



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Public Works Council Committee

Thursday, October 8, 2020

5:00 PM

Municipal Center, 300 S. Church

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

3. Approval of minutes

[MIN-20:087](#)

Minutes for the Public Works Committee meeting on September 1, 2020.

Attachments: [Minutes](#)

4. New Business

ORDINANCES TO BE INTRODUCED

[ORD-20:040](#)

AN ORDINANCE AMENDING CHAPTER 112 OF THE JONESBORO MUNICIPAL CODE REGARDING STORMWATER MANAGEMENT REGULATIONS

Sponsors: Engineering

RESOLUTIONS TO BE INTRODUCED

[RES-20:160](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM PAUL CURTIS FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

Sponsors: Engineering

Attachments: [Plat, Coleman Property](#)
[Drainage Easement, Coleman Property](#)

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-20:087	Version:	1	Name:	Minutes for the Public Works Committee meeting on September 1, 2020.
Type:	Minutes	Status:		Status:	To Be Introduced
File created:	9/4/2020	In control:		In control:	Public Works Council Committee
On agenda:		Final action:		Final action:	
Title:	Minutes for the Public Works Committee meeting on September 1, 2020.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Minutes				

Date	Ver.	Action By	Action	Result
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Minutes for the Public Works Committee meeting on September 1, 2020.



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Tuesday, September 1, 2020

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Present 6 - Gene Vance; Mitch Johnson; John Street; Chris Moore; Charles Coleman and Ann Williams

Absent 1 - LJ Bryant

3. Approval of minutes

[MIN-20:075](#)

Minutes for the Public Works Committee meeting on August 4, 2020.

Attachments: [MINUTES](#)

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

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

4. New Business

RESOLUTIONS TO BE INTRODUCED

[RES-20:136](#)

A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR TRAFFIC SIGNALS

Sponsors: Engineering

Councilmember John Street abstained from discussion and voting on RES-20:136 due to serving on the Board of City Water and Light.

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

Aye: 6 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman; LJ Bryant and Ann Williams

Abstain: 1 - John Street

[RES-20:137](#) A RESOLUTION REQUESTING FREE UTILITY SERVICE AT 9705 C.W. POST ROAD FOR THE CITY OF JONESBORO

Sponsors: Engineering

Councilmember John Street abstained from discussion and voting on RES-20:137 due to serving on the Board of City Water and Light.

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 6 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman; LJ Bryant and Ann Williams

Abstain: 1 - John Street

[RES-20:138](#) A RESOLUTION TO THE CITY OF JONESBORO TO ENTER INTO AN INDEMNIFICATION AGREEMENT WITH CITY WATER AND LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS (CWL)

Sponsors: Engineering

Attachments: [Agreement with CWL on Drop Box, 400 block, East Monroe Ave](#)

Councilmember Chris Moore asked Chairman John Street if the drop box would be placed in the island where all of the mailboxes are. Chairman Street said that he was not sure, but that it would be logical if it was. Councilmember Moore said that Craig Light, Chief Engineer for the City is coming to the podium to speak, and yes, Mr. Light did confirm that that is where the box will be placed.

Patti Lack 4108 Forrest Hill Road, Jonesboro. What is a drop box for City Water and Light, is that just a payment box? Chairman John Street said, yes. It would be where you could drop off a payment or deposit.

Councilmember John Street abstained from discussion and voting on RES-20:138 due to serving on the Board of City Water and Light.

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 6 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman; LJ Bryant and Ann Williams

Abstain: 1 - John Street

[RES-20:139](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 907 CONGRESS CIRCLE AND SELL CITY PROPERTY AT 215 E. ALLEN AVENUE AND 202 E. GORDON STREET TO TIM THRASHER AND TIM ALLISON IN ORDER TO RELOCATE THE OPERATIONS OF THE BUILDING MAINTENANCE DEPARTMENT

Sponsors: Building Maintenance and Mayor's Office

Attachments: [Resolution, Building Maintenance Facility swap](#)
[Real Estate Contract, 215 E. Allen and 202 E. Gordon](#)
[Real Estate Contract, 907 Congress](#)
[Appraisal, 215 Allen Ave and 202 E Gordon St](#)
[Appraisal 907 Congress Circle](#)
[907 Congress Cir, Jonesboro, AR 72401 - Industrial for Sale](#) [LoopNet.com](#)
[Mike Downing Email 09012020](#)

Councilmember Mitch Johnson motioned, seconded by Councilmember Gene Vance, to suspend the rules and walk-on RES-20:139 to the agenda. All voted aye.

Councilmember Mitch Johnson motioned, seconded by Councilmember Chris Moore, to amended Section 2 to reflect the sum of \$200,000 instead of \$550,000. All voted aye.

Councilmember Chris Moore stated that he has not been out to Congress Drive and wanted to know if there was a building on that property. Chairman John Street stated that it has a building on it. Councilmember Moore said the Chief of Staff Mike Downing has indicated that there is a mistake in the figure in section 1. The figure should be \$200,000, not \$550,000. Councilmember Gene Vance stated that we are selling ours for \$200,000, and buying the \$550,000 with the \$200,000, and the \$350,000 that is in the budget. Councilmember Moore stated for a total of \$550,000.

Councilmember Chris Moore said that he had another question regarding the property at Gordon and Allen. I know that currently there has been a committee searching diligently for property to construct a Homeless Shelter. Has that property that the city currently owns, has it been evaluated for use as a homeless shelter, it's in the right location and I know we have grant funding to cover the purchase and acquisition of property and build a building. Chairman Street said that Chief of Staff Mike Downing or the Mayor's office needs to answer that, I really don't know, but I doubt it. Councilmember Moore said, I am not opposed to buying the property on Congress Drive. But, before we trade in one piece of property that we own, it seems like it needs to be considered for the homeless shelter. Chairman John Street asked, are you mainly looking at it because of the location or because of the existing building? Councilmember Chris Moore said, the location seems to be what the committee was looking for. The Homeless Shelter Committee wanted something that was adjacent to down town, relatively large. There is not many properties adjacent to down town that could be remodeled or used to construct a homeless shelter on, and we already own that property.

Building Maintenance Director, Ronnie Shaver said that he spoke with Regina Burkett, Director of Community Development and she asked him the same thing. I explained to her that it was in the trade. Mr. Shaver went on to explain that the grant money could not be used to buy our property. Based on what I am understanding is that she can use that money to remodel, and do construction, But, she can't purchase our property with her money. It has to be a city owned property that we are more or less donating for the homeless shelter.

Councilmember Moore said, I know I asked today, the grant would cover purchasing of the property and construction of a building. What I don't know is if it would cover the purchase of property that we already owned, and reimburse the city. Either way before we get too far we need to have the answer to that question answered. Building Maintenance Director, Ronnie Shaver also stated that you should speak to Planning Director Derrel Smith about the rezoning. Councilmember Chris Moore said, I would

just ask that we have that re-evaluated before we swap, because there is very few properties left downtown that would be available for a homeless shelter. Mr. Shaver said, if we do it this way, we are going to have to go back and have more money budgeted. Councilmember Moore said, I understand that, and I am not arguing the purchase of the property on Congress. I am just asking for a two-week delay so that it can be discussed with the Mayor and the Homeless Shelter Committee to see if it's a possible property that they want to use for the Shelter.

Patti Lack 4108 Forrest Hill Road, Jonesboro. I kind of got wind of this earlier this afternoon. The thing that is disappointing in this, is that it is a large amount of money. I don't like that there is a lot of walk-ons. The citizens of Jonesboro need to be aware of this, and when looking at this form right here it says there was an appraisal done in May, and one in July. So, we knew about this land trade or swap by then. I looked at this resolution that we had for the \$3.4 million and I saw that there was \$350,000 going into the maintenance department. I don't have a problem with getting a new maintenance building. What I am really upset about, and I think the citizens are as well, is the walk-ons. This is a lot of money, we don't know about it, and it's being walked-on. The disappointment comes from we are told that there is transparency. There is nothing that was in the paper about this and that is the disappointment of this. I am glad that we can table it for the two-weeks, that way the public can get more information on this. The public needs to learn about this because it is a lot of money. I received a lot of calls, and people are disappointed because they did not know about this. Councilmember Gene Vance stated that this did go through the Building Maintenance Advisory Committee. It has been studied, we did not get to meet until last week. It has been researched to make sure it will take care of our needs.

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman and Ann Williams

Absent: 1 - LJ Bryant

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment

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

Aye: 6 - Gene Vance; Mitch Johnson; Chris Moore; Charles Coleman; LJ Bryant and Ann Williams



Legislation Details (With Text)

File #:	ORD-20:040	Version:	1	Name:	AN ORDINANCE AMENDING CHAPTER 112 OF THE JONESBORO MUNICIPAL CODE REGARDING STORMWATER MANAGEMENT REGULATIONS
Type:	Ordinance	Status:			To Be Introduced
File created:	9/30/2020	In control:			Public Works Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE AMENDING CHAPTER 112 OF THE JONESBORO MUNICIPAL CODE REGARDING STORMWATER MANAGEMENT REGULATIONS				
Sponsors:	Engineering				
Indexes:	Code of Ordinances amendment				
Code sections:	Chapter 112 - Stormwater Management				
Attachments:					

Date	Ver.	Action By	Action	Result
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AN ORDINANCE AMENDING CHAPTER 112 OF THE JONESBORO MUNICIPAL CODE REGARDING STORMWATER MANAGEMENT REGULATIONS

WHEREAS, the Jonesboro City Council adopted specific Stormwater Regulations on December 18, 2008 (ORD-08:099) which is now codified in Chapter 112 of the Jonesboro Municipal Code; and

WHEREAS, the Stormwater Management Board recommends to amend Section 112-9 of Chapter 112 of the Stormwater Management Regulations to include additional protection of the storm drainage systems.

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

Section 1: Section 112-9 of Chapter 112 of the Jonesboro Municipal Code is hereby amended as follows:

No person, firm, corporation or business shall:

- (a) Alter or modify any open channel, drainage swale, detention facility, storm sewer, or other watercourse either natural or artificial where any of said facility is part of the city stormwater management system, without first submitting construction plans and supporting documentation to the city engineer for review and being issued a compliance letter.
- (b) Penetrate utility lines through the storm sewer system.
 - (1) A minimum of eighteen (18") inches vertical clearance for utilities crossing any existing or proposed storm sewer or below the flow line of a drainage channel is required.
 - (2) A minimum of five (5') feet horizontal separation for utilities to be located parallel to the storm sewer system is required. The distance shall be measured edge to edge.
 - (3) In cases where it is not practical to maintain 5 feet of horizontal separation or 18-inches of vertical separation, the City Engineer may allow a deviation on a case-by-case basis, if supported by

data from the design engineer.

- (4) Platting of new joint use utility/drainage easements is prohibited.

SECTION 2: That the provisions of this Ordinance are declared to be severable. In the event any portion or portions may be declared unconditional does not render the remaining provisions invalid. Further all Ordinances and part of Ordinances in conflict herewith are hereby repealed to the extent of said conflict.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #:	RES-20:160	Version:	1	Name:	ACCEPT A PERMANENT DRAINAGE EASEMENT FROM PAUL CURTIS FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS
Type:	Resolution	Status:			To Be Introduced
File created:	9/30/2020	In control:			Public Works Council Committee
On agenda:		Final action:			
Title:	A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM PAUL CURTIS FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS				
Sponsors:	Engineering				
Indexes:	Easement				
Code sections:					
Attachments:	Plat, Coleman Property Drainage Easement, Coleman Property				

Date	Ver.	Action By	Action	Result
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A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM PAUL CURTIS FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described easement for the purpose of making drainage improvements:

A PART OF TRACT 1 OF STONEFIELD REPLAT, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°40'12" WEST, 1335.00 FEET; THENCE SOUTH 00°37'12" WEST, 1294.80 FEET; THENCE SOUTH 89°47'48" EAST, 101.94 FEET; THENCE SOUTH 00°14'32" WEST, 286.56 FEET; THENCE SOUTH 58°00'46" WEST, 171.38 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 58°00'46" WEST, 28.32 FEET; THENCE SOUTH 89°59'27" WEST, 259.31 FEET; THENCE NORTH 00°33'07" WEST, 47.00 FEET; THENCE NORTH 89°59'27" EAST, 216.88 FEET; THENCE SOUTH 00°17'16" EAST, 32.00 FEET; THENCE NORTH 89°59'27" EAST, 66.74 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.25 ACRES (11,008 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

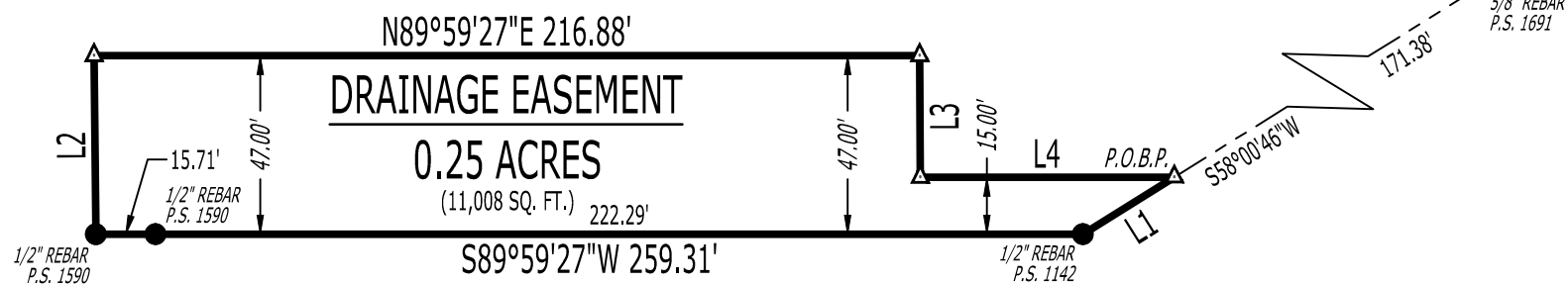
Section 1. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to accept the easement described above.

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S58°00'46"W	28.32'
L2	N00°33'07"W	47.00'
L3	S00°17'16"E	32.00'
L4	N89°59'27"E	66.74'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE



LEGAL DESCRIPTION:

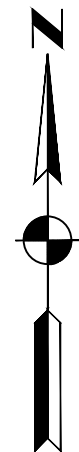
DRAINAGE EASEMENT:

A PART OF TRACT 1 OF STONEFIELD REPLAT, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°40'12" WEST, 1335.00 FEET; THENCE SOUTH 00°37'12" WEST, 1294.80 FEET; THENCE SOUTH 89°47'48" EAST, 101.94 FEET; THENCE SOUTH 00°14'32" WEST, 286.56 FEET; THENCE SOUTH 58°00'46" WEST, 171.38 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 58°00'46" WEST, 28.32 FEET; THENCE SOUTH 89°59'27" WEST, 259.31 FEET; THENCE NORTH 00°33'07" WEST, 47.00 FEET; THENCE NORTH 89°59'27" EAST, 216.88 FEET; THENCE SOUTH 00°17'16" EAST, 32.00 FEET; THENCE NORTH 89°59'27" EAST, 66.74 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.25 ACRES (11,008 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

POINT OF BEGINNING

NORTH QUARTER CORNER, SECTION 10,
TOWNSHIP 14 NORTH, RANGE 04 EAST
CORNER BY RECORD



BEARINGS BASED ON ARKANSAS STATE
PLANE GRID NORTH ZONE (0301)

RIDGE SURVEYING
& CONSULTING, PLLC.

311 South Church St.,
Suite H
Jonesboro, AR 72401
870-203-9940
www.ridgesurveying.net

DRAINAGE EASEMENT
DEPICTION

CLIENT: STEM
PART OF TRACT 1 OF STONEFIELD REPLAT,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

NOT A BOUNDARY
SURVEY FOR REFERENCE
PURPOSES ONLY

DRAWING INFO

DRAWN BY: JJN SCALE: 1" = 50'
DATE: 09 / 11 / 2020 JOB NO: 20177-03_ESMT

REVISIONS



GRAPHIC SCALE

1" = 50'

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

For good and valuable consideration acknowledged being of value by the Grantors, receipt of which is hereby acknowledged, the undersigned GRANTORS, Paul Curtis, do hereby grant, convey and release unto City of Jonesboro, Jonesboro, Arkansas and unto its successors and assigns, an easement and right of entry in, over and across the following described land situated in the City of Jonesboro, County of Craighead, State of Arkansas, to-wit:

Legal Description

DRAINAGE EASEMENT:

A PART OF TRACT 1 OF STONEFIELD REPLAT, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°40'12" WEST, 1335.00 FEET; THENCE SOUTH 00°37'12" WEST, 1294.80 FEET; THENCE SOUTH 89°47'48" EAST, 101.94 FEET; THENCE SOUTH 00°14'32" WEST, 286.56 FEET; THENCE SOUTH 58°00'46" WEST, 171.38 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 58°00'46" WEST, 28.32 FEET; THENCE SOUTH 89°59'27" WEST, 259.31 FEET; THENCE NORTH 00°33'07" WEST, 47.00 FEET; THENCE NORTH 89°59'27" EAST, 216.88 FEET; THENCE SOUTH 00°17'16" EAST, 32.00 FEET; THENCE NORTH 89°59'27" EAST, 66.74 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.25 ACRES (11,008 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

This easement and right of way is for the purpose of making drainage improvements within the City of Jonesboro. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

The Grantee is responsible for operating and maintaining the above described works of improvement.

This grant of easement and right of way shall be binding upon the heirs, successors, administrators and assigns of the grantors.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on the 24 day of September, 2020.

Paul Curtis
Signature

Signature

Signature

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Paul Curtis, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 24th day of September, 2020.

Tonya McNeese
Notary Public (Print)

Notary Public (Signature)

Tonya McNeese

My Commission Expires:
04-03-25

