interest form given to you as soon as possible. This form has been mailed to Council Members that cannot be here tonight.

## 8. CITY ATTORNEY

Working with Chief Kelley and the Mayor on the noise ordinance. Attended PC work session and has been working on revisions to the PUD ordinance and current code issues. Council Member Cross asked for clarification of the FOI meeting notification rule when 2 or more elected officials meet and what triggers the need for such notification. City Attorney Eichmann said the issue is regarding open public meetings. With a regularly scheduled meeting such as this, that is good enough, but if there is a special meeting, the press needs to be notified at least 2 hours in advance. Case law interpretation of the FOI has determined that a meeting is when 2 or more Council Members get together and talk about an item that may come before the City Council, a broad definition. If there is a committee and a Council Member meets with a department head with or without a member of the public there, that does not trigger the FOI. But if there is a second Council Member or the Mayor at this meeting, FOI notification is required as this becomes a special meeting. If a committee meets on a regular schedule that is made known, then no special notification is required. Conversations between Council Members or Council Member and the Mayor are fine unless they veer into business that could come before the Council and could be voted on.

## 9. MAYOR

The Slape Street project is slated to begin March 18, 2024. They are waiting for the ground to dry up before they get into it. The Ashford Knolls project has been slowed down due to weather.

The City is in the last phase of getting the release to put the Greenway Lighting Project out for bid, hopefully will happen in the next few months.

The Rapid Flashing Beacon (RFB) has been installed in front of City Hall to make for safer crossing to the park. Working well.

It is time to have an engineer to look at the intersection of Elmore and Main. The traffic gets so backed up at certain times of the day that we cannot wait until the road is improved through there. We have preliminary pricing of \$325,000 for signalization and crosswalks but need to have it engineered.

Proposed forming a Facilities and Service Demand Committee to look at future growth and

the facilities and the potential employees and equipment the City is going to need to start planning for in the next 5/7/10 year periods. Motion made by Council Member Fant, Seconded by Council Member Cross. Voting Yea: Council Member Cross, Council Member Fant, Council Member Perea, Council Member Wright.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

10. STATE OF THE CITY

A State of the City letter is included in the packet and available to read at City Hall.

**PUBLIC COMMENT**

Brad Bruns is running for District 1 Justice of the Peace and wanted to meet the Council.

**MOTION TO PAY BILLS**

Mayor Keeney asked for a motion to pay the bills. Motion made by Council Member Wright, Seconded by Council Member Perea. Voting Yea: Council Member Cross, Council Member Fant, Council Member Perea, Council Member Wright.

**MOTION TO ADJOURN**

Mayor Keeney asked for a motion to pay the bills. Motion made by Council Member Fant, Seconded by Council Member Cross. Voting Yea: Council Member Cross, Council Member Fant, Council Member Perea, Council Member Wright.

Meeting was adjourned at 6:33 PM.

Respectfully Submitted,

---

Jennifer Allen CMC, CAMC  
City Clerk/Treasurer

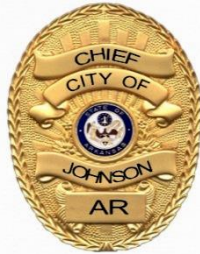
---

Chris Keeney, Mayor

# Johnson Police Department

Chief Chris Kelley

Item 2.



## February 2024

### Investigations update

Cases assigned for investigation this month:	5
Closed cases:	6
Open cases:	9

### Calls for Service

Calls for service:	155
Incident reports completed:	74
Accident reports completed:	4
Arrests (includes Warrant Service)	58

### Activity

Criminal Citations:	2
Directed/Extra patrols: (includes vacation checks)	448
Code violation citations:	3
Code violation warnings:	5
Parking- Warnings	19
Traffic- Warnings- Misc. Violations:	82
Traffic- Warnings- Speed:	21
Traffic- Speed citations:	21
Traffic- citations (Total):	52
DWI:	0

### Washington County District Court Johnson Division

Warrants-Processed:	49
Warrants-Served:	46

**Community Policing**

- Patrols were conducted of residential and business areas on a daily basis.

**Enforcement**

- Based on community complaints, Officers enforced speed and distracted driving violations throughout the city. Several citations issued for violations at the City Park crosswalk.
- JPD enforced Truck Route violations of prohibited truck traffic on Wilkerson St, Elmore St, and Main Dr.

**Personnel update**

- 1 applicant is currently in the background investigation phase.
- 1 applicant has been given a conditional offer of employment.
- Advertising for vacant Police Officer position.
- Utilizing Facebook, Instagram, Interview Now and Indeed for advertising.
- Current staffing: 8 Sworn/ 1 Civilian/ 2 Vacant Sworn positions.

**Qualification/Training**

- Court Security training is being developed to train new hires.
- Firearms qualification scheduled for April.
- 2 Officers will attend Police Mountain Bike training in March.
- 1 Officer will attend Human Trafficking symposium in March.
- Animal Control/Code Officer has been certified Level 1 and Level 2 animal control training with the National Animal Care and Control Association (NACA).





# Johnson Fire Department

5810 S. Cardwell Rd. Fayetteville AR, 72704 ph. 479-442-0112

## February 2024

### Community Events:

### Employment update:

### Fleet Update:

- Ladder 1 – Had meeting with Mechanic, Ladder 1 also has 2 bad cylinders. Unable to fix at fire station, will need to transport L1 to Roland, OK.
- Brush 1 – Being built.

### Company Level:

A- Shift		
B- Shift		
C- Shift		

### Training:

- Completed 420 hours of combined Training.

### Misc:

- Central States Manufacturing Donation
- Developing ALS Engine Protocol

### Fire Inspector:

- Attended Planning Commission
- 4 Business inspections

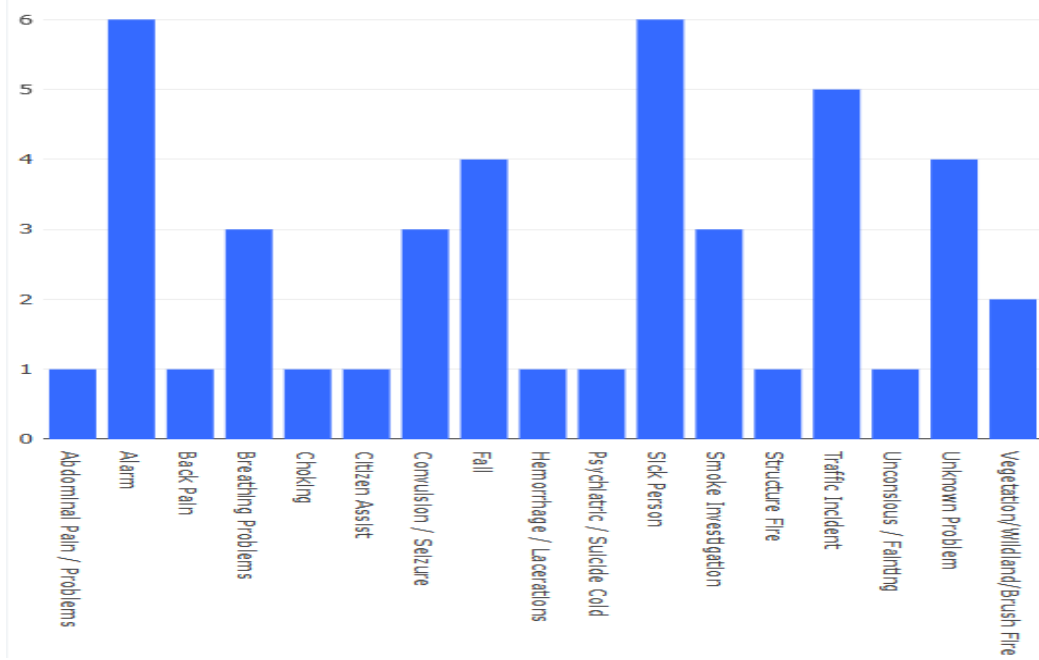
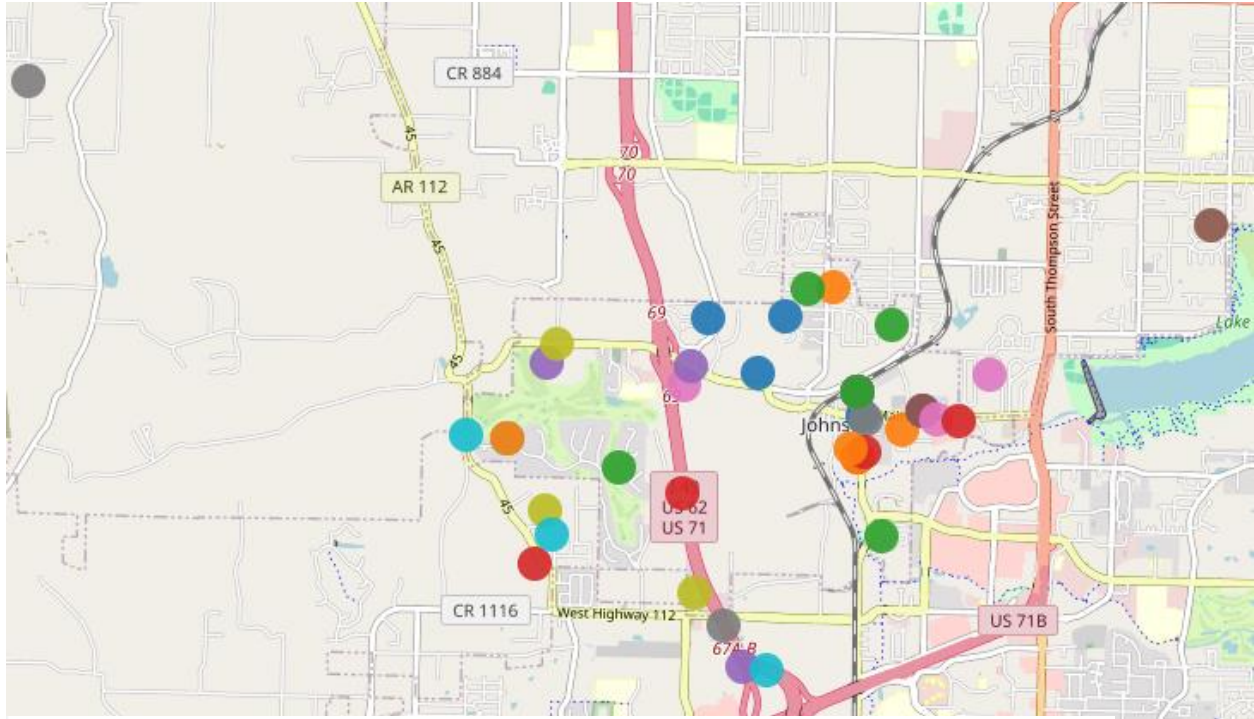


# Johnson Fire Department

5810 S. Cardwell Rd. Fayetteville AR, 72704 ph. 479-442-0112

## Calls For Service February 2024

**Total Calls: 44**



Building Official Report

March 1, 2024

Building Permits: 2 (commercial build out and new home)

Mechanical Permits: 3

Inspections: 28

Finals: 2 (1 remodel,1 new home)

Multiple meetings with developers and engineers, posted pc signage, held a TPR meeting, HVAC board meeting by zoom, attended a pc work session, held a predevelopment meeting, attended my quarterly stormwater meeting, and attended a 4-hour class on stormwater management training by zoom.

Vehicle maintenance:

Police department:

3 oil changes installed the new engine and the gps in 1501.

Fire department:

Public works:

Ordered two new tires and rear brake pads for 04 GMC 1 ton.

Clay Wilson

Building Official

## General Fund Monthly Financial Statement

	Current Period Feb 2024 Feb 2024 Actual	Year-To-Date Jan 2024 Feb 2024 Actual	Annual Budget Jan 2024 Dec 2024	Annual Budget Jan 2024 Dec 2024 Variance
<b>Revenue &amp; Expenditures</b>				
<b>Revenue</b>				
<b>Tax Receipts</b>				
Franchise Taxes	15,270.14	72,894.52	325,000.00	252,105.48
Property Taxes	32,136.11	63,351.06	500,000.00	436,648.94
Sales Tax - City	122,375.78	247,130.12	900,000.00	652,869.88
Sales Tax - County	84,823.76	166,524.95	800,000.00	633,475.05
Turnback - State	3,698.17	10,994.93	52,000.00	41,005.07
<b>Fines and Forfeitures</b>				
Animal Impound Fees	40.00	140.00	1.00	(139.00)
Court Costs - Act 1256	3,488.95	6,977.90	35,000.00	28,022.10
Fines	7,946.00	16,404.71	75,000.00	58,595.29
Restitution	300.00	380.00	1.00	(379.00)
WA County Booking Fee	1,567.00	3,314.00	1.00	(3,313.00)
Warrant Service Charge	487.25	580.25	3,200.00	2,619.75
<b>Fees &amp; Permits</b>				
5% state construction surcharg	25.00	25.00	1.00	(24.00)
Building Permits	3,027.00	3,027.00	50,000.00	46,973.00
Business Licenses	4,210.00	17,668.00	20,000.00	2,332.00
Demolition Permit	0.00	0.00	1.00	1.00
Engineering Fees	0.00	0.00	1.00	1.00
Flood Hazard Permit	0.00	0.00	1.00	1.00
Grading Permit	0.00	0.00	1.00	1.00
Mechanical Permits	330.00	730.00	7,000.00	6,270.00
Sign Permits	128.80	128.80	500.00	371.20
Submittal Fees	25.00	225.00	7,500.00	7,275.00
<b>Government Receipts</b>				
PD Grants	0.00	43,327.43	0.00	(43,327.43)
<b>Other Revenue</b>				
Act 833 Reimbursement	0.00	0.00	1.00	1.00
City Donations	0.00	0.00	1.00	1.00
Community Events	0.00	0.00	1,000.00	1,000.00
Copy Charges	40.00	80.00	300.00	220.00
Credit Card Service Fee	12.42	47.64	450.00	402.36
Fire Dept Donation	6,500.00	6,500.00	1.00	(6,499.00)
Interest Earned	12,532.96	25,081.80	100,000.00	74,918.20
Misc Income - General	64.00	2,108.00	5,200.00	3,092.00
Misc Income - Sales	0.00	1,000.00	1.00	(999.00)
Police Dept Donation	6,500.00	6,500.00	1.00	(6,499.00)
Reimbursement for PD Security	0.00	0.00	1.00	1.00
Repay PD Stipend	0.00	0.00	5,000.00	5,000.00
RFA Fire Revnue	0.00	15,000.00	60,000.00	45,000.00
Street Cut Bond/Boring Permit	0.00	0.00	1.00	1.00

## General Fund Monthly Financial Statement

Surplus Carryover	0.00	0.00	1,400,000.00	1,400,000.00
Trash Bags	80.00	190.00	1,300.00	1,110.00
<b>Revenue</b>	<b>\$305,608.34</b>	<b>\$710,331.11</b>	<b>\$4,348,465.00</b>	<b>\$3,638,133.89</b>
<b>Gross Profit</b>	<b>\$305,608.34</b>	<b>\$710,331.11</b>	<b>\$4,348,465.00</b>	<b>\$0.00</b>

**Expenses**

**Police Department Expense**

Animal Control/Impound Fees	300.00	300.00	2,000.00	1,700.00
CID Expenses	0.00	212.60	4,000.00	3,787.40
Computer Server System	0.00	0.00	30,000.00	30,000.00
Gross Wages Police	39,996.05	87,356.72	610,089.00	522,732.28
Gross Wages- Security Reimbur	0.00	0.00	1.00	1.00
IT Expenses	862.50	2,176.25	7,207.00	5,030.75
Kennel Upkeep/Food	0.00	0.00	50.00	50.00
Licenses (PD)	0.00	0.00	5,000.00	5,000.00
PD Building	52.60	52.60	0.00	(52.60)
PD Cell Phone	134.48	268.74	1,800.00	1,531.26
PD Equip less \$500	196.14	196.14	2,500.00	2,303.86
PD Equip less \$500 - vehicle	0.00	382.09	1,800.00	1,417.91
PD Equip over \$500	0.00	0.00	8,700.00	8,700.00
PD Equip over \$500 - Vehicle	0.00	0.00	4,700.00	4,700.00
PD Fuel	4,344.39	8,834.59	62,000.00	53,165.41
PD General Expenses < \$500	185.18	336.62	2,000.00	1,663.38
PD Maintenance for equip	4,003.69	4,003.69	4,750.00	746.31
PD MDT Communications	871.41	1,277.46	5,000.00	3,722.54
PD Membership Dues	340.00	340.00	600.00	260.00
PD New Hire Expense	1,766.19	1,794.83	8,800.00	7,005.17
PD Office Expense	552.18	1,605.83	8,000.00	6,394.17
PD Records Management	323.30	646.60	8,760.00	8,113.40
PD Safety Equip	0.00	204.43	2,100.00	1,895.57
PD Station Maintenance	0.00	0.00	7,500.00	7,500.00
PD Training	425.00	425.00	5,000.00	4,575.00
PD Travel Expense	270.00	270.00	2,000.00	1,730.00
PD Uniforms Expense	218.68	963.22	5,000.00	4,036.78
PD Vehicle Insurance	0.00	0.00	13,000.00	13,000.00
PD Vehicle Maintenance	8,768.56	9,397.41	20,000.00	10,602.59
Police Dept Donation	0.00	0.00	1.00	1.00
Police Overtime Wages	457.80	1,422.07	10,000.00	8,577.93
Purchase New PD Unit	0.00	0.00	67,500.00	67,500.00
Tower Rental	0.00	3,828.85	3,830.00	1.15
WA County Booking Fees	1,567.00	3,314.00	1.00	(3,313.00)
WA County Jail Fee	0.00	2,935.69	2,936.00	0.31

**Administrative Expense**

5% State Construction	23.75	23.75	1.00	(22.75)
Admin Bldg & Equip Maint	156.88	156.88	15,000.00	14,843.12
Admin Cell Phone	67.21	134.41	975.00	840.59
Admin Expense	519.93	554.83	750.00	195.17

**General Fund**  
**Monthly Financial Statement**

Item 7.

Admin Fuel	0.00	0.00	6,000.00	6,000.00
Building Official Expenses	0.00	52.53	2,500.00	2,447.47
Capital Outlay (over \$500)	0.00	0.00	25,000.00	25,000.00
City Donation Expense	0.00	0.00	1.00	1.00
City Planner Expense	765.00	2,224.65	0.00	(2,224.65)
Credit Card Service Fee	41.35	62.64	500.00	437.36
Gross Wages - City	22,096.08	43,512.28	333,964.00	290,451.72
Municipal Code	0.00	7,540.00	10,000.00	2,460.00
Office Expenses - Admin	17,912.70	21,549.79	30,000.00	8,450.21
Overtime Wages- City	0.00	30.33	250.00	219.67
Performance Bond Return	0.00	0.00	1.00	1.00
Petty Cash Expense	0.00	0.00	100.00	100.00
Purchase Admin Vehicle	0.00	0.00	36,500.00	36,500.00
Trash Bags	0.00	0.00	1,500.00	1,500.00
Travel Expenses	0.00	0.00	2,000.00	2,000.00
Unemployment Fee	0.00	0.00	5,000.00	5,000.00
<b>Fire Department Expense</b>				
Act 833 Expense	0.00	0.00	1.00	1.00
Emergency Communication	82.46	247.38	1,500.00	1,252.62
FD Cell Phone	0.00	0.00	1,020.00	1,020.00
FD Equip less \$500	0.00	0.00	2,500.00	2,500.00
FD Equip over \$500	0.00	0.00	3,000.00	3,000.00
FD Equipment Maintenance	573.59	573.59	5,000.00	4,426.41
FD Equipment Testing	0.00	980.06	6,250.00	5,269.94
FD Fuel	519.13	1,019.18	10,000.00	8,980.82
FD Medical Supplies	0.00	0.00	1,000.00	1,000.00
FD Memberships	0.00	0.00	500.00	500.00
FD New Hire	0.00	0.00	4,000.00	4,000.00
FD Office Expense	1,029.87	1,746.08	5,200.00	3,453.92
FD Personnel Safety Gear	0.00	0.00	14,000.00	14,000.00
FD Records Mgmt System	2,712.95	2,784.25	5,000.00	2,215.75
FD Safety Equip	362.35	362.35	1,500.00	1,137.65
FD Station Maintenance	1,008.56	1,189.08	8,000.00	6,810.92
FD Station Supplies	0.00	82.05	2,500.00	2,417.95
FD Training	25.00	25.00	2,500.00	2,475.00
FD Travel Expenses	0.00	0.00	5,000.00	5,000.00
FD Uniforms	92.80	92.80	2,500.00	2,407.20
FD Utilites	1,230.35	3,182.40	12,500.00	9,317.60
FD Vehicle Equip less \$500	0.00	3.87	1,000.00	996.13
FD Vehicle Equip over \$500	0.00	0.00	4,000.00	4,000.00
FD Vehicle Insurance	0.00	0.00	15,000.00	15,000.00
FD Vehicle Maintenance	0.00	173.35	3,500.00	3,326.65
FD Vehicle Purchase	0.00	0.00	80,000.00	80,000.00
FD WC Ins	0.00	0.00	1,500.00	1,500.00
Fire Department Donation	0.00	0.00	1.00	1.00
Fire Department Overtime	0.00	2,046.36	10,000.00	7,953.64

**General Fund**  
**Monthly Financial Statement**

Item 7.

Fire Hydrant Rental	2,630.00	2,630.00	2,600.00	(30.00)
Gross Wages- Fire	43,149.32	86,622.83	542,593.00	455,970.17
Hazmat	1,371.42	1,371.42	1,375.00	3.58
<b>Court Expense</b>				
Court Automation	0.00	0.00	10.00	10.00
Court Clerk Training	0.00	0.00	1,000.00	1,000.00
Court Office Expense	722.01	2,735.60	10,000.00	7,264.40
Gross Wages Court Office	9,433.91	18,850.08	127,483.00	108,632.92
Gross Wages Dist. Judge	0.00	3,751.26	3,752.00	0.74
<b>Benefits Expense</b>				
City Match - 401 K Plan	1,542.31	3,088.70	21,994.00	18,905.30
City Retirement Plan	2,674.19	5,355.93	36,656.00	31,300.07
LOPFI Funding	0.00	0.00	204,508.00	204,508.00
Medical Insurance	16,107.81	31,564.19	224,675.00	193,110.81
Medicare - Employers	1,672.78	3,484.38	23,405.00	19,920.62
One Time Pay Increase	0.00	0.00	8,000.00	8,000.00
Social Security - Employers	7,152.61	14,898.87	100,450.00	85,551.13
Transportation Allowance	369.24	738.48	4,800.00	4,061.52
Workers Comp Insurance	0.00	18,847.00	30,000.00	11,153.00
<b>General Expense</b>				
Election Fee	0.00	0.00	1.00	1.00
Infrastructure	0.00	0.00	1.00	1.00
Insurance - Property	0.00	0.00	12,250.00	12,250.00
Misc Expenses	0.00	0.00	500.00	500.00
Purchase ROW/UE	663.00	663.00	0.00	(663.00)
Utilities Expense	2,879.84	5,690.85	30,000.00	24,309.15
Weather Station	0.00	0.00	1,750.00	1,750.00
<b>Professional Services Expense</b>				
Clear Creek Sampling & Analysis	0.00	0.00	1,640.00	1,640.00
Engineering/Grants	1,867.50	1,867.50	0.00	(1,867.50)
Engineering/Infrastructure	75.00	75.00	30,000.00	29,925.00
Engineering/Main & Wilkerson	920.00	1,782.50	50,000.00	48,217.50
Engineering/Mapping	0.00	0.00	1.00	1.00
Engineering/Storm Water Mgmt	1,007.75	1,007.75	3,585.00	2,577.25
Engineering/Submitted Plan	7,895.00	7,895.00	25,000.00	17,105.00
Legal Fees	8,886.50	8,924.20	50,000.00	41,075.80
Planning and Zoning	712.50	712.50	8,000.00	7,287.50
Solid Waste Study	0.00	0.00	10,000.00	10,000.00
Special Attorney Fees	0.00	0.00	1.00	1.00
<b>Dues and Membership Expense</b>				
Emer Medical Serv	9,580.00	9,580.00	38,320.00	28,740.00
Membership Dues	6,084.33	16,769.98	25,000.00	8,230.02
Solid Waste District Contribut	0.00	451.13	2,200.00	1,748.87
<b>Park Expense</b>				
Park Expense	270.77	674.12	40,000.00	39,325.88
<b>Repair / Maintenance Expense</b>				
Trail System Expenses	3,325.00	3,325.00	90,000.00	86,675.00

## General Fund Monthly Financial Statement

<b>Advertising &amp; Promotion Expense</b>				
Advertising	100.00	300.00	5,000.00	4,700.00
Community Events	0.00	0.00	1,000.00	1,000.00
Public Relations	0.00	0.00	5,000.00	5,000.00
<b>Other Expense</b>				
Transfer for Street Projects	468,000.00	468,000.00	750,000.00	282,000.00
<b>Expenses</b>	<b>\$713,947.90</b>	<b>\$944,552.59</b>	<b>\$4,117,689.00</b>	<b>\$3,173,136.41</b>
<b>Revenue Less Expenditures</b>	<b>(\$408,339.56)</b>	<b>(\$234,221.48)</b>	<b>\$230,776.00</b>	<b>\$0.00</b>
<b>Net Change in Fund Balance</b>	<b>(\$408,339.56)</b>	<b>(\$234,221.48)</b>	<b>\$230,776.00</b>	<b>\$0.00</b>

### Fund Balances

Beginning Fund Balance	4,272,953.93	4,098,835.85	0.00	0.00
Net Change in Fund Balance	(408,339.56)	(234,221.48)	230,776.00	0.00
Ending Fund Balance	3,864,614.37	3,864,614.37	0.00	0.00



## Street Fund Monthly Financial Statement

	Current Period Feb 2024 Feb 2024 Actual	Year-to-Date Jan 2024 Feb 2024 Actual	Annual Budget Jan 2024 Dec 2024	Annual Budget Jan 2024 Dec 2024 Variance
<b>Revenue &amp; Expenditures</b>				
<b>Revenue</b>				
<b>Tax Receipts</b>				
Property Taxes - Street	3,538.87	6,972.19	65,000.00	58,027.81
Turnback - State - Street	26,831.47	51,859.12	300,000.00	248,140.88
<b>Fines and Forfeitures</b>				
Restitution	0.00	0.00	1.00	1.00
<b>Other Revenue</b>				
Interest Earned	111.84	238.42	1,000.00	761.58
Misc Income - General	0.00	0.00	10.00	10.00
Surplus Carryover	0.00	0.00	205,000.00	205,000.00
Trans from Gen Street Projects	468,000.00	468,000.00	750,000.00	282,000.00
Workers Comp Reimbursement	0.00	0.00	1.00	1.00
<b>Revenue</b>	<b>\$498,482.18</b>	<b>\$527,069.73</b>	<b>\$1,321,012.00</b>	<b>\$793,942.27</b>
<b>Gross Profit</b>	<b>\$498,482.18</b>	<b>\$527,069.73</b>	<b>\$1,321,012.00</b>	<b>\$0.00</b>
<b>Expenses</b>				
<b>Labor Expense</b>				
Gross Wages - Street	11,641.20	23,497.20	204,128.00	180,630.80
Street Wages Overtime	0.00	534.76	1,000.00	465.24
<b>Benefits Expense</b>				
City Match - 401 K Plan	279.53	541.31	4,141.00	3,599.69
City Retirement Plan	1,164.12	2,260.00	13,613.00	11,353.00
Medical Insurance	2,526.38	5,647.30	37,450.00	31,802.70
Medicare - Employers	167.90	346.66	2,960.00	2,613.34
One Time Pay Increase	0.00	0.00	1,500.00	1,500.00
Social Security - Employers	717.89	1,482.25	12,655.00	11,172.75
Uniforms - Street	0.00	0.00	500.00	500.00
<b>General Expense</b>				
Bridge Inspection	0.00	0.00	800.00	800.00
Electric - Street Lights	4,986.67	5,155.47	32,000.00	26,844.53
Fuel - Street Vehicles	916.43	1,362.68	12,000.00	10,637.32
Infrastructure	22,760.00	22,760.00	100,000.00	77,240.00
Misc Expenses	0.00	0.00	100.00	100.00
Signal Maintenance	786.50	824.30	10,000.00	9,175.70
Stop Lights Electric	494.73	494.73	4,000.00	3,505.27
Street Bldg Maintenance	0.00	0.00	2,500.00	2,500.00
Street Cell Phone	99.80	199.60	1,100.00	900.40
Street Equipment	0.00	81,617.59	140,300.00	58,682.41
Street Projects	0.00	0.00	250,000.00	250,000.00
Street Shop Misc	363.53	734.83	2,500.00	1,765.17
Street Shop Utilities	147.27	174.46	1,800.00	1,625.54
Street Signs	0.00	0.00	2,500.00	2,500.00
Vehicle Insurance - Street	0.00	0.00	4,500.00	4,500.00

## Street Fund Monthly Financial Statement

<b>Repair / Maintenance Expense</b>				
Bridge Repairs	0.00	0.00	10,000.00	10,000.00
Equipment Maintenance	373.61	378.32	20,000.00	19,621.68
Street Repairs & Maint	136,020.67	136,020.67	100,000.00	(36,020.67)
Street Vehicle Maintenance	1,087.49	1,449.32	5,000.00	3,550.68
Trail System Expenses	0.00	0.00	90,000.00	90,000.00
Winter Chat	2,314.68	2,314.68	5,000.00	2,685.32
<b>Expenses</b>	<b>\$186,848.40</b>	<b>\$287,796.13</b>	<b>\$1,072,047.00</b>	<b>\$784,250.87</b>
<b>Revenue Less Expenditures</b>	<b>\$311,633.78</b>	<b>\$239,273.60</b>	<b>\$248,965.00</b>	<b>\$0.00</b>
<b>Net Change in Fund Balance</b>	<b>\$311,633.78</b>	<b>\$239,273.60</b>	<b>\$248,965.00</b>	<b>\$0.00</b>

### Fund Balances

Beginning Fund Balance	159,688.93	232,049.11	0.00	0.00
Net Change in Fund Balance	311,633.78	239,273.60	248,965.00	0.00
Ending Fund Balance	471,322.71	471,322.71	0.00	0.00

**ORDINANCE NO. 2024-02**

**CITY OF JOHNSON, WASHINGTON COUNTY, ARKANSAS**

**AN ORDINANCE TO AMEND CHAPTER 14.20: PLANNED UNIT DEVELOPMENT OF THE JOHNSON MUNICIPAL CODE IN ITS ENTIRETY; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Johnson has adopted regulations for the development of planned unit developments codified in Chapter 14.20 of the Johnson Municipal Code; and

**WHEREAS**, it has become apparent to the City Council for the City of Johnson that a need exists to amend Chapter 14.20: Planned Unit Development in its entirety in order to provide updated regulations and procedures, as set forth in the attached Exhibit “A”; and

**WHEREAS**, after review and consideration of the proposed amendment, the City Council has determined that it is in the best interest and benefit of the community to amend Chapter 14.20: Planned Unit Development in its entirety, as set forth in the attached Exhibit “A”.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Johnson, Arkansas:

**Section 1.** Chapter 14.20: Planned Unit Development of the Johnson Municipal Code is hereby amended in its entirety, as reflected in the attached Exhibit “A”.

**Section 2.** The rest and remainder of the Johnson Municipal Code not specifically amended herein shall remain in full force and effect.

**Section 3.** All ordinances or parts of ordinances in conflict therewith are hereby repealed to the extent of the conflict.

**Section 4.** In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

**Section 5.** Declaration of Emergency. It is hereby found and determined that Chapter 14.20: Planned Unit Development of the Johnson Municipal Code should be immediately revised in its entirety in order to provide updated regulations and procedures for the City of Johnson. Therefore, an emergency is declared to exist, and this act, being immediately necessary for the preservation and protection of the public peace, health, safety and welfare of the City and its citizens, shall become effective on the date of its passage and approval by the Mayor.

**PASSED AND APPROVED** this \_\_\_\_ day of March 2024.

**APPROVED:**

\_\_\_\_\_  
Chris Keeney, Mayor

**ATTEST:**

\_\_\_\_\_  
Jennifer Allen, City Clerk-Treasurer  
(ATTEST)

## Chapter 14.20 – Planned Unit District (PUD)

- (A) *Applicability.* To be considered for a Planned Unit District, the applicant shall meet all of the following criteria:
- (1) *Location.* Any property located within the city limits is eligible for a Planned Unit District.  

Upon City Council approval, an owner or developer of a specific piece of property located within the City's designated planning area may be authorized to submit a Planned Unit District application *in conjunction with an annexation request*, however final approval of the PUD will not be effective until said property is annexed into the City of Johnson.
  - (2) *Size.* There shall be no minimum or maximum tract size for a PUD application.
- (B) *Purpose.* The intent of the Planned Unit District is to permit and encourage comprehensively planned zoning and development whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The Planning Commission and City Council may consider any of the following factors in review of a Planned Unit District application.
- (1) *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
  - (2) *Compatibility.* Providing for compatibility with the surrounding land uses.
  - (3) *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
  - (4) *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and development/redevelopment opportunities.
  - (5) *Potential Impact.* Providing that the land uses do not adversely affect or unreasonably impact other uses or activities of surrounding lands or property.
  - (6) *Coordination.* Permit coordination and planning of the land surrounding the PUD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
  - (7) *Open Space.* Provision of usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
  - (8) *Natural Features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
  - (9) *Future Land Use Plan.* Comprehensive and innovative planning and design of harmonious developments consistent with the guiding policies of the Future Land Use Plan.
  - (10) *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
  - (11) *Recognized Zoning Consideration.* Whether any other recognized zoning consideration would be violated in this PUD.
- (C) *Rezoning.* Property may be rezoned to the Planned Unit District by the City Council in accordance with the requirements of this chapter and the City of Johnson's Zoning regulations (*see § 14.04*).
- (1) Each rezoning parcel shall be described as a separate district, with distinct boundaries and specific design and zoning standards. Each district shall be assigned a project number or label,

along with the designation "PUD". The rezoning shall include the **adoption of zoning standards and a specific master plan.**

- (2) All uses identified within Use Units of the Zoning Code may be allowed as permissible uses or conditional uses, unless otherwise specified, subject to City Council approval of the Planned Unit District request.

Due to the nature of PUD zoning:

- (a) This district is not listed in the General schedule of Uses Table
- (3) *Residential Form and Density.* Residential form and densities shall be proposed utilizing the following considerations:
- (a) The form and densities of surrounding development;
- (b) The form and densities allowed within the current zoning code;
- (c) The urban development goals, form, and other policies of the city's adopted Future Land Use Plan;
- (d) The topography and character of the natural environment; and
- (e) The efficiency of the utilization of the land and future fiscal impact on the city's infrastructure.
- (f) The impact of proposed form and density on the specific site and adjacent properties.
- (4) *Building Setbacks or Build-to Lines.* Building setbacks and/or build-to lines shall be proposed for all areas within the PUD. There shall be no minimum building setback requirements except as set forth in the approved zoning standards and master plan, which shall be based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties. Greater setbacks may be required by the city in the zoning standards and master plan when it is deemed necessary to provide adequate separation from adjacent properties.
- (5) *Building Height.* Building height shall be proposed for all areas within the PUD. There shall be no maximum building height except as may be determined by the set forth in the approved zoning standards and master plan, which shall be based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties. A lesser height may be required by the city in the zoning standards and master plan when it is deemed necessary to provide adequate light and air to adjacent property and to protect the visual quality of the community.
- (6) *Building Area.* The approved zoning standards and master plan shall include specific proposed lot coverages which generally correspond to the guidelines for lot coverage in the respective district which most depicts said development scheme. If no respective district exists, then the lot coverages proposed shall generally correspond to reasonable guidelines related to the form of the proposed development.
- (7) *Landscaping and Tree Preservation.* Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be planned and included as a part of the zoning standards and master plan for approval.
- (8) *Open Space Preservation, Maintenance and Ownership.* Preservation, maintenance, and ownership of open spaces within the development shall be accomplished by either:
- i. Dedication by deed or easement and improvement of the land as a public park or trail system; or
  - ii. Creation of a permanent, open space easement on and over the said private open spaces to guarantee that the open space remains perpetually in recreational/open space use, with ownership and maintenance being the responsibility of a property owners' association or

other similar entity established with articles of association and bylaws which provide for ongoing ownership and maintenance.

(D) *Pre-Application Plan and Conference.* A pre-application plan and conference is recommended to provide information to the City of the developer's intention with respect to the nature and scope of the PUD, and to allow the developer to be informed of the City's policies and requirements concerning development alternatives for the area. The formal application for PUD includes a Rezoning-Planned Unit District Permit Application. It shall be the responsibility of the applicant to request the pre-application conference from planning staff.

(E) *Planned Unit District Development Application and Development Plan.*

(1) *General Requirements.*

- (a) The applicable development application(s) (large scale development, site plan, subdivision, etc.) may be processed separately from the PUD request or may be concurrently processed with a rezoning application through the PUD process and may be conditionally approved, subject to City Council approval of the planned zoning district zoning standards.
- (b) Unless otherwise expressly approved in the zoning standards and master plan of the approved PUD, the Development plans submitted pursuant to the PUD shall conform to all development standards in the City's municipal codes and regulations.
- (c) Development plans shall include the proposed construction phases for the development, including the order of the construction phases and the infrastructure, amenities and development to be completed with each construction phase.

(2) *Modifications to Development Plan.*

- (a) *Minor Modifications.* Minor modifications to an approved PUD development plan shall follow, to extent possible, the criteria established for the applicable development category and may be approved by the Zoning Administrator.
- (b) *Major Modifications.* Major modifications to an approved PUD development plan shall be submitted to the Planning Commission for approval in a form which compares the approved submission with the desired changes.

(3) *Construction of Community Amenities.* Unless otherwise approved through the master plan, community amenities which are a part of a PUD development plan shall be constructed with the first phase of development. Any community amenities approved by the master plan to be constructed in future phases must be completed by the end of that construction phase.

(4) The City's Zoning Administrator shall make decisions with regards to the interpretation, enforcement, and application of these regulations. An appeal from the decision of the Zoning Administrator must be perfected to Board of Zoning Adjustments within the timelines, and according to the provisions of, state law and City ordinance (see § 14.04.10).

(5) If a development plan is not submitted by the applicant within five (5) years of the approval of the zoning standards and master plan of PUD as set forth herein, the Planning Commission shall have the authority to review the PUD and make recommendations to the City Council, if necessary, as to whether the approved PUD should be modified or changed to another appropriate zoning category. Before any recommendation is made to the City Council to modify or change a PUD

district, the Planning Commission shall hold a public hearing in accordance with Ark. Code. Ann. § 14-56-422 and City regulations.