



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Thursday, September 4, 2008

5:15 PM

Huntington Building

1. Call To Order

Mayor Formon and Mr. Tony Thomas from the Mayor's Office were also in attendance.

Councilman Dover showed up at 5:17 p.m.

Present 5 - John Street; Cecil Province; Chris Moore; Darrel Dover and Mitch Johnson

2. Approval of minutes

MIN-08:170

Minutes for the Public Works Committee meeting on August 5, 2008.

Attachments: [Minutes](#)

A motion was made by Councilman Chris Moore, seconded by Councilman Cecil Province, that this Minutes be Passed. The motion CARRIED by a Voice Vote.

Aye: 3 - Cecil Province; Chris Moore and Mitch Johnson

Absent: 1 - Darrel Dover

3. New Business

Ordinances To Be Introduced

ORD-08:075

AN ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS TO APPROPRIATE MONEY FROM THE UNALLOCATED CAPITAL IMPROVEMENTS FUND FOR THE PURPOSE OF INTERSECTION IMPROVEMENTS AT THE INTERSECTION OF RACE STREET AND FAIR PARK BOULEVARD

Sponsors: Engineering

A motion was made by Councilman Chris Moore, seconded by Councilman Cecil Province, that this matter be Recommended to Council . The motion PASSED by an unanimous vote

Aye: 3 - Cecil Province; Chris Moore and Mitch Johnson

Absent: 1 - Darrel Dover

Resolutions To Be Introduced

RES-08:162

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH CAMERON CONSTRUCTION

COMPANY, INC. FOR THE CONSTRUCTION OF THE RACE STREET AND FAIR PARK BOULEVARD INTERSECTION IMPROVEMENT PROJECT;

Sponsors: Engineering

Attachments: [Bid Tab](#)
[Contract](#)

A motion was made by Councilman Chris Moore, seconded by Councilman Cecil Province, that this matter be Recommended to Council . The motion PASSED by an unanimous vote

Aye: 3 - Cecil Province;Chris Moore and Mitch Johnson

Absent: 1 - Darrel Dover

RES-08:147

A RESOLUTION TO THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO ACCEPT PROPERTY (PERMANENT EASEMENT) DESCRIBED AS A PERMANENT EASEMENT LOCATED AT 447 SOUTHWEST DRIVE, JONESBORO, ARKANSAS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS.

Sponsors: Mayor's Office and Public Works

Attachments: [447 Southwest Drive.pdf](#)

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

Aye: 3 - Cecil Province;Chris Moore and Mitch Johnson

Absent: 1 - Darrel Dover

RES-08:161

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT PROPERTY (PERMANENT EASEMENT) DESCRIBED AS A PERMANENT EASEMENT OF THE NORTH TWENTY-FIVE FEET (25') OF LOTS 29, 30, AND 31, OF DOGWOOD ACRES, PHASE 1, AS RECORDED IN PLAT CABINET "C", AT PAGE 184, CRAIGHEAD COUNTY RECORDS, JONESBORO, ARKANSAS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS.

Sponsors: Engineering

Attachments: [Dogwood Acres Easement](#)

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

Aye: 3 - Cecil Province;Chris Moore and Mitch Johnson

Absent: 1 - Darrel Dover

4. Pending Items

Public Works - Erick Woodruff

Lutheran Church update: Councilman Moore motioned, seconded by Councilman Johnson to amend the agenda to discuss Pilgrim Lutheran Church first. All voted aye. Pastor Russell Shewmaker stated the church wants to work with the City. He explained they have been at this location since 1963. He further explained they will lose a large amount of property, approximately 2.5 acres which is half of their total acreage. He added the church would like compensation that would enable them to buy property around the same size.

Councilman Chris Moore asked if Mr. George Kaloghirou was interested in selling his property, which is located south of the Lutheran Church. Mr. Jeff Pittman answered Mr. Kaloghirou was not interested in selling the property at the residential appraisal price of \$341,000 because at some point in time they believe it could be commercial property. He stated if they were to sell the property to the church Mr. Kaloghirou would want \$500,000 for the property. He added the church cannot move to the west or the north, so the only option would be to move to the south which is the Kaloghirou property.

Councilman Moore asked what the appraisal is for the total 5 acres of the Church's property. Mr. Pittman answered the Mayor's office did not feel that an appraisal was appropriate.

Councilman Moore asked if there is a commercial appraisal for the Kaloghirou property. Mr. Tony Thomas answered Mr. Kaloghirou requested they be allowed to have their own appraisal done for residential and commercial. He added they had only received the residential appraisal at this time.

Mr. Pittman stated he would like to have the understanding they could build on the Kaloghirou property if they purchased it. Councilman Moore explained the committee cannot promise that because it would depend on the rezoning.

Mayor Formon asked what the water depth of the detention pond would be. Mr. Light explained the water depth would be 4 feet. He further explained the church could give the City an easement to build the detention pond so the church can still use the property for ball fields or playground equipment. Councilman Moore asked how long would the water stand in the detention pond. Mr. Light answered it would be less than a day.

Mayor Formon asked if this project was holding up development. Mr. Pittman answered no, the next building phase for the church would be 3 years down the road.

Councilman Moore asked if the City bought the Kaloghirou property would the church be willing to move that direction. Mr. Pittman answered yes.

Councilman Moore stated the City needs to have a commercial appraisal done on the Kaloghirou property. Mayor Formon asked if the committee wants the city to pay for the appraisal. Councilman Moore answered yes, but for the commercial appraisal only.

A motion was made by Councilman Chris Moore, seconded by Councilman Cecil Province, to TABLE this item until receiving the commercial appraisal on the Kaloghirou property. All voted aye.

Buildings - Mayor Formon

Long Range Facilities update: Mr. Tony Thomas explained the Best Company will not be renewing the City's lease after October 31st. He further explained the building is

not for sale; rather, they plan to use the facility. Mr. Thomas added they will give the City a 30 day notice.

Public Works - Erick Woodruff (cont.)

Landfill update: Public Works Director Erick Woodruff stated the closure plan for the landfill will be submitted by the end of the month. He explained establishing vegetation and cleaning up the landfill needs to be done. He further explained the compost is being hauled to Legacy Landfill and he is not sure of the tipping fee cost so he may need to ask for appropriation of funds to cover the tipping fee cost. He noted if the landfill is inspected by ADEQ the City would be in violation for having an illegal compost site. He added that Mr. Light is working with Ms. Angela Sparks at Legacy Landfill to come up with a plan to accept the compost. He stated he will bring this matter back before taking action. He explained the long range goal is to be completely out of the landfill business.

Chairman Street asked what the status of the gas collection system is. Mr. Woodruff answered the methane gas is almost absolutely zero around the outermost boundaries of the landfill, except at one spot. He stated the one spot is under the allowable limit.

Chairman Street questioned if there had been anything done about the water. Mr. Woodruff answered nothing had been done. He explained the flares are functional and he is waiting on a contract with SCS to operate and maintain flares. He added it was previously discussed to have City employees operate the flares but it is above what the City employees can handle so he is requesting a contract.

Chairman Street questioned if they made a provision with FTN for the water. Mr. Woodruff stated he didn't know, which is why he asked for an opinion from the City's APERMA attorney. Chairman Street stated he wants to make sure FTN fulfilled their contract before paying them.

This item was READ

5. Other Business

City Engineer - Craig Light

ASU West Side Overpass: Mr. Light explained the City had appropriate funds of \$1 million for the project, partially for drainage in Marshall Estates. He added ASU would like the City to help obtain additional easements, but currently no money has been appropriated for appraisals or property acquisitions. Councilman Moore questioned if this is the only location for the drainage pipe that could be used. Mr. Light answered there were other options such as looking at acquisitions of property.

Councilman Moore asked if there is any problem with re-routing the pipe down Logan Street. ASU Vice President for System Operations Jennus Burton answered no, but it does provide less ability to develop the land because it will run down the middle of the land. Mr. Light stated the City has a 60 feet right of way in that area so the City would not have purchase property.

Chairman Street questioned whether this would hold up development. Mr. Burton answered no, but costs will continue to go up and the overpass project is already short by \$4.6 million due to rising costs. Mayor Formon asked what the turnaround time is to come back with a report. Mr. Light answered he should have a report within 2 months. Councilman Moore stated the committee should wait for the report from Mr. Light before making a decision.

Attorney Matt Parker with St. Bernard's Hospital explained the hospital acquired 25 to 30 acres with the plan of re-development. He further explained the Matthews Medical Park project would be across from Marshall Estates. He added the drainage line would run through the center of the main building in the project. Discussion was held concerning the project. Chairman Street noted the City owns Logan Street. Mr. Parker explained there are 3 to 4 properties west of Roland Street that will have to be purchased, but the owners are "hold outs". Councilman Moore stated the City could swap Logan Street for easement off Matthews Avenue if St. Bernard's purchased the property. Mr. Parker stated there may need condemnation action to acquire property because the hospital will not pay what the property owners are asking. He added the development would be adversely affected if the City put the drainage in the middle of the project. Further discussion was held concerning the property.

Councilman Moore suggested Mr. Burton and Mr. Parker talk with the property owners to try and purchase the property. He then questioned whether the ASU Board of Trustees had considered condemning the properties. Mr. Burton explained the Board of Trustees is not interested in condemning the properties because the problem is due to the City's drainage.

North Caraway: Mr. Light stated he has received the plans to review. Chairman Street asked if the downstream improvement still need to be done. Mr. Light answered yes. Councilman Moore asked what the cost would be to move the water line. Mr. Light stated City Water and Light indicated it would not exceed \$150,000. Councilman Moore suggested talking to Campus Crest to see if they would donate \$75,000 for the project and go with the \$150,000 cost. Councilman Moore asked what the possibility is to get Campus Crest to work with the City. Mr. Mike Cameron answered he doesn't think Campus Crest would back out.

A motion was made by Councilman Chris Moore, seconded by Councilman Darrel Dover, to approve a contract with City Water & Light not to exceed \$150,000 to move the water line. All voted aye.

6. Public Comments

7. Adjournment

A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Moore, that this meeting be Adjourned. The motion CARRIED by a Voice Vote.

Aye: 4 - Cecil Province;Chris Moore;Darrel Dover and Mitch Johnson