



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Finance & Administration Council Committee

---

Tuesday, August 27, 2024

4:00 PM

Municipal Center, 300 S. Church

---

### 1. CALL TO ORDER

### 2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

### 3. APPROVAL OF MINUTES

[MIN-24:078](#) Minutes for the Finance Committee meeting on Tuesday, August 13, 2024

Attachments: [Minutes](#)

### 4. NEW BUSINESS

#### *RESOLUTIONS TO BE INTRODUCED*

[RES-24:093](#) RESOLUTION AUTHORIZING CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY2025 GREAT STRIDES/TRAILS FOR LIFE GRANT FROM THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM

Sponsors: Grants and Parks & Recreation

[RES-24:094](#) A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH BAILEY CONTRACTORS, INC. FOR THE JONESBORO BIKE PLAZA (Bid 24:23)

Sponsors: Parks & Recreation, Engineering and Finance

Attachments: [JBR Bike Plaza 100% CD with PR1 Revisions](#)  
[Bid 2024-23 Bike Plaza Tabulation](#)  
[Value Engineering 7.31.2024](#)

[RES-24:095](#) A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

Sponsors: Engineering and Finance

Attachments: [offer and acceptance 5100](#)

[RES-24:096](#) A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING

THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

**Sponsors:** Engineering and Finance

**Attachments:** [offer and acceptance 5101](#)

**RES-24:097**

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

**Sponsors:** Engineering and Finance

**Attachments:** [offer and acceptance PDE](#)

**RES-24:098**

RESOLUTION AUTHORIZING A LEASE AGREEMENT BETWEEN THE CITY OF JONESBORO AND CRAIGHEAD COUNTY FOR THE LEASING AND SHARED USE OF A FIRE TRAINING FACILITY

**Sponsors:** Fire Department and Finance

**Attachments:** [Craighead Cty Judge 20240820 154314](#)

**RES-24:099**

A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR CITY-LEASED AND OWNED PROPERTY

**Sponsors:** Mayor's Office, Fire Department and Finance

**RES-24:101**

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CONSTRUCTION CONTRACT FOR THE PARKER PARK COMMUNITY CENTER POOL ADDITION (2023:24)

**Sponsors:** Engineering, Parks & Recreation and Finance

**Attachments:** [Parker Park PR 3 Pricing](#)

[Proposal Request 3 - Additional Site Parking and Walks 08.02.24](#)

**5. PENDING ITEMS**

**6. OTHER BUSINESS**

**COM-24:043**

DISCUSSION OF CAPITAL IMPROVEMENT PROJECTS

**Sponsors:** Mayor's Office

**Attachments:** [Capital Improvement Plan Handout 08202024](#)

**7. PUBLIC COMMENTS**

**8. ADJOURNMENT**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-24:078

---

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Minutes

Minutes for the Finance Committee meeting on Tuesday, August 13, 2024.



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Finance & Administration Council Committee

---

Tuesday, August 13, 2024

4:00 PM

Municipal Center, 300 S. Church

---

### 1. CALL TO ORDER

### 2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

**Present** 6 - Joe Hafner; Charles Coleman; Ann Williams; John Street; David McClain and Brian Emison

**Absent** 1 - Anthony Coleman

### 3. APPROVAL OF MINUTES

[MIN-24:073](#)

Minutes for the Finance & Administration Council Committee Meeting on Tuesday, July 30, 2024

**Attachments:** [Minutes](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman; Ann Williams; John Street; David McClain and Brian Emison

**Absent:** 1 - Anthony Coleman

### 4. NEW BUSINESS

#### *RESOLUTIONS TO BE INTRODUCED*

[RES-24:078](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1617 RICH ROAD, PARCEL 01-143252-25000, OWNED BY RANDOLPH & JUDITH REYNOLDS IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [1. 1617 Rich Rd Notice of Violation](#)  
[2. 1617 Rich Rd Billing Request](#)  
[3. 1617 Rich Rd Invoice Notice](#)  
[4. 1617 Rich Rd Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter**

**be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 1 - Anthony Coleman

[RES-24:079](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1804 COVEY, PARCEL 01-143253-11800, OWNED BY MARTA W. STONEMAN IN THE AMOUNT OF \$315

**Sponsors:** Code Enforcement and Finance

**Attachments:** [1. 1804 Covey Notice of Violation](#)  
[2. 1804 Covey Billing Request](#)  
[3. 1804 Covey Invoice Notice](#)  
[4. 1804 Covey Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 1 - Anthony Coleman

[RES-24:080](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3119 RHONDA, PARCEL 01-144312-07100, OWNED BY LEIGH ANN ROBINSON IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [1. 3119 Rhonda Notice of Violation](#)  
[3. 3119 Rhonda Dr Mowing](#)  
[3. 3119 Rhonda Invoice Notice](#)  
[4. 3119 Rhonda Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 1 - Anthony Coleman

[RES-24:081](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 122 COLEMAN STREET, PARCEL 01-144063-02500, OWNED BY BOYCE TATE & LARRY BEATY IN THE AMOUNT OF \$4,933.36

**Sponsors:** Code Enforcement and Finance

- Attachments:**
- [1. 122 Coleman Notice of Violation](#)
  - [2. 122 Coleman Billing Request](#)
  - [3. 122 Coleman Invoice Notice](#)
  - [4. 122 Coleman Council Notice](#)

*Chairman Joe Hafner said, Madam Clerk, please let the attendance reflect that Dr. Anothony Coleman is in attendance now. City Clerk April Leggett said, so noted.*

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;Brian Emison and Anthony Coleman

[RES-24:082](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1313 PARDEW, PARCEL 01-144212-20200, OWNED BY MICHELLE NUTT IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

- Attachments:**
- [1. 1313 Pardew Notice of Violation](#)
  - [2. 1313 Pardew Billing Request](#)
  - [3. 1313 Pardew Invoice Notice](#)
  - [4. 1313 Pardew Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;Brian Emison and Anthony Coleman

[RES-24:083](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD, PARCEL 01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

- Attachments:**
- [1. 2612 Crawford Notice of Violation](#)
  - [2. 2612 Crawford Billing Request](#)
  - [3. 2612 Crawford Invoice Notice](#)
  - [4. 2612 Crawford Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;Brian Emison and Anthony Coleman

[RES-24:084](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1703 DARRICK CIRCLE, PARCEL 01-144122-03200, OWNED BY JOE SPENCE IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

- Attachments:**
- [1. 1703 Darrick Cir Notice of Violation](#)
  - [2. 1703 Darrick Cir Billing Request](#)
  - [3. 1703 Darrick Cir Invoice Notice](#)
  - [4. 1703 Darrick Cir Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;Brian Emison and Anthony Coleman

[RES-24:085](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2107 TURTLE CREEK, PARCEL 01-143351-03200, OWNED BY LAUREN HATTEN IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

- Attachments:**
- [1. 2107 Turtle Creek Notice of Violation](#)
  - [2. 2107 Turtle Creek Billing Invoice](#)
  - [3. 2107 Turtle Creek Invoice Notice](#)
  - [4. 2107 Turtle Creek Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;Brian Emison and Anthony Coleman

[RES-24:086](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1500 SALLY LANE, PARCEL 01-144214-15700, OWNED BY ARTHUR RAY OSBORNE IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

- Attachments:**
- [1. 1500 Sally Ln Notice of Violation](#)
  - [2. 1500 Sally Ln Billing Request](#)
  - [3. 1500 Sally Ln Invoice Notice](#)
  - [4. 1500 Sally Lane Council Notice](#)

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;Brian Emison and Anthony Coleman

[RES-24:088](#)

RESOLUTION AUTHORIZING CITY OF JONESBORO, ARKANSAS AND GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY2025 OUTDOOR RECREATION MATCHING GRANT FROM THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM

**Sponsors:** Grants and Parks & Recreation

- Attachments:** [171073-01-01-Allen Park Proposal](#)

*Chairman Joe Hafner said, just to clarify for me, where it says the city request*

*\$190,000 in grant funding with a 50% local match of \$190,000, is that a 100% local match? I mean, because it's the same amount. It's 50% of the total grant but it's a 100% match. Grants Department Director Jeremy Biggs approached the podium and said, it's 50% of the total project cost. It's a dollar-for-dollar match. You're correct. Chairman Joe Hafner said, so should that be 100% local match? Director Jeremy Biggs said, it should be. I can clean that up before it comes back next week. Chairman Joe Hafner said, I mean, if I'm wrong tell me I'm wrong. Director Jeremy Biggs said, no, you're right. It's a dollar-for-dollar match. Chairman Joe Hafner said, we need to amend that.*

*Councilmember Dr. Anthony Coleman motioned, seconded by Councilmember Brian Emison, to amend RES-24:088 from 50% local match to 100% local match. All voted aye.*

*Director Jeremy Biggs said, while we're talking about match. I know everybody on the committee is aware of the outstanding match we have. I just want to maybe provide more clarity. We have \$169,000 of old CDBG money that's earmarked in past action plans for park improvements and public facility improvements. We have all but \$21,000 of the match already covered. Does that make sense? We have old funds in CDBG sitting around ready for a project to spend them on and we've identified this project as one that's worthy.*

*Councilmember Dr. Anthony Coleman said, question if you don't mind Chairman. Chairman Joe Hafner said, no go ahead. Councilmember Dr. Anthony Coleman said, is this a part of that Master Plan that was presented earlier this year? Director Jeremy Biggs said, yes sir. It is part of the Master Plan and the Social Determinants of Health Plan that we had, as well, for accessibility.*

*Councilmember David McClain said, Mr. Chairman I had one. Chairman Joe Hafner said, ok go ahead. Councilmember David McClain said, does this replace what's currently there? The park that is there off to the left. Director Jeremy Biggs said, no it won't fully replace it. I don't believe. Councilmember David McClain said, it will add to it? Director Jeremy Biggs said, yes, an addition to it.*

*Director Jeremy Biggs said, all that language that was in that resolution about power lines and all of that, that's just a requirement from Arkansas Parks Heritage Department. There are no power lines that are a problem there. We just have to have that language in the resolution.*

**A motion was made by John Street, seconded by Brian Emison, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman;Ann Williams;John Street;David McClain;Brian Emison and Anthony Coleman

[RES-24:089](#)

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO ACCEPT A SUB-ALLOCATION FROM THE FEDERAL TRANSIT ADMINISTRATION (FTA), FY 2019 49 U.S.C SECTION 5307 FORMULA GRANT FOR THE JONESBORO ECONOMICAL TRANSPORTATION (JET)

**Sponsors:** Grants and JETS

*Chairman Joe Hafner said, basically, we're getting the \$161,000 of the \$957,607 that the City of Conway has lapsing? JETS Department Director Lee Wells approached the podium and said, yes sir, that's correct. Chairman Joe Hafner said, we couldn't get any more of it? Director Lee Wells said, I think we had to share, as well, but we*



*did have a need for a project and in order to accomplish that project that's what we accepted from them.*

*Councilmember David McClain said, so you have two paratransit. Are we replacing or just adding to our fleet? Director Lee Wells said, this is adding to our fleet. This is an expansion opportunity for us. Our current fleet, just to kind of explain, they can hold one to two passengers. With what we're looking at here for a paratransit vehicle, this will be able to increase that passenger count up to around eight. Which means we'll be able to get more passengers on, not all of our paratransit trips that require that to be a one-on-one basis, so this gives us more opportunity for having more passengers during our peak busy times. It also gives us some multi-use options of that as well.*

*Chairman Joe Hafner said, can you give us an update, not to get lost off out in the woods, but could you give us an update on the units, the vehicles, that we're still waiting on? Do we still have some that haven't arrived? Director Lee Wells said, we obviously are still waiting on the trolleys. That's one of the things. They are or should be in productions. I haven't heard confirmation from them. Just an estimated time. But they're rolling like they should be on plan. We did recently have a purchase for two cutaway buses, which as a reminder, those are the buses that we have on our normal fixed route, our various bus stops throughout town. We are just getting those finalized in order for them to be road ready. There are a few items that have to be added to it after we get them from the vendor in order to make them revenue vehicles, in order for us to put them in service. As far as I know that is what we have right now. This would allow us to purchase two additional vans for our paratransit service. That's going to be an expansion of that service to allow, like I said, for more passengers and more use for possible future growth.*

*Chairman Joe Hafner said, are there any updates on the bus stops, the enclosures? Director Lee Wells said, the bus stops, we are still working diligently on. I'm going to defer, but I believe we did get the FTA approval. Chairman Joe Hafner said, we've been waiting on those for a while too haven't we. Grants Department Director Jeremy Biggs approached the podium and said, yesterday the award was executed from the FTA so that's good. All we're doing is finishing up the paperwork. Once they give us the final stamp of approval Lee can put that out for RFQ's. Hopefully by the end of the year. Chairman Joe Hafner said, hopefully by the time cold weather hits. Director Jeremy Biggs said, but the award was executed yesterday, so we're within 30 days of probably being able to move forward with that project.*

*Councilmember Dr. Anthony Coleman said, I'm trying to gather all the information, so just hear me out. So, we're spending a lot on getting a lot of buses and transportation, which is good, but two questions. One, is the revenue fitting but then it also points to, my colleague Councilmember Ann Williams, when she is asking about more routes and extra routes and things like that. What's the plan on that? Has that happened? I think that really speaks to this resolution before we... I don't want you to think that I'm out of this, but it really speaks to this resolution, from my understanding, that we're buying more buses, is the revenue making sense and then are we expanding? You know, I just need to understand that, because we're spending, spending, spending, but I don't see, that's making sense. Director Lee Wells said, definitely we are. We are doing that, obviously it's a process. It is a little bit slower than we would like for it to be, for various reasons, but we are working through that process. We are expanding to four service routes for our fixed route in October. We already have that in the books. Councilmember Dr. Anthony Coleman said, this year? Director Lee Wells said, this year, yes sir. We are currently, like I said, running three routes, so this will increase that service time. We are also in the midst of upgrading our software, which we have talked about previously. That is*

currently getting, right now just getting rolled, rolling out, as far as getting that software implemented into our program to where we can start using that for new features and things. We have the trolleys coming at the end of the year. We're just, right now, I'm giving vague terms, I'm sorry, not to say it's going to be later. We are getting ourselves in a position by upgrading our fleet because, realistically, the entire fleet that we have, outside of these new vehicles that we have purchased, none of them are inside the standard life span of FTA transit vehicle. They're all older than what should be. So, what we've been doing is getting all of these upgraded in order to have a current rolling stock that is mechanically sound enough for us to be able to start looking at this expansion that we're wanting to do. Councilmember Dr. Anthony Coleman said, so follow-up, to speak to what Chairman asked about the trolleys, because you said end of this year but earlier you said you didn't know, so didn't have an exact time so? Director Lee Wells said, I don't have an exact time. I believe the tentative plan from them is to have them in October, but as I said, I don't have a confirmation from them that they have their manufacturing schedule set in stone yet. The tentative ideas that I had from them was what they hoped to have, and according to their plan they should be having the very first trolley on the production line currently, right now, and we have five coming through. Now, as far as how long that takes for that to go through that process, I don't know on that entirety, but once they get that to a point where they can give me some locked in dates, they will do that, they just haven't reached that point. My understanding from my communications with them is that, when they receive a chastity, which is just the frame and the motor, they actually hand build the body off of the line, and then it goes down the line to actually assemble the body on there and fully add all the various components to make it a complete unit. So those bodies are currently being built, the chastity's are there, the first one should be on its production line currently. Councilmember Dr. Anthony Coleman said, so, and I don't know if, because I definitely want to get off of this resolution, but on the same token I wanted to know, you mentioned something of this about paratransit, those trolleys, are they not paratransit vehicles? Director Lee Wells said, they are designed to be used for a fixed route service. They can be used for paratransit. So, for any transit agency that operates a fixed route service is required to also operate a paratransit service as well. That paratransit service is a more customized more curbside-to-curbside, door-to-door type of service for those that can not get to a standard bus stop. Any vehicle we have, they're all ADA compliant, which means any of those can also be used for paratransit as well. With what we have been operating, our cutaway buses have been standardized for fixed route, and then our minivans and vans have been standardized for paratransit just because of the amount of people that can be in it. By getting this opportunity, we're able to get some vehicles in our paratransit fleet which are going to hold a few more people but also, we can kind of mismatch those. It's not necessarily that its set in stone that this vehicle has to be a paratransit. That's just what it's designed for our plans for its use. I hope that answers your question. Councilmember Dr. Coleman said, sure, sure, and I just like to make a statement Chairman. With it be so much ambiguity, I just think we ought to, and I would just like to see more discussion on this, maybe in Public Services meeting about JETS, because doing a lot of spending and I'm not seeing...

Councilmember Ann Williams said, I would like to say something about this. I was very involved in the development of the public transit system. It's very important and it's important to understand the philosophy of public transportation. As far as revenue, it is a fact that the more routes you have the more service you have, the more it becomes dependable for people to get to work and get to work on time. Mr. Street and I both heard from people that said they loved public transportation, but it's important for them to get to work on time. And we did cut back the service during covid and we're down to three routes, working to get back to five. That's going to make a huge difference in the number of ridership and the revenue. If that's

*important to show, but it may sound counterintuitive but the more equipment you have, the more rolling stock, the more ridership you'll have, and why it's important to do that and have service that people can depend on and sufficient stops at every stop for people to be able to take it and not think they're going to have to wait an hour or two hours to catch the bus, including in bad weather. So, but I also want to emphasize something that you got to remember is that public transportation isn't a business as far as profit motivated, no more than the streets are, because you don't look at what profit are we getting from the streets. It's very, I guess you'd say, ambiguous as far as what benefit you're having except the fact that you're doing what basically a city is supposed to do, providing transportation for its citizens. So, it's not a business where you say, what's the profit or what profit are we making on this, you're always going to lose money on a public transportation system. New York City, the subway cars run packed, they don't make a profit. It's not a business, it's a service that is basic to provide for your citizens. It's needed for people to get to work, medical appointments and all that, it's a basic service we need to provide. We cannot always look at it at the standpoint of looking at a business. It's more of, not the matter of revenue, but how many people are we serving in the community that rely upon this as their only form of transportation in a city that's the second largest in the state geographically. I think our objective is to view is how effective are we at doing that. That's the bottom line as far as I'm concerned, how you look at the whole concept of public transportation. It's a necessary service to be provided to people that need it, and it's important for them to be able to get to work.*

*Chairman Joe Hafner said, ok. One moment. Mr. Street did you.... Chairman John Street said, we get federal and state subsidies to operate the transit system. That's like the trolleys were grants, all of them, pretty much, and this is a grant that we're getting part of. When we didn't have a transportation system, we let our funds go to Northwest Arkansas and Conway, Little Rock, because we didn't so we're blessed to get this. But we're always pressed to expand the routes, as Lee can tell you, and you can't expand the routes unless you offer a comparable paratransit service. So, it's important to expand the paratransit service in order to expand the routes, and hopefully as those trolleys come-in they'll all be expanded. But MPO is also expediting the necessary action to get this rolling as well. So, we're blessed to get this and hope to God that we do get it. There is one transportation system in the United States that operates in the black, only one, and that's Chicago, Illinois. Other than that, there's not one. It is a public service and it's a subsidized public service.*

*Director Lee Wells said, I will say, with this specific vehicle, if you look at it in that aspect, with our paratransit, we're only able to have one or two passengers in the vehicle, and with this we're adding two vehicles to our fleet that can hold eight. So, you've more than doubled what the amount of revenue fares and also service of passengers. We have a number of passengers that utilize our paratransit service that, maybe they have a doctor's appointment and then they're going to work, maybe they have a dialysis appointment and then they're going to work. But by doing this, this is going to allow us to have more passengers in the vehicle at one time which in turn is not only serving more, but also putting more in the terms of revenue fare collected.*

*Chairman Joe Hafner said, and I think another key point too, with the trolleys is they're hybrid so when they're using electricity, that's not fuel we're having to buy, that's free electricity that we're getting that will lower the operating cost. Brian was there something you were wanting to say?*

*Councilmember Dr. Anthony Coleman said, I would like to finish my statement if you don't mind. Chairman Joe Hafner said, oh I thought you were... Councilmember Dr. Anthony Coleman said, no, I was trying to finish. Chairman Joe Hafner said, alright*

go ahead. Councilmember Dr. Anthony Coleman said, I have no problem with public transportation. My question had nothing to do with me fighting the system. I understand it's important, I do, I get it. I just know fiducially we're spending it. I just wanted it to make sense, that's why I said at the front end. I just thought it would make sense because we don't have the trolleys here, we said we're paying for those cutaway somethings, I don't have the words to remember, but I just remember those things in these meetings. So, I just wanted it to make sense that we're spending, ok when is this stuff coming, when will we see the trolleys, when are we going to see the trucks and when are we going to see this, and you know, paratransit, to make certain that what we have come in makes sense to what we're trying to purchase. That's the only thing I was asking. I am very much so for public transportation, helping our citizens get to and fro, so that was not my question. I just wanted to know does it make sense. Asking for this and we haven't seen these other things coming into fruition. That's really what I was saying. So maybe, I should not have led with revenue, forgive me. But I just wanted to know does it really make sense if we're spending, spending spending, and I'm not seeing the trucks, I'm not seeing the trolleys so that's what I'm asking. Director Lee Wells said, and I can say with this, this is a twofold benefit for us. Not only has this Conway money come available for us but these specific vehicles that we're asking for are actually currently in stock. They are built and ready to go. One of the things with a lot of our vehicle purchases that we have had, is they're not available. What we're doing is we're pre-ordering a product, so when we order a bus or a van, we're actually putting that out and saying this is what we want, then we have to wait for that to be manufactured. So, with this specific grant opportunity, not only have we had the opportunity to get this additional grant funding, but we have also found these vehicles currently in stock, that once we finalize this they will be delivered. Whereas the turnaround on this one, realistically, should only be a couple of weeks. There are still, with any product that we buy, what we're getting is the vehicle, we still have the fare collection system that has to be installed into it, the electronics for it that are required, for example the CB radio, also the tablet for the drivers to be able to utilize to navigate and also to operate the software that we use. Those items have to be put in. We have worked diligently in our office to expedite that process. Whereas, when we know we have a vehicle that were working towards getting, we are getting those items in advance to where once that product does arrive, we're not then ordering a second item and waiting on it to be delivered. So, we're working very hard and with this one specifically. Once this goes through, we're going to be able to take delivery of that item very, very soon. Councilmember Dr. Anthony Coleman said, thank you chairman.

Councilmember Brian Emison said, Lee, I do have a question if you don't mind. On the paratransit side, a lot of this stuff is being used for medical appointments and things we were talking about there. Is there anything in the grant language that would prevent us from billing Medicare or Medicaid on this to get some kind of reimbursement or some additional revenues coming back in? Director Lee Wells said, some of the vendors that utilize our paratransit service actually have programs set up in place. The customer themselves, I'm not an expert by any means on the Medicare process or Medicaid process, but I believe they have something set up in their insurance language to where, they pay for it out of pocket, they turn that in and then they can get some kind of reimbursement or stipend or something like that. I'm not 100% sure on that, but we do have a couple of vendors, specifically Total Life Healthcare, St. Bernards and also NEA Dialysis that actually bill us out for their customer trips. So, we're already currently doing some of that, and we have actually made progress on getting ourselves more out there to the public and also to these entities so they're aware of it. My paratransit coordinator and my marketing person, just today, had a meeting with some individuals, and we handed out, I think, 16 of our applications to where new people are finding out that we offer this service. We've had a number of people reach out to us to discuss the billing process as well.

*Councilmember Brian Emison said, that is great. Thank you Lee.*

**A motion was made by John Street, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 5 - Charles Coleman;Ann Williams;John Street;David McClain and Brian Emison

**Nay:** 1 - Anthony Coleman

## 5. PENDING ITEMS

## 6. OTHER BUSINESS

*Chairman Joe Hafner said, I believe Brian wanted to make a comment under other business. Chief Administrative Officer Brian Richardson approached the podium and said, and I guess this would have been somewhat applicable to the last agenda item, but I didn't want to muddy the waters any on that. You know, as we continue to buy vehicles, we continue to see that the aftereffects in the manufacturing world and covid are still very real. These trolley buses are just another example of how you can purchase something today and it may be quite a while before you actually see it, but I think that's good for your constituents to know because I'm sure they ask you about that too. Example, if we ordered the fire truck today, it's 48 months wait time and police cars right now, we'd have to scramble around to find one if we needed one. That's what we're trying to do now. The manufacturing world is still trying to catch up with a lot of the key components that we need to continue investing in our city. It can be a frustrating process, but it's one that we have to live with just like every other community. We just try to plan ahead accordingly, and especially in, as far as some of the grants funding for the transit system goes, we're kind of fortunate that right now in a time where we're really trying to invest in our public safety infrastructure that there's a lot of federal money out there. There was something mentioned about hybrid buses, that was a result of not one, but two grants that the Grants Community Development office won for loss emission high efficiency bus grant so we're really fortunate for that. You know, take our hats off to Grants and Community Development all the time. They've saved us a lot of money there. Not only did we get new buses, but we got a discount on buses that we sorely needed, because our fleet continues to age. Speaking of continuing invest in the system, Chairman Hafner and I were talking earlier about some outstanding ARPA funds and some of that disbursement, as well as capital improvement projects that have been kicked around and discussed for quite some time. We're looking to present some of those ideas to the Finance Committee at the end of this month. We are currently looking at scheduling a couple public meetings and also would like to set up individual meetings with councilmembers as your free to kind of discuss some questions you may have. Right now we have, kind of playing tentatively, we'll try to announce an official schedule tomorrow, a meeting here at City Hall next week, on the 20th, a meeting at First National Bank at Hilltop next Wednesday, still don't know the exacts on that, and we also would like to have one in the Nettleton School District area, possibly the Fox Meadow, of course, trying to coordinate that with some of the students coming back seems to get a little hectic, but I think it's important that for that Caraway Road project, that some of their voices are heard out there that live in feel that need every day. I would also like to extend, if any councilmembers would like to have one of these educational sessions about one of the capital improvements projects and ARPA funding in their ward, please let me know and we can work together to identify a location and a time. Because I do think it's important that people have a chance, in a non-formal environment, to be able to ask questions and look at projects that are kind of on the city's radar for connectivity, transportation, and public safety and any*

*number of other questions they have. If you would like for us to try and set up a meeting in your ward y'all know my phone number, so just let me know and I'll be happy to get that set up.*

**7. PUBLIC COMMENTS**

**8. ADJOURNMENT**

**A motion was made by David McClain, seconded by Brian Emison, that this meeting be Adjourned. The motion PASSED with the following vote.**

**Aye:** 6 - Charles Coleman; Ann Williams; John Street; David McClain; Brian Emison and Anthony Coleman



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-24:093

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

RESOLUTION AUTHORIZING CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY2025 GREAT STRIDES/TRAILS FOR LIFE GRANT FROM THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM

WHEREAS, the City of Jonesboro, Arkansas recognizes the importance of providing public recreational facilities for residents and visitors; and

WHEREAS, the City of Jonesboro, Arkansas seeks grant funding from the Great Strides/Trails For Life program through the Arkansas Department of Parks, Heritage, and Tourism to refurbish and strengthen the 2.25 soft-surface lake loop trail at Craighead Forest Park; and

WHEREAS, the City pledges to sign a contract agreeing to maintain this trail for a minimum period of 25 years; and

WHEREAS, the City request \$250,000 in grant funding with zero local match.

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

SECTION 1: The Jonesboro City Council supports the submission of the FY2025 Great Strides/Trails For Life grant application to the Arkansas Department of Parks, Heritage and Tourism for improvements to the 2.25 soft-surface lake loop trail at Craighead Forest Park.

SECTION 2: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all necessary documents to effectuate the application.

SECTION 3: The Grants and Community Development Department is hereby authorized by the City Council for the City of Jonesboro to submit all necessary documents for this grant.

SECTION 4: The City Council does hereby authorize the Mayor and City Clerk to execute all agreements and contracts regarding any future grant award.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-24:094

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH BAILEY CONTRACTORS, INC. FOR THE JONESBORO BIKE PLAZA (Bid 24:23)

WHEREAS, the City of Jonesboro desires to accept the low bid and enter into a contract for the Jonesboro Bike Plaza (Bid 24:23);

WHEREAS, the low bidder and the firm selected for the project is Bailey Contractors, Inc.;

WHEREAS, the City of Jonesboro has elected to take deductive alternates based on the attached value engineering sheet; and,

WHEREAS, the funding for the execution of the contract, in the amount of \$317,359.03, shall come from the 2024 Capital Improvement budget for Parks and compensation shall be paid in accordance with the contract documents.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS;

Section 1: That the City of Jonesboro shall accept the low bid and enter a contract with Bailey Contractors, Inc. with deductive alternates based on value engineering sheet for the Jonesboro Bike Plaza.

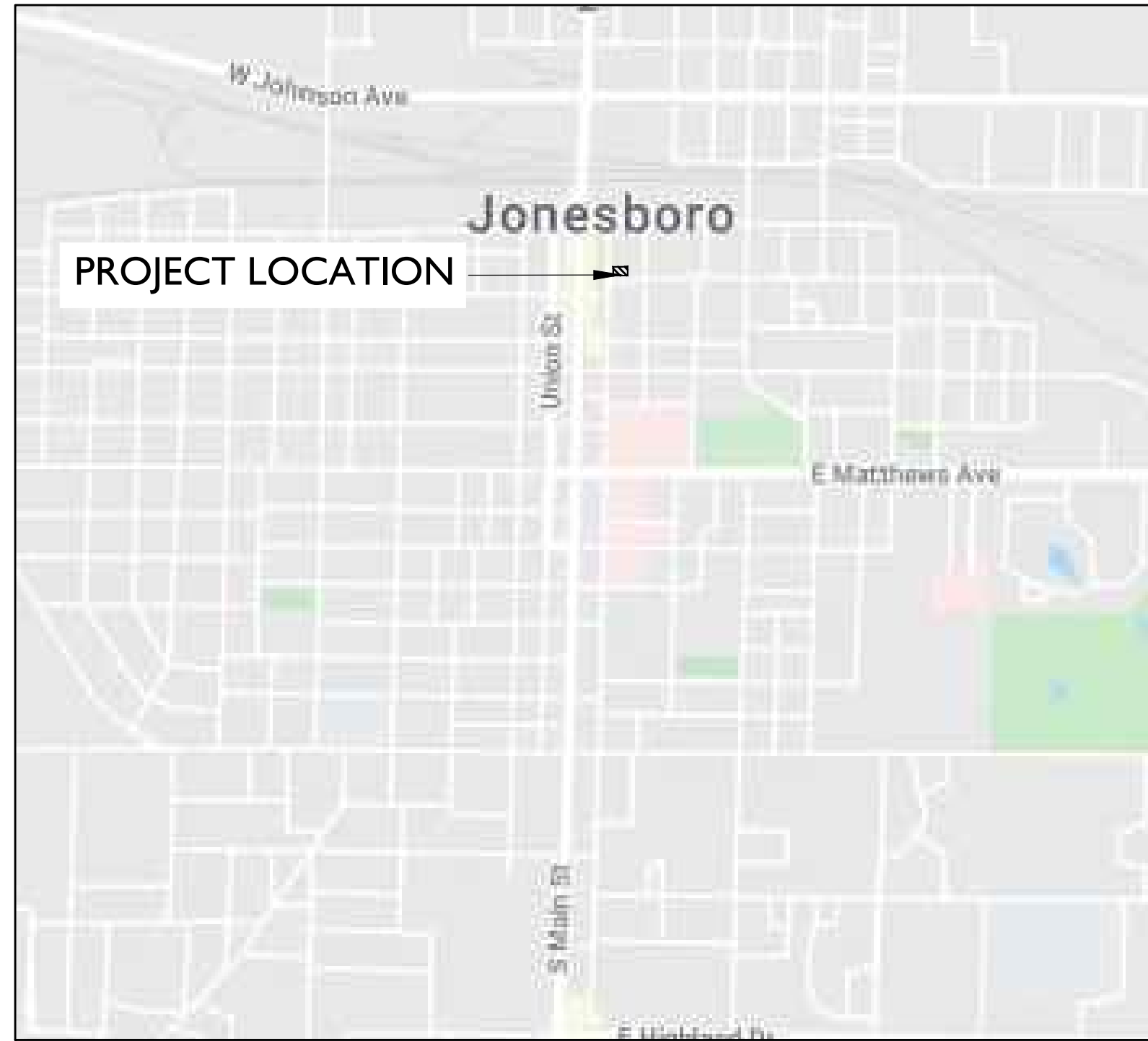
Section 2. That funding for the execution of the contract shall come from the 2024 Capital Improvement budget for Parks and compensation shall be paid in accordance with the contract documents.

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 contract.

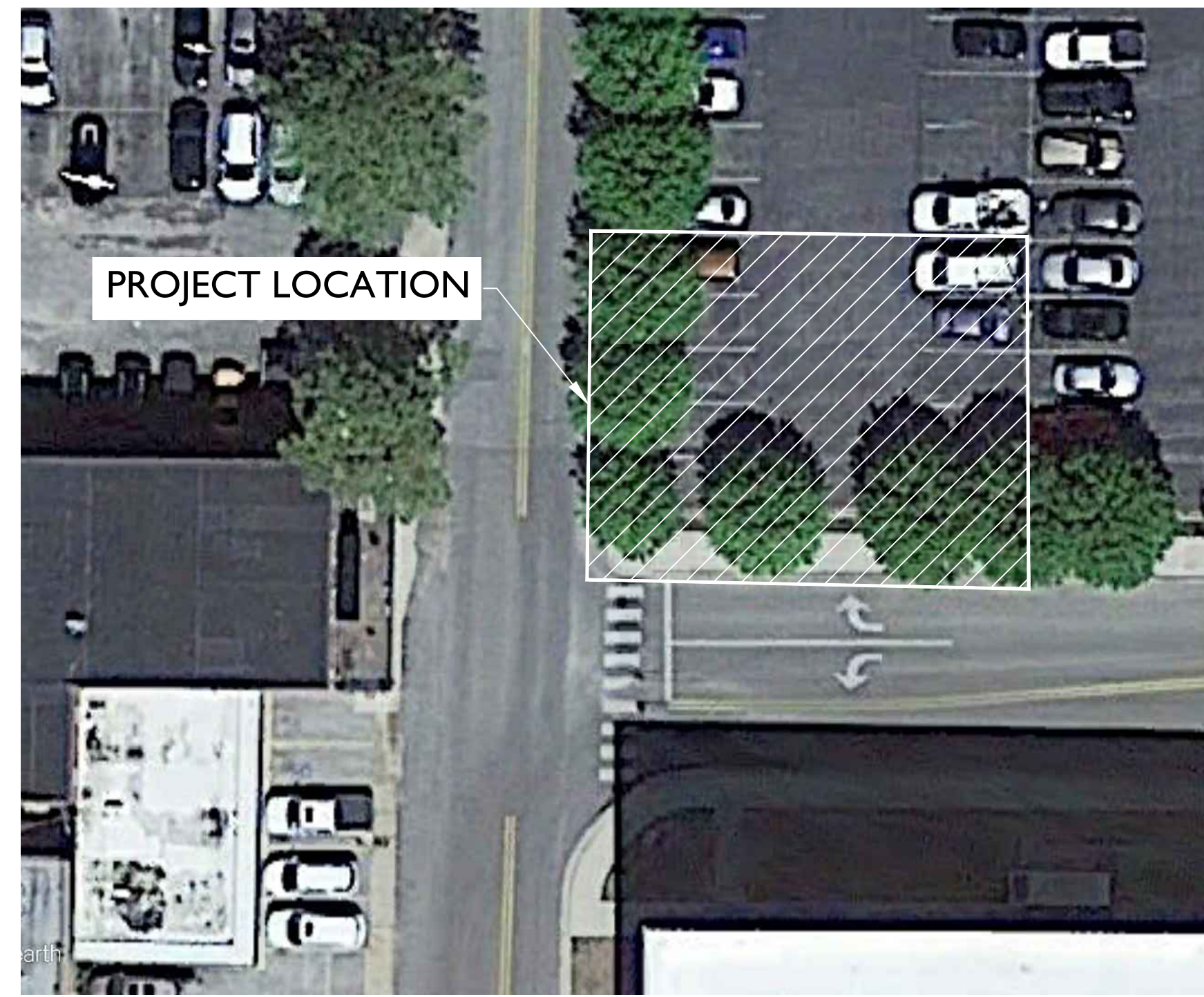


# JBR BIKE PLAZA

ADDRESS: CREATH AVE. AND SOUTH CHURCH ST, JONESBORO, AR 72401  
 PHASE: 100% CONSTRUCTION DRAWINGS  
 DATE: JUNE 13, 2024



VICINITY MAP  
NOT TO SCALE



AERIAL MAP  
NOT TO SCALE



Sheet List Table	
SHEET NUMBER	SHEET TITLE
C0.00	Cover Sheet
C0.10	Demolition Plan
C1.00	Site Plan
C1.01	Site Layout Plan
C2.00	Utility Plan
C3.00	Grading and Drainage Plan
C4.00	Erosion Control Plan
C4.10	Erosion Control Details
C5.00	Site Details
C5.01	Site Details
C5.02	Site Details
C5.03	Site Details
C5.04	Site Details
C5.05	Site Details
L1.00	Landscape and Lighting Plan
L1.01	Landscape Details and Notes

LANDSCAPE ARCHITECT:  
 ECOLOGICAL DESIGN GROUP, INC.  
 MARTIN SMITH  
 210 EAST AVE.  
 WYNNE, AR 72396  
 MSMITH@ECOLOGICALDG.COM  
 870.588.6426

CIVIL ENGINEER:  
 ECOLOGICAL DESIGN GROUP, INC.  
 JD BORGESON, PE  
 120 SOUTH IZARD STREET  
 LITTLE ROCK, AR 72201  
 JDBORGESON@ECOLOGICALDG.COM  
 903.293.0622

OWNER OF RECORD:  
 CITY OF JONESBORO  
 CONTACT: CRAIG LIGHT, PE  
 ADDRESS: 300 S CHURCH ST.  
 JONESBORO, AR 72401  
 CLIGHT@JONESBORO.ORG  
 PHONE: 870.932.2438

SURVEYOR:  
 FISCHER ARNOLD  
 1801 LATOURETTE DRIVE  
 JONESBORO, AR 72404  
 870.932.2019

ABBREVIATIONS

BEUD	BENTONVILLE ELECTRICAL UTILITY DEPT.	LB	POUNDS
BW	BOTTOM WIDTH	LD	LEAK DETECTION
CL	CENTERLINE	LEN	LENGTH
CLR	CLEARANCE	LFG	LANDFILL GAS
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM
DIA	DIAMETER	MH	MANHOLE
D/C	DUAL CONTAINED	MIN	MINIMUM
DWG	DRAWING	N	NORTHING
E	EASTING	N.T.S.	NOT TO SCALE
EL	ELEVATION	OC	ON CENTER
EWOC	EACH WAY ON CENTER	OD	OUTSIDE DIAMETER
EX	EXISTING	PL	PROPERTY LINE
FES	FLARED END SECTION	PVC	POLYVINYL CHLORIDE
FL	FLOW LINE	R	RADIUS
FT	FEET	RCP	REINFORCED CONCRETE PIPE
FL IN	FLOW LINE IN	ROW	RIGHT-OF-WAY
FL OUT	FLOW LINE OUT	SCH	SCHEDULE
GA	GAUGE	SS	STAINLESS STEEL
GMP	GAS MONITORING PROBE	SQ	SQUARE
HDPE	HIGH DENSITY POLYETHYLENE	STA	STATION
HORZ	HORIZONTAL	STD	STANDARD DUTY
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT	VERT	VERTICAL

## JBR BIKE PLAZA

CREATH AVE AND SOUTH CHURCH ST,  
 JONESBORO, ARKANSAS, 72401

EDG PROJECT NO. 24-001  
 DATE 2024.06.13

REVISIONS		
Mark	Date	Description

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE COVER SHEET

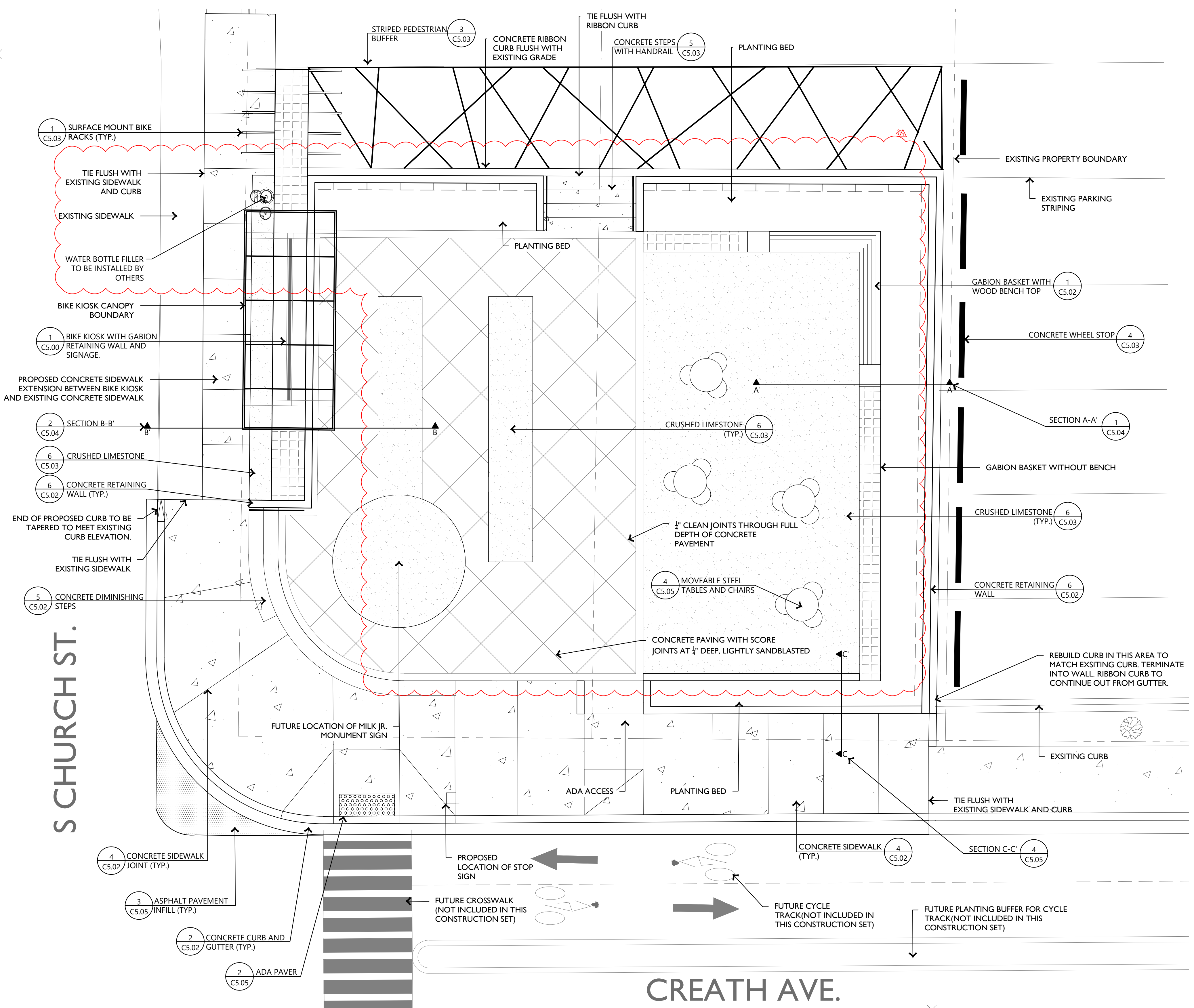
SHEET NO. C0.00





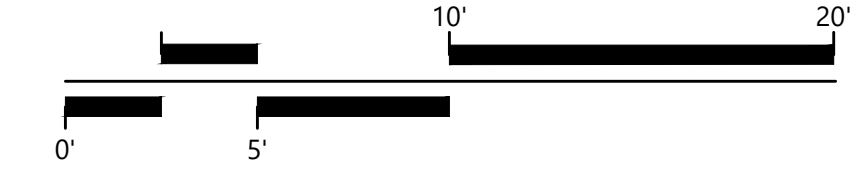
GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY FISCHER ARNOLD, INC AND DATED 05-18-2020.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF JONESBORO ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.



1 SITE LAYOUT PLAN

SCALE: 1" = 5'-0"



PROPOSED SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- TYPICAL CONCRETE PAVEMENT
- SCORED CONCRETE
- CRUSHED LIMESTONE
- GABION BASKET
- ASPHALT PAVEMENT

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- HOSE BIB
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- HVAC UNIT
- FIBER OPTIC RISER
- MAILBOX
- GAS METER
- LIGHTPOLE
- ELECTRICAL METER
- BUSH
- EVERGREEN TREE
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOODEN)
- FENCE (BARB WIRE)
- FENCE (CHAINLINK)
- OVERHEAD ELECTRIC LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- ASPHALT
- RECORD BEARINGS AND DISTANCES PER PLAT BK. 2013 PG. 155

JBR BIKE PLAZA  
CREATH AVE AND SOUTH CHURCH ST,  
JONESBORO, ARKANSAS, 72401

EDG PROJECT NO.	24-001	
DATE	2024.06.13	
REVISIONS		
Mark	Date	Description
1	2024.08.02	Proposal Request 1
PHASE		100% CONSTRUCTION DOCUMENTS
TITLE		SITE PLAN
SHEET NO.	C1.00	



**GENERAL NOTES:**

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY FISCHER ARNOLD, INC AND DATED 05-18-2020.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF JONESBORO ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

S CHURCH ST.

CREATH AVE.

**EXISTING LEGEND**

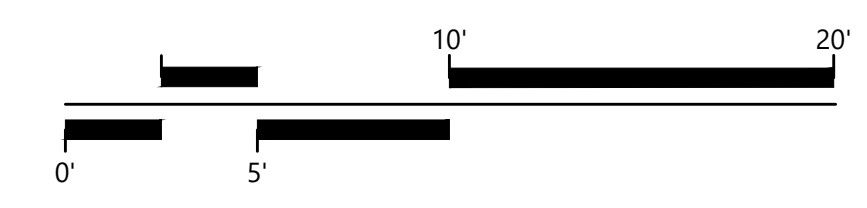
- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- HOSE BIB
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- HVAC UNIT
- FIBER OPTIC RISER
- MAILBOX
- GAS METER
- LIGHTPOLE
- ELECTRICAL METER
- BUSH
- EVERGREEN TREE
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOODEN)
- FENCE (BARB WIRE)
- FENCE (CHAINLINK)
- OVERHEAD ELECTRIC LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- ASPHALT
- RECORD BEARINGS AND DISTANCES PER PLAT BK. 2013 PG. 155

**1 SITE LAYOUT PLAN**

**PROPOSED SITE PLAN LEGEND**

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- TYPICAL CONCRETE PAVEMENT
- SCORED CONCRETE
- CRUSHED LIMESTONE
- GABION BASKET
- ASPHALT PAVEMENT

SCALE: 1" = 5'-0"



**JBR BIKE PLAZA**  
CREATH AVE AND SOUTH CHURCH ST,  
JONESBORO, ARKANSAS, 72401

EDG PROJECT NO.	24-001	
DATE	2024.06.13	
<b>REVISIONS</b>		
Mark	Date	Description
1	2024.08.02	Proposal Request 1
<b>PHASE</b> 100% CONSTRUCTION DOCUMENTS		
<b>TITLE</b> SITE LAYOUT PLAN		
<b>SHEET NO.</b> C1.01		

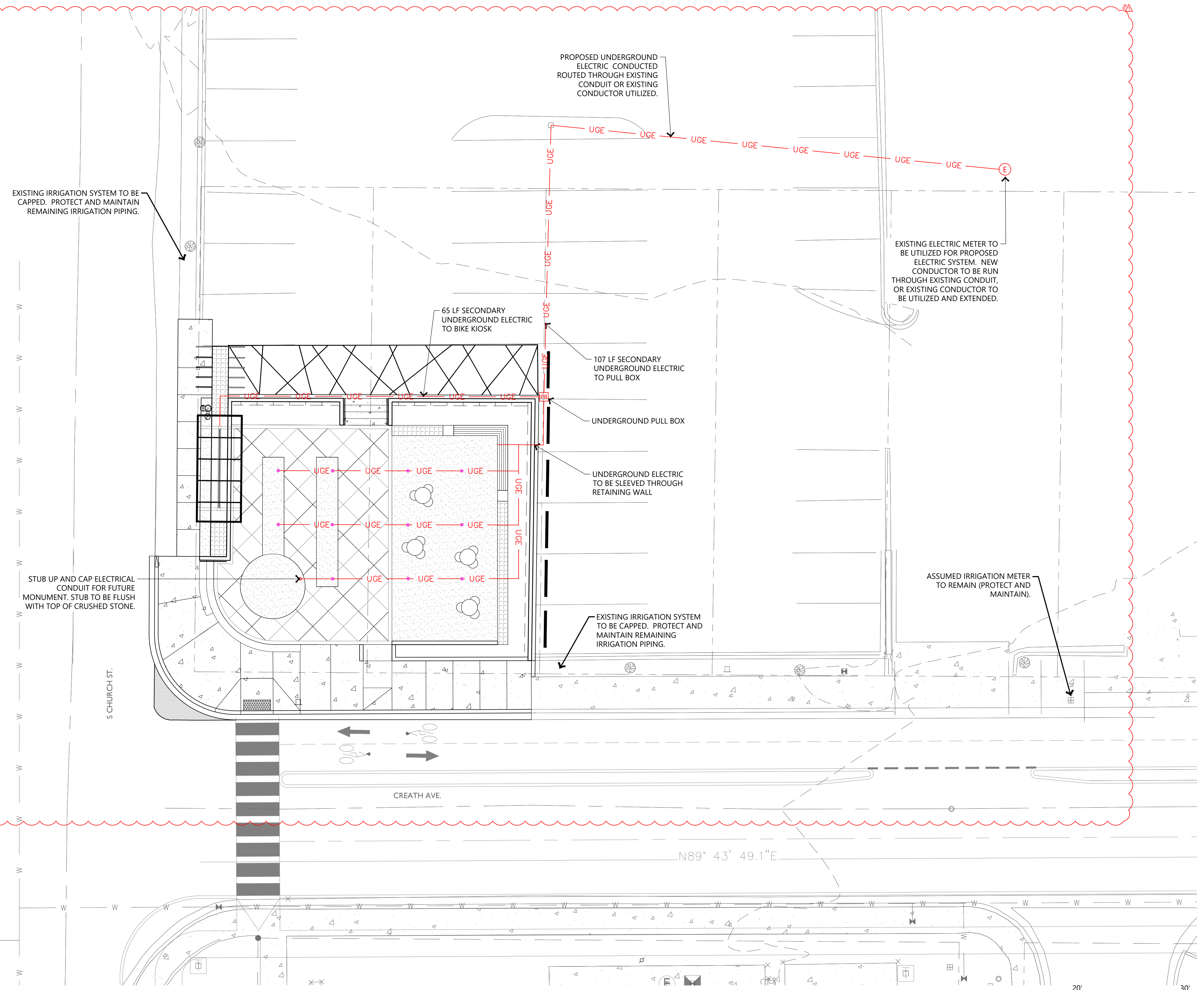


Know what's below.  
 Call before you dig.

**JBR BIKE PLAZA**

CREATH AVE AND SOUTH CHURCH ST,  
 JONESBORO, ARKANSAS, 72401

EDG PROJECT NO.	24-001	
DATE	2024.06.13	
REVISIONS		
Mark	Date	Description
△ 1	2024.08.02	Proposal Request 1
PHASE		100% CONSTRUCTION DOCUMENTS
TITLE		UTILITY PLAN
SHEET NO.		C2.00



**1 SITE UTILITY PLAN**

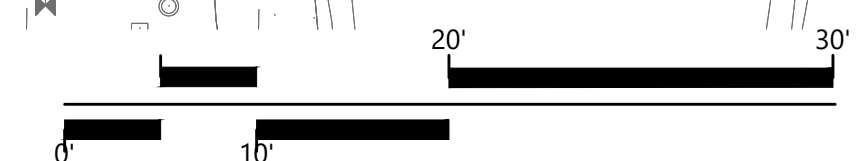
**PROPOSED UTILITY LEGEND**

W	WATER LINE
⊙	WATER METER
⊕	WATER VALVE
⊕	FDC
⊕	FIRE HYDRANT
SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC LINES/CONDUIT
OHE	OVERHEAD ELECTRIC
PB	ELECTRICAL PULL BOX

**UTILITY NOTES:**

- EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH (LOCAL JURISDICTION) STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH LOCAL JURISDICTION
- THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
- PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
- ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
- ALL WATER MAINS SHALL BE A MINIMUM OF 3-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
- ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.
- ELECTRICAL ROUTING SHOWN FOR REFERENCE ONLY. CONTRACTOR TO SUBMIT ELECTRICAL PLANS FROM CERTIFIED ELECTRICIAN FOR APPROVAL.

SCALE: 1" = 10'-0"

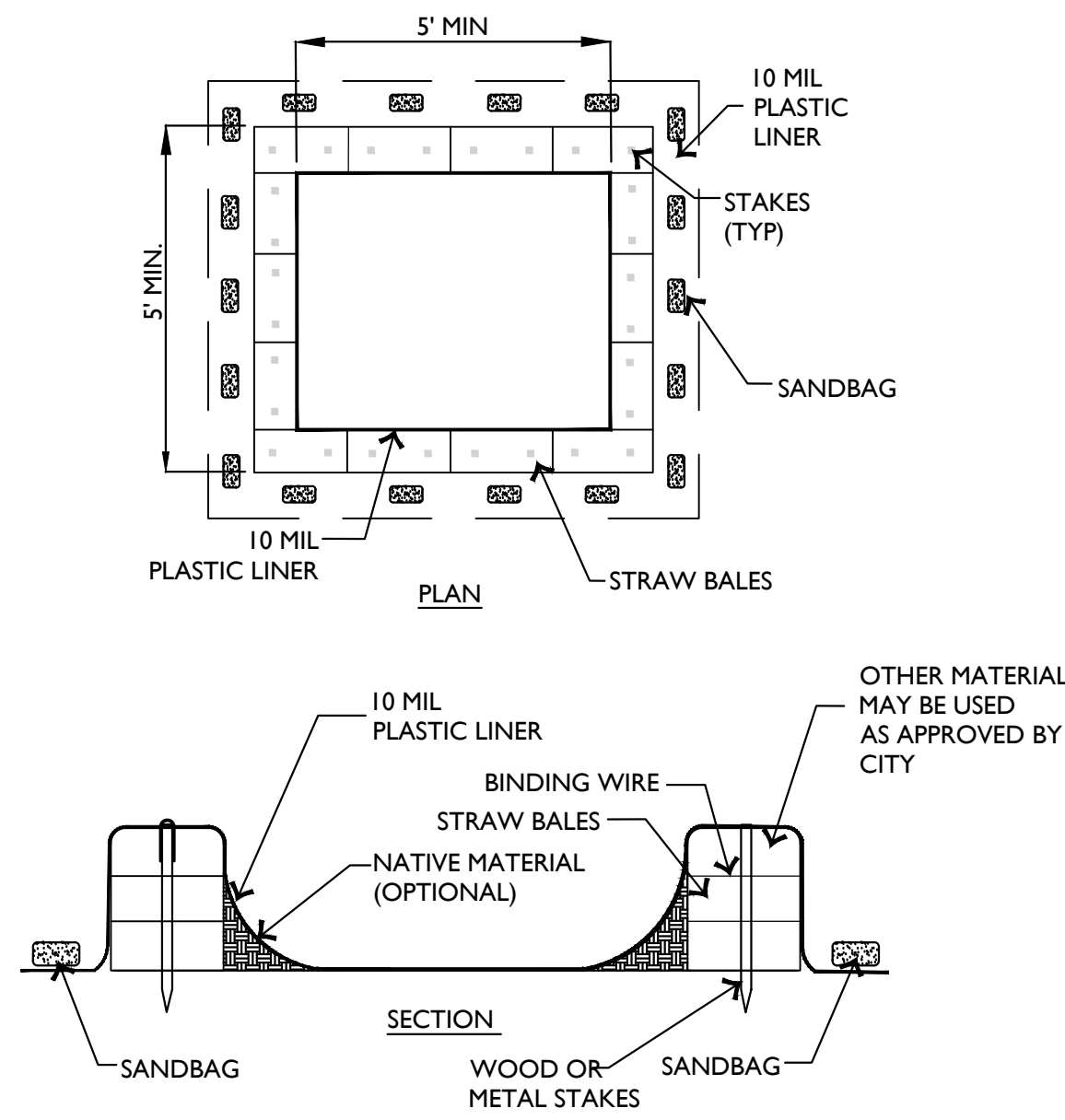


**EXISTING LEGEND**

⊙	MONUMENT SET (AS NOTED)
⊙	MONUMENT FOUND (AS NOTED)
⊙	BENCH MARK
⊙	UTILITY POLE
⊙	SIGN
⊙	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	HOSE BIB
⊕	DRAINAGE MANHOLE
⊕	SANITARY SEWER MANHOLE
⊕	CLEANOUT
⊕	HVAC UNIT
⊕	FIBER OPTIC RISER
⊕	MAILBOX
⊕	GAS METER
⊕	LIGHTPOLE
⊕	ELECTRICAL METER
⊕	BUSH
⊕	EVERGREEN TREE
⊕	DECIDUOUS TREE
---	PROPERTY LINES
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	OVERHEAD ELECTRIC LINE
---	FENCE (WOODEN)
---	FENCE (BARB WIRE)
---	FENCE (CHAINLINK)
---	OVERHEAD ELECTRIC LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	CONCRETE
---	ASPHALT
---	RECORD BEARINGS AND DISTANCES PER PLAT BK. 2013 PG. 155







- WASHOUT NOTES**
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
  2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
  3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
  4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
  5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
  6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
  7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

**1 CONCRETE WASH OUT (ABOVE GROUND)** NOT TO SCALE

**JBR BIKE PLAZA**  
 CREATH AVE AND SOUTH CHURCH ST,  
 JONESBORO, ARKANSAS, 72401

EDG PROJECT NO. 24-001  
 DATE 2024.06.13

REVISIONS

Mark	Date	Description

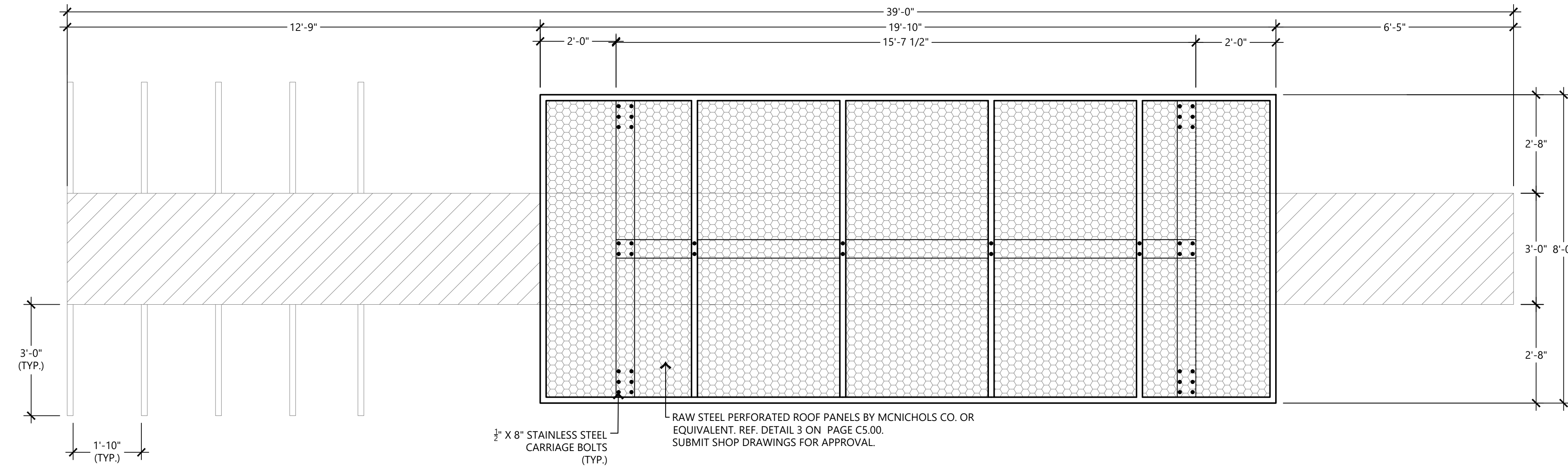
PHASE 100% CONSTRUCTION DOCUMENTS

TITLE EROSION CONTROL DETAILS

SHEET NO. **C4.10**

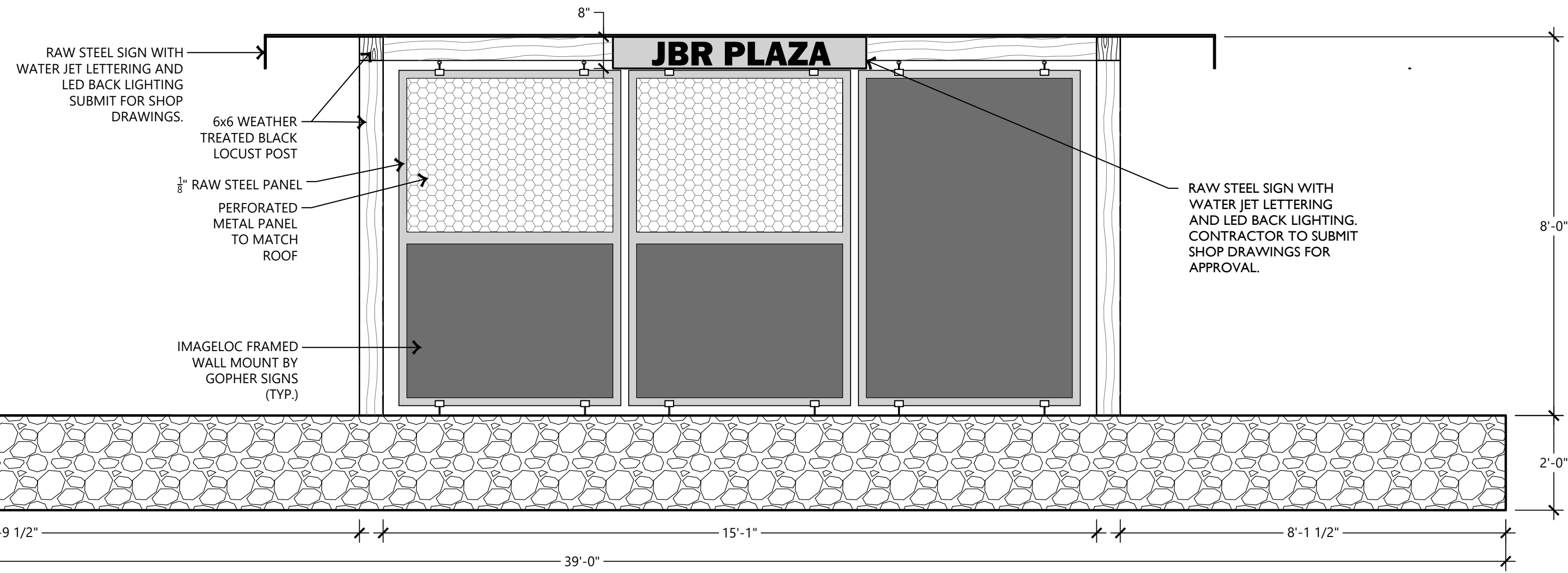


PLAN VIEW

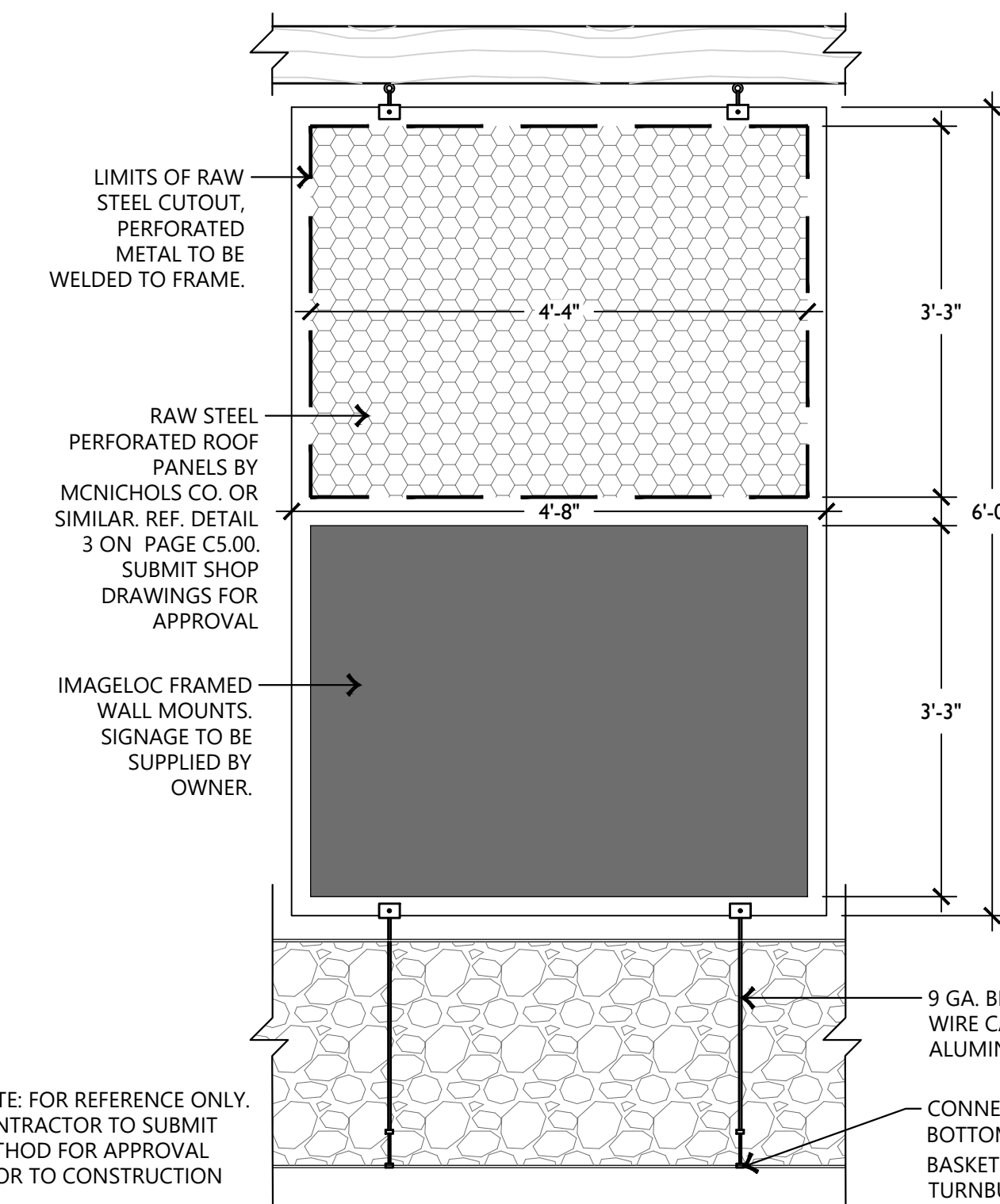
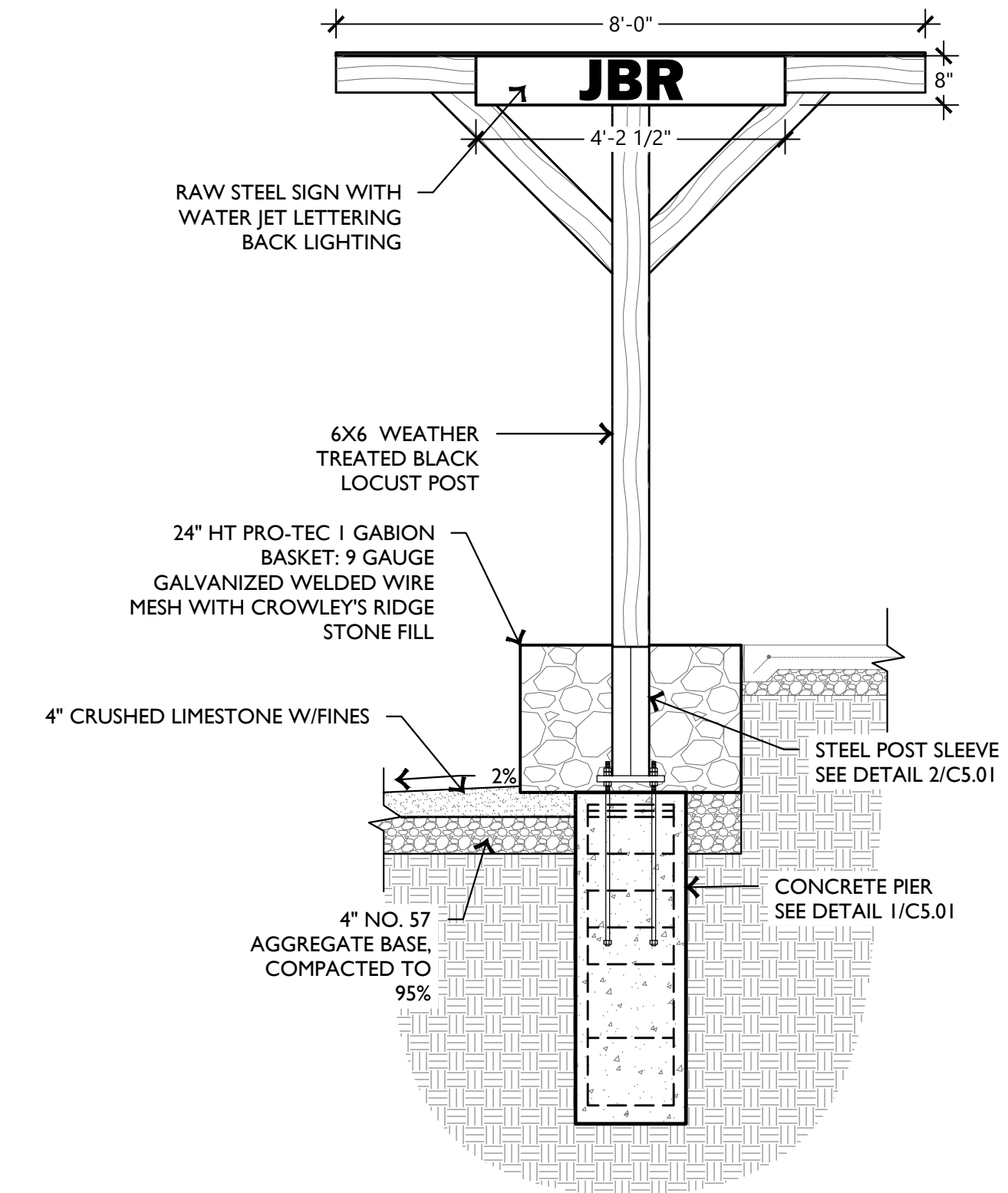


ELEVATION VIEW

NOTE: KIOSK DETAILS FOR REFERENCE ONLY. CONTRACTOR TO SUBMIT SEALED FRAMING DRAWINGS FOR TIMBER STRUCTURE CERTIFIED BY STRUCTURAL ENGINEER.



SECTION VIEW

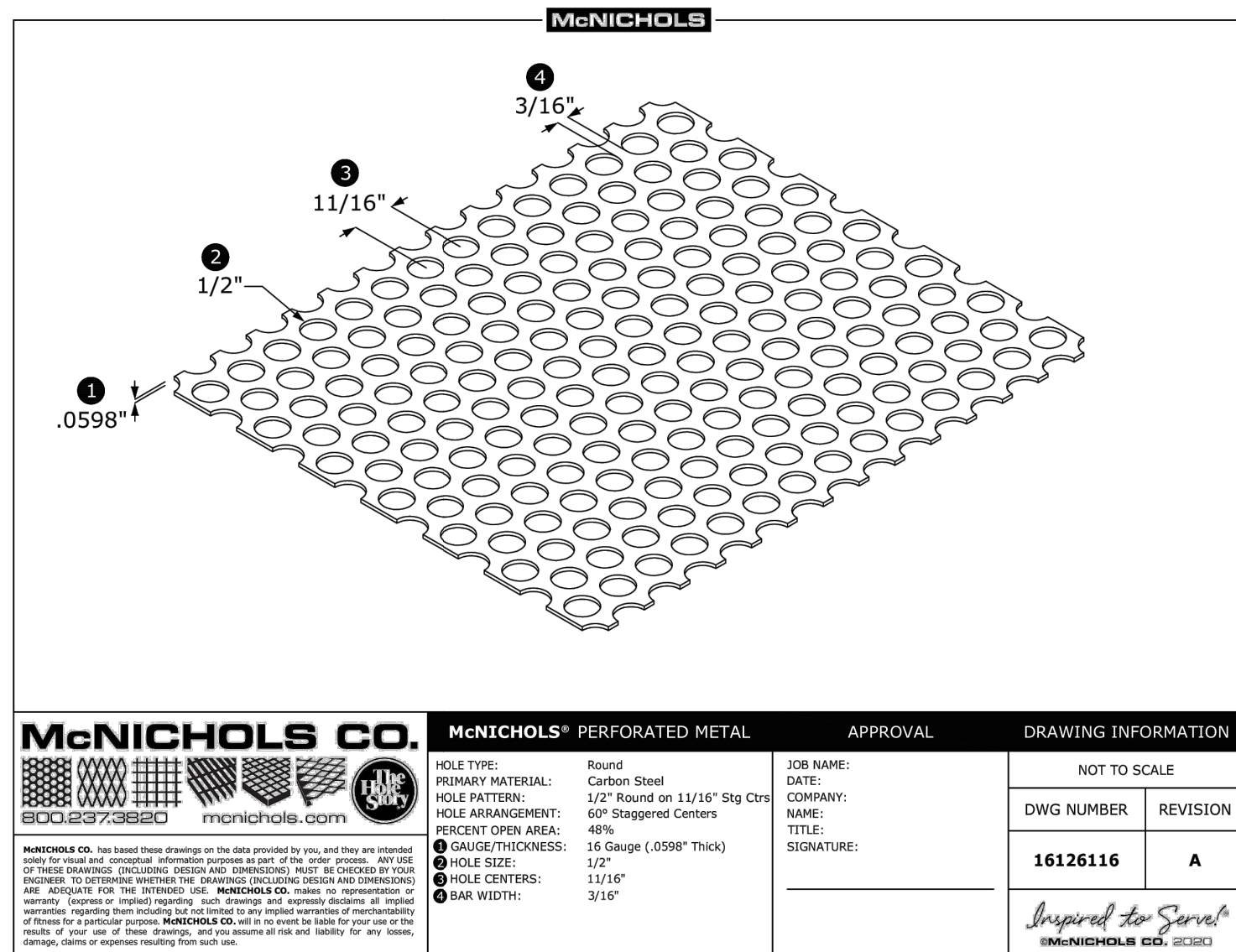


NOTE: FOR REFERENCE ONLY. CONTRACTOR TO SUBMIT METHOD FOR APPROVAL PRIOR TO CONSTRUCTION

2 SIGNAGE PANEL INSTALLMENT DETAIL

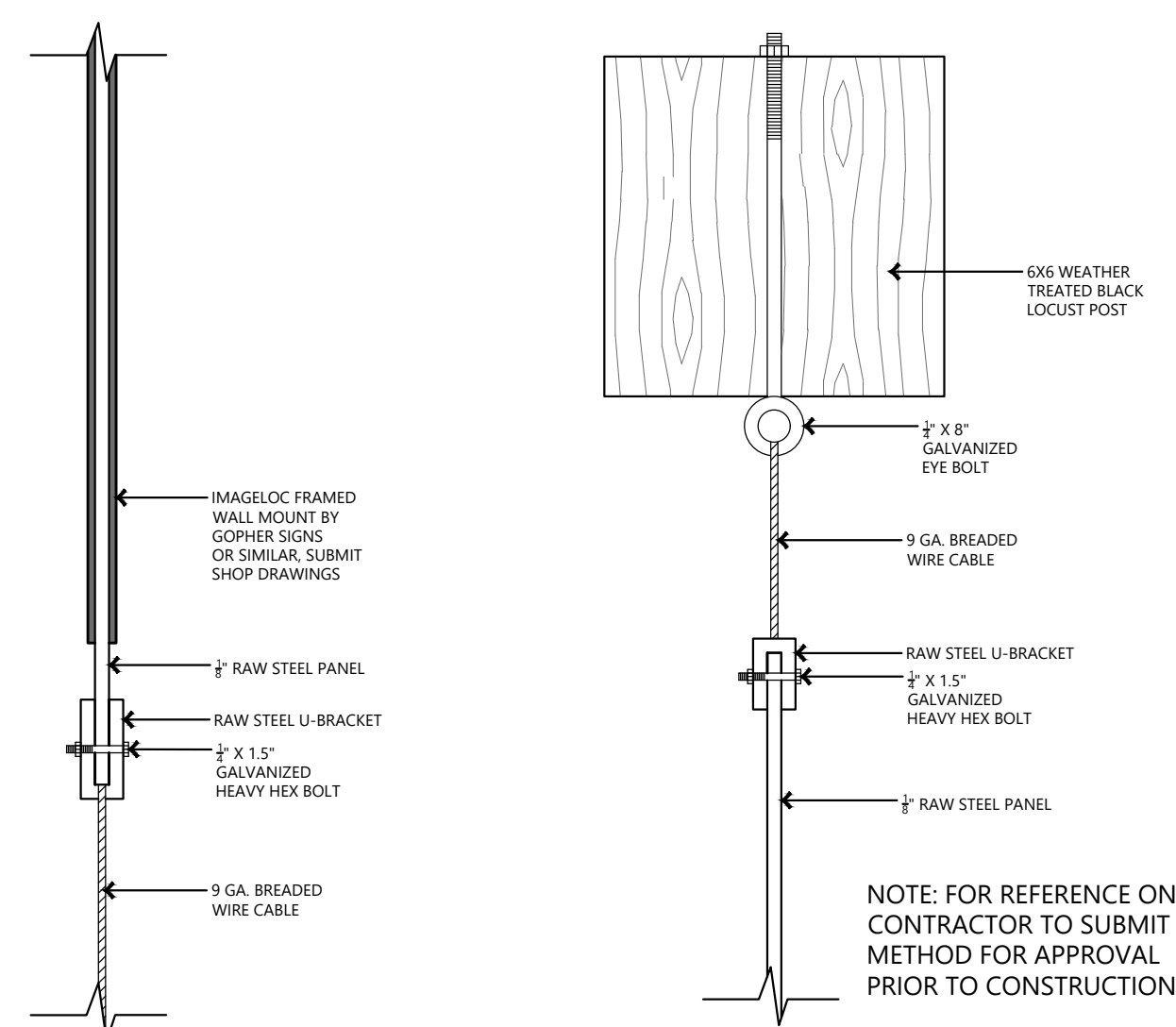
SCALE: NTS

1 BIKE KIOSK



3 PERFORATED ROOF PANEL

SCALE: NTS



4 SIGNAGE PANEL CONNECTION DETAIL

SCALE: NTS

	<b>McNICHOLS® PERFORATED METAL</b>	APPROVAL	DRAWING INFORMATION
	HOLE TYPE: Round PRIMARY MATERIAL: Carbon Steel HOLE PATTERN: 1/2" Round on 1 1/2" Sq Ctr HOLE ARRANGEMENT: 60° Staggered Centers PERCENT OPEN AREA: 48% GAUGE (THICKNESS): 16 Gauge (.0598" Thick) HOLE SIZE: 1/2" HOLE CENTERS: 1 1/2" PAN WIDTH: 3/16"	JOB NAME: DATE: COMPANY: NAME: TITLE: SIGNATURE:	NOT TO SCALE DWG NUMBER: 16126116 REVISION: A



Know what's below. Call before you dig.

JBR BIKE PLAZA

CREATH AVE AND SOUTH CHURCH ST,  
JONESBORO, ARKANSAS, 72401

EDG PROJECT NO. 24-001  
DATE 2024.06.13

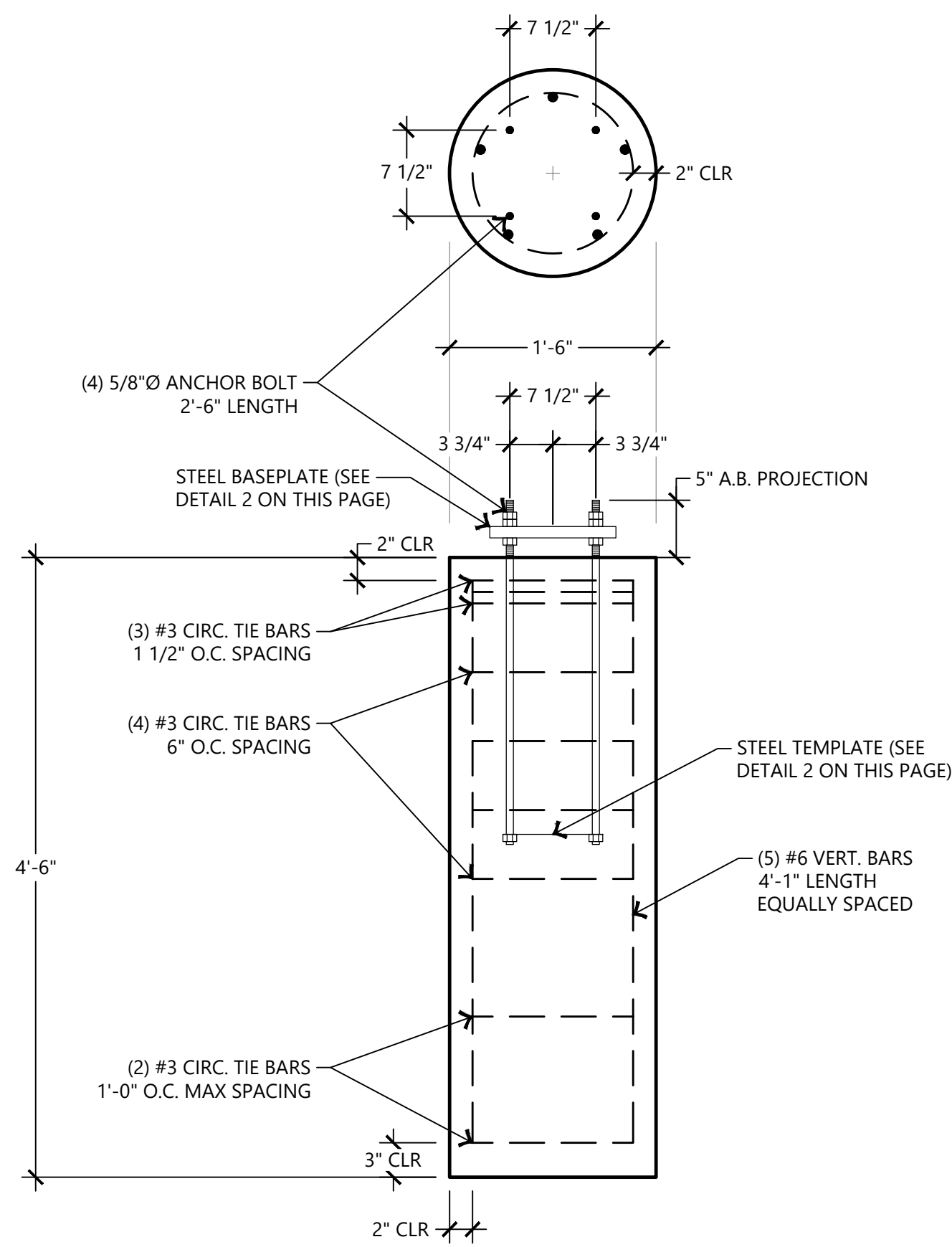
REVISIONS

Mark	Date	Description

PHASE 100% CONSTRUCTION DOCUMENTS

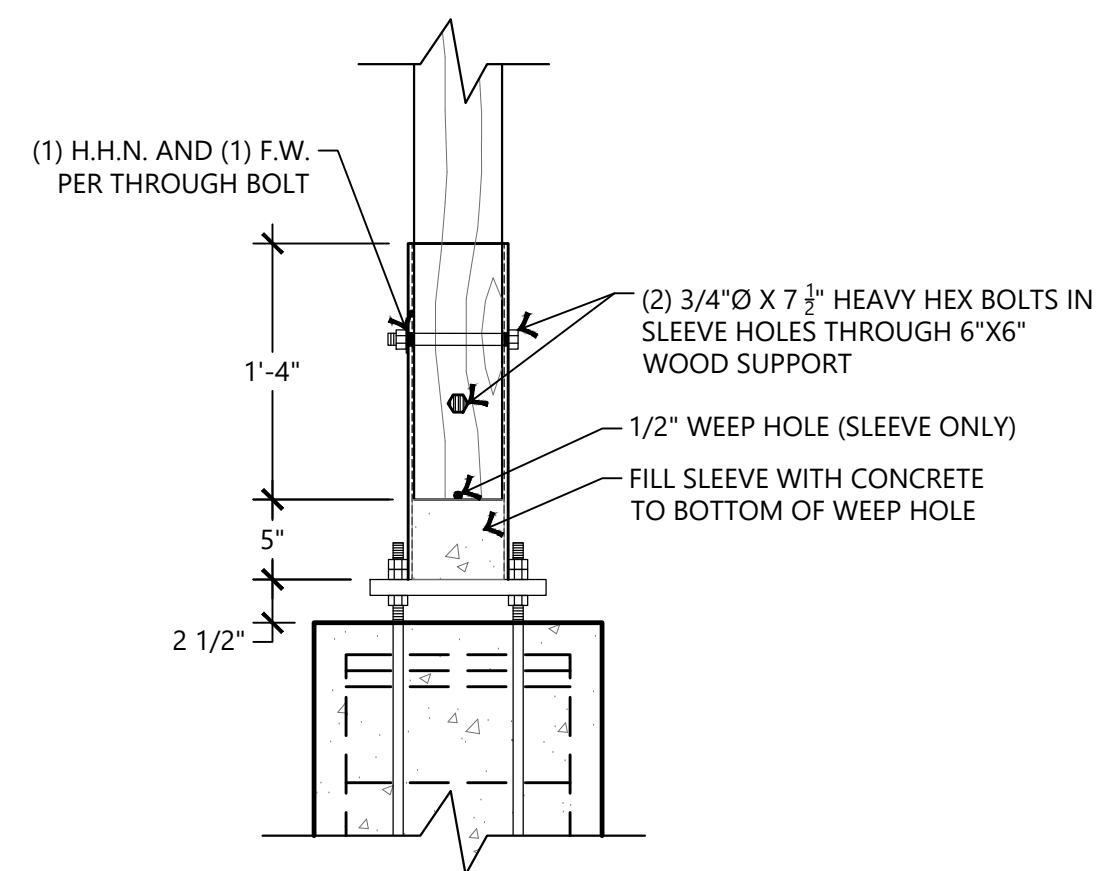
TITLE SITE DETAILS

SHEET NO. C5.00



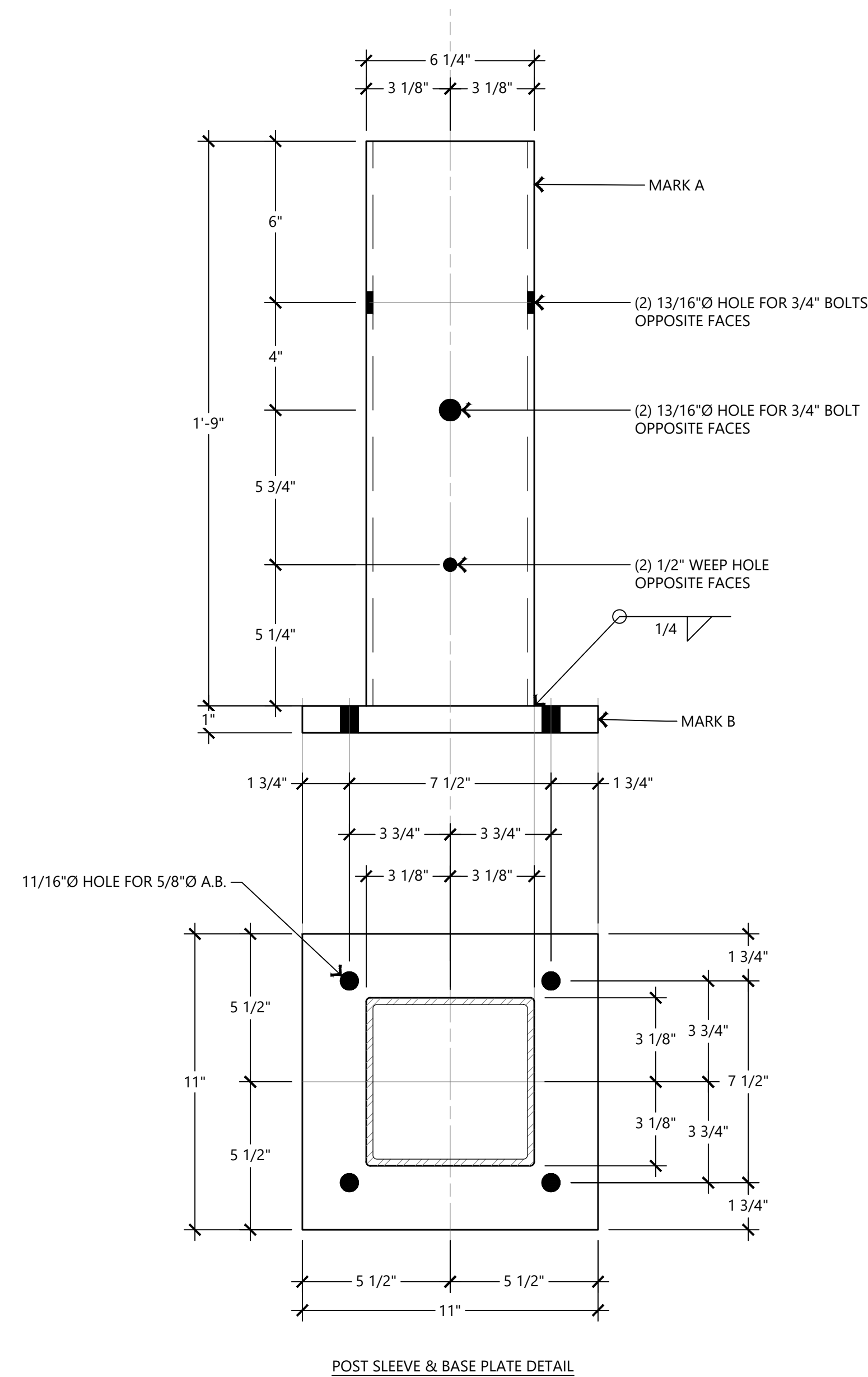
**1 CONCRETE PIER DETAIL**

SCALE: 1" = 1'-0"



**2 WOOD POST INSTALLATION DETAILS**

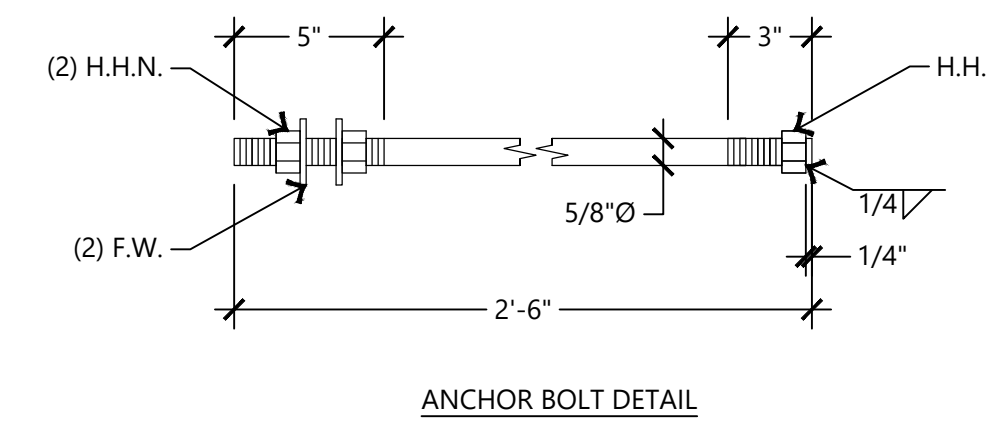
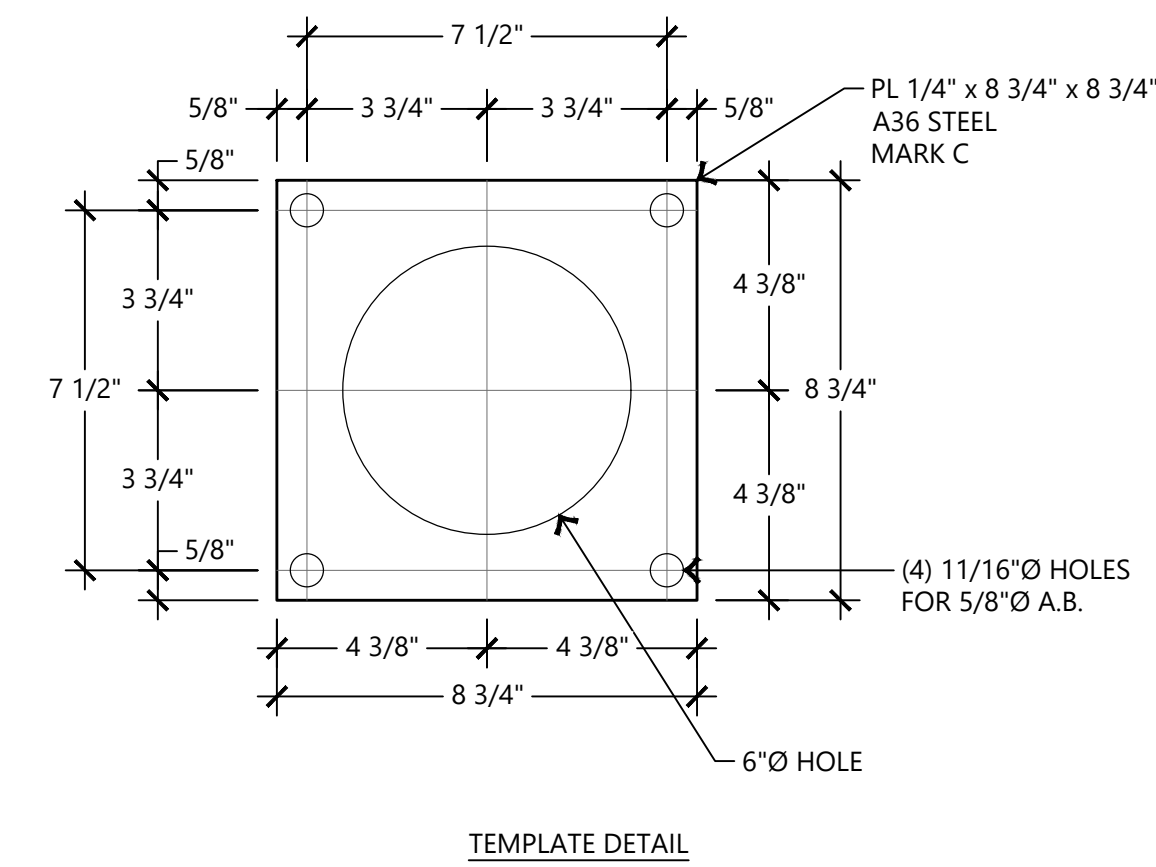
SCALE: 1" = 1'-0"



**2 STEEL FABRICATION AND ANCHOR BOLT DETAIL**

SCALE: N.T.S.

BILL OF MATERIALS - STEEL						
MARK	QTY.	DESCRIPTION	LENGTH		WGT.	REMARKS
			FT	IN		
	(2)	FOR (1) POST SLEEVE				
A	1	HSS 6 1/4 X 6 1/4 X 1/4	1	9	35.7	
B	1	PL 11 X 1	0	11	33.4	(WELD TO A)
					69.1	(BLACK WGT.)
					72#	(GALV. WGT.)
	(2)	FOR (1) TEMPLATE				
C	1	PL 1/4 X 8 3/4	0	8 3/4		
	(2)	A.B. FOR (1) CONCRETE PIER				
	4	AB 5/8"Ø	2	6		



Know what's below.  
Call before you dig.

**JBR BIKE PLAZA**

CREATH AVE AND SOUTH CHURCH ST,  
JONESBORO, ARKANSAS, 72401

EDG PROJECT NO. 24-001  
DATE 2024.06.13

REVISIONS		
Mark	Date	Description

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE SITE DETAILS

SHEET NO. **C5.01**



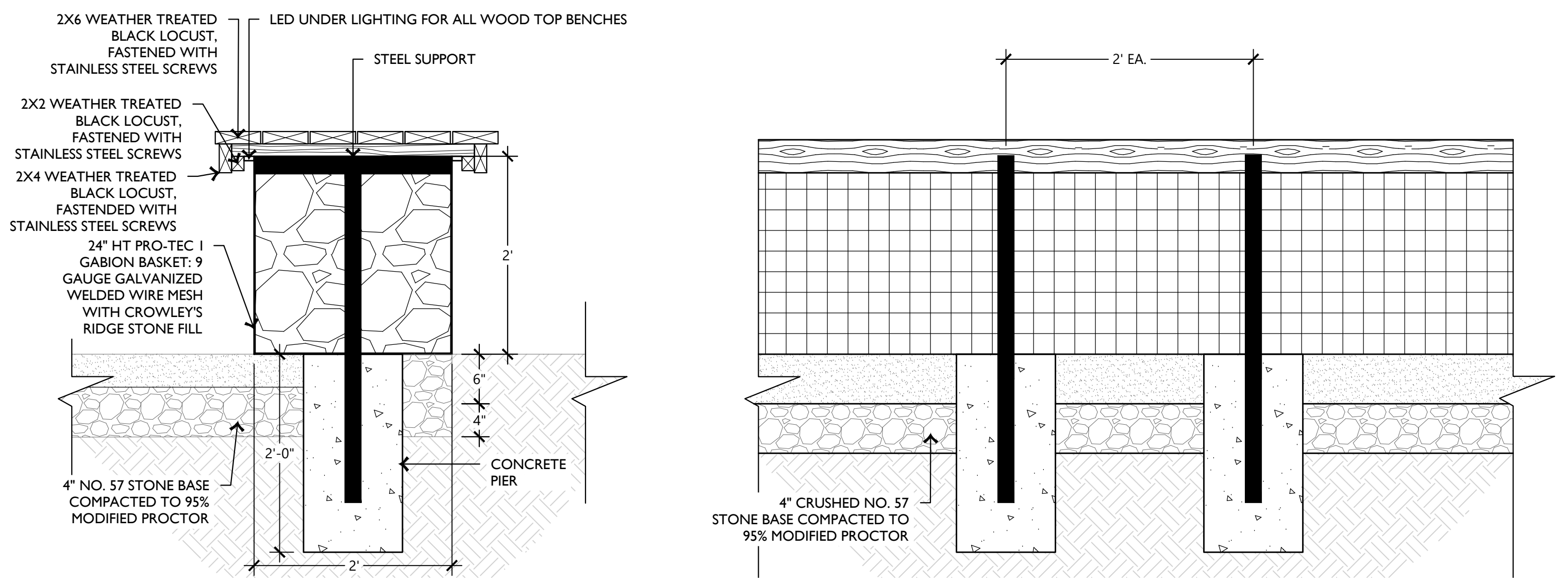
Know what's below.  
Call before you dig.

**JBR BIKE PLAZA**  
 CREATH AVE AND SOUTH CHURCH ST,  
 JONESBORO, ARKANSAS, 72401

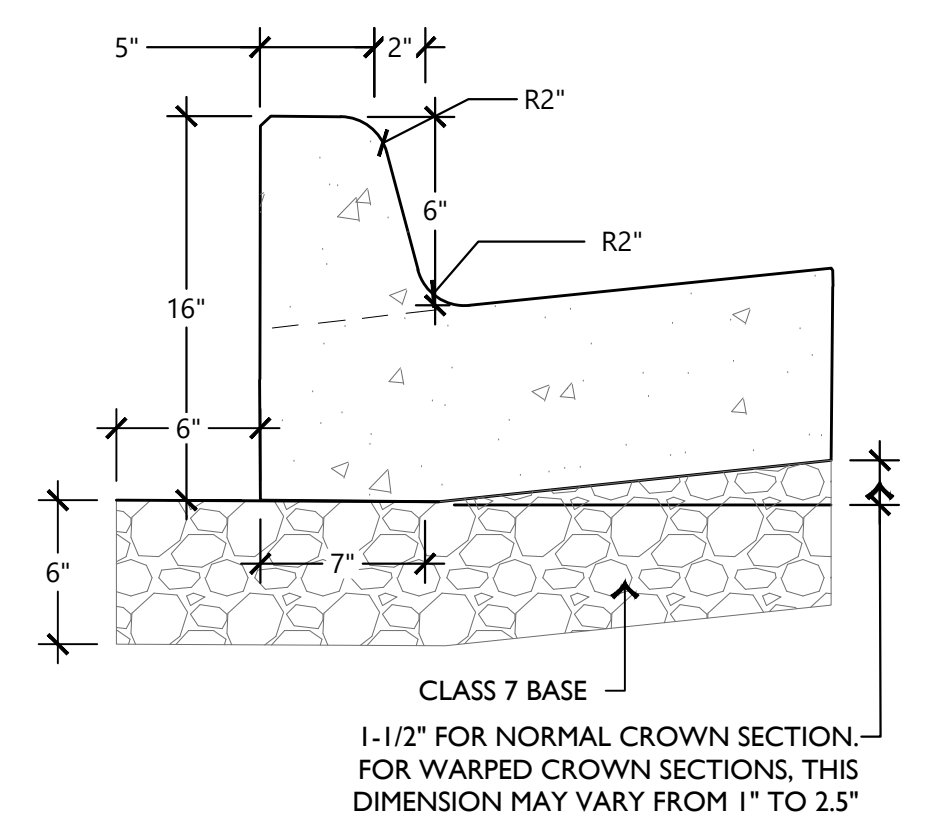
EDG PROJECT NO. 24-001  
 DATE 2024.06.13

REVISIONS		
Mark	Date	Description

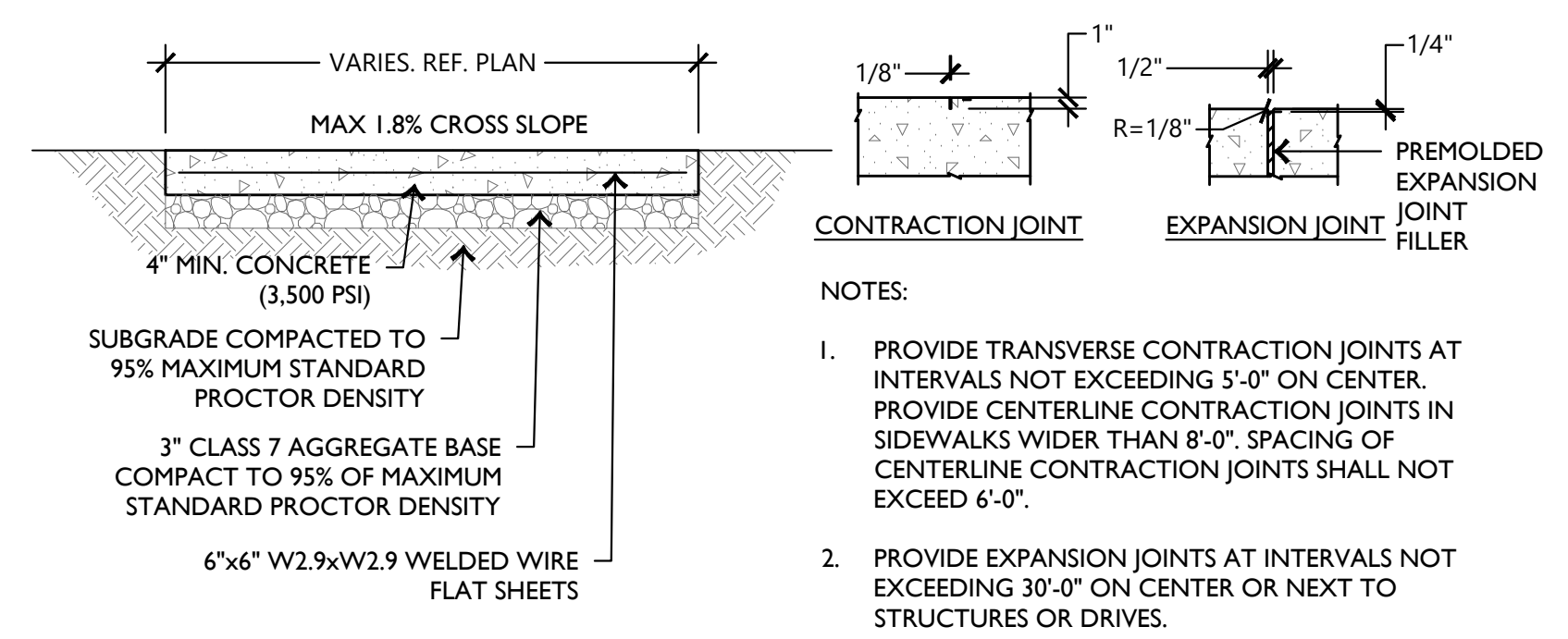
PHASE 100% CONSTRUCTION DOCUMENTS  
 TITLE SITE DETAILS  
 SHEET NO. C5.02



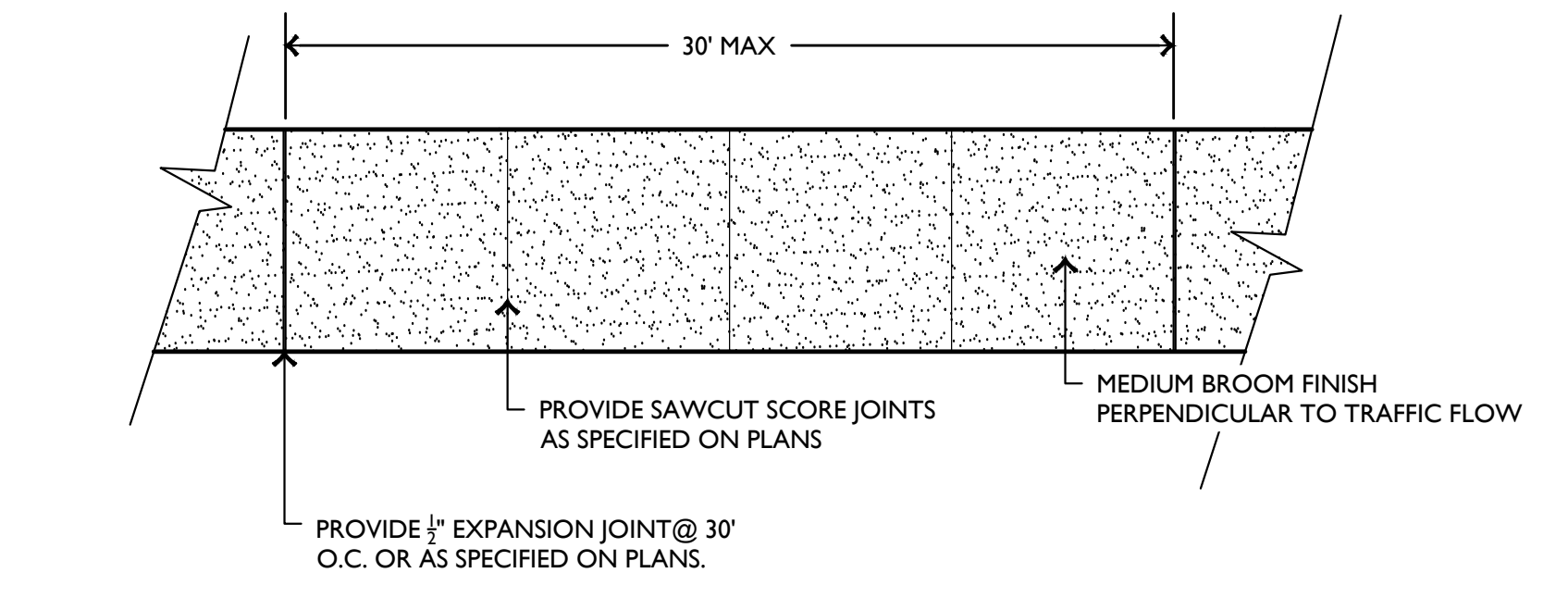
**1 GABION BASKET WITH WOODEN BENCH TOP** SCALE: NTS



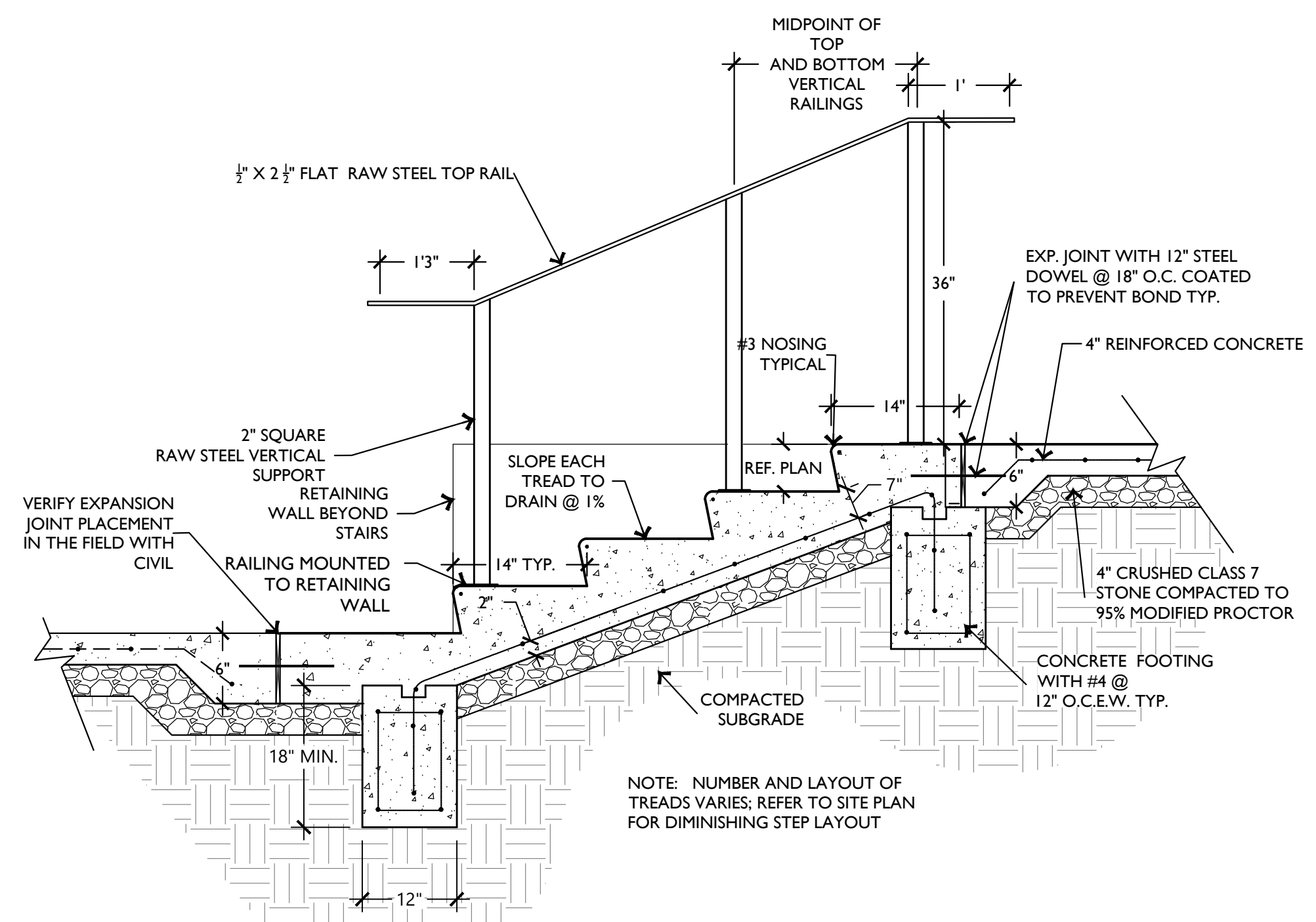
**2 STANDARD CURB AND GUTTER** SCALE: NTS



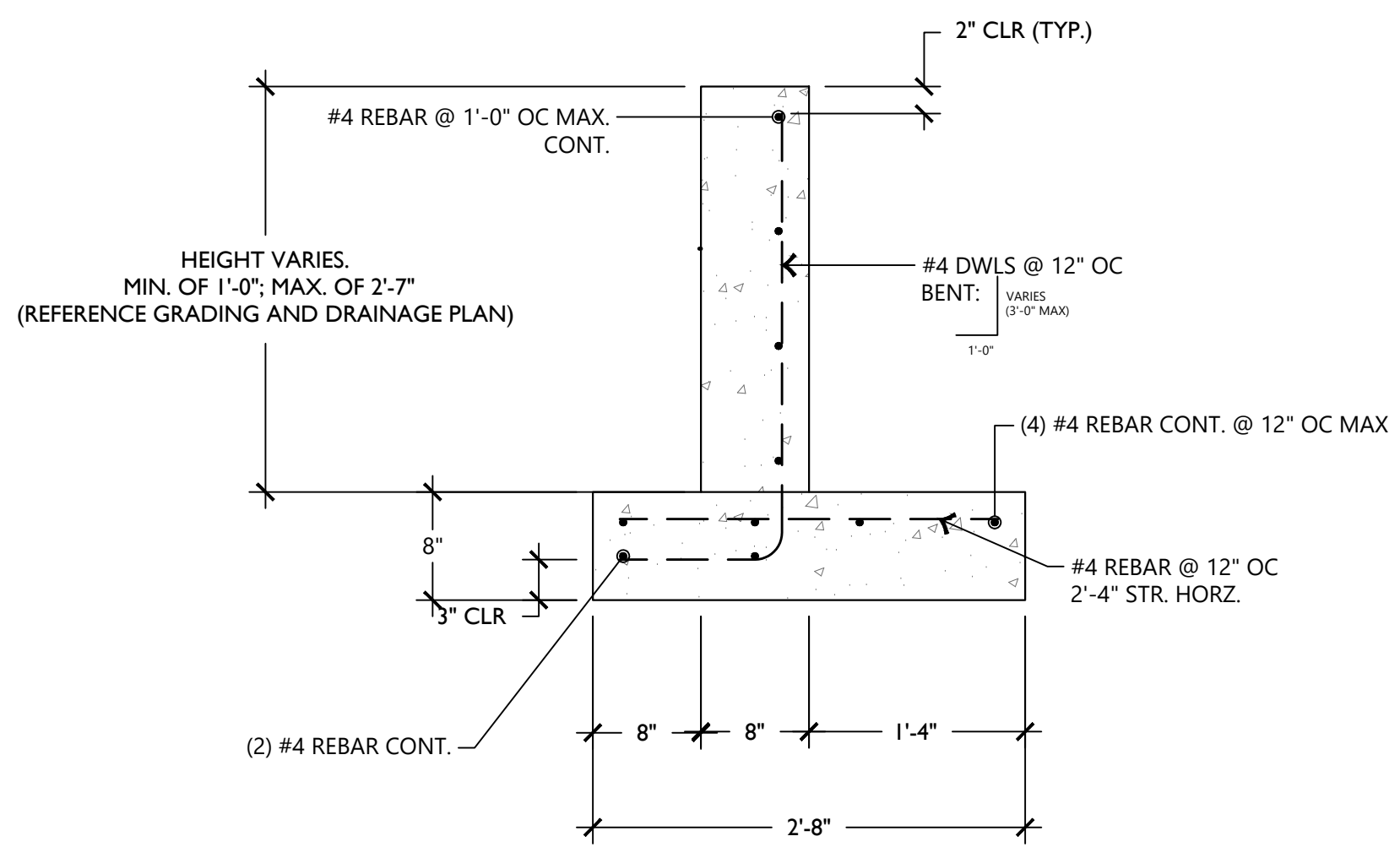
**3 GABION BASKET WITH TABLE TOP** SCALE: NTS



**4 TYPICAL CONCRETE SIDEWALK & SIDEWALK JOINT DETAIL** SCALE: NTS



**5 DIMINISHING STEPS** SCALE: NTS



**6 CONCRETE RETAINING WALL** SCALE: NTS







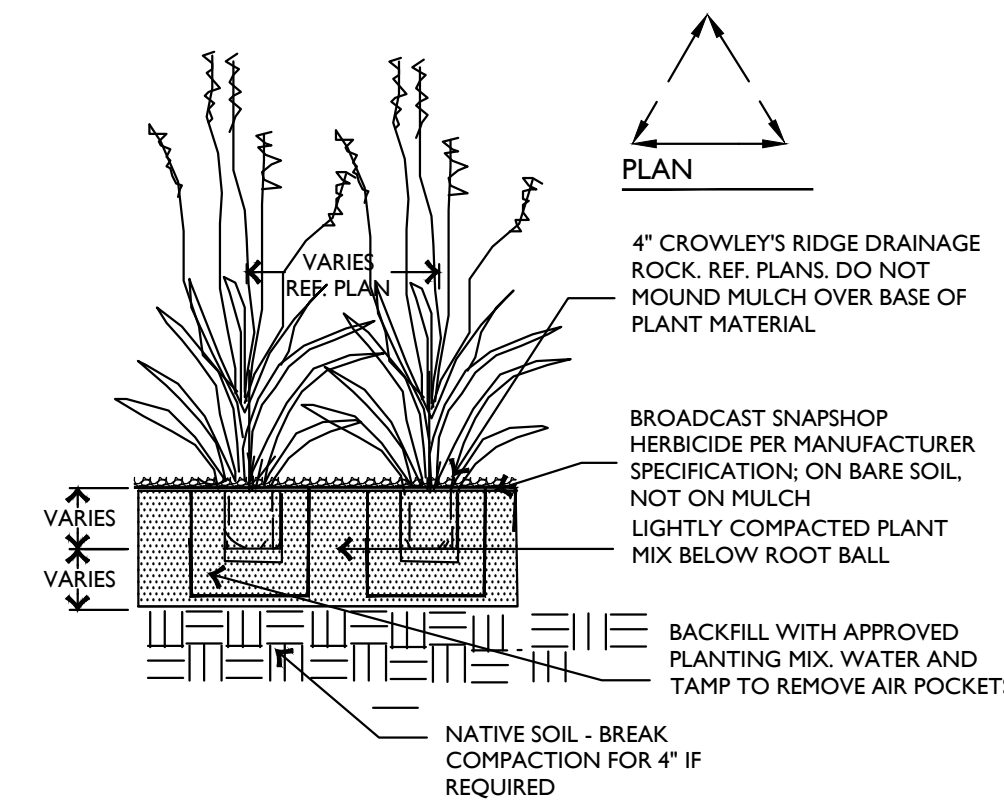


# PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING
<b>TREES</b>						
	11	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	2.5" CAL	BALL & BURLAPPED	AS SHOWN
<b>SHRUBS</b>						
	125	ERAGOSTIS ELLIOTTII 'BLUE EROS'	BLUE EROS ELLIOT'S LOVE GRASS	---	1 GAL	18" O.C.
<b>MISCELLANEOUS</b>		<b>QTY</b>	<b>DESCRIPTION</b>			
		46 SY.	Crowley's Ridge Drainage Rock	Clean, 1-1/2" to 2-1/2". Source from Razor Rock Materials or approved equal.		

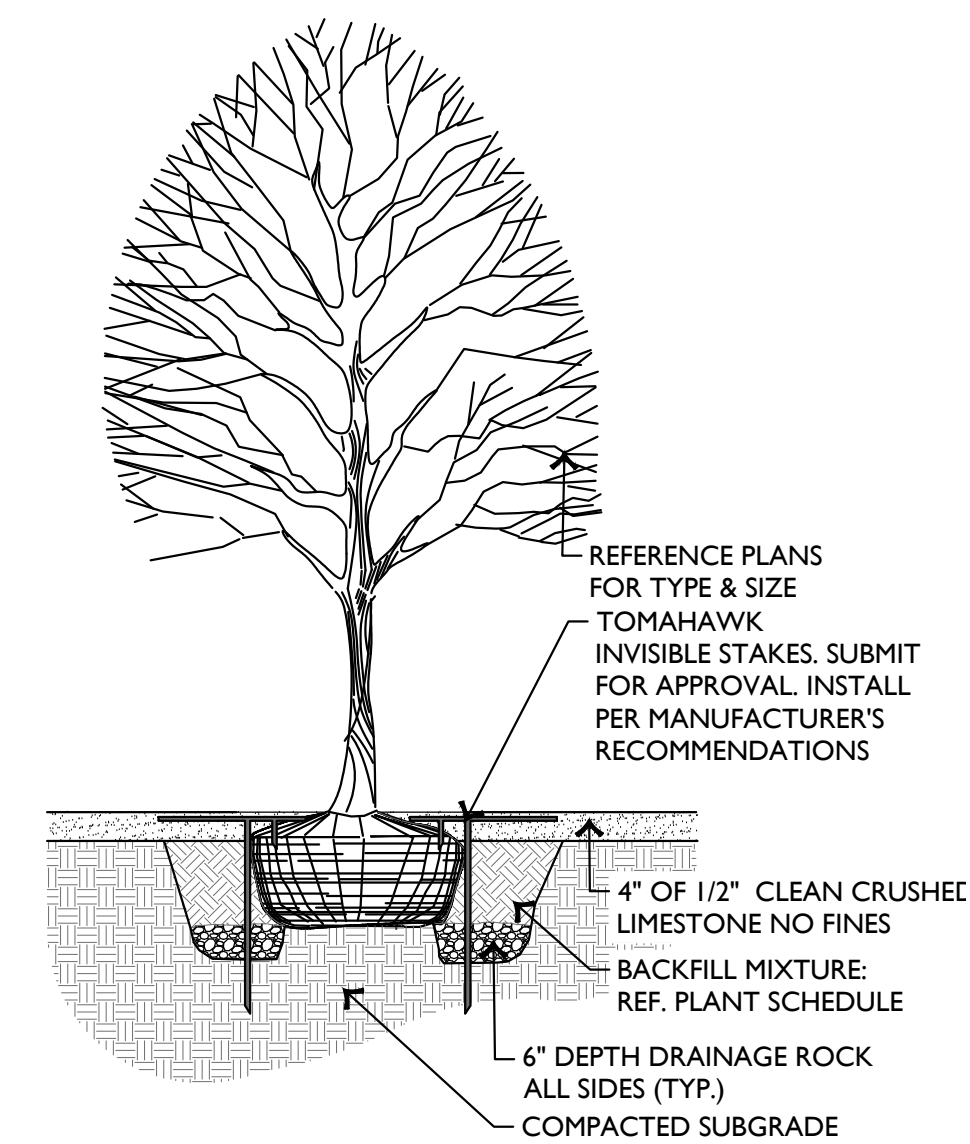
**LANDSCAPE NOTES:**

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
- ALL REQUIRED TREES SHALL BE 2.5" MINIMUM CALIPER. 2" ORNAMENTAL MINIMUM WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI-LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
- ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF JONESBORO AND/OR ASTATE STANDARD PLANTING DETAILS.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
- ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
- IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM. SUBMIT DRAWINGS FOR APPROVAL. REFERENCE ADDITIONAL IRRIGATION NOTES AND SPECIFICATIONS FOR MORE INFORMATION.
- MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
- LIVING MATERIAL, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER MINIMUM OF EIGHTY PERCENT OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT OF LIVING MATERIALS IS STRONGLY ENCOURAGED.



**1 GRASS PLANTING**

SCALE: NTS



**2 TREE PLANTING DETAIL IN CRUSHED STONE**

SCALE: N.T.S.



**JBR BIKE PLAZA**  
CREATH AVE AND SOUTH CHURCH ST,  
JONESBORO, ARKANSAS, 72401

EDG PROJECT NO. 24-001  
DATE 2024.06.13

REVISIONS		
Mark	Date	Description

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE LANDSCAPE DETAILS AND NOTES

SHEET NO. **L1.01**





Budgeted Amount \$255,000.00

Opened by S A Kent  
 Tabulated by T B Cooper

Bid #: 2024-23  
 Date: 07/02/23

DIVISIONS/DEPARTEMENT: Engineering / Parks	Bailey Contractors						
---	--------------------	--	--	--	--	--	--

NOTE: No award will be made at bid opening - all bids will be evaluated in the coming days.

Page 1

Item	Quan	Description	Unit	Amount	Unit	Amount	Unit	Amount
1	1	Concrete Washout		14,000.00	14,000.00	0.00	0.00	0.00
2	77	Sediment Filter Sock		9.10	700.70	0.00	0.00	0.00
3	323	Construction Fencing		17.50	5,652.50	0.00	0.00	0.00
4	7	Tree Removal		700.00	4,900.00	0.00	0.00	0.00
5	1	Light Post Removal		1,120.00	1,120.00	0.00	0.00	0.00
6	506	Demo Concrete Sidewalk		3.50	1,771.00	0.00	0.00	0.00
7	221	Demo Concrete Curb/Gutter		8.40	1,856.40	0.00	0.00	0.00
8	3800	Sawcut + Demo Asphalt Pave		3.36	12,768.00	0.00	0.00	0.00
9	1067	Concrete Sidewalk		8.40	8,962.80	0.00	0.00	0.00
10	93	Concrete Steps		105.00	9,765.00	0.00	0.00	0.00
11	160	Ribbon Curb		21.00	3,360.00	0.00	0.00	0.00
12	28	Class 7 Base		63.00	1,764.00	0.00	0.00	0.00
13	30	# 57 Stone Base		56.00	1,680.00	0.00	0.00	0.00
14	13	Crushed Limestone		411.60	5,350.80	0.00	0.00	0.00
15	95	Concrete curb/gutter		23.10	2,194.50	0.00	0.00	0.00
16	6	Concrete Wheel Stops		140.00	840.00	0.00	0.00	0.00
17	959	Concrete Paving & Joint Patt.		12.60	12,083.40	0.00	0.00	0.00
18	42	Asphalt Paving		25.20	1,058.40	0.00	0.00	0.00
19	1	ADA Ramp		1,400.00	1,400.00	0.00	0.00	0.00
20	10	ADA Pavers		70.00	700.00	0.00	0.00	0.00
21	260	Pavement Markings		4.20	1,092.00	0.00	0.00	0.00
22	397	Concrete Retaining Walls		62.30	24,733.10	0.00	0.00	0.00
23	21	Steel Chairs		837.20	17,581.20	0.00	0.00	0.00
24	7	Steel Tables 30" Dia		1,247.40	8,731.80	0.00	0.00	0.00
25	150	Imported Fill		40.60	6,090.00	0.00	0.00	0.00
26	144	Blue Eros Elliot's Love Grass		20.94	3,015.36	0.00	0.00	0.00
27	11	Imperial Honey Locust 2.5 cal		517.87	5,696.57	0.00	0.00	0.00
28	23	Top Soils + Planting Soils		140.00	3,220.00	0.00	0.00	0.00
29	40	Gabion Baskets		89.25	3,570.00	0.00	0.00	0.00
30	60	Gabion Baskets w/ wooden		1,255.92	75,355.20	0.00	0.00	0.00
31	23	Crowley's Ridge Stone Fill		127.16	2,924.68	0.00	0.00	0.00
32	1	Bike Kiosk		46,900.00	46,900.00	0.00	0.00	0.00
33	10	Bike Racks		770.00	7,700.00	0.00	0.00	0.00

34	1 Water Fill Up Station	21,805.00	21,805.00	0.00	0.00	0.00	0.00	0.00	0.00
35	1 Irrigation	17,469.20	17,469.20	0.00	0.00	0.00	0.00	0.00	0.00
36	1 Site Lighting & Electrical	85,400.00	85,400.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Base Bid		423,211.61	0.00	0.00	0.00	0.00	0.00	0.00
	Bid Bond (Y/N)		Yes						
	Qualifications (Y/N)		Yes						
	Bid Signed (Y/N)		Yes						

Bailey Contractors, Inc.

Item #	Description	Unit	Quantity	Unit Cost	Total Cost
1	Concrete Washout	EA	1	\$14,000.00	\$14,000.00
2	Sediment Filter Sock	LF	77	\$9.10	\$700.70
3	Construction Fencing	LF	323	\$17.50	\$5,652.50
4	Tree Removal	EA	7	\$700.00	\$4,900.00
5	Light Post Removal	EA	1	\$1,120.00	\$1,120.00
6	Demo Concrete Sidewalk	SF	506	\$3.50	\$1,771.00
7	Demo Curb & Gutter	LF	221	\$8.40	\$1,856.40
8	Sawcut & Demo Asphalt	SF	3800	\$3.36	\$12,768.00
9	Concrete Sidewalk	SF	1067	\$8.40	\$8,962.80
10	Concrete Steps	SF	93	\$105.00	\$9,765.00
11	Ribbon Curb	LF	160	\$21.00	\$3,360.00
12	Class 7 Base	CY	28	\$63.00	\$1,764.00
13	#57 Stone Base	CY	30	\$56.00	\$1,680.00
14	1/2" Crushed Stone	CY	13	\$411.60	\$5,350.80
15	Concrete Curb & Gutter	LF	95	\$23.10	\$2,194.50
16	Concrete Wheel Stops	EA	6	\$140.00	\$840.00
17	Concrete Paving & Sawcut	SF	959	\$12.60	\$12,083.40
18	Asphalt Paving	SF	42	\$25.20	\$1,058.40
19	ADA Ramp	EA	1	\$1,400.00	\$1,400.00
20	ADA Pavers	SF	10	\$70.00	\$700.00
21	Pavement Markings	LF	260	\$4.20	\$1,092.00
22	Concrete Retaining Walls	LF	397	\$62.30	\$24,733.10
23	Steel Chairs	EA	0	\$837.20	\$0.00
24	Steel Tables	EA	0	\$1,247.40	\$0.00
25	Imported Fill	CY	150	\$40.60	\$6,090.00
26	Blue Love Grass	EA	144	\$20.94	\$3,015.60
27	Honey Locust	EA	11	\$517.87	\$5,696.61
28	Top & Planting Soils	CY	23	\$140.00	\$3,220.00
29	Gabion Baskets / Bike Kiosk	LF	40	\$89.25	\$3,570.00
30	Gabion B / Bench & Tables	LF	60	\$747.25	\$44,835.01
31	Crowley's Stone in Baskets	CY	23	\$127.16	\$2,924.60
32	Bike Kiosk	LS	1	\$43,120.00	\$43,120.00
33	Bike Racks	EA	10	\$770.00	\$7,700.00
34	Water Bottle Fill Up Station	EA	0	\$21,805.00	\$0.00
35	Irrigation System	LS	0	\$17,469.20	\$0.00
36	Site Lighting & Electrical	LS	1	\$79,434.60	\$79,434.60

V.E. REVISED BID \$317,359.03



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-24:095

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

WHEREAS, the City of Jonesboro, Arkansas desires to purchase the following described right-of-way for the purpose of constructing and maintaining roadway improvements:

PERMANENT RIGHT-OF-WAY BEING A PART OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°20'38" EAST, 30.01 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 88°34'12" WEST, 16.47 FEET; THENCE NORTH 00°16'30" WEST, 242.87 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 58°28'12", A RADIUS OF 40.00 FEET, 40.82 FEET TO A POINT THAT BEARS SOUTH 28°53'31" EAST, 39.08 FEET FROM THE LAST SAID POINT; THENCE SOUTH 00°20'38" WEST, 208.25 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 4121.33 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF- WAY AND EASEMENTS OF RECORD.

WHEREAS, an Offer has been made and accepted to the sell the above-described property for the price of \$61,700.00.

WHEREAS, the attached Offer and Acceptance will be executed upon passage of this resolution.

WHEREAS, the funding for this purchase shall come from the Capital Improvement budget.

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

Section 1: The Mayor and City Clerk are hereby authorized to execute the documents necessary to

effectuate this transaction.

**REAL ESTATE CONTRACT FOR CITY OF JONESBORO  
OFFER AND ACCEPTANCE**

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following

2. **PROPERTY DESCRIPTION: (01-144321-05100)**

PERMANENT RIGHT-OF-WAY BEING A PART OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°20'38" EAST, 30.01 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 88°34'12" WEST, 16.47 FEET; THENCE NORTH 00°16'30" WEST, 242.87 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 58°28'12", A RADIUS OF 40.00 FEET, 40.82 FEET TO A POINT THAT BEARS SOUTH 28°53'31" EAST, 39.08 FEET FROM THE LAST SAID POINT; THENCE SOUTH 00°20'38" WEST, 208.25 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING **4121.33 SQ. FT.**, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF- WAY AND EASEMENTS OF RECORD. *See Exhibit "A" JLH*

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, the sum of sixty-one thousand seven hundred dollars **(\$61,700.00)**.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by execution of Permanent Right-of-Way document, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **PRO-RATIONS:** Taxes and special assessments, and allowable expenses due on or before closing shall be paid at closing from the proceeds of the sale.

6. **CLOSING:** The closing date will be immediate upon receipt of purchase price. Closing cost to be paid by the buyer. *Which will be no later than September 26, 2024 JLH*

7. **POSSESSION:** Possession shall be delivered to Buyers: Upon Buyers Closing

**THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYER AND SELLER.**

**BUYER**

CITY OF JONESBORO  
CRAIGHEAD COUNTY, AR

Name: \_\_\_\_\_

Title: \_\_\_\_\_ Mayor \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST**

\_\_\_\_\_  
City Clerk

**SELLER**



Name: Halsey Self Storage LLC

Date: 8-19-2024

Name: Jerry L. Halsey Jr / manager

Date: 8-19-2024

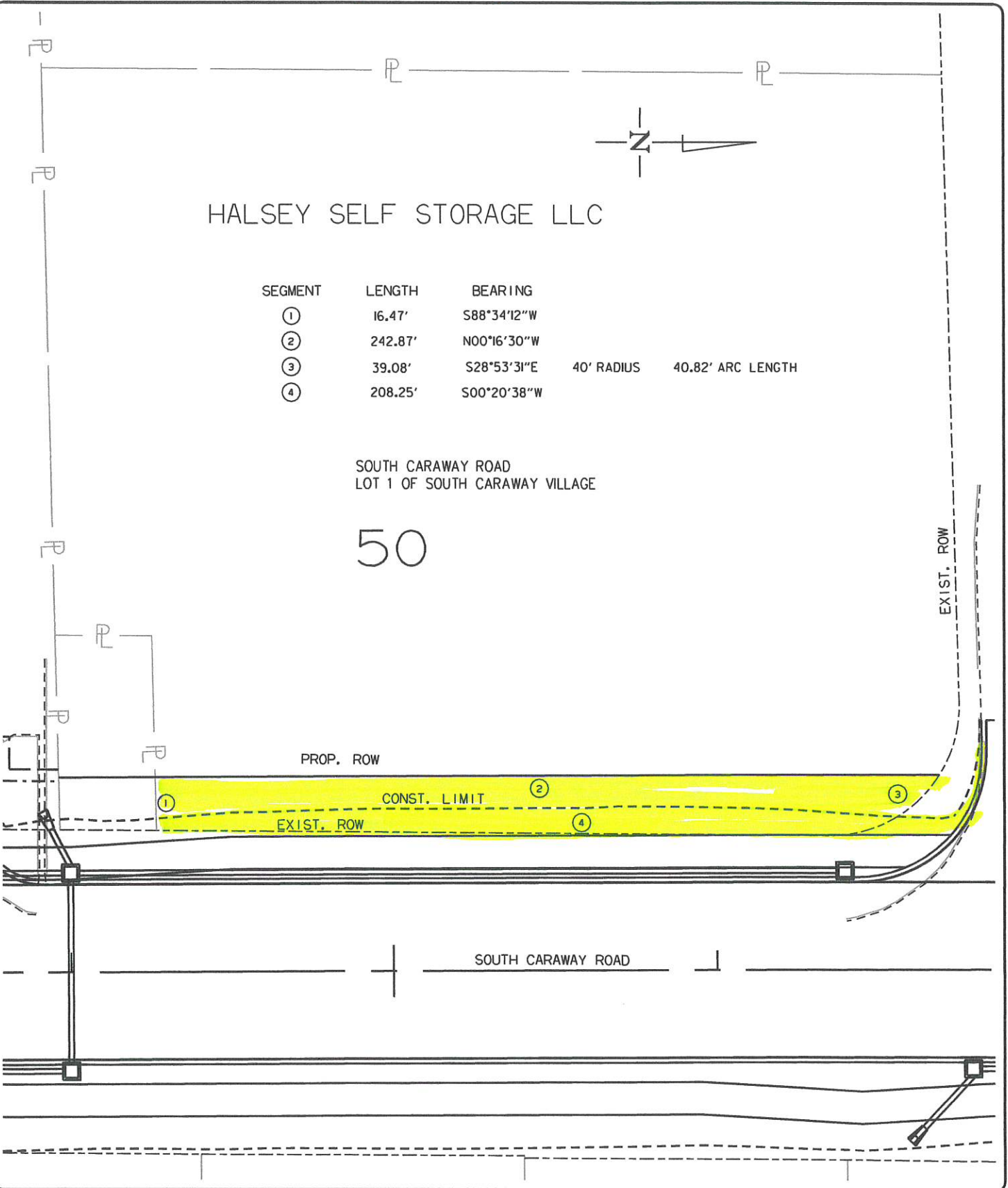
Exhibit "A"

HALSEY SELF STORAGE LLC

SEGMENT	LENGTH	BEARING		
①	16.47'	S88°34'12"W		
②	242.87'	N00°16'30"W		
③	39.08'	S28°53'31"E	40' RADIUS	40.82' ARC LENGTH
④	208.25'	S00°20'38"W		

SOUTH CARAWAY ROAD  
 LOT 1 OF SOUTH CARAWAY VILLAGE

50



SCALE: 1"=40' DATE: FEB 2023	JOB NO.: 25782.01 SHEET: 5A	HALSEY SELF STORAGE LLC PERMANENT ROW	CITY OF JONESBORO, AR SOUTH CARAWAY ROAD WIDENING	 <b>Pickering</b> Pickering Firm, Inc. Facility Design • Civil Engineering • Surveying • Transportation • Natural / Water Resources 317 South Church Street Jonesboro, AR 72401 870.336.0117	DATE:	REVISION:	BY:
					11/13/2023	ROW, P.D.E., T.C.E.	A.P.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-24:096

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

WHEREAS, the City of Jonesboro, Arkansas desires to purchase the following described right-of-way for the purpose of constructing and maintaining roadway improvements:

PERMANENT RIGHT-OF-WAY BEING A PART OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88°34'12" WEST, 16.14 FEET; THENCE NORTH 00°16'30" WEST, 30.00 FEET; THENCE NORTH 88°34'12" EAST, 16.47 FEET; THENCE SOUTH 00°20'38" WEST, 30.01 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 489.15 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF- WAY AND EASEMENTS OF RECORD.

WHEREAS, an Offer has been made and accepted to the sell the above-described property for the price of \$7,300.00.

WHEREAS, the attached Offer and Acceptance will be executed upon passage of this resolution.

WHEREAS, the funding for this purchase shall come from the Capital Improvement budget.

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

Section 1: The Mayor and City Clerk are hereby authorized to execute the documents necessary to effectuate this transaction.



**REAL ESTATE CONTRACT FOR CITY OF JONESBORO  
OFFER AND ACCEPTANCE**

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following

2. **PROPERTY DESCRIPTION: (01-144321-05101)**

PERMANENT RIGHT-OF-WAY BEING A PART OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88°34'12" WEST, 16.14 FEET; THENCE NORTH 00°16'30" WEST, 30.00 FEET; THENCE NORTH 88°34'12" EAST, 16.47 FEET; THENCE SOUTH 00°20'38" WEST, 30.01 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING **489.15 SQ. FT.**, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF- WAY AND EASEMENTS OF RECORD. *See Exhibit "A" JLH*

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, the sum of seven thousand three hundred dollars **(\$7,300.00)**.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by execution of Permanent Right-of-Way document, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **PRO-RATIONS:** Taxes and special assessments, and allowable expenses due on or before closing shall be paid at closing from the proceeds of the sale.

6. **CLOSING:** The closing date will be immediate upon receipt of purchase price. Closing cost to be paid by the buyer. *Which will be no later than September 26, 2024. JLH*

7. **POSSESSION:** Possession shall be delivered to Buyers: Upon Buyers Closing

**THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYER AND SELLER.**

**BUYER**

CITY OF JONESBORO  
CRAIGHEAD COUNTY, AR

Name: \_\_\_\_\_

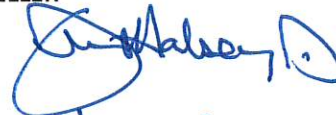
Title: \_\_\_\_\_ Mayor \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST**

\_\_\_\_\_  
City Clerk

**SELLER**



Name: Halsey Self Storage LLC

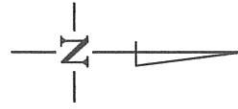
Date: 8-19-2024

Name: Jerry L. Halsey Jr. Manager

Date: 8-19-2024

Exhibit "A"

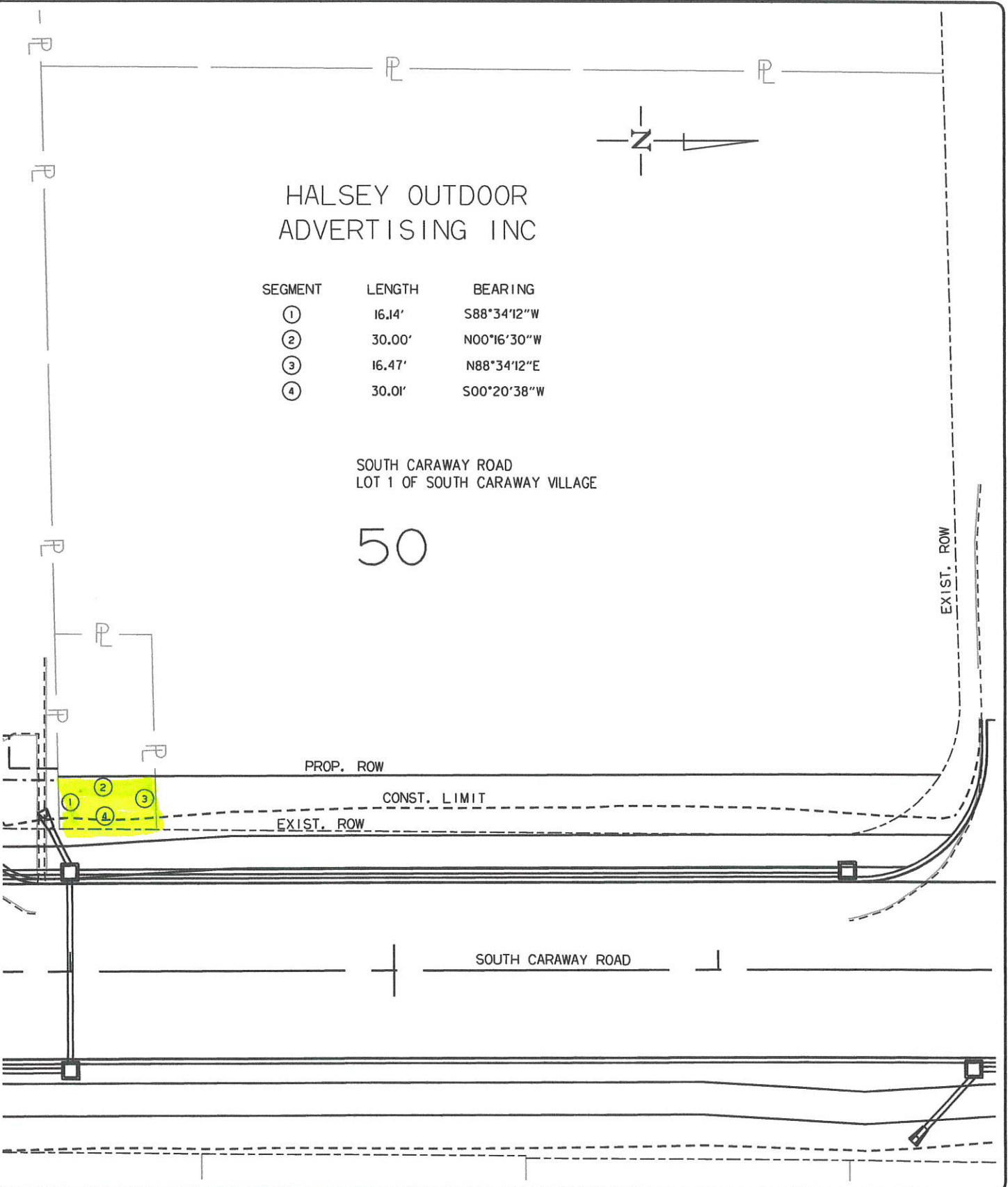
HALSEY OUTDOOR  
 ADVERTISING INC



SEGMENT	LENGTH	BEARING
①	16.14'	S88°34'12"W
②	30.00'	N00°16'30"W
③	16.47'	N88°34'12"E
④	30.01'	S00°20'38"W

SOUTH CARAWAY ROAD  
 LOT 1 OF SOUTH CARAWAY VILLAGE

50



SCALE: 1" = 40' DATE: FEB, 2023	JOB NO.: 25782.01 SHEET: 5	HALSEY OUTDOOR ADVERTISING INC PERMANENT ROW	CITY OF JONESBORO, AR SOUTH CARAWAY ROAD WIDENING	 Pickering Firm, Inc. Facility Design • Civil Engineering • Surveying • Transportation • Natural / Water Resources 317 South Church Street Jonesboro, AR 72401 870.336.0117	DATE: 11/13/2023	REVISION: ROW, P.D.E., T.C.E.	BY: A.P.
--	-------------------------------------	--	--	---	---------------------	----------------------------------	-------------

JLH



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-24:097

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

WHEREAS, the City of Jonesboro, Arkansas desires to purchase the following described permanent drainage easement for the purpose of constructing and maintaining drainage improvements:

A PERMANENT DRAINAGE EASEMENT BEING A PART OF LOT 1 OF ROBERTS MINOR PLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF ROBERTS MINOR PLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 01°51'19" EAST, 98.23 FEET; THENCE SOUTH 88°08'41" EAST, 4.95 FEET; THENCE SOUTH 05°56'46" EAST, 82.19 FEET; THENCE SOUTH 45°38'45" WEST, 23.28 FEET TO THE POINT OF BEGINNING, CONTAINING 993 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

WHEREAS, an Offer has been made and accepted to the sell the above-described property for the price of \$14,900.00.

WHEREAS, the attached Offer and Acceptance will be executed upon passage of this resolution.

WHEREAS, the funding for this purchase shall come from the Capital Improvement budget.

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

Section 1: The Mayor and City Clerk are hereby authorized to execute the documents necessary to effectuate this transaction.

**REAL ESTATE CONTRACT FOR CITY OF JONESBORO  
OFFER AND ACCEPTANCE**

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following

2. **PROPERTY DESCRIPTION: (3914 S Caraway Road 01-144333-16800)**

A PERMANENT DRAINAGE EASEMENT BEING A PART OF LOT 1 OF ROBERTS MINOR PLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF ROBERTS MINOR PLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 01 °51'19" EAST, 98.23 FEET; THENCE SOUTH 88°08'41" EAST, 4.95 FEET; THENCE SOUTH 05°56'46" EAST, 82.19 FEET; THENCE SOUTH 45°38'45" WEST, 23.28 FEET TO THE POINT OF BEGINNING, CONTAINING **993 SQ. FT.**, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD. *See Exhibit "A" JLT*

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, the sum of fourteen thousand nine hundred dollars **(\$14,900.00)**.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by execution of Permanent Right-of-Way document, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **PRO-RATIONS:** Taxes and special assessments, and allowable expenses due on or before closing shall be paid at closing from the proceeds of the sale.

6. **CLOSING:** The closing date will be immediate upon receipt of purchase price. Closing cost to be paid by the buyer. *Which will be no later than September 26, 2024. JLT*

7. **POSSESSION:** Possession shall be delivered to Buyers: Upon Buyers Closing

**THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYER AND SELLER.**

**BUYER**

CITY OF JONESBORO  
CRAIGHEAD COUNTY, AR

Name: \_\_\_\_\_

Title: \_\_\_\_\_ Mayor \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST**

\_\_\_\_\_  
City Clerk

**SELLER**



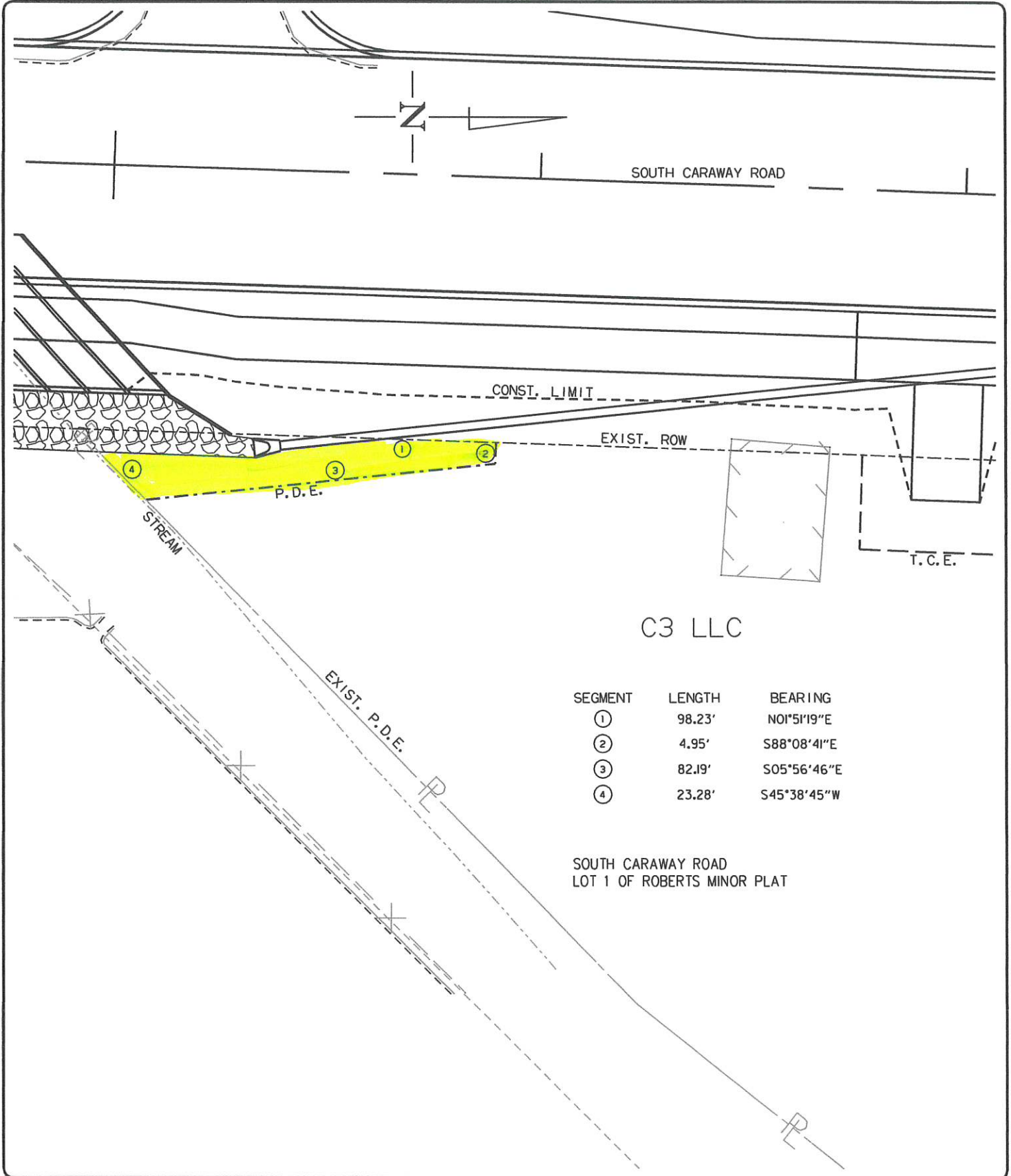
Name: Halsey Properties LLC

Date: 8-19-2024

Name: Jerry L. Halsey Jr / manager

Date: 8-19-2024

Exhibit "A"



C3 LLC

SEGMENT	LENGTH	BEARING
①	98.23'	N01°51'19"E
②	4.95'	S88°08'41"E
③	82.19'	S05°56'46"E
④	23.28'	S45°38'45"W

SOUTH CARAWAY ROAD  
LOT 1 OF ROBERTS MINOR PLAT

SCALE: 1" = 30' DATE: FEB. 2023	JOB NO.: 25782.01 SHEET: 13	C3 LLC P.D.E.	CITY OF JONESBORO, AR SOUTH CARAWAY ROAD WIDENING	 Pickering Firm, Inc. Facility Design • Civil Engineering • Surveying • Transportation • Natural / Water Resources 317 South Church Street Jonesboro, AR 72401 870.336.0117	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">DATE:</th> <th style="width: 20%;">REVISION:</th> <th style="width: 20%;">BY:</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE:	REVISION:	BY:												
DATE:	REVISION:	BY:																		

JLH



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-24:098

---

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

### RESOLUTION AUTHORIZING A LEASE AGREEMENT BETWEEN THE CITY OF JONESBORO AND CRAIGHEAD COUNTY FOR THE LEASING AND SHARED USE OF A FIRE TRAINING FACILITY

WHEREAS: Thorough training for firefighters is of critical importance to both the community and the safety of firefighters; and

WHEREAS: The City of Jonesboro has negotiated an agreeable arrangement that will allow continued use of the fire training academy campus located at 3105 Fire Academy Drive in Jonesboro; and

WHEREAS; The terms of the agreement include a \$1.00 annual cost and responsibility by the City of Jonesboro for upkeep and utilities.

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 to enter into a lease agreement for the fire training academy campus.

## Lease Agreement

This lease made this 20<sup>th</sup> day of August, 2024, by which Craighead County, Arkansas (Lessor) leases to the City of Jonesboro (Lessee) the premises listed herein for use as a Fire Academy or for fire training by the City of Jonesboro Fire Department (JFD) and any other department of the City of Jonesboro that shall need use of the premises for training from time to time.

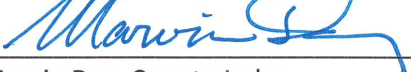
1. **Premises.** The premises to be leased consist of 7.77 acres, being part of the Northwest quarter, Southeast quarter, Section 4, Township 13N, Range 4E all situated in the City of Jonesboro, Craighead County, Arkansas.
2. **Term.** The initial term will begin on July 1, 2024 and end on June 30, 2034. The Lessee may elect to extend the term for a period of five years upon the same terms by providing written notice to the Lessor not less than thirty (30) days before the end of the initial term.
3. **Rent.** The Lessee hereby agrees to pay \$1.00 per year for the use of the premises, said amount to be paid to the Lessor at the Office of the County Judge, Craighead County Courthouse, Jonesboro, Arkansas.
4. **Utilities.** The Lessee agrees to continue to request utility services from City Water and Light for the extent of the lease and their use of the premises for training purposes.
5. **Maintenance.** The Lessee agrees to maintain the premises in good repair and condition. Lessee shall not be responsible for damages caused to the property when it is being used by other fire departments or the Arkansas Fire Training Academy as stated in Section 14 below.
6. **Insurance.** Lessee shall bear the risk of loss by fire or other casualty and shall maintain fire and extended coverage insurance to the full replacement value of the premises. Lessee agrees to promptly repair or replace any part of the premises damaged or destroyed. Lessee shall provide a current certificate of coverage to Lessor as said becomes available or at the request of Lessor to show coverage is maintained on the premises.
7. **Modifications.** This lease and any modification or amendments must be in writing and signed by both parties to the lease agreement.
8. **Assignment.** This lease may not be assigned to a third party by Lessee without the written approval of the Lessor.
9. **Termination.** Failure of the Lessee to comply with the terms of the lease, or should Lessee cease to use the premises for the purposes of training shall terminate the lease and possession of the premises shall revert to the Lessor. This lease may be terminated by either party with written notice to the other party no later than one year prior to the requested date of termination of the lease.
10. **Notices.** Any and all written notices shall be delivered to the parties at the addresses provided herein.
11. **Eminent Domain.** The Lessor may terminate this lease by written notice from Lessor to Lessee upon the taking by eminent domain of any part of the premises.
12. **Sovereign Immunity.** Nothing contained in this lease shall be construed to waive the sovereign immunity of any of the entities herein.
13. **Alterations.** This Lessee may make alterations, attach fixtures, and erect additions and signs in or upon the premises. Any fixtures or signs that are not permanent in nature, shall remain the property of the Lessee and may be removed from the premises within a reasonable time

after the termination of this lease provided the Lessee shall restore the premises to a condition as good as at the beginning of this lease, ordinary wear and tear excepted.

- 14. **Other Training.** Other fire departments in northeast Arkansas and the Arkansas Fire Training Academy shall be allowed to train at the facility during times when the facility is not in use by the Jonesboro Fire Department. Any damages done to the property during any training done by an agency other than the Lessee shall be the responsibility of the Lessor or the agency causing the damage and shall be repaired by them at no cost to the Lessee. Lessee will act in good faith to ensure that there are times for other agencies to train at the facility.
- 15. **Entire Agreement.** This lease contains the entire agreement of the parties.

Executed by the parties who individually represent that each has the authority to enter into this lease agreement.

Lessor, Craighead County, Arkansas

  
\_\_\_\_\_  
Marvin Day, County Judge  
Date 3/20/24

Address for service:  
511 Union St #119  
Jonesboro, Arkansas 72401

Lessee, City of Jonesboro, Arkansas

\_\_\_\_\_  
Harold Copenhaver, Mayor  
Date \_\_\_\_\_

Address for service:  
300 S. Church  
Jonesboro, Arkansas 72401





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-24:099

---

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

### A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR CITY-LEASED AND OWNED PROPERTY

WHEREAS, the City of Jonesboro is requesting that City Water and Light provide free utilities at the following locations:

3105 Fire Academy Road (Fire Training Campus near South Stadium BLVD)  
212 Pine Street

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.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-24:101

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CONSTRUCTION CONTRACT FOR THE PARKER PARK COMMUNITY CENTER POOL ADDITION (2023:24)

WHEREAS, the City of Jonesboro entered into a contract for the Parker Park Community Center Pool Addition with Bailey Contractors, Inc. (RES-23:171);

WHEREAS, the City of Jonesboro would like to amend said contract to add \$189,709.26 for vehicle parking and pedestrian access improvements. Note that parking and access improvements were part of the original project scope but were removed during the value engineering process, prior to contract award, so that they could be redesigned.

WHEREAS, the funding for this amendment shall come from the 2024 Capital Improvement budget for Parks, and compensation shall be paid in accordance with the contract documents.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS;

Section 1: That the City of Jonesboro hereby amends the contract with Bailey Contractors, Inc. to add \$189,709.26 for vehicle parking and pedestrian access improvements.

Section 2. That funding for this amendment shall come from the 2024 Capital Improvement budget for Parks, 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 amendment.



Murphy Brothers Construction LLC  
PO box 16928  
Jonesboro, AR 72403

8/15/24

The following bid proposal and scope of work is offered in association with the Parker Park site work located in Jonesboro, AR:

Bid price and scope of work: \$45,000

- Silt fence.
- Demo items shown on plans.
- Strip organic material and remove any excess material.
- Fill/grade site to elevations for building and parking areas.
- Rock base for concrete and asphalt areas.
- Backfill curbs and green areas using onsite soil.

Any undercut and replacement of unsuitable soils after stripping will be an additional \$18.00/CY

Excludes the following: layout, permits, testing, concrete, and asphalt.

Thank you for your consideration. My contact information is listed below.

Brad Murphy  
Murphy Brothers Construction LLC  
Cell 870-919-2572



PO Box 16505  
Jonesboro, AR 72403

# Estimate

Date	Estimate #
8/20/2024	772

Bailey Contractors, Inc  
2307 Congress Cove  
Jonesboro AR 72401

Brian Fielder  
870-897-1191

Description	Qty	Rate	Total
Parker Park			
Planting Trees - Red Maple	8	500.00	4,000.00T
New Landscaping Installation - Yaupon Holly	27	40.00	1,080.00T
Sod Installation (per sq yard)	1,200	10.00	12,000.00T

We appreciate the opportunity to provide you with this estimate

**Subtotal** \$17,080.00

**Sales Tax (8.5%)** \$1,451.80

**Total** **\$18,531.80**

*Taking Care of God's Green Earth*



# Proposal Request (PR)

**Project:** Parker Park Community Center  
 Pool Addition – City of Jonesboro  
 Jonesboro, Arkansas

**PR #** (3) Three  
**Project #** 2301  
**Date:** 08.02.24

**Owner:** City of Jonesboro

**Architect:** Brackett-Krennerich  
 & Associates P.A.  
 100 E. Huntington Ave. Suite D  
 Jonesboro, AR 72401

**Contractor:** Bailey Contractors, Inc.  
 2307 Congress Circle  
 Jonesboro, AR 72401

- Owner (email)
- Contractor (email)
- Consultant (email)
- Field (email)
- Other: BK Office (email)

**Attn:** Hunter Bailey

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein. **This is not a change order nor a direction to proceed with the work described herein.**

## Description:

**Please provide cost breakdown and back up information for the following items:**  
 (Indicated on drawings as delta "6")

- **Sheet C001 – Site Demolition Plan (Revised)**
  - Provide additional site demolition at area indicated on site demolition plan.
  - Provide demolition to areas required for construction of new work.
- **Sheet C002 – Overall Site Plan (Revised)**
  - Provide new asphalt drive, concrete parking/paving, sidewalks and associated details indicated.
- **Sheet C003 – Grading/Erosion Plan (Revised)**
  - Provide grading as indicated
- **Sheet C004 – Landscape Plan (Revised)**
  - Provide landscaping as indicated on attached plan.



**BRACKETT KRENNERICH | ARCHITECTS**  
100 E. Huntington Ave, Ste D, Jonesboro, Arkansas 72401  
Phone: 870-932-0571 | Fax: 870-932-0975

**Attachments:**

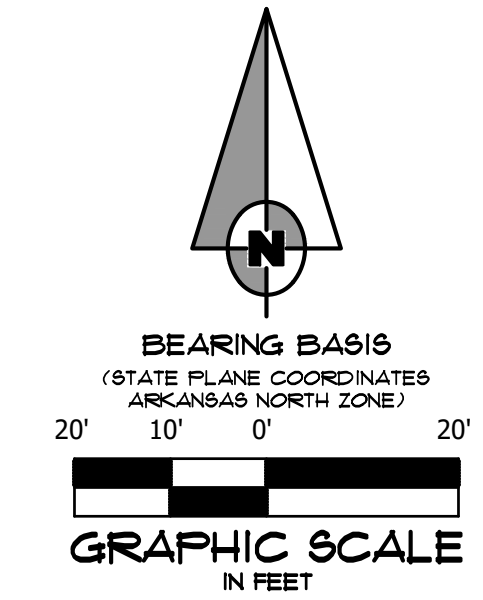
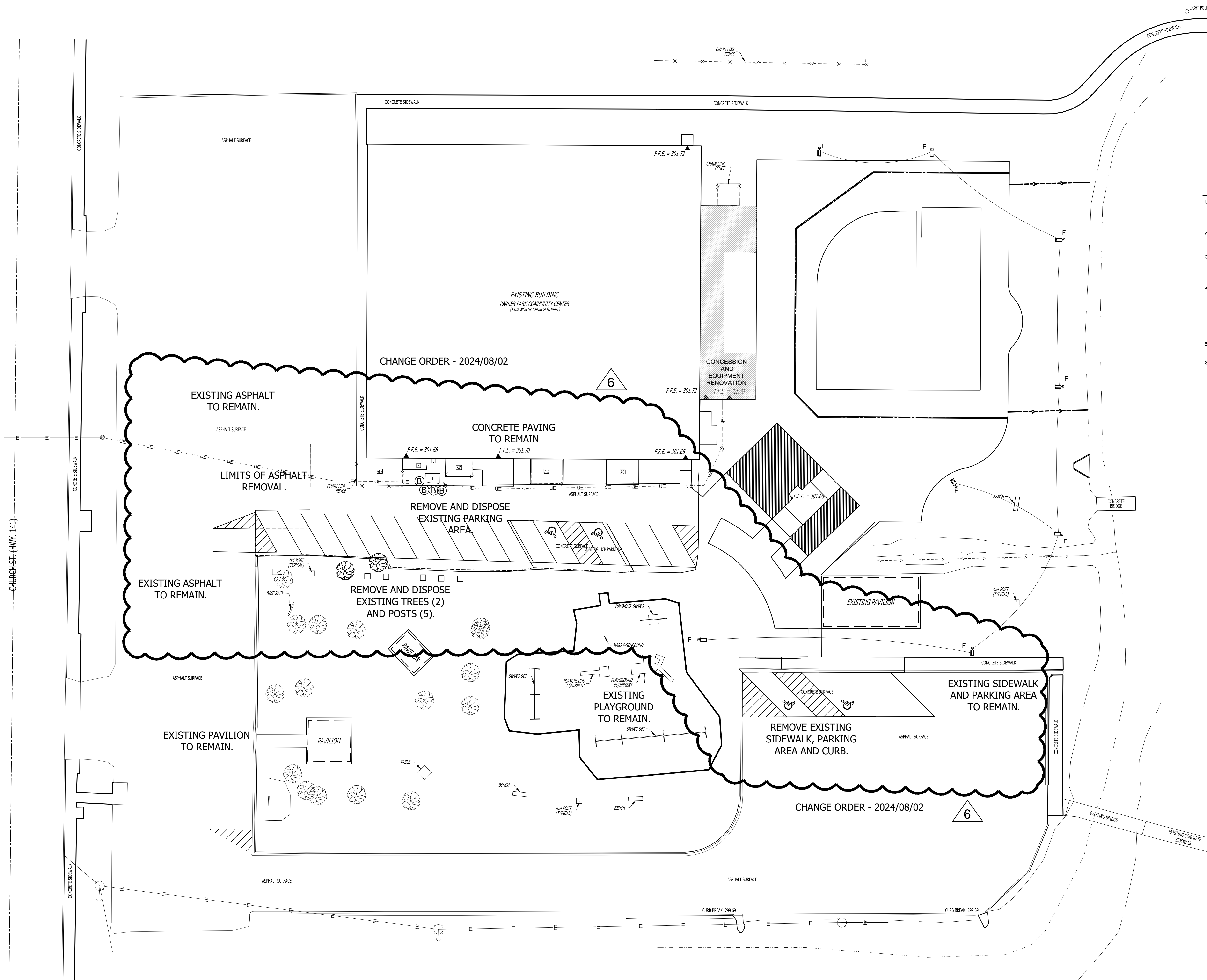
- **Sheet C001 – Site Demolition Plan (Revised)**
- **Sheet C002 – Overall Site Plan (Revised)**
- **Sheet C003 – Grading/Erosion Plan (Revised)**
- **Sheet C004 – Landscape Plan (Revised)**

**Issued by:**

**Kyle Cook, AIA**

*(Printed name and title)*

*100 East Huntington Avenue, Suite D  
Jonesboro, AR 72401  
P: 870.932.0571 F: 870.932.0975*



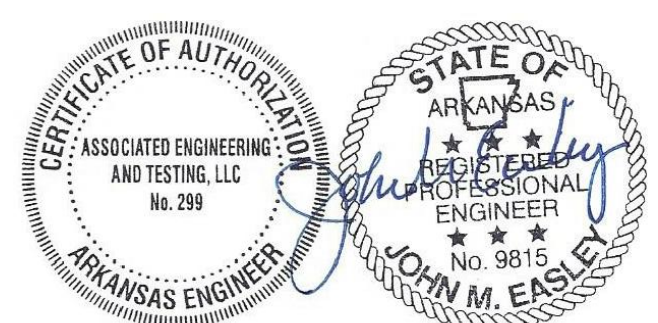
**DEMOLITION NOTES**

1. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
2. ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
3. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. EROSION CONTROL DEVICES/MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION.
6. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING THE DEVELOPER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.

**BRACKETT  
KRENNERICH**  
architects

**PARKER PARK COMMUNITY CENTER POOL  
ADDITION  
CITY OF JONESBORO**  
Jonesboro, Arkansas

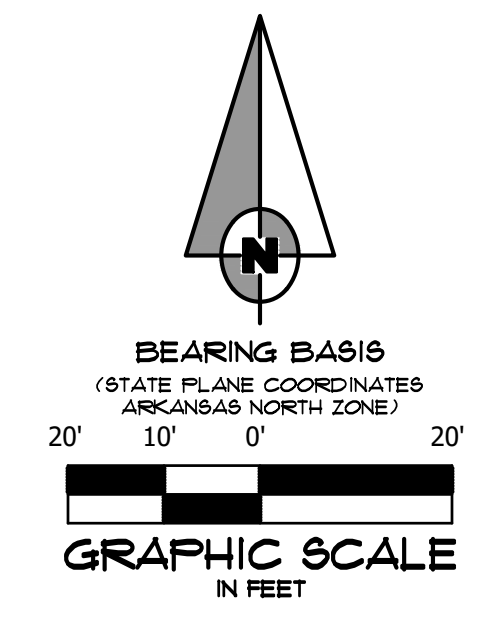
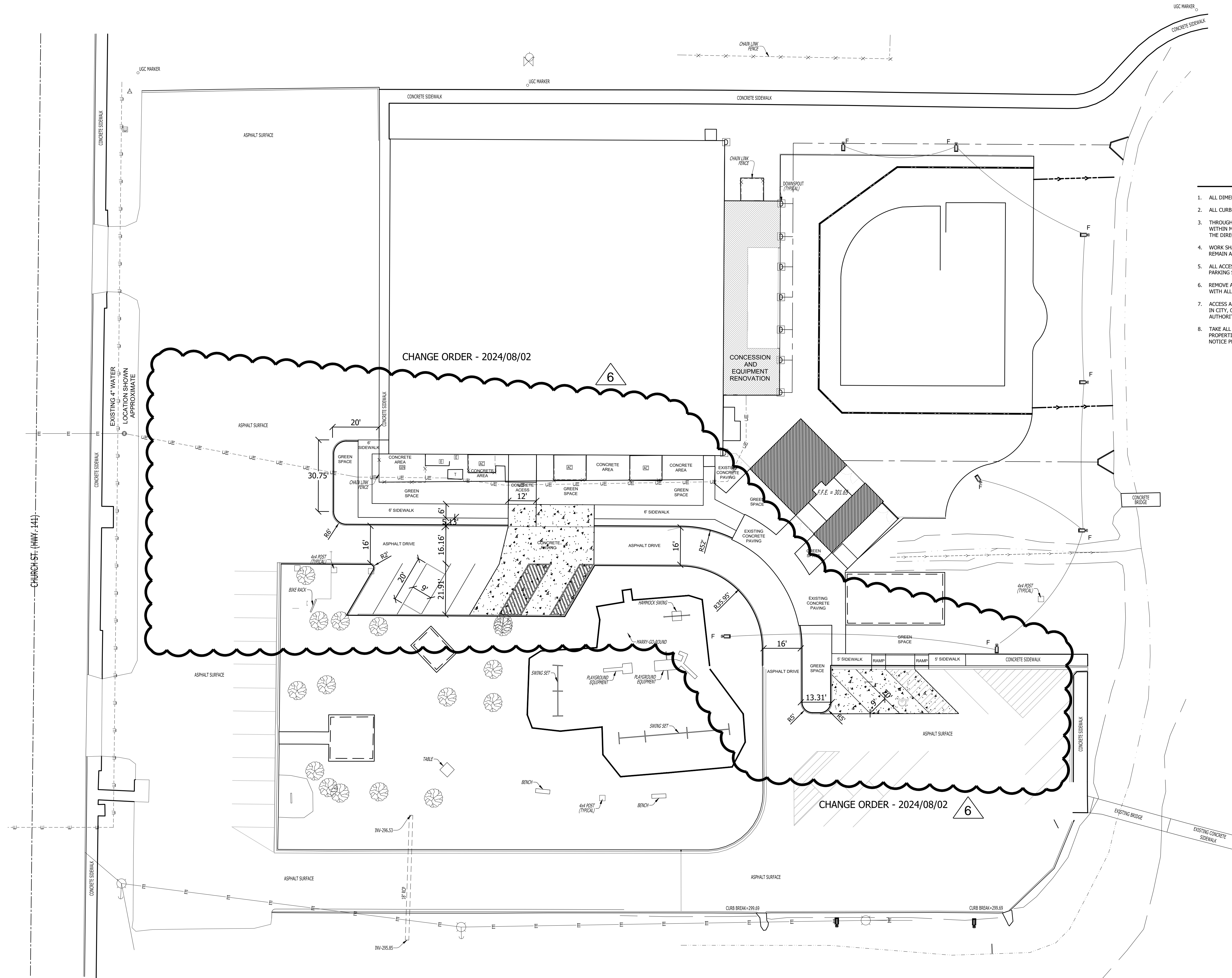
Revision Schedule	Issued by
Tag	Rev. Date
6	08.02.24
PR#003	BK



**site demolition plan**  
SCALE: 1" = 20'-0"

Commission Number  
2301  
**C001**  
Date: August 2, 2024





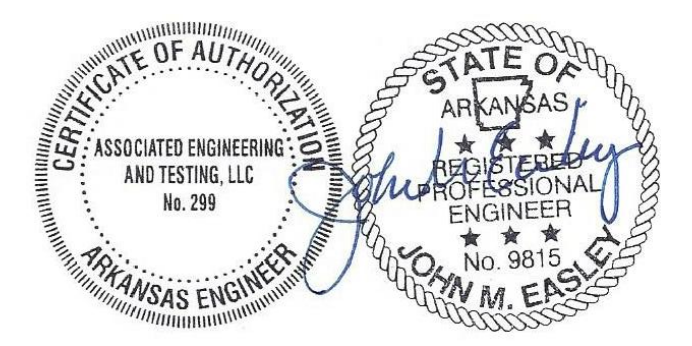
**SITE NOTES**

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
3. THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
4. WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
5. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
6. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
7. ACCESS ALONG INTERIOR RING ROAD SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
8. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.



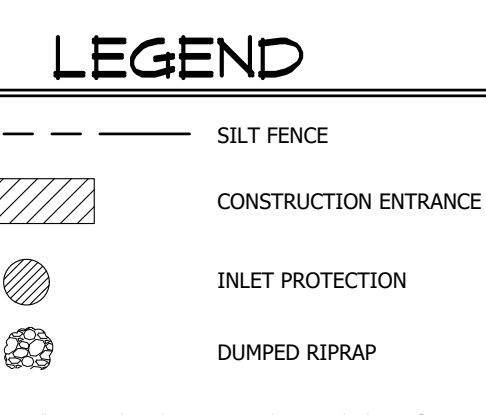
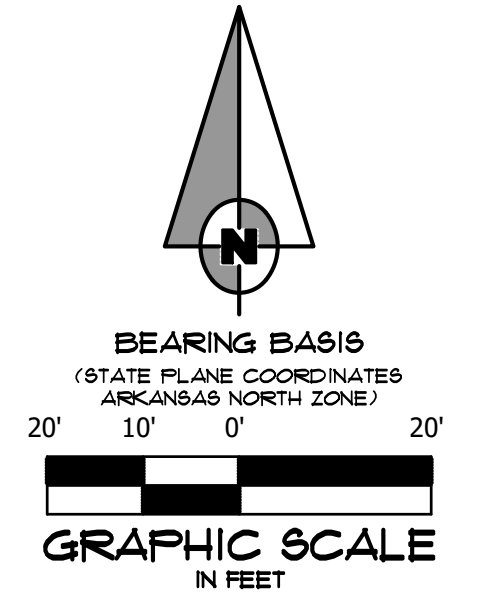
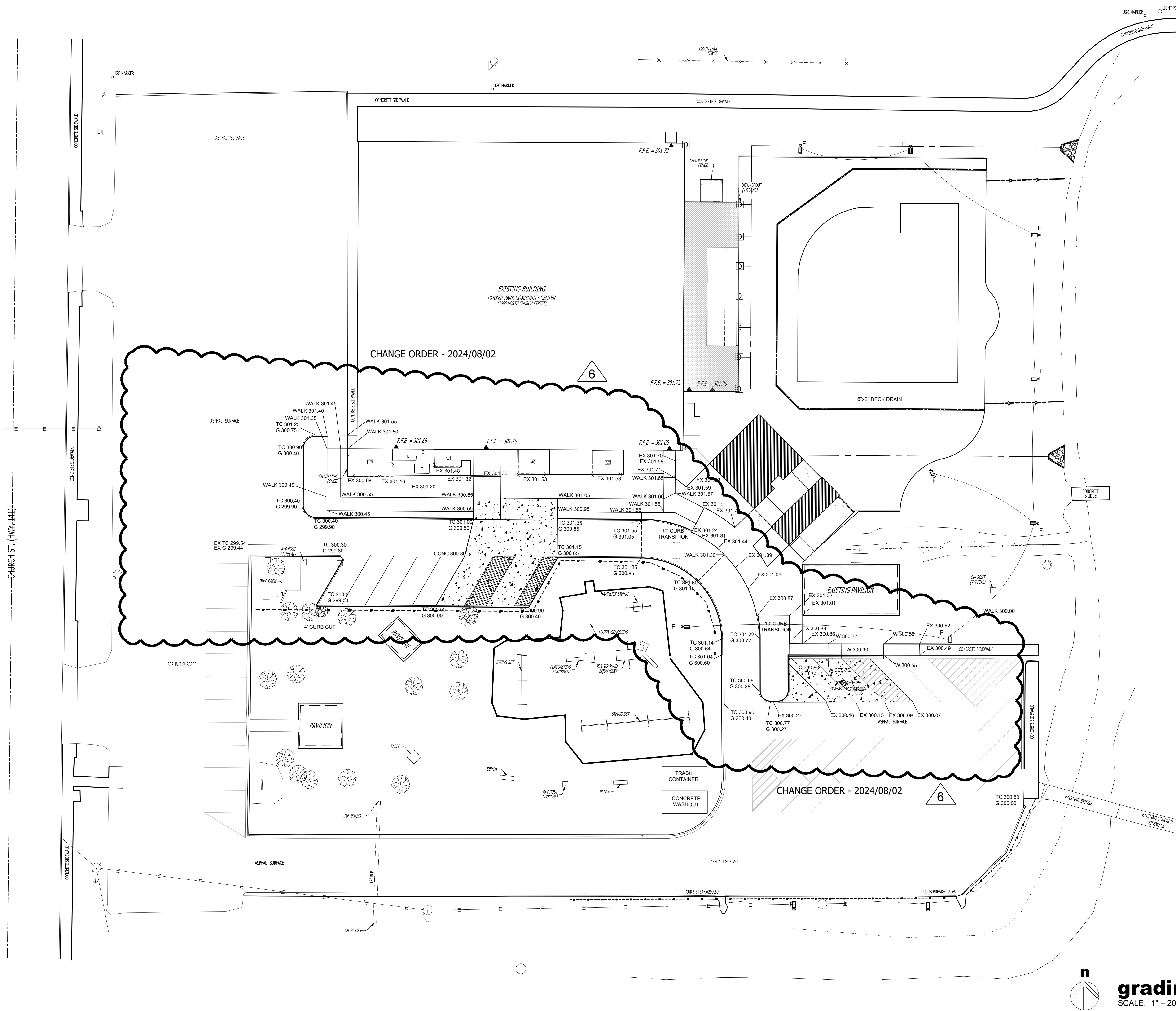
**PARKER PARK COMMUNITY CENTER POOL  
 ADDITION  
 CITY OF JONESBORO**  
 Jonesboro, Arkansas

Tag	Rev. Description	Rev. Date	Issued by
6	PR#003	08.02.24	BK



**overall site plan**  
 SCALE: 1" = 20'-0"

Commission Number  
 2301  
**C002**  
 Date: August 2, 2024



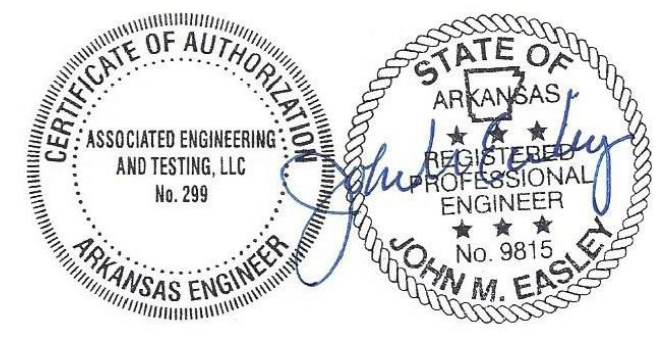
- GRADING NOTES**
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
  - ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
  - PROJECT SITE IS CURRENTLY COMMERCIAL.
  - THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
  - WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
  - ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
  - REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
  - ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
  - TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.

- EROSION CONTROL MEASURES**
- THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
  - SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
  - GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLES TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY SWEEP THE ACCESS STREETS.
  - THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
  - DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
  - ALL WORK ON THIS SITE PERTAINING TO EXCAVATION AND DRAINAGE SHALL BE IN ACCORDANCE WITH THIS PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF JONESBORO STORM WATER MANAGEMENT REGULATIONS.
  - ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND ADEQ DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS IF DETERMINED NECESSARY.

**PARKER PARK COMMUNITY CENTER POOL ADDITION**  
**CITY OF JONESBORO**  
Jonesboro, Arkansas

**BRACKETT KRENNERICH architects**

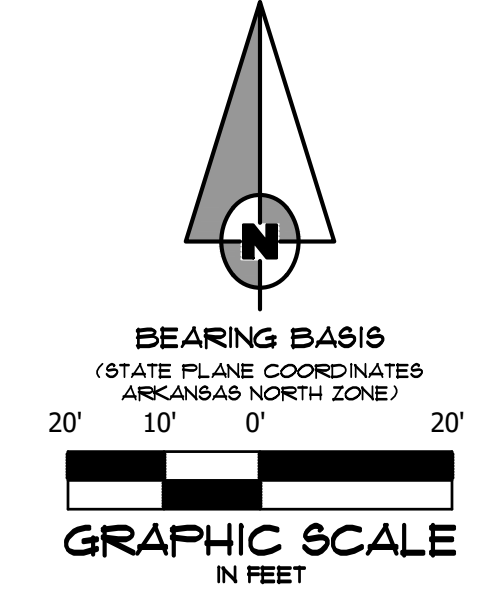
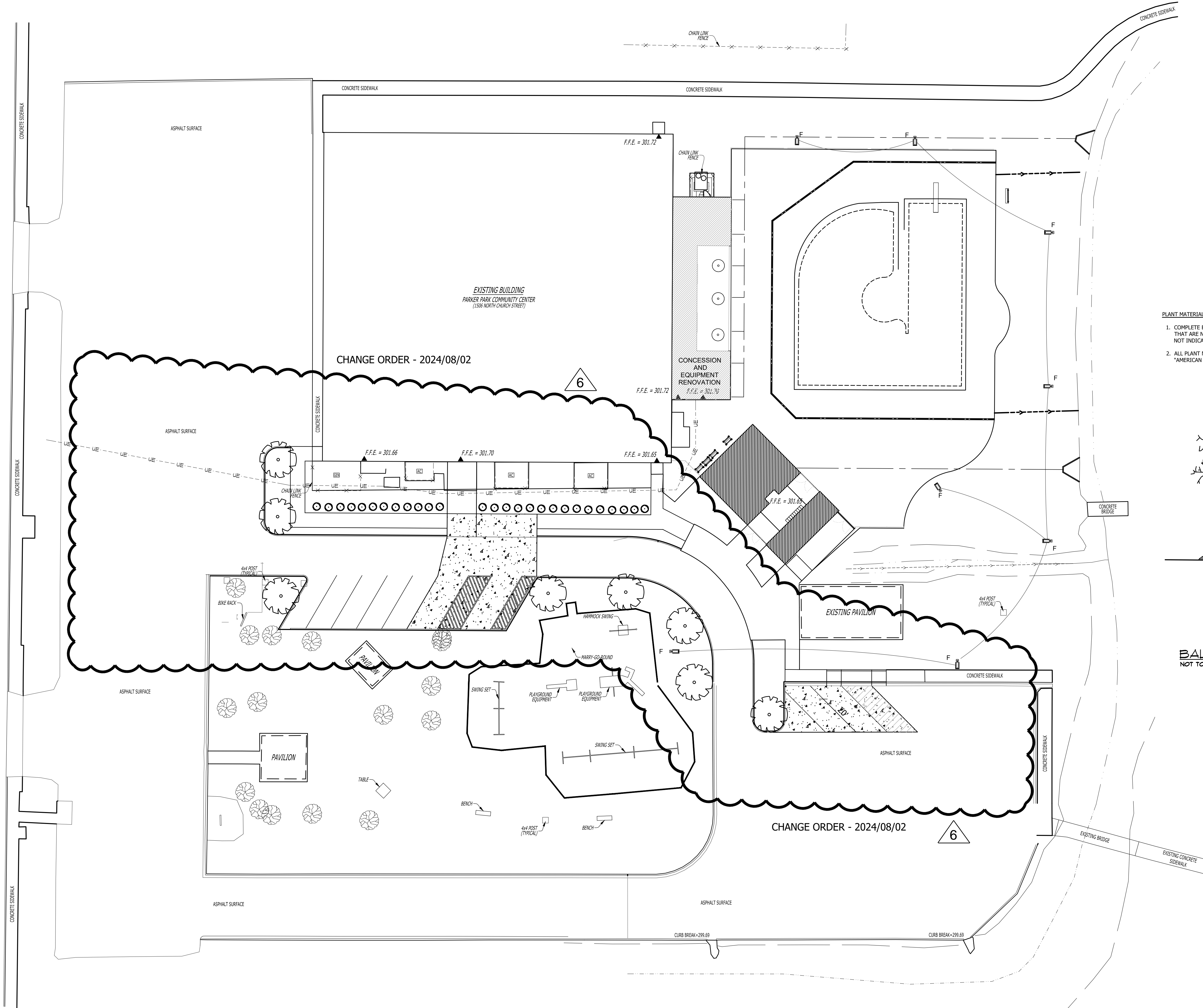
Revision Schedule	Issued by
Tag	Rev. Date
6	08.02.24
PR#003	BK



Commission Number 2301  
**C003**  
Date: August 2, 2024

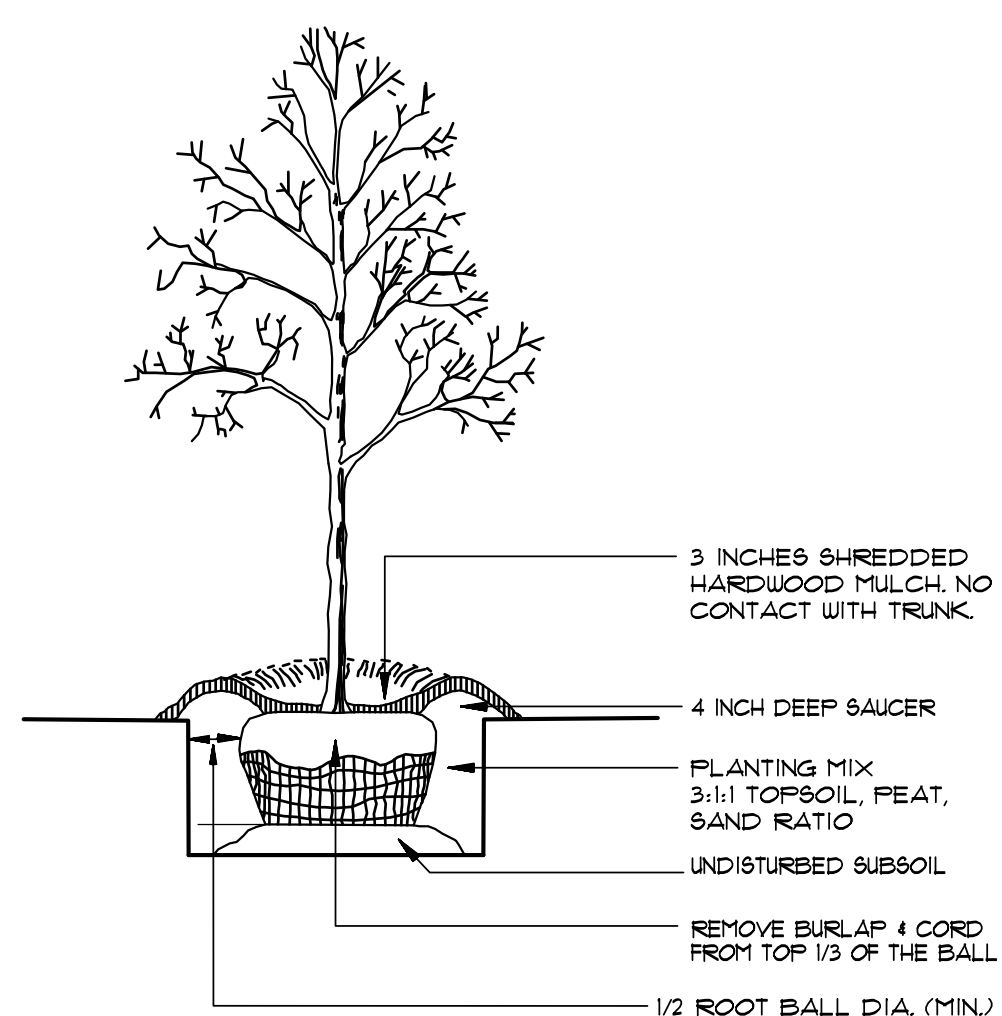
**grading/erosion plan**  
SCALE: 1" = 20'-0"

CHURCH ST. (HWY. 144)

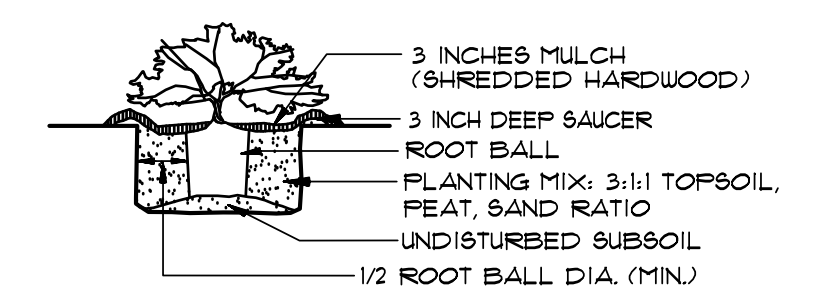


- KEY**
- RED MAPLE - ACER RUBRUM - 8  
2 1/2" CALIPER, BALLED AND BURLAPPED.
  - YAUPON HOLLY - 27  
5-GAL. MINIMUM.

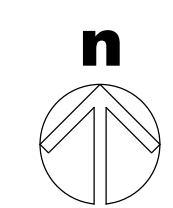
- PLANT MATERIAL NOTES:**
- COMPLETE BERMUDA GRASS COVER SHALL BE ESTABLISHED FOR ALL AREAS OF DISTURBANCE THAT ARE NOT SCHEDULED FOR ANOTHER MATERIAL. PROVIDE HYDROMULCH ON AREAS NOT INDICATED TO RECEIVE SOO.
  - ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".



**BALL AND BURLAP PLANTING**  
NOT TO SCALE



**CONTAINER GROWN PLANTING**  
NOT TO SCALE



**landscape plan**  
SCALE: 1" = 20'-0"

**PARKER PARK COMMUNITY CENTER POOL  
ADDITION  
CITY OF JONESBORO**  
Jonesboro, Arkansas



Revision Schedule	Tag	Rev. Description	Issued by	Rev. Date
	6	PR#003	BK	06.02.24

Commission Number  
2301

**C004**

Date: August 2, 2024





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: COM-24:043

---

**Agenda Date:** 8/27/2024

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Other  
Communications

DISCUSSION OF CAPITAL IMPROVEMENT PROJECTS

No more jokes about the “City of Plans.” Jonesboro is ready to be a city of action. A total of \$25,750,000 will be invested over the next three years on ambitious projects that touch almost every aspect of civic life. These pages will detail how that money will be spent, but first let’s discuss where the money will come from.

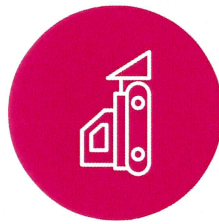
We will utilize a \$17.5 million revenue bond to kick start the most shovel-ready projects. Existing franchise fees will provide the financial leverage needed to responsibly support the bond payments. Then we’ll add \$8.25 million in remaining ARPA funds to complete the projects detailed on the following pages.

The City of Jonesboro has a responsibility to its citizens – and to the region as a whole – to keep pace with the infrastructure and amenities common to towns of its size and aspirations. It’s not just the key to growth but the key to survival. In an increasingly competitive national landscape, the spoils will accrue to cities regarded as safe, fun and attractive places to live and work.



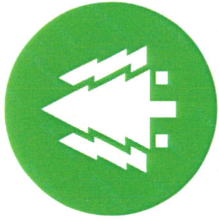
### PUBLIC SAFETY

An essential element of a healthy and secure community. Increasing capacity of first responders is crucial to prevention, protection and response to emergencies. The Public Safety Center team needs a dedicated facility for optimal impact.



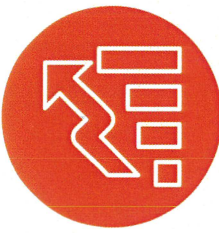
### INFRASTRUCTURE

Investing in infrastructure has a positive multiplier effect on economic growth and employment, while also reducing income inequality and poverty. Infrastructure investment is vital if we are to meet the demands of the 21st century.



### QUALITY OF LIFE

Recreational amenities serve a vital role in the short- and long-term development of our local economy. Trails, parks, playgrounds and such improve the city’s quality of life and enhance its appeal to prospective employers and employees.



### SMART GROWTH

Proper planning can reduce per capita land consumption, infrastructure and transportation costs. Smart growth encourages expansion while also protecting the environment, reducing pollution and preserving wildlife habitat.



## PUBLIC SAFETY

TOTAL INVESTMENT \$6,500,000



### PUBLIC SAFETY CENTER — \$6,500,000

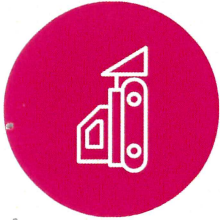
The proposed facility will house E-911 services, as well as related police department operations. The new facility will provide needed personnel space and serve as the central, modernized hub to provide information to field officers and first responders to act on emergency calls for service and to provide relevant interoperable information to all public safety departments and entities in Jonesboro.

Land purchase is an integral piece of this project. The priority purchase will be land adjacent to the existing police department headquarters (Appendix A), allowing for a cohesive partnership between Police and E-911. This investment will ensure our first responders have the capacity required over the next two to three decades to continue providing the highest quality emergency services to citizens of Jonesboro.

Congressional appropriations totaling \$4 million will fulfill all modern first responder technology, communications, and analytics equipment needs of the facility. Leveraging federal dollars with local investments is a prudent path to success in strengthening public safety throughout our community.

### Estimated Timeline of Projects





## INFRASTRUCTURE

**TOTAL INVESTMENT \$13,250,000**

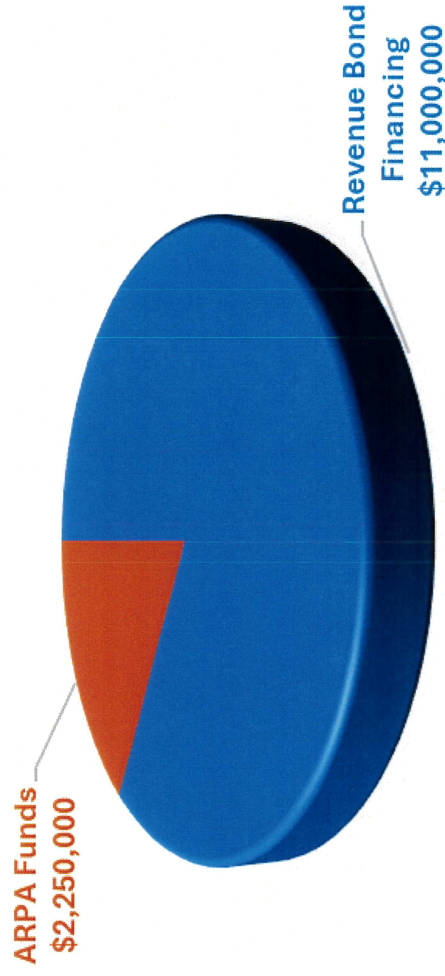
### CARAWAY ROAD EXPANSION — \$6,000,000

This project has been a priority for years but has continued to be unfunded. It includes expanding Caraway Road to five lanes from 1-555 to Fox Meadow as recommended in the Master Street Plan adopted by City Council. This will coincide with ARDOT's design plans for a new intersection at Fox Meadow and Caraway. The project also includes new pedestrian accommodations to ensure safety of non-motorists. This project will add more than 1.5 miles of pedestrian infrastructure that will eventually connect to Craighead Forest Park. This is a shovel-ready project in which the City has already invested close to \$2 million in over the past decade.

### TRAIL CONNECTIONS — \$5,000,000

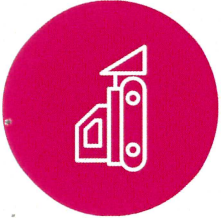
Providing outdoor recreation opportunities is crucial to the health of our citizens and the City as a whole. Cities friendly to pedestrians and bicyclists enjoy increased property values and greater economic activity. They also help lure high-tech industries and high-paying jobs. Outdoor tourism is a priority for the State of Arkansas, and this investment will capitalize on its growing economic impact. Expenditures were capped at \$5 million to focus strictly on projects that can be completed in the next three years. (A table of priority projects is located in Appendix B)

## INFRASTRUCTURE PRIORITIES FUNDING SOURCES



### Estimated Timeline of Projects





## INFRASTRUCTURE

TOTAL INVESTMENT \$13,250,000

### RACE STREET SIDEPATH — \$2,000,000

A new sidepath is needed along Race Street from Red Wolf Blvd. to Browns Lane in anticipation of a large increase in pedestrian traffic to and from the soon to be constructed Sports Complex.

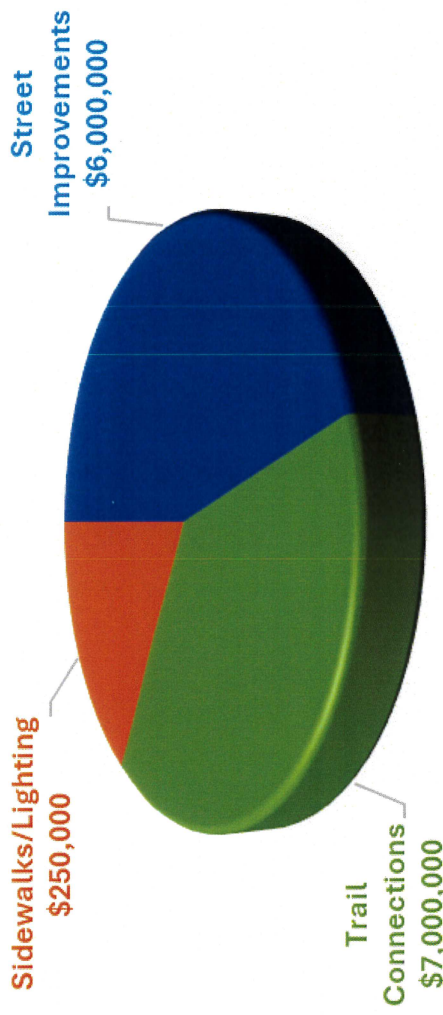
This project will also connect more than 640 hotel rooms to the future sports complex via safe and efficient side paths. "I'm scared every time my kids leave the house," said Jonesboro resident Charlotte Likely, who lives in the area. "There's no sidewalks so they have to walk beside this busy road with cars flying by." Safety along roadways is important and the lack of existing pedestrian infrastructure along Race Street creates hazardous conditions for drivers and pedestrians alike.

### SIDEWALKS/LIGHTING — \$250,000

Projects will include new sidewalks and needed repairs to existing sidewalks. Ensuring that walksheds surrounding parks are adequate and accessible will be the primary focus. The Social Determinants of Health Plan highlights current needs and will be the basis of determining priorities.

Additional street lights and/or upgraded, more efficient lights will be installed throughout the city, specifically in areas that are more heavily used by pedestrians on a regular basis. Further investments will be included in capital improvement budgets in future years.

## INFRASTRUCTURE INVESTMENT PRIORITIES



### Estimated Timeline of Projects







## QUALITY OF LIFE

TOTAL INVESTMENT \$5,000,000

### AQUATIC & POOL CONSTRUCTION — \$3,250,000

The newly opened pool at Parker Park (at right) has proven instantly popular. Constructing a similar facility in another area of Jonesboro is a major priority. Parks & Recreation director Danny Kapales says, “We need another aquatic facility within walking distance, or a short drive, so that our residents don’t have to travel a long way to get to a body of water for summer fun.”

Citizens routinely request more aquatic facilities. We will seek their input to help us determine the best site and most popular features requested to be included in new construction.

### PARKS MASTER PLAN IMPLEMENTATION — \$1,000,000

This is the Parks & Recreation Department’s top priority. It’s an ambitious but necessary road map for building new parks while maintaining and improving existing parks. Current needs have been identified and all that is lacking is funding to complete priority projects. Full implementation will be a long-term process and the cost will be significant. It’s vital that we start as soon as possible. (See Appendix C)



### Estimated Timeline of Projects

FALL 2024

Design/NEPA Phases Begin Implementing Master Parks Plan

SPRING 2025

Project Bids Go Out Implementation of Master Parks Plan

SUMMER 2025

Forum Upgrades Begin Construction Begins in Various Parks

SUMMER 2025

Design Approved for New Park and Construction Begins

SUMMER 2025

Design Approved for New Aquatics Facility Construction Begins



## QUALITY OF LIFE

TOTAL INVESTMENT \$5,000,000

### HUMANITARIAN OUTREACH — \$500,000

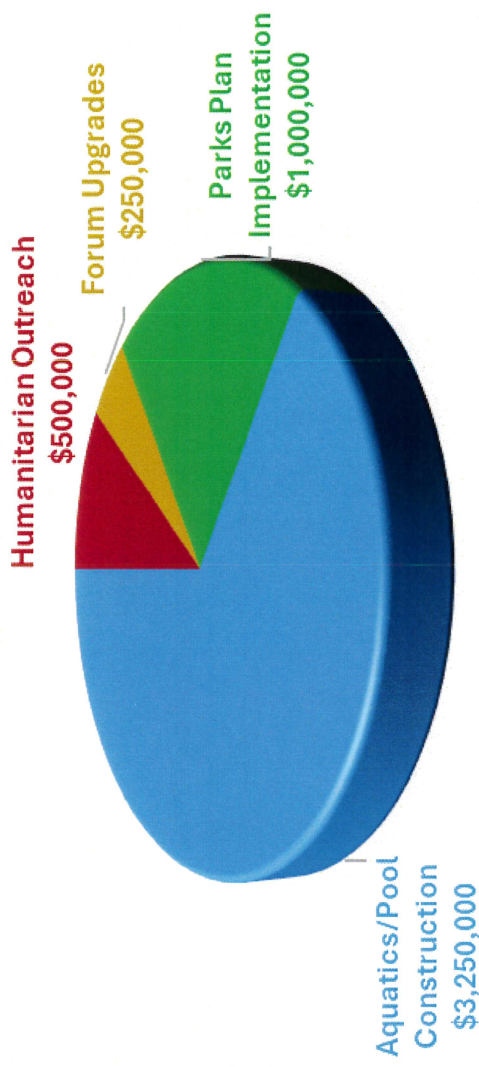
Municipal government has a role to play in building organizational capacity for local non-profit organizations. The CDBG program allows the city to financially assist these organizations and empower them to provide services to those in need of food, shelter, education, or services to victims of human trafficking or child abuse. By dedicating additional funds to this effort we can rest assured that local non-profits are operating efficiently and effectively as possible. The existing Public Services Advisory Board will review applications for funding and recommend what projects will be awarded.

Organizations that own and operate a physical location within the City of Jonesboro would be eligible to apply for new funding to go towards repairs of public facilities, retrofitting facilities to improve energy efficiency, or to ensure facilities meet all ADA standards.

### FORUM UPGRADES — \$250,000

The City of Jonesboro has invested more than \$1 million in recent years for renovations that greatly improved The Forum's structural stability and functionality, but basic creature comforts are still lacking. Better seats, better audio equipment and a better balcony would go a long way toward improving the local theater experience.

## QUALITY OF LIFE INVESTMENT PRIORITIES



### Estimated Timeline of Projects





74% Population Growth in Past 35 Years

**SMART GROWTH**

**TOTAL INVESTMENT \$1,000,000**

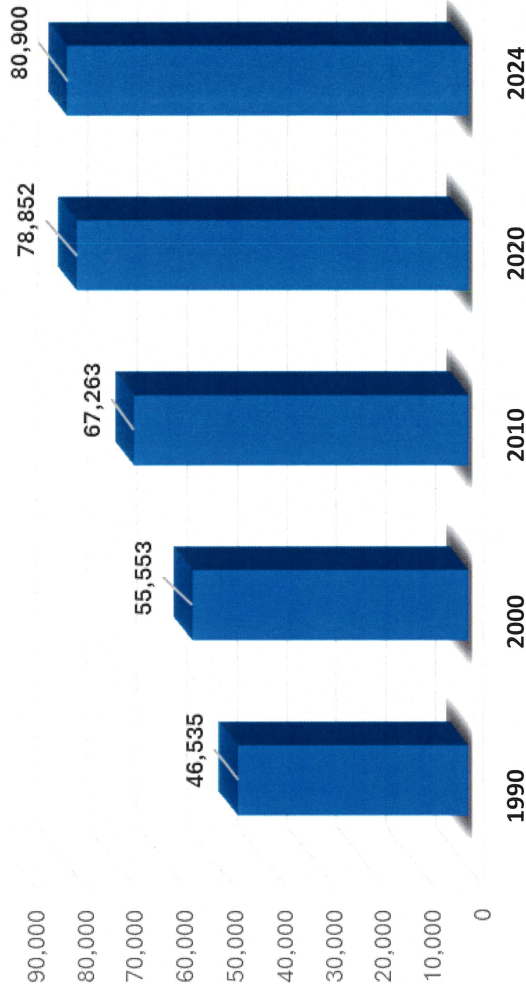
**CITYWIDE MASTER GROWTH PLAN — \$750,000**

Jonesboro’s Master Growth Plan is over 25 years old. Such plans are typically updated every 20 years. We are overdue for a comprehensive evaluation of how the city has grown in the new century and how to best manage future growth. The process begins with a robust outreach program to garner community input and build support. By establishing goals that reflect a shared direction for the city’s future, we can move together toward improving our quality of life in a fiscally responsible manner, replacing blight and brownfields with healthy development and greenspace.

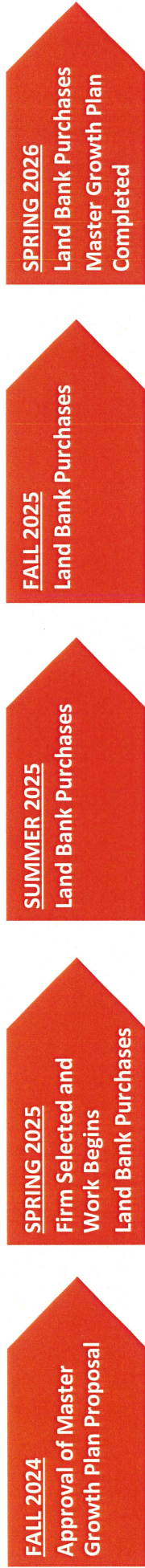
**LAND BANK & DEVELOPMENT INCENTIVES — \$250,000**

The City of Jonesboro Land Bank plays a vital role in addressing urban blight while also striving to increase homeownership, stabilize property values, and provide affordable housing options. Adequate funding will enable the Land Bank to strategically purchase run-down properties, oversee their renovation and repurpose them to contribute significantly to the community’s ongoing revitalization efforts.

**CITY OF JONESBORO POPULATION GROWTH**



**Estimated Timeline of Projects**



**CITY OF JONESBORO CAPITAL INVESTMENT PLAN**

	Revenue Bond	ARPA	Total Estimated Costs
Public Safety/E911 Center	\$ 6,500,000	\$ -	\$ 6,500,000
<b>PUBLIC SAFETY TOTALS</b>	<b>\$ 6,500,000</b>	<b>\$ -</b>	<b>\$ 6,500,000</b>
Caraway Road Expansion	\$ 6,000,000	\$ -	\$ 6,000,000
Trail Connection Developments	\$ 5,000,000	\$ 2,000,000	\$ 7,000,000
Sidewalks & Lighting	\$ -	\$ 250,000	\$ 250,000
<b>INFRASTRUCTURE TOTALS</b>	<b>\$ 11,000,000</b>	<b>\$ 2,250,000</b>	<b>\$ 13,250,000</b>
Parks Master Plan Implementation	\$ -	\$ 1,000,000	\$ 1,000,000
Forum Upgrades	\$ -	\$ 250,000	\$ 250,000
Humanitarian Outreach	\$ -	\$ 500,000	\$ 500,000
Aquatics & Pool Construction	\$ -	\$ 3,250,000	\$ 3,250,000
<b>QUALITY OF LIFE TOTALS</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>	<b>\$ 5,000,000</b>
Citywide Master Growth Plan	\$ -	\$ 750,000	\$ 750,000
Land Bank & Development Incentives	\$ -	\$ 250,000	\$ 250,000
<b>SMART GROWTH TOTALS</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>GRAND TOTALS</b>	<b>\$ 17,500,000</b>	<b>\$ 8,250,000</b>	<b>\$ 25,750,000</b>

See Appendix D for further financial data

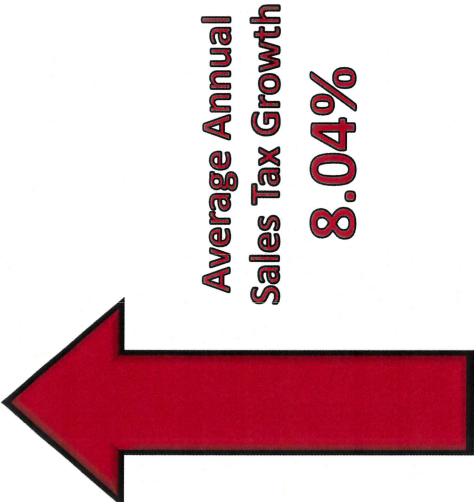


# REVENUE & EXPENSE PROJECTION/ENDING RESERVE ANALYSIS

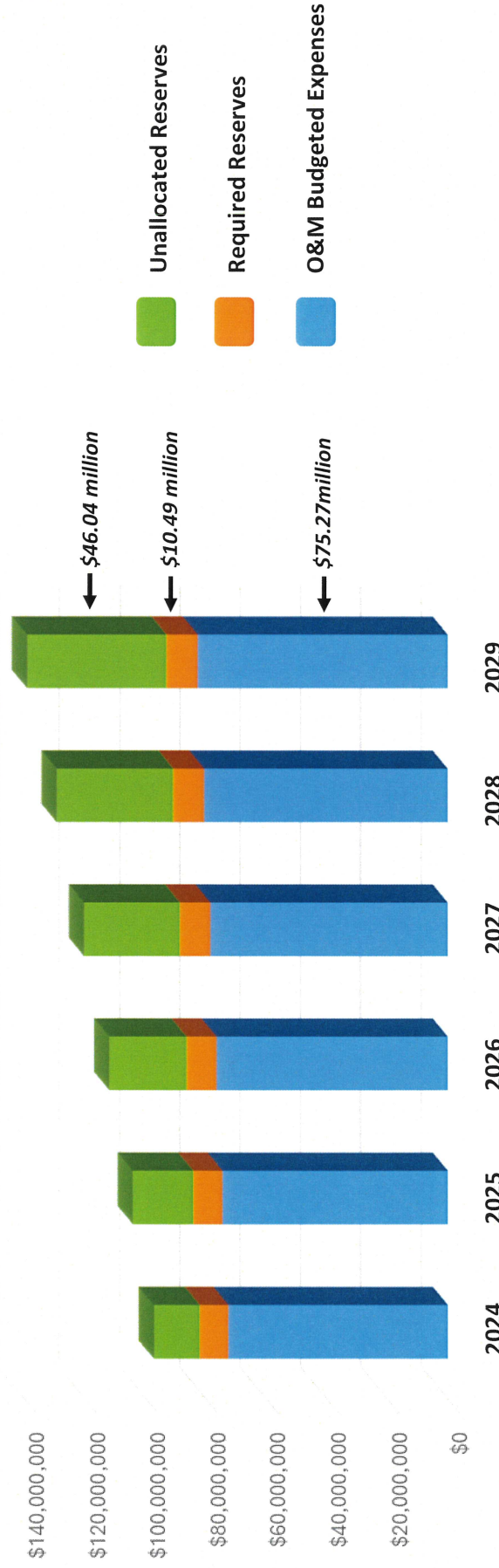
Unallocated reserves are expected to reach \$46.04 million by the year 2029. This figure takes into consideration the required reserves of two months operating expenses as required by Arkansas statute. The O&M annual budget is expected to surpass \$75 million in 2029. *(See chart below)*

The City of Jonesboro has seen tremendous growth in sales tax revenues while having one of the lowest local sales tax rates (1%) in the entire State of Arkansas. The City of Jonesboro's average annual sales tax growth has been 8.04% over the past 5 years. *(See Appendix D for further financial data)*

This capital investment plan takes a very conservative approach in assuming an average annual sales tax growth rate of 3% thru 2029. Thus, providing assurance that investing in our city's future right now is the smart, deliberate, and responsible path to ensuring our city remains a beacon of hope in the Delta.



Ending Reserve Analysis







**TRAIL PROJECTS**

TRAIL LOCATION	ESTIMATED COMPLETION
MARION BERRY OVERPASS	2026
DOWNTOWN TO I-555/WASHINGTON AVE	2026
JOHNSON SHARED USE PATH FROM CARAWAY ROAD TO NEWMAN CENTER	2026
CULBERHOUSE SHARED USE PATH ENDING AT BURKE AVENUE	2026
CULBERHOUSE/CRAIGHEAD FOREST PARK CONNECTION ALONG CULBERHOUSE	2026

\*\*Marion Berry Overpass is projected to be funded by a TAP grant



**Every \$1 invested in trails for physical activity led to \$2.94 in direct medical benefits/savings.**

*National Institute of Health*

**Trails provide low or no costs recreation for children and families.**

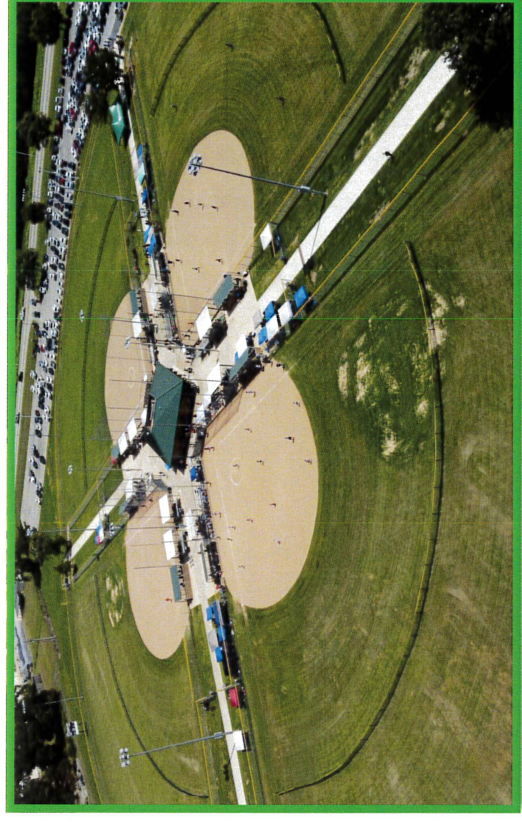
*Rails to Trails Conservatory*

**Trails increase a community's tax revenue.**

*American Trails*

**MASTER PARKS PLAN IMPLEMENTATION**

PROJECT LOCATION		ESTIMATED COST
Craighead Forest Park—Complete lighting installations.		\$150,000
Fairview Park—All updates as detailed in plan.		\$58,000
L.M. Stotts Park—All updates as detailed in plan.		\$17,500
Pop Stricklin Park—All updates as detailed in plan.		\$78,300
Lewallen Park—Playground surfacing, walking path, lighting.		\$15,500
Phillip Evans Park—All updates as detailed in plan.		\$33,700
Beatrice Park—Complete park design.		\$72,000
Joe Mack Campbell—All updates as detailed in plan (except for re-seeding), plus additional lighting at the soccer fields.		\$300,000
Southside Softball Complex—New scorers tables.		\$100,000
Allen Park—New gym floor, regrade of soccer and football field.		\$100,000
Parker Park—New gym floor.		\$75,000





## REVENUE &amp; EXPENSE PROJECTION/ENDING RESERVE ANALYSIS

	Budget	5 Years of Basic Assumptions						
		24	25	26	27	28	29	
<b>O &amp; M Revenue</b>								
O&M Revenue (3% Slis Tax, 2% Other)	72,660,754	74,605,639	76,604,172	78,657,868	80,768,287	82,937,031		
<b>O &amp; M Expense</b>								
O&M Expense (2% Sal Step, 2% Other)	68,175,332	69,538,839	70,929,615	72,348,208	73,795,172	75,271,075		
<b>O&amp;M Surplus</b>	4,485,422	5,066,800	5,674,557	6,309,660	6,973,115	7,665,956		
<b>Surplus Impact on Reserve</b>								
Gen Fund & Street Fund Reserve - Beg Bal	27,825,183	24,839,355	29,906,155	35,580,712	41,890,372	48,863,487		
O&M Surplus	4,485,422	5,066,800	5,674,557	6,309,660	6,973,115	7,665,956		
<b>Reserve Considering O&amp;M Surplus</b>	32,310,605	29,906,155	35,580,712	41,890,372	48,863,487	56,529,443		
<b>Reserve Activity</b>								
Capital Imp Budget	(4,471,250)	TBD	TBD	TBD	TBD	TBD		TBD
Depr Fund (Equip) Appropriation	(3,000,000)	TBD	TBD	TBD	TBD	TBD		TBD
<b>Net Reserve Activity</b>	(7,471,250)	-	-	-	-	-		-
<b>Gen Fund &amp; Street Fund Reserve - End Bal</b>	24,839,355	29,906,155	35,580,712	41,890,372	48,863,487	56,529,443		
<b>Less: Required Reserve (15% factor of GF Exp)</b>	9,500,000	9,690,000	9,883,800	10,081,476	10,283,106	10,488,768		
<b>Unallocated Reserves</b>	15,339,355	20,216,155	25,696,912	31,808,896	38,580,382	46,040,675		
<b>Historical Trends</b>	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24		
Actual Sales Tax Growth	5.0%	5.9%	14.4%	9.7%	5.2%	TBD		
Budget Salaries Growth	1.7%	0.6%	2.1%	11.1%	7.7%	11.6%		
Budget Sal as % of Slis Tax	74%	66%	66%	63%	58%	64%		
Budget Capital Improvement & Overlays	\$2.5M	\$4.5M	\$8.7M	\$7.1M	\$13.7M	\$6.4M		