



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Public Works Council Committee

Tuesday, November 7, 2017

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

3. Approval of minutes

[MIN-17:114](#) Minutes for the Public Works Committee Meeting on October 3, 2017

Attachments: [PWorksMinutes10032017.pdf](#)

4. New Business

ORDINANCES TO BE INTRODUCED

[ORD-17:083](#) AN ORDINANCE TO CREATE THE LAND BANK COMMISSION; TO SET FORTH CERTAIN DUTIES AND RESPONSIBILITIES OF THIS COMMISSION; AND FOR OTHER PURPOSES.

Sponsors: Engineering

RESOLUTIONS TO BE INTRODUCED

[RES-17:158](#) A RESOLUTION TO THE CITY OF JONESBORO TO ENTER INTO AN INDEMNIFICATION AGREEMENT WITH DEER VALLEY ESTATES, LLC

Sponsors: Engineering

Attachments: [Entrance Rendering](#)
[Indemnification Agreement](#)
[sh11-entrance detail](#)

[RES-17:159](#) A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR 3007 DAN AVENUE

Sponsors: Engineering

[RES-17:166](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT - INGRESS & EGRESS TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS

Sponsors: Engineering

Attachments: [Easement - Ingress and Egress](#)

RES-17:168 A RESOLUTION TO OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT - UNDERGROUND ELECTRIC LINES (UTILITY EASEMENT) TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS

Sponsors: Engineering

Attachments: [Easement - Underground Lines](#)

RES-17:175 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH SHELBY RAILROAD SERVICE, INC. FOR THE INDUSTRIAL RAIL LEAD MAINTENANCE CONTRACT - JOB NO. 2017:33

Sponsors: Engineering

Attachments: [Bid Tab](#)

RES-17:176 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO AN AGREEMENT WITH SHANNON KEE CONSTRUCTION FOR JONESBORO MOTORIZED ATV PARK TRAILHEAD (RTP-16)(S) - JOB 100964 (2017:28)

Sponsors: Grants and Parks & Recreation

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-17:114 **Version:** 1 **Name:** Minutes for the Public Works Committee Meeting on October 3, 2017
Type: Minutes **Status:** To Be Introduced
File created: 10/4/2017 **In control:** Public Works Council Committee
On agenda: **Final action:**
Title: Minutes for the Public Works Committee Meeting on October 3, 2017
Sponsors:
Indexes:
Code sections:
Attachments: [PWorksMinutes10032017.pdf](#)

Date	Ver.	Action By	Action	Result
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Minutes for the Public Works Committee Meeting on October 3, 2017



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Tuesday, October 3, 2017

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Mayor Harold Perrin was in attendance.

Present 5 - Gene Vance;Chris Moore;John Street;Mitch Johnson and Ann Williams

Absent 2 - Charles Coleman and LJ Bryant

3. Approval of minutes

MIN-17:102

Minutes for the Public Works Committee Meeting on September 5, 2017

Attachments: [Public Works Minutes.pdf](#)

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

Aye: 4 - Gene Vance;Chris Moore;Mitch Johnson and Ann Williams

Absent: 2 - Charles Coleman and LJ Bryant

MIN-17:109

Minutes for the Special Called Public Works Committee Meeting on September 19, 2017

Attachments: [SC Public Works 091917.pdf](#)

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

Aye: 4 - Gene Vance;Chris Moore;Mitch Johnson and Ann Williams

Absent: 2 - Charles Coleman and LJ Bryant

4. New Business

ORDINANCES TO BE INTRODUCED

ORD-17:078

AN ORDINANCE TO THE CITY OF JONESBORO, ARKANSAS TO AMEND THE 2017 BUDGET AND PURCHASE PROPERTY LOCATED ON MOORE ROAD

Attachments: [boundary plat](#)
[Addendum Easton Agriculture](#)
[Gen Addendum Easton Agriculture](#)
[General Addendum Easton Agriculture](#)
[REC 110 acres, Easton Agriculture](#)
[Addendum Kings Ranch](#)
[Gen Addendum Kings Ranch](#)
[General Addendum Kings Ranch](#)
[REC Kings Ranch \(2\)](#)

Chairperson John Street said that this is for the shooting range that we have been working on for a while. It is his understanding that ORD-17:078 needs to be walked on to tonight's Council meeting for one reading. All voted aye. Councilmember Mitch Johnson motioned, seconded by Councilmember Gene Vance to walk it on and forward it to full council for one reading. Councilmember Chris Moore asked the reason for the walk on. Is it time sensitive on the grant? Chairperson Street said yes. Mayor Perrin stated that the City won't close until we get the grant in hand. The commissioners have already approved the MOA on the Game and Fish. We are just waiting on the grant to be approved. If we can do this, we will try to get it closed just as soon as possible. Councilmember Moore said he is in agreement with it, but he just wanted a reason stated for the record. Councilmember Vance said that we asked for a postponement already. Mayor Perrin said that we did that three times. On the property, we extended it three times. We appreciate the people who owns that property going along with us on that.

A motion was made by Councilman Mitch Johnson, seconded by Councilman Gene Vance, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - Gene Vance;Chris Moore;Mitch Johnson and Ann Williams

Absent: 2 - Charles Coleman and LJ Bryant

RESOLUTIONS TO BE INTRODUCED

RES-17:137 A RESOLUTION TO ACCEPT DEEDS FOR REAL PROPERTY LOCATED NEXT TO ALLEN PARK

Attachments: [Correction Quitclaim Deed](#)
[Quitclaim Deed](#)

Mayor Harold Perrin said this was only a 15 ft. strip by Allen Park that we are already mowing. They are deeding that to the City. Chairperson Street asked if it was a Quick Claim Deed. Mayor Perrin said yes.

A motion was made by Councilman Mitch Johnson, seconded by Councilman Gene Vance, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - Gene Vance;Chris Moore;Mitch Johnson and Ann Williams

Absent: 2 - Charles Coleman and LJ Bryant

RES-17:149 A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN THE RELEASE AND SUBROGATION AGREEMENT WITH EMC INSURANCE

REGARDING WOODBRIDGE SUBDIVISION, PHASE III

Attachments: [Release and Subrogation Agreement](#)

Mayor Harold Perrin said this was for cashing in on a bond. Chairperson John Street said it was for \$22,500 and this was for a second lift on asphalt for the street. Mayor Perrin said that was correct. The developer cannot do that so City Engineer Craig Light has been talking to him so we are cashing the bond in so we can go ahead and put the second layer in. Chairperson Street said it is the development out on Sandino Drive that the developer defaulted on and the bond is paying money to do the second lift. Mayor Perrin said that was correct. Councilmember Mitch Johnson asked if that would cover the second lift. Mayor Perrin said yes.

A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Moore, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - Gene Vance;Chris Moore;Mitch Johnson and Ann Williams

Absent: 2 - Charles Coleman and LJ Bryant

RES-17:154

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A MEMORANDUM OF AGREEMENT AND SUBGRANT AGREEMENT WITH ARKANSAS STATE GAME AND FISH COMMISSION FOR THE JONESBORO SHOOTING SPORTS COMPLEX

Attachments: [boundary plat](#)
[Jonesboro Range - Memorandum of Agreement - 09-21-17 - W..](#)
[Jonesboro Range - Subgrant Agreement 09-21-17 - With Jo..](#)

Mayor Harold Perrin said this is the one that he was talking about a while ago. We do need to forward it to the full council tonight. We need to get it done tonight so we can sign it and get it sent down there. This is tied back into the grant. Councilmember Mitch Johnson motioned, seconded by Councilmember Chris Moore to walk it on and forward it to full council. All voted aye. Councilmember Moore said that the reason is the same as ORD-17:078 in that it is time sensitive.

A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Moore, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - Gene Vance;Chris Moore;Mitch Johnson and Ann Williams

Absent: 2 - Charles Coleman and LJ Bryant

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment

A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Moore, that this meeting be Adjourned . The motion PASSED with the

following vote.

Aye: 4 - Gene Vance;Chris Moore;Mitch Johnson and Ann Williams

Absent: 2 - Charles Coleman and LJ Bryant



Legislation Details (With Text)

File #: ORD-17:083 **Version:** 1 **Name:** CREATE THE LAND BANK COMMISSION; TO SET FORTH CERTAIN DUTIES AND RESPONSIBILITIES OF THIS COMMISSION; AND FOR OTHER PURPOSES

Type: Ordinance **Status:** To Be Introduced

File created: 10/30/2017 **In control:** Public Works Council Committee

On agenda: **Final action:**

Title: AN ORDINANCE TO CREATE THE LAND BANK COMMISSION; TO SET FORTH CERTAIN DUTIES AND RESPONSIBILITIES OF THIS COMMISSION; AND FOR OTHER PURPOSES.

Sponsors: Engineering

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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AN ORDINANCE TO CREATE THE LAND BANK COMMISSION; TO SET FORTH CERTAIN DUTIES AND RESPONSIBILITIES OF THIS COMMISSION; AND FOR OTHER PURPOSES.

WHEREAS, the purpose of the Jonesboro Land Bank Commission is to reverse urban blight, increase home ownership and the stability of property values, provide affordable housing, improve the health and safety of neighborhoods within the City of Jonesboro (the “City”) and to maintain the architectural fabric of the community.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1. There is hereby created the Jonesboro Land Bank Commission (“Commission”).

Section 2. *Liberal Construction of the Ordinance.* This ordinance being necessary for the welfare of the City and its inhabitants, shall be liberally construed to effect the purposes of it.

Section 3. *Purpose.* The purpose of the Commission is to reverse urban blight, increase home ownership and the stability of property values, provide affordable housing, improve the health and safety of neighborhoods within the city, and maintain the architectural fabric of the community.

Section 4. *Definitions.*

- (a) *Residential Housing Facilities.* For purposes of this ordinance, the term “Residential housing facilities” means facilities for single and multifamily residential housing units of any and all kinds, and such other improvements or facilities deemed incidental or essential to the community, and in accordance with a properly approved land bank redevelopment plan, provided that no such incidental development shall be in conflict with state law or city ordinance.
- (b) *Land Bank Redevelopment Plan.* Policy guide for acquisition and conveyance of Land Bank

Commission properties giving consideration to City Zoning, Parks, Land Use, and Neighborhood Action Plans.

- (c) *Development Site Plan.* Plan prepared and submitted by applicant requesting conveyance of Land Bank Commission property.

Section 5. *Authority of Land Bank Commission.* The Commission shall, in the name of the City, have the power to control, acquire, construct, reconstruct, preserve, extend, equip, improve, operate, maintain, sell, lease, convey, contract concerning, or otherwise deal in or dispose of residential housing facilities, and other capital improvements or facilities, or any interest in such facilities including without limitation leasehold interests in and mortgages on such facilities, within the corporate limits of the City of Jonesboro, Arkansas. All real estate transactions shall be approved by City Council, including but not limited to foreclosures, sales, purchases, and acceptance of donations of real estate.

- (a) *Requirements.* The Commission shall inventory all property acquired for its use and benefit, and maintain the inventory as a public record; shall prepare and approve a Land Bank Redevelopment Plan (LBRP) shall make the LBRP a part of the Commission bylaws, provided, that the City Council is free to amend, repeal, modify, or expand any or all of these elements; and shall require all prospective purchasers to submit a Development Site Plan (DSP) and time frame for the property of interest which meets LBRP standards and other requirements of this ordinance.
- (b) *Conveyance Consideration.* Prior to conveyance, the Commission shall consider whether the prospective purchaser, or developer, has a history of not paying fines for violations of state laws, City ordinances, or code provisions; further, the Commission shall consider whether the prospective purchaser was a prior owner of real property transferred to the State Land Commission as a result of tax delinquency during the three-year period prior to the request for approval of a DSP, or approval of an extension to complete an approved DSP; further, the Commission may adopt additional conveyance considerations.

Section 6. *Approval of Development Site Plan (DSP).* Before the Commission can recommend to City Council the conveyance of real property, it must first approve the Development Site Plan submitted by applicant which includes:

- (a) A time frame for development pursuant to the approved plan;
- (b) Information and procedures to assure the development of the approved plan in the form it is approved;
- (c) Proof that the approved plan is consistent with all zoning requirements, or has obtained any necessary amendments to the local zoning requirements;
- (d) Proof that the approved plan otherwise complies with all City codes and regulations, including variances, otherwise required.
- (e) Demonstration that the approved plan complies with the LBRP.

Section 7. *Approved Development Site Plan Not Binding on Other City Commissions:* Nothing in the requirements of this ordinance shall mandate that any City board or commission approve any action requested by a proposed developer even if failure to receive such approval, negates the ability to move forward with the LBRP.

Section 8. *Time Frame for Completion of the Development Site Plan.*

- (a) Unless expressly authorized by City Council, upon recommendation of the Commission, any approved DSP shall be completed within three (3) years of the date of approval of the plan.
- (b) If the developer has made substantial progress toward completion of the DSP, the Commission may approve an extension of time for development unless it receives information, or is provided evidence, to suggest that the DSP will not be completed within a reasonable period of time, not to exceed two (2) additional years from the date the plan expires.
- (c) Notwithstanding the provisions of subsection (b) above, an additional extension of time can be granted upon good cause shown by the developer as to why completion within the original time frame, and any extension, was impractical and unfeasible.

Section 9. *Land Bank Commission Subject to City Supervision.*

- (a) The Mayor, through his or her designated representative, shall serve as the administrative staff of the Commission.
- (b) The Mayor may designate the Chief Financial Officer and Treasurer to serve as the treasurer for the Commission.
- (c) The Commission shall be subject to the authority of the Mayor as to establishing a budget, hiring employees, and fulfilling the functions of the Commission as set forth in this ordinance.
- (d) The Commission, within ninety (90) days of the initial appointments, shall prepare a set of bylaws to be submitted for approval, by resolution of City Council, before they become effective; further, any substantive changes in the bylaws shall also be approved by the City Council before they become effective.
- (e) The Commission shall file an annual report with the City Clerk that sets forth its activities for the proceeding calendar year, including a complete operating and financial statement prepared in accordance with the relevant City ordinances as to financial reporting.
- (f) The Commission shall confer and coordinate with the Citizens Fair Housing Board (CFHB) to ensure consistency of housing policy established by City Council.

Section 10. *City Purchasing. Bidding and Financial Reporting Procedures Will Control All laws, ordinances, resolutions, and other documents, which set forth purchasing, bidding, or financial reporting procedures for the City shall also apply to the Commission.*

Section 11. *Meetings: Quorum: Public Records*

- (a) The Commission shall meet upon the call of its chairman, or a majority of its members, and at such times as may be specified in its bylaws for regular meetings.
- (b) A majority of its members shall constitute a quorum for the transaction of business.

- (c) The affirmative vote of a majority of the members present at a meeting of the Commission shall be necessary for any action to be taken.
- (d) No vacancy in the membership shall impair the right of a quorum to exercise all the rights and perform all duties of the board.

Section 12. *Appointment of Commission Members and Commission Procedures.*

- (a) The Commission shall consist of nine (9) persons to be appointed by the Mayor, subject to the confirmation of City Council, no proxy votes allowed.
- (b) One (1) of the nine (9) members shall be involved in projects or work dedicated to the development of low and moderate income housing;
- (c) One (1) of nine (9) members shall be from the housing industry;
- (d) One (1) of nine (9) members shall be an officer of a financial institution;
- (e) One (1) of nine (9) members shall be a member of the board of the Jonesboro Urban Renewal Housing Authority (JURHA), selected from a list of three (3) names, submitted by the JURHA;
- (f) One (1) of nine (9) members shall be a member of CFHB selected from a list of three (3) names, submitted by the CFHB membership;
- (g) Four (4) of the nine (9) members shall be selected at-large, provided that the four (4) at-large members shall reside in different city wards;
- (h) The members of the Commission shall have terms of four (4) years, except that the initial members shall have staggered terms to be decided by drawing lots. Five (5) members shall have four (4) year terms, and four (4) members shall have two (2) year terms.
- (i) A member shall serve until his or her successor is selected and qualified.
- (j) Members shall be limited in the number of consecutive terms that can be served as set forth in city ordinance, resolution, or policy statements.
- (k) (k) Vacancies shall be filled by the Mayor, subject to confirmation by the City Council.
- (l) Any Commissioner is subject to removal for cause which is defined to include misfeasance, malfeasance or nonfeasance in office. Any Commissioner subject to removal for cause shall be notified in writing of the reason for such removal, and shall be provided ten (10) days from the receipt of such notice to provide statement as to why the Commissioner believes that removal is inappropriate, or that the basis for removal contains misstatements of fact, or that the basis for removal should not result in such a sanction.

Section 13. *Additional and Supplemental Powers.* In addition to the provisions of this ordinance, the Commission shall exercise all additional or supplement powers authorized by the General Assembly for local governments, provided the City Council delegates such an authority to the Commission.

Section 14. *Severability.* In the event any title, section, paragraph, item, sentence, clause, phrase or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 15. *Repealer.* All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this ordinance, are hereby repealed to the extent of such inconsistency.



Legislation Details (With Text)

File #:	RES-17:158	Version:	1	Name:	ENTER INTO AN INDEMNIFICATION AGREEMENT WITH DEER VALLEY ESTATES, LLC
Type:	Resolution	Status:		Status:	To Be Introduced
File created:	9/29/2017	In control:		In control:	Public Works Council Committee
On agenda:		Final action:			
Title:	A RESOLUTION TO THE CITY OF JONESBORO TO ENTER INTO AN INDEMNIFICATION AGREEMENT WITH DEER VALLEY ESTATES, LLC				
Sponsors:	Engineering				
Indexes:					
Code sections:					
Attachments:	Entrance Rendering Indemnification Agreement sh11-entrance detail				

Date	Ver.	Action By	Action	Result
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A RESOLUTION TO THE CITY OF JONESBORO TO ENTER INTO AN INDEMNIFICATION AGREEMENT WITH DEER VALLEY ESTATES, LLC

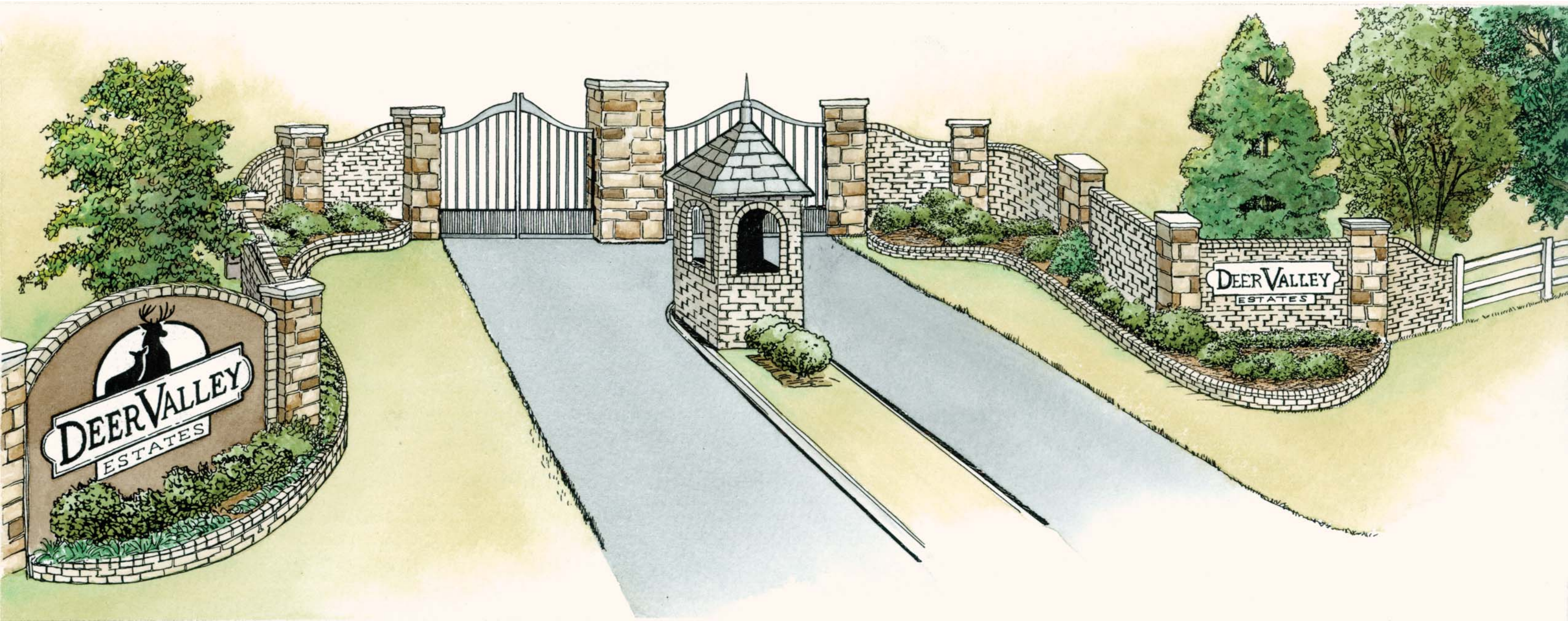
WHEREAS, Deer Valley Estates, LLC wishes to install decorative walls, traffic island, landscaping, and small “guard shack” in the City right of way.

WHEREAS, the City of Jonesboro wishes to enter into an agreement with Deer Valley Estates, LLC to indemnify the City of Jonesboro from and against any and all claims against the City of Jonesboro for any damages as a result of the installation of decorative walls, traffic island, landscaping, and small “guard shack” in the City right of way along the south side of Lawson Road, approximately 0.25 miles east of the intersection of Lawson and Mt. Carmel.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The City of Jonesboro shall enter into an agreement with Deer Valley Estates to indemnify the City of Jonesboro from and against any claims against the City of Jonesboro for any damages resulting from the decorative walls, traffic island, landscaping, and small “guard shack” being placed in the City right of way on the south side of Lawson Road.

Section 2. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.



STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

Indemnification Agreement
Page 1 of 2

Now comes Deer Valley Estates, LLC, through its Owners, Barry Hesse, Member who appears herein to indemnify the City of Jonesboro from and against any and all claims against the City of Jonesboro from any damages resulting from the decorative walls, traffic island, landscaping, and small "guard shack" being placed in the City right of way on Deer Valley Drive with the following overall property description:

Part of the Northwest Quarter of Section 12, Township 13 North, Range 3 East, Jonesboro, Craighead County, Arkansas, and being more particularly described as follows: from the Southwest Corner of said Section 12, run S89°18'39"E a distance of 1100.58 ft. to a point; thence run N00°45'58"W a distance of 381.22 ft. to a point; thence run N89°29'56"E a distance of 218.30 ft. to a point; thence run N00°45'40"W a distance of 952.78 ft. to a point; thence run S89°36'46"E a distance of 99.00 ft. to a point; thence run N08°14'55"E a distance of 56.00 ft. to a point; thence run N18°30'25"E a distance of 1705.78 ft. to a point, said point being the POINT OF BEGINNING; thence run N44°25'31"W a distance of 191.10 ft. to a point; thence run S56°11'45"W a distance of 127.18 ft. to a point; thence run N44°25'31"W a distance of 324.64 ft. to a point; thence run N45°34'29"E a distance of 35.52 ft. to a point; thence run N44°25'31"W a distance of 180.00 ft. to a point; thence run S45°34'29"W a distance of 135.25 ft. to a point; thence run N88°31'23"W a distance of 306.63 ft. to a point; thence run N52°42'39"W a distance of 168.06 ft. to a point; thence run N41°46'46"E a distance of 524.99 ft. to a point; thence run N50°54'42"E a distance of 384.04 ft. to a point; thence run N32°09'24"E a distance of 229.34 ft. to a point; thence run N50°18'57"E a distance of 211.74 ft. to a point; thence run N45°51'43"E a distance of 234.92 ft. to a point; thence run N35°19'45"E a distance of 109.57 ft. to a point along the South right of way line of Lawson Road; thence along said right of way run S60°35'14"E a distance of 484.18 ft. to a point; thence leaving said right of way run S18°22'32"W a distance of 401.07 ft. to a point; thence run S18°30'25"W a distance of 1121.62 ft. to the point of beginning, containing 28.79 acres, and being subject to any easements of record.

The signage installed herein shall be owned and maintained by Deer Valley Estates, LLC, and any subsequent owners until such time that the improvements are not longer needed and have been permanently removed to the City of Jonesboro's satisfaction.

The City of Jonesboro may remove the improvements at any time if said improvements are not being adequately maintained, or at any other time it is determined to be necessary, and Deer Valley Estates, LLC and/or any subsequent property owner shall received no compensation for such removal.

Indemnification Agreement

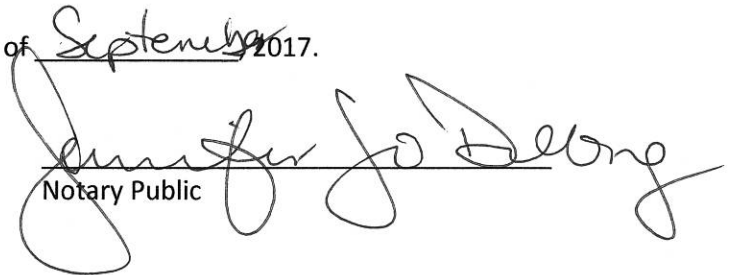
Page 2 of 2

The City of Jonesboro shall not be responsible for the improvements or any damages to the improvements caused by itself or any third party. Deer Valley Estates, LLC and/or any subsequent property owner shall be solely responsible for the improvements and any damage to such improvements.

Deer Valley Estates, LLC
Barry Hesse, Owner / Member



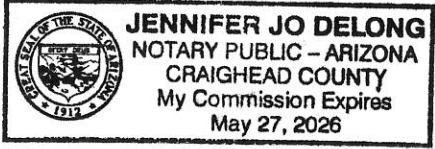
Sworn to and subscribed before me on this 28 day of September 2017.

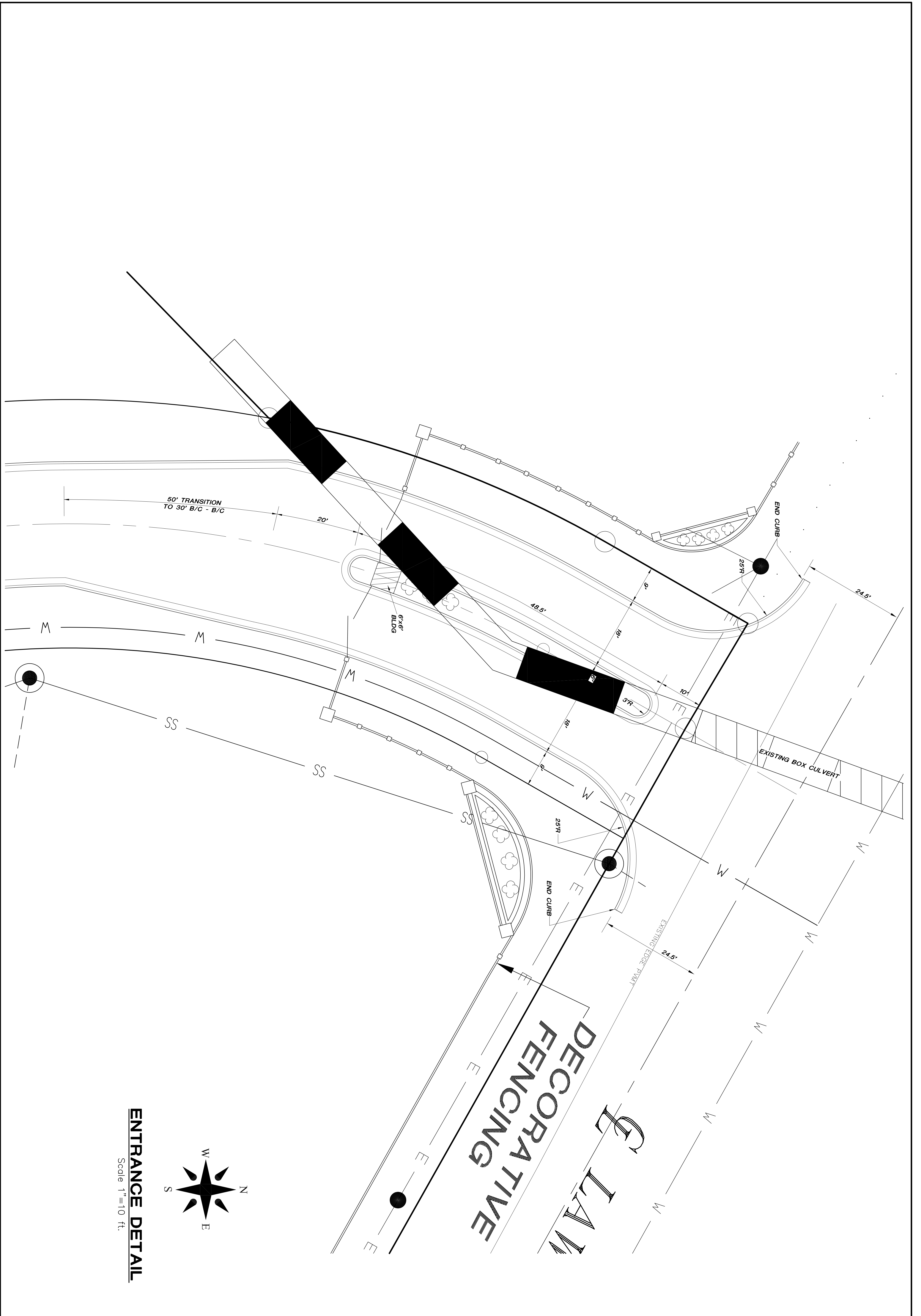

Notary Public

Harold Perrin
Mayor

Attested by:

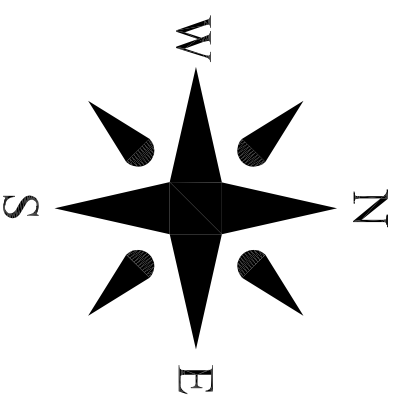
Donna Jackson
City Clerk



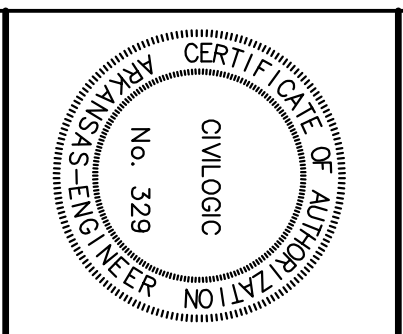


ENTRANCE DETAIL

Scale 1"=10 ft.



11 of 22
 SHEET NUMBER
 JOB NO.: 117032



**ENTRANCE DETAIL
 DEER VALLEY ESTATES PH. I
 JONESBORO, ARKANSAS
 FOR
 DEER VALLEY ESTATES, LLC**

ENGINEERS PLANNERS SURVEYORS
Civilogic
 203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net

Date	02-28-17	Scale	SHOWN	Job No.	117032	Sheet No.	11 of 22
Section	12	Township	13N	Range	03E	County	CRAIGHEAD
Drawn By:	RE	Checked by:	GH				
<small>ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES</small>							
<small>© 2017, Civilogic</small>							



Legislation Details (With Text)

File #:	RES-17:159	Version:	1	Name:	REQUEST FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR 3007 DAN AVENUE
Type:	Resolution	Status:		Status:	To Be Introduced
File created:	10/2/2017	In control:		In control:	Public Works Council Committee
On agenda:		Final action:		Final action:	
Title:	A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR 3007 DAN AVENUE				
Sponsors:	Engineering				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR 3007 DAN AVENUE
WHEREAS, the City of Jonesboro is requesting that City Water and Light provide free utilities at the following location:

3007 Dan Avenue

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: That City Water and Light requested by this resolution to provide free utilities to the location listed above.

Section 2: To permit such services to be provided without charge, the City of Jonesboro hereby affirms to City Water and Light that the ultimate use of CWL utilities so provided is now and shall remain a use or purpose which the City is engaged in as part of its governmental or proprietary functions under authority to it by state law.



Legislation Details (With Text)

File #: RES-17:166 **Version:** 1 **Name:** GRANT AN EASEMENT - INGRESS & EGRESS TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS

Type: Resolution **Status:** To Be Introduced

File created: 10/13/2017 **In control:** Public Works Council Committee

On agenda: **Final action:**

Title: A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT - INGRESS & EGRESS TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS

Sponsors: Engineering

Indexes:

Code sections:

Attachments: [Easement - Ingress and Egress](#)

Date	Ver.	Action By	Action	Result
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A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT - INGRESS & EGRESS TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS

WHEREAS, the City of Jonesboro, Arkansas desires to grant an Easement - Ingress & Egress to City Water and Light Plant of Jonesboro, Arkansas for the purpose convey a right of ingress and egress over and across the following described land:

A twenty five (25) foot wide tract of land lying over and across a tract of land as recorded in Book C, Page 218-0918. Parcel # 01-144323-00901 in the Office of the Craighead County Clerk, Jonesboro, Arkansas, being more particularly described in Exhibit A.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to grant an Easement - Underground Electric Lines (Utility Easement) described above to City Water and Light Plant of Jonesboro, Arkansas.

EASEMENT – INGRESS & EGRESS

KNOW ALL MEN BY THESE PRESENTS: For a consideration deemed and here stated to be of value, the receipt of which is acknowledged by Grantors, the undersigned Grantors who hereby covenant that they will defend the Grantees rights hereunder against all claims or objections, do hereby Grant, Sell and Convey unto the City Water and Light Plant of Jonesboro, Arkansas, and its successors and assigns, an easement and right of entry over and across the following described land, to wit:

A twenty five (25) foot wide tract of land lying over and across a tract of land as recorded in Book C, Page 218-0918, Parcel # 01-144323-00901 in the Office of the Craighead County Clerk, Jonesboro, Arkansas, being more particularly described in Exhibit A.

This easement is to convey a right of ingress or egress.

This easement and covenant shall run with the ownership of the land described and shall bind, not only the parties hereto, but their heirs, successors, and assigns.

And, we the Grantors, **Harold Perrin, Mayor** and **Donna Jackson, City Clerk**, representing the **City of Jonesboro, Arkansas** for a consideration deemed and here stated to be of value, do hereby release and relinquish unto the Grantee, all our rights of dower, curtesy and homestead in and to said lands.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand this _____ day of _____, 20_____.

Harold Perrin, Mayor

Donna Jackson, City Clerk

STATE OF ARKANSAS)
) ss. ACKNOWLEDGEMENT
COUNTY OF CRAIGHEAD)

BE IT REMEMBERED, That on this day came before me, the undersigned, a notary public within and for the County aforesaid, duly commissioned and acting **Harold Perrin, Mayor** and **Donna Jackson, City Clerk**, representing the **City of Jonesboro, AR**, to me well known as the grantors in the foregoing instrument, and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this _____ day of _____, 20__.

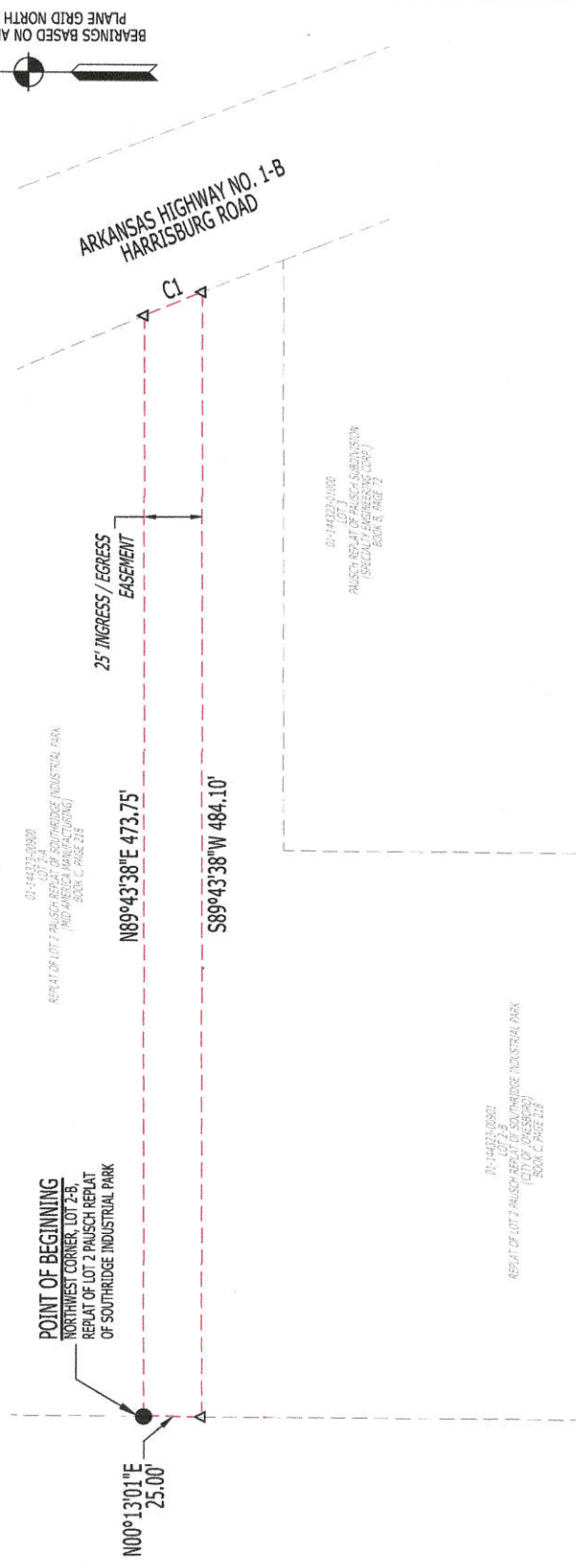
NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

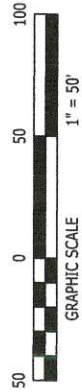
CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	26.98'	2824.79'	00°32'50"	S22°20'24"E	26.98'



LEGAL DESCRIPTIONS:

25 FOOT INGRESS / EGRESS EASEMENT:
 A PART OF LOT 2-B OF THE REPLAY OF LOT 2, PAUSCH REPLAY OF SOUTHRIDGE INDUSTRIAL PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 2-B OF THE REPLAY OF LOT 2 PAUSCH REPLAY OF SOUTHRIDGE INDUSTRIAL PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°43'38" EAST, ALONG THE NORTH LINE OF SAID LOT 2-B, 473.75 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY NO. 1-B (HARRISBURG ROAD); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 00°32'50" - A RADIUS OF 2824.79 FEET, 26.98 FEET TO A POINT THAT BEARS SOUTH 22°20'24" EAST, 26.98 FEET FROM THE LAST SAID POINT; THENCE SOUTH 89°43'38" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, 484.10 FEET TO THE WEST LINE OF SAID LOT 2-B; THENCE NORTH 00°13'01" EAST, ALONG SAID WEST LINE, 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES (11,974 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



RIDGE SURVEYING & CONSULTING, PLLC.
 311 South Church St., Suite H, Jonesboro, AR 72401
 870-203-9940
 www.ridgesurveying.net

LEGAL DEPICTION
 CLIENT: CITY WATER AND LIGHT
 PART OF LOT 2-B OF THE REPLAY OF LOT 2,
 PAUSCH REPLAY OF SOUTHRIDGE
 INDUSTRIAL PARK, JONESBORO,
 CRAIGHEAD COUNTY, ARKANSAS

**EASEMENT DEPICTION,
 NOT A BOUNDARY
 SURVEY**

DRAWING INFO

DRAWN BY: JIN	SCALE: 1" = 50'
DATE: 08 / 30 / 2017	JOB NO: 16220

REVISIONS



Legislation Details (With Text)

File #:	RES-17:168	Version:	1	Name:	GRANT AN EASEMENT - UNDERGROUND ELECTRIC LINES (UTILITY EASEMENT) TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS
Type:	Resolution	Status:		Status:	To Be Introduced
File created:	10/13/2017	In control:		In control:	Public Works Council Committee
On agenda:		Final action:		Final action:	
Title:	A RESOLUTION TO OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT - UNDERGROUND ELECTRIC LINES (UTILITY EASEMENT) TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS				
Sponsors:	Engineering				
Indexes:					
Code sections:					
Attachments:	Easement - Underground Lines				

Date	Ver.	Action By	Action	Result
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A RESOLUTION TO OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT - UNDERGROUND ELECTRIC LINES (UTILITY EASEMENT) TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS

WHEREAS, the City of Jonesboro, Arkansas desires to grant an Easement - Underground Electric Lines (Utility Easement) to City Water and Light Plant of Jonesboro, Arkansas for the purpose of permitting the construction, erection, replacement, relocation, substitution, repair, preservation, or abandonment of a line or lines for the transmission or distribution of electricity or for the communication, together with all wires, poles, transformers, guys, supports and appurtenances and together with all wires, pad mounted transformers, pad mounted equipment and appurtenances and to convey a right of ingress and egress for the purpose aforesaid over and across the following described land:

A ten (10) foot wide tract of land lying over and across a tract of land as recorded in Book C, Page 218-0918. Parcel # 01-144323-00901 in the Office of the Craighead County Clerk, Jonesboro, Arkansas, being more particularly described in Exhibit A.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to grant an Easement - Underground Electric Lines (Utility Easement) described above to City Water and Light Plant of Jonesboro, Arkansas.

EASEMENT – UNDERGROUND ELECTRIC LINES

KNOW ALL MEN BY THESE PRESENTS: For a consideration deemed and here stated to be of value, the receipt of which is acknowledged by Grantors, the undersigned Grantors who hereby covenant that they will defend the Grantees rights hereunder against all claims or objections, do hereby Grant, Sell and Convey unto the City Water and Light Plant of Jonesboro, Arkansas, and its successors and assigns, an easement and right of entry over and across the following described land, to wit:

A ten (10) foot wide tract of land lying over and across a tract of land as recorded in Book C, Page 218-0918, Parcel # 01-144323-00901 in the Office of the Craighead County Clerk, Jonesboro, Arkansas, being more particularly described in Exhibit A.

This easement is for the purpose of permitting the construction, erection, replacement, relocation, substitution, repair, preservation, or abandonment of a line or lines for the transmission or distribution of electricity or for communication, together with all wires, padmounted transformers, padmounted equipment and appurtenances and to convey a right of ingress and egress for the purposes aforesaid.

This easement and covenant shall run with the ownership of the land described and shall bind, not only the parties hereto, but their heirs, successors, and assigns.

And, we the Grantors, **Harold Perrin, Mayor** and **Donna Jackson, City Clerk**, representing the **City of Jonesboro, Arkansas** for a consideration deemed and here stated to be of value, do hereby release and relinquish unto the Grantee, all our rights of dower, curtesy and homestead in and to said lands.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand this _____ day of _____, 20_____.

Harold Perrin, Mayor

Donna Jackson, City Clerk

✓ STATE OF ARKANSAS)
) ss. ACKNOWLEDGEMENT
COUNTY OF CRAIGHEAD)

BE IT REMEMBERED, That on this day came before me, the undersigned, a notary public within and for the County aforesaid, duly commissioned and acting **Harold Perrin, Mayor** and **Donna Jackson, City Clerk**, representing the **City of Jonesboro, Arkansas** to me well known as the grantors in the foregoing instrument, and purpose therein mentioned and set forth.

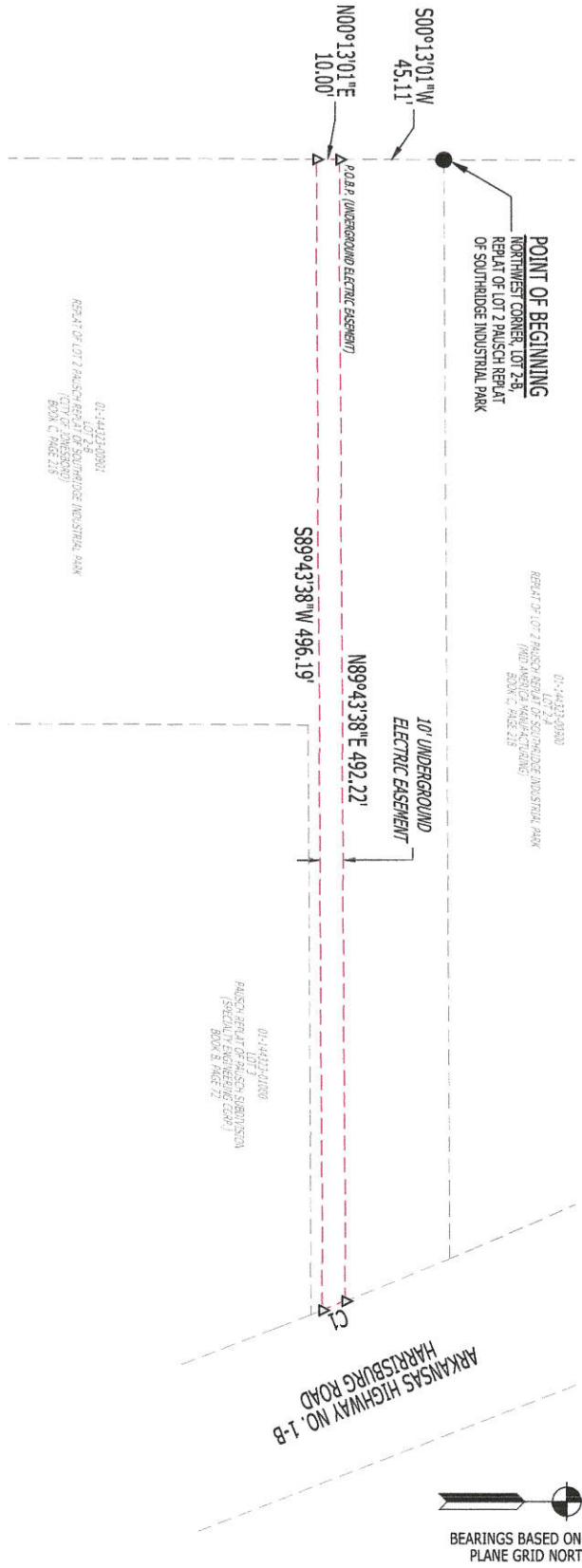
WITNESS my hand and seal as such Notary Public this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires:

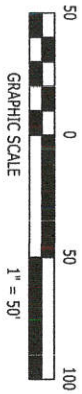
CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	10.73'	2824.79'	00°13'03"	S21°31'09"E	10.73'



LEGAL DESCRIPTION:

10 FOOT UNDERGROUND ELECTRIC EASEMENT:
 A PART OF LOT 2-B OF THE REPLAT OF LOT 2, PAUSCH REPLAT OF SOUTHRIDGE INDUSTRIAL PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 2-B OF THE REPLAT OF LOT 2, PAUSCH REPLAT OF SOUTHRIDGE INDUSTRIAL PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, THENCE SOUTH 00°13'01" WEST, ALONG THE WEST LINE OF SAID LOT 2-B, 45.11 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°43'38" EAST, LEAVING SAID WEST LINE, 492.22 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY NO. 1-B (HARRISBURG ROAD); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 00°13'03", A RADIUS OF 2824.79 FEET, 10.73 FEET TO A POINT THAT BEARS SOUTH 21°31'09" EAST, 10.73 FEET FROM THE LAST SAID POINT; THENCE SOUTH 89°43'38" WEST, 496.19 FEET TO THE WEST LINE OF SAID LOT 2-B; THENCE NORTH 00°13'01" EAST ALONG SAID WEST LINE, 10.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.11 ACRES (4942 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



RIDGE SURVEYING & CONSULTING, PLLC.

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LEGAL DEPICTION
 CLIENT: CITY WATER AND LIGHT
 PART OF LOT 2-B OF THE REPLAT OF LOT 2,
 PAUSCH REPLAT OF SOUTHRIDGE
 INDUSTRIAL PARK, JONESBORO,
 CRAIGHEAD COUNTY, ARKANSAS

**EASEMENT DEPICTION,
 NOT A BOUNDARY
 SURVEY**

DRAWING INFO	
DRAWN BY: JIN	SCALE: 1" = 50'
DATE: 09/28/2017	JOB NO.: 16220
REVISIONS	



Legislation Details (With Text)

File #:	RES-17:175	Version:	1	Name:	ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH SHELBY RAILROAD SERVICE, INC. FOR THE INDUSTRIAL RAIL LEAD MAINTENANCE CONTRACT - JOB NO. 2017:33
Type:	Resolution	Status:			To Be Introduced
File created:	11/1/2017	In control:			Public Works Council Committee
On agenda:		Final action:			
Title:	A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH SHELBY RAILROAD SERVICE, INC. FOR THE INDUSTRIAL RAIL LEAD MAINTENANCE CONTRACT - JOB NO. 2017:33				
Sponsors:	Engineering				
Indexes:					
Code sections:					
Attachments:	Bid Tab				

Date	Ver.	Action By	Action	Result
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A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH SHELBY RAILROAD SERVICE, INC. FOR THE INDUSTRIAL RAIL LEAD MAINTENANCE CONTRACT - JOB NO. 2017:33

WHEREAS, the City of Jonesboro has desires to accept the low bid and enter into a contract for the Industrial Rail Lead Maintenance Contract;

WHEREAS, the low bidder and the firm selected for the Industrial Rail Lead Maintenance Contract is Shelby Railroad Service, Inc.;

WHEREAS, if Shelby Railroad Service, Inc. and the City of Jonesboro desires, this contract can be extended for up to an additional 24 months;

WHEREAS, the funding for the execution of the contract shall come from the Capital Improvements budget and compensation shall be paid in accordance with the contract documents.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: That the City of Jonesboro shall accept the low bid and enter into a contract with Shelby Railroad Service, Inc. for City of Jonesboro, Arkansas Industrial Rail Lead Maintenance.

Section 2. The funding for the execution of the contract shall come from the Capital Improvements budget and compensation shall be paid in accordance with the contract documents

Section 3. The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.



Budgeted Amount

Opened by
Tabulated by

S A Kent
T Cooper

Bid #:
Date:

2017:33
11/01/17

DIVISIONS/DEPARTEMENT: Engineering - Railroad Inspections	RailPros Field Services, Inc.	Prewett	Railway Logix	Shelby Railroad			
NOTE: No award will be made at bid opening - all bids will be evaluated in the coming days.							

Item	Quan	Description	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount
1	14	Railroad Maint & Inspection	4,400.00	61,600.00	3,250.00	45,500.00	3,557.14	49,799.96	1,460.00	20,440.00	0.00	0.00	0.00	0.00	0.00	0.00
2	14	Crossing Signal Inspection	2,000.00	28,000.00	1,950.00	27,300.00	3,535.00	49,490.00	1,078.00	15,092.00	0.00	0.00	0.00	0.00	0.00	0.00
3a		Replace Cross ties 25-100	120.00		145.00		120.00		120.00							
3b		Replace Cross ties 101+	110.00		140.00		115.00		133.00							
		TOTAL ON 1 & 2		89,600.00		72,800.00		99,289.96		35,532.00		0.00		0.00		0.00
TOTAL															-	-



Legislation Details (With Text)

File #:	RES-17:176	Version:	1	Name:	ACCEPT THE LOW BID AND ENTER INTO AN AGREEMENT WITH SHANNON KEE CONSTRUCTION FOR JONESBORO MOTORIZED ATV PARK TRAILHEAD (RTP-16)(S) - JOB 100964 (2017:28)
Type:	Resolution	Status:		Status:	To Be Introduced
File created:	11/2/2017	In control:		In control:	Public Works Council Committee
On agenda:		Final action:		Final action:	
Title:	A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO AN AGREEMENT WITH SHANNON KEE CONSTRUCTION FOR JONESBORO MOTORIZED ATV PARK TRAILHEAD (RTP-16)(S) - JOB 100964 (2017:28)				
Sponsors:	Grants, Parks & Recreation				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO AN AGREEMENT WITH SHANNON KEE CONSTRUCTION FOR JONESBORO MOTORIZED ATV PARK TRAILHEAD (RTP-16)(S) - JOB 100964 (2017:28)

WHEREAS, the City of Jonesboro has desires to accept the low bid and enter into an agreement for the Jonesboro Motorized ATV Park Trail Trailhead at Craighead Forest Park;

WHEREAS, the low bidder and the firm selected for these improvements is Shannon Kee Construction;

WHEREAS, funding for the execution of the agreement shall come from the Motorized Recreational Trails Program budget and compensation shall be paid in accordance with the bid documents.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: That the City of Jonesboro shall accept the low bid and enter into an agreement with Shannon Kee Construction for Jonesboro Motorized ATV Park Trailhead at Craighead Forest Park.

Section 2. That funding for the execution of the agreement shall come from the Motorized Recreational Trails Program budget and compensation shall be paid in accordance with the bid documents.

Section 3. The Mayor is authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

