



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Public Works Council Committee

Tuesday, February 1, 2022

5:00 PM

Municipal Center, 300 S. Church

1. Call To Order

2. Roll Call by City Clerk April Leggett

3. Approval of minutes

[MIN-22:003](#) Minutes for the Public Works Committee meeting on January 4, 2022

Attachments: [Minutes](#)

4. New Business

ORDINANCES TO BE INTRODUCED

[ORD-22:004](#) AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Sponsors: Engineering

[ORD-22:006](#) AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE MAYOR TO ENTER INTO AN AGREEMENT WITH FIRST STEP PAVEMENT MANAGEMENT TO DEVELOP AN INVENTORY OF HARD-SURFACED ROADWAYS MAINTAINED BY THE CITY OF JONESBORO AND DECLARING AN EMERGENCY

Sponsors: Engineering

Attachments: [Statement of Proprietary Technology\(2022.01\)](#)
[Jonesboro, Arkansas 2022 Street Conditions \(49.5\)](#)

RESOLUTIONS TO BE INTRODUCED

[RES-22:024](#) A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT - INGRESS & EGRESS TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS (CWL)

Sponsors: Engineering

Attachments: [Ingress Egress Easement-Sports Complex](#)

[RES-22:026](#) A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE

ORDER NO. 2 FOR THE CRAIGHEAD TECHNOLOGY PARK INDUSTRIAL LEAD RAIL EXPANSION PROJECT - SECTION II TRACK CONSTRUCTION (2021:21)

Sponsors: Engineering

Attachments: [CO - 2 - Trac Work](#)

RES-22:027

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER NO. 1 FOR THE CRAIGHEAD TECHNOLOGY PARK INDUSTRIAL LEAD RAIL EXPANSION PROJECT - SECTION I SUBGRADE WORK (2021:21)

Sponsors: Engineering

Attachments: [CO 1 - Richard Baughn Construction](#)

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-22:003

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Works Council Committee

File Type: Minutes

Minutes for the Public Works Committee meeting on January 4, 2022



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Tuesday, January 4, 2022

5:00 PM

Municipal Center, 300 S. Church

Election of a Chair

Councilmember Mitch Johnson nominated John Street for chair of the Public Works Committee and was seconded by Councilmember Chris Moore. All that were present voted Aye.

1. Call To Order

2. Roll Call by City Clerk April Leggett

Present 6 - John Street; Mitch Johnson; LJ Bryant; Chris Moore; Ann Williams and Charles Coleman

3. Approval of minutes

[MIN-21:109](#)

Minutes for the Public Works Committee meeting on December 7, 2021

Attachments: [Minutes](#)

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

Aye: 5 - Mitch Johnson; LJ Bryant; Chris Moore; Ann Williams and Charles Coleman

4. New Business

RESOLUTIONS TO BE INTRODUCED

[RES-21:294](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO CONTINUE A JOINT FUNDING AGREEMENT WITH THE U.S. GEOLOGICAL SURVEY, UNITED STATES DEPARTMENT OF THE INTERIOR FOR THE OPERATION AND MAINTENANCE OF TWO STREAMGAGES IN JONESBORO

Sponsors: Engineering

Attachments: [2022 Agreement](#)

Chairman John Street said, "This is an ongoing annual contract we've had with them for quite some time. It's been in place, how many years now Craig? We've got about 7 years."

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

Aye: 5 - Mitch Johnson;LJ Bryant;Chris Moore;Ann Williams and Charles Coleman

[RES-21:298](#)

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS

Sponsors: Engineering

Attachments: [Offer and Acceptance - 403 S Gee Street](#)

Councilmember Chris Moore said, "Is that where that hotel use to be at, across from the carwash?" Chairman John Street said, "Yes, across from the car wash and that motel." Engineering Department Director, Craig Light approached the podium, "What our plan is, is to add a turn lane going from Gee Street onto Washington. We get a lot of tractor trailers going to Riceland and going to Johnson at that intersection and they can't get through that intersection without gumming everything up by having to get into other lanes. Our plan is to put a turning lane there and basically rebuild that intersection so we can get sidewalks and crosswalks in at that location. This is the only right-of-way that we need to make all that happen. This project is in our budget for this year to do." Councilmember Chris Moore said, "Craig, is that right-of-way facing Gee Street or facing Washington?" Craig said, "It's right on the corner. It's a triangle piece right on the corner there. A little bit onto Washington and a little bit onto Gee Street." Councilmember Chris Moore said, "You think that's all we'll need in the future?" Craig said, "For this project. I mean that whole property is in the floodways so I can't see it being redeveloped easily in the future."

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

Aye: 5 - Mitch Johnson;LJ Bryant;Chris Moore;Ann Williams and Charles Coleman

[RES-21:299](#)

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS
AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL
RIGHT-OF-WAY AT 220 S PATRICK STREET FOR THE PURPOSE OF THE
CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

Sponsors: Engineering

Attachments: [Offer and Acceptance - 220 S Patrick Street](#)

Councilmember Chris Moore said, "Is that at the flower shop?" Chairman John Street said, "Yes it is."

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

Aye: 5 - Mitch Johnson;LJ Bryant;Chris Moore;Ann Williams and Charles Coleman

[RES-21:300](#)

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS
AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL
RIGHT-OF-WAY AT 804 CREATH AVENUE FOR THE PURPOSE OF THE
CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

Sponsors: Engineering

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

Aye: 5 - Mitch Johnson;LJ Bryant;Chris Moore;Ann Williams and Charles Coleman

5. Pending Items

[RES-21:287](#)

A RESOLUTION TO THE CITY OF JONESBORO TO ENTER INTO AN INDEMNIFICATION AGREEMENT WITH PHYSICS CAPITAL PARTNERS, LLC.

Sponsors: Engineering

Attachments: [Physics Capital Partners LLC 20211228_065331](#)

Councilmember Chris Moore said, "The only other question I had. I think we had some debate the last time about the address was given at 315 and we did verify that 314 was the correct address on that property." Chairman John Street said, "It says the address is 314 Main Street C of 314 and 316 South Main, horizontal property."

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

Aye: 5 - Mitch Johnson;LJ Bryant;Chris Moore;Ann Williams and Charles Coleman

6. Other Business

7. Public Comments

8. Adjournment

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

Aye: 5 - Mitch Johnson;LJ Bryant;Chris Moore;Ann Williams and Charles Coleman



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-22:004

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Works Council Committee

File Type: Ordinance

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS to make the following changes as recommended by the Traffic Control Committee:

ESTABLISH 25 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Broadmoor Road from Nettleton Avenue to Rich Road
Pratt Circle from N Patrick Street to Daybreak Drive
Rosemond Avenue from Broadmoor Road to Smoot Drive
All of Shooting Complex Road
All of Taylor Lane
All of Cottage Home Trail
Nestle Way from E Highland Drive to Nestle Road
All of Great Dane Drive
All of Frito Lay Drive
All of Trinity Drive
All of Dorton Drive

ESTABLISH 35 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Moore Road from E Highland Drive to Shooting Complex Road
All of Heath Lane
Nestle Road from 2,200 ft south of C W Post to Railroad Tracks
All of Quality Way
C W Post Road from Martin Luther King Drive to Moore Road
C W Post Road from Cottage Home Trail to Great Dane Drive

ESTABLISH 40 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

All of Barnhill Road
C W Post Road from Great Dane Drive to Barnhill Road

ESTABLISH 45 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Nestle Road from Railroad Tracks to Highland Drive
Nestle Road from 2,200 ft south of C W Post to I-555
C W Post Road from Moore Road to Cottage Home Trail



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-22:006

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Works Council Committee

File Type: Ordinance

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE MAYOR TO ENTER INTO AN AGREEMENT WITH FIRST STEP PAVEMENT MANAGEMENT TO DEVELOP AN INVENTORY OF HARD-SURFACED ROADWAYS MAINTAINED BY THE CITY OF JONESBORO AND DECLARING AN EMERGENCY

WHEREAS, the City of Jonesboro has a need to inventory all the maintained hard-surfaced roadways and sidewalks,

WHEREAS, the assessment of the condition of the all hard-surfaced roadways and sidewalks, and the development of an inventory will be based on the criteria listed in the attached agreement,

WHEREAS, the inventory is needed for planning and maintenance to extend the functional life of hard-surfaced roadways and sidewalks maintained by the City of Jonesboro, and;

WHEREAS, First Step Pavement Management is the sole source provider of the bulk data collection and presentation required to complete the inventory.

THEREFORE BE IT ORDAINED by the City Council for the City of Jonesboro, Arkansas that:

Section 1: That the City Council in accord with the terms of A.C.A. Section 14-58-303 hereby waives the requirement of competitive bidding as First Step Pavement Management is the sole source provider of this hard-surfaced inventory system.

Section 2: The Mayor and City Clerk are hereby authorized to execute such documents as are necessary to effectuate the agreement.

Section 3: It is further found that due to an immediate need of this hard-surfaced inventory system to ensure timely planning and maintenance of roadways, an emergency is declared to exist and this ordinance being necessary for the preservation of the public peace, health, and safety, shall take effect from and after its passage and approval.



Statement of Proprietary Technology

January 26, 2022

Engineering Department
City of Jonesboro, Arkansas
300 S Church
Jonesboro, AR 72401

Re

FirstStep Pavement Management
Statement of Proprietary Technology

Allow this letter to certify that the methods of bulk data collection and presentation utilized by the FirstStep Pavement Management technique is a proprietary technology and protected currently as both Registered Trademark and Assigned Patent by the United States Patent and Trademark Office. Unauthorized use in any form is a violation of the American Inventors Protection Act of 1999.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael G. Morgan", with a long horizontal flourish extending to the right.

Michael G. Morgan
Owner



Professional Services Fee Proposal

January 2022

Mr. Craig Light P.E.
Engineering Director
City of Jonesboro, Arkansas
300 S Church
Jonesboro, AR 72401

Re **City of Jonesboro, Arkansas**
2022 Street Conditions
360-Degree Patrol - Option
Sidewalk Inventory - Option

The University of Arkansas' Technology Transfer Program, Ergon Asphalts and Emulsions, Inc., and DataStream are pleased to work with Jonesboro, Arkansas Public Works Department to develop First Step Pavement Management. First Step Pavement Management is designed to incorporate all hard-surfaced roadways maintained by the City and address the following immediate goals:

- Develop an Inventory of hard-surfaced roadways under the authority of the City
- Perform a condition patrol of all inventoried, hard-surface roadways
- Perform the condition patrol with optional 360-Degree Cameras
- Develop and Inventory of existing, city-maintained sidewalks

Additional Goals may include:

- Review the Department's current street maintenance practices and techniques
- Extend the functional life of hard-surfaced roadways maintained by the City

PROJECT SCOPE OF WORK

1.0 Pavement Management – Inventory








Pavement Inventory

- Create an inventory and associated map of all public, hard-surfaced roadways
- Receive known roadway information (construction history, work history, maintenance cost history, etc.)
- Quickly review maintained roadway inventory with the client
- Export Google Earth (KMZ) files for the client's immediate use



Figure 1 - Pavement Inventory

2.0 Pavement Management – Inventory Condition Assessment / Distress Patrol

- Pavement health is illustrated as:
 - **EXCELLENT**
 - A pavement in condition EXCELLENT is in perfect condition
 - No corrective maintenance or preventive maintenance is recommended
 - Distress should be both localized and isolated
 - **GOOD**
 - Preventive maintenance may be recommended
 - Corrective maintenance is typically not recommended
 - Pavement distress is limited to oxidation, weathering and minor climate (non-structural) related damage.
 - Structural distress (if present) is both localized and low density (<5%)
 - **FAIR**
 - Preventive maintenance may be recommended
 - Corrective maintenance may be recommended
 - A variety of pavement distresses may be present
 - Structural distress may be localized as well as global
 - Global Structural damage is low severity / low density
 - **CRITICAL**
 - A pavement in condition CRITICAL is likely to be LOST (and require reconstruction) within 2 years
 - A variety of pavement distresses may be present
 - Surface and Structural distresses are typically global in nature
 - A combination of corrective and preventive maintenance may be recommended
 - **LOST**
 - A LOST pavement requires major M&R (Maintenance and Repair/Reconstruction)
 - Shallow, Deep, and/or Full-Depth Reconstruction may be recommended
 -  - Surface Distress – Low Density  - Surface Distress – Medium to High Density
 - Climate (non-structural) related distress including:
 Surface Cracking, Longitudinal and Transverse Cracking, Block Cracking, Edge Cracking
 Severe Weathering, Raveling, Bleeding, Scaling (PCC), Durability Cracking (PCC)
 -  - Structural Distress and  - Mass Structural Distress
 - Evidence of structural/durability distress present
 - Depth of structural damage (shallow, deep) is not indicated
 - Distresses include Alligator Cracking, Rutting (High Severity), Depression (High Severity), Utility Cuts
 -  - Pothole 01 and  - Pothole 02
 - Observed Pothole 01 is of higher importance than observed Pothole 02
 - Pothole 01 is a Major Pothole and is typically structural in nature
 - Pothole 02 is a minor pothole and may consist of edge conditions / small popouts
 -  - Drainage / Water Issue
 - Observed drainage issues present on the pavement surface – may be a variety of causes
 - Depression, rutting, drainage (or lack of drainage), condensate lines, roof drains, etc

2.3 Reporting – Dynamic Roadway Condition Map

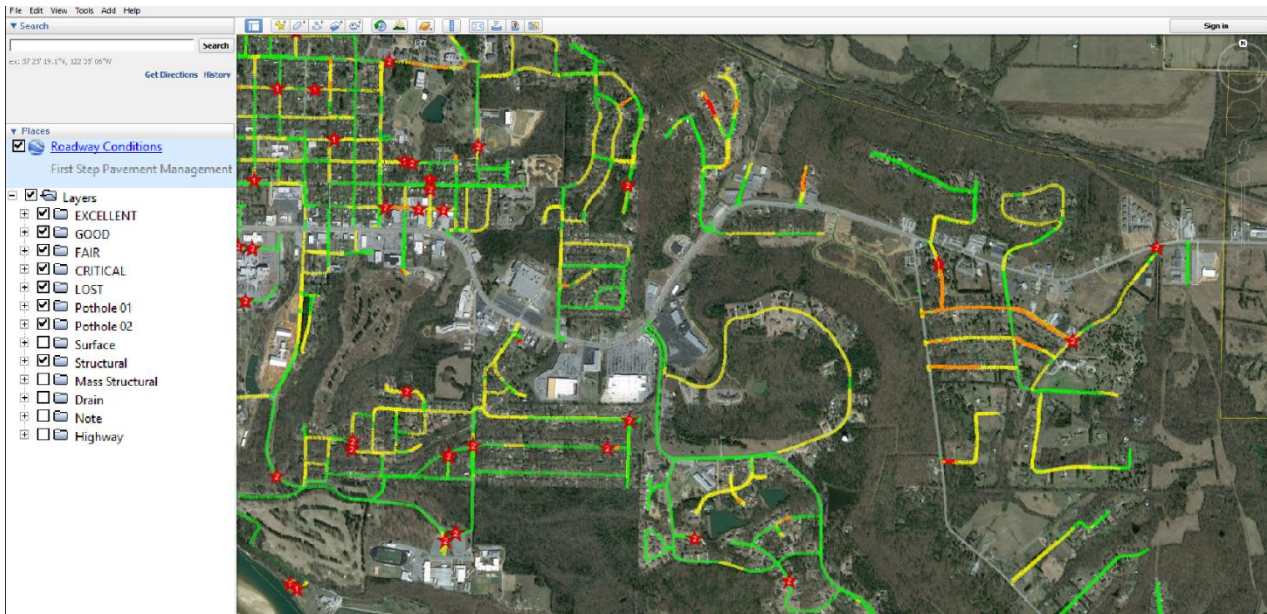


Figure 2 – Dynamic Condition Map with Road Condition and Distress Toggle Buttons

2.4 Geolocated Video, Road Book, Project Planner



Figure 3 - Condition Map with Video (1080p / 30fp)

SHERWOOD 2020 PAVEMENT INVENTORY, CONDITION, & PROJECT WORKBOOK											FIRST STEP						
INVENTORY											Lineal Feet Per Condition Category					PCI	Priority Project
ID	Pre	Street Name	Type	Length (mi)	Length (ft)	Width (ft)	Area (sq ft)	Area (sq yd)	Lanes	Priority	EXCEL	GOOD	FAIR	CRITICAL	LOST		
788		BROCKINGTON	RD	3.98	21,010	20	420,207	46,690	2	1-Arterial	9,906	10,906				79.6	--
3133		LANDERS	RD	3.35	17,666	20	353,312	39,257	2	2-Collector	1,778	746				83.1	--
5786		WARDEN	RD	3.21	16,939	20	338,787	37,643	2	2-Collector		108				72.5	--
2823		JACKSONVILLE	CTF	2.10	11,105	20	222,102	24,678	2	1-Arterial	5,800	2,966		47		82.3	--
3557	E	MARYLAND AVE	AVE	2.07	10,942	20	218,836	24,315	2	1-Arterial	5,855	4,934		171		80.4	--
6072	E	WOODRUFF	AVE	1.72	9,096	20	181,921	20,213	2	2-Collector	10,059	389				86.9	--
1431		COUNTRY CLUB	RD	1.61	8,513	20	170,269	18,919	2	1-Arterial	246	8,650				72.9	Yes
2824		JACKSONVILLE CATO	RD	1.61	8,500	20	169,991	18,888	2	1-Arterial	8,222	381		228		86.1	--
3206	E	LEE	AVE	1.60	8,450	20	169,006	18,778	2	2-Collector	3,212	5,770		192	15	77.4	--
3981		OAKDALE	RD	1.57	8,278	20	165,565	18,396	2	1-Arterial	4,172	198				87.6	--
6509		JOHNSON	DR	1.56	8,244	20	164,884	18,320	2	2-Collector	7,627	1,001		73		85.5	--
5554		TRAMMEL	RD	1.48	7,792	20	155,841	17,316	2	1-Arterial	6,685	3,149		620		78.7	--
2987		KELLOGG ACRES	RD	1.22	6,464	20	129,284	14,365	2	1-Arterial	1,819	5,080				76.5	--
2465		HATCHER	RD	1.07	5,638	20	112,768	12,530	2	2-Collector	1,128	4,873		7		75.3	--
2230		GIBSON	RD	0.98	5,166	20	103,325	11,481	2	3-Residential	291	1,178		906		70.8	--
6261		GAP CREEK	DR	0.95	5,001	20	100,015	11,113	2	2-Collector	4,107	598		465	227	80.6	--
1285		CLUB	RD	0.92	4,882	20	97,650	10,850	2	2-Collector	722	755		64		93.0	--
5937		WILDWOOD	AVE	0.92	4,859	20	97,170	10,797	2	2-Collector	13	1,114		123		86.1	--
3725		MILLER	RD	0.89	4,698	20	93,962	10,440	2	3-Residential	368	3,334		1,227		69.9	--
7067		TRAMMEL ESTATES	DR	0.89	4,675	20	93,494	10,388	2	3-Residential	3,307	1,074		669		80.3	--
666		BOBBITT	LN	0.85	4,472	20	89,433	9,937	2	2-Collector	4,114	743				85.2	--

Figure 4 - Road Book and Project Planner

3.0 360-Degree Camera

- In addition to Standard Patrol Video Cameras, professional 360-Degree Spherical Cameras will be utilized
- Completed 360-Degree Data will be uploaded to Google Maps for the Street View™ Program
- Completed 360-Degree Data will be utilized to develop 4.0 Public Sidewalk Network Inventory

4.0 Public Sidewalk Network Inventory

- Will build upon existing sidewalk data (if available)
- Receive known sidewalk information (construction history, work history, maintenance cost history, etc.)
- Refine sidewalk inventory linework:
 - Identify existing hard surfaced, publicly maintained sidewalks



Figure 5 - Example Sidewalk Inventory

5.0 Compensation

Jonesboro, Arkansas	Method	Fee
FirstStep Pavement Management		\$33,225.00
Optional 360-Camera Patrol		\$8,500.00
Sidewalk Network Inventory		\$7,775.00
TOTAL:	Lump Sum	\$49,500.00

6.0 Additional Services

Services requested by the Owner falling outside the Scope of Basic Services described above shall be considered Additional Services.

- Enhanced Site Assessments, Patrols and Reports
 - 360 Degree Camera Data Collection (Option Proposed)
 - Google Earth Street View™ Patrol (Option Proposed)
 - Sidewalk Inventory and Patrol (Option Proposed)
 - Striping Inventory and Patrol
 - Sign Patrol
 - Drainage / Ditch Patrol
 - Private Roadways / Parking Lots / Boat Ramps
 - Night Patrol
 - Sanitary / Storm Sewer Inventory and Patrol
 - Mapping of existing subsurface video inspections
 - Perimeter Fences and Exterior Drives
 - Building / Facility Patrol

- Building Interior / Product Patrol
- Geotechnical Investigations and reports
- Contract administration, bidding and negotiation
- Construction administration
- Additional site visits at the request of the owner

7.0 Method of Payment

Method of payment shall be a monthly invoice or one single invoice per patrol. Hourly tasks or services approved by the Client are invoiced monthly based upon time spent performing the task or service outlined above. Invoices are due and payable upon receipt and within 30 days.

We appreciate the opportunity to be of service in the development of your pavement management program.

Please indicate your acceptance of the terms, scope of work and fee by signing and returning a copy to our office. A facsimile signature is sufficient to indicate your understanding of the proposed agreement. If you have any questions or concerns, please do not hesitate to call. This proposal is valid for 120 days from receipt. Additionally, the proposal may become null and void 12 months from the date of acceptance by the client, if the work has not been authorized to begin within that time.

Sincerely,



Michael G. Morgan
Senior Project Manager

Agreed to and accepted this date:

Agreed to and accepted this date:

Signature

Signature

Printed Name

Printed Name

Title / Authorizing Agent

Title / Authorizing Agent



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-22:024

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Works Council Committee

File Type: Resolution

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

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

A twenty (20) foot easement across Parcel 01-143151-00110 per Craighead County, Arkansas, records (aka 310 CWL Dr., Jonesboro, AR) being more particularly described in Exhibit A and shown in Exhibit B.

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

Section 1. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to grant an Ingress/Egress Easement described above to City Water and Light Plant of Jonesboro, Arkansas.

Type of Instrument: Ingress/Egress Easement Agreement
Grantee(s): City Water and Light Plant
of the City of Jonesboro, Arkansas
Grantor(s): City of Jonesboro

After Recording, Return To:
City Water & Light Plant
of the City of Jonesboro
400 East Monroe Street
Jonesboro, AR 72401

INGRESS/EGRESS EASEMENT AGREEMENT

WHEREAS, **CITY OF JONESBORO (GRANTOR)**, whose address is **300 S CHURCH STREET JONESBORO, AR 72401**, represents and warrants to **CITY WATER AND LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS (“CWL”)** that they are the owner of certain real property (**PROPERTY**), including parking lot and drive improvements, in Craighead County, Arkansas as shown in Exhibit A;

WHEREAS, **CWL**, whose address is **400 E. MONROE AVE., JONESBORO, AR 72401**, desires an ingress/egress easement across said property as shown in Exhibit A in order to access property owned by **CWL**;

THEREFORE, **GRANTOR** and **CWL** (Collectively, the **PARTIES**) do hereby agree as follows:

GRANTOR grants to **CWL** an ingress/egress easement for the construction, maintenance and use of a roadway designed to support ingress, egress, and maintenance over, under, and across a portion of the **PROPERTY**, as shown in Exhibit B.

CWL construct a gravel roadway across **PROPERTY** in the easement area as shown in Exhibit A and shall return **PROPERTY** to a state reasonably close to its original condition after said use for ingress/egress.

CWL shall indemnify and hold harmless **CITY OF JONESBORO** from any activity by **CWL**, its agents, contractors, employees or other representatives in said ingress/egress easement area.

BY: _____
Mayor Harold Copenhaver

TITLE: _____
Mayor of Jonesboro

ACKNOWLEDGMENT

STATE OF _____.

COUNTY OF _____.

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

WITNESS my hand and seal this _____ day of _____, 2020.

Notary Public (Signature): _____.

My Commission Expires: _____.

EXHIBIT A

DESCRIPTION OF PROPERTY

The following described real property in Jonesboro, Craighead County, Arkansas:

Parcel 01-143151-00110 per Craighead County, Arkansas records (aka 310 CWL Dr., Jonesboro, AR), including all improvements thereon. (See aerial photo below)

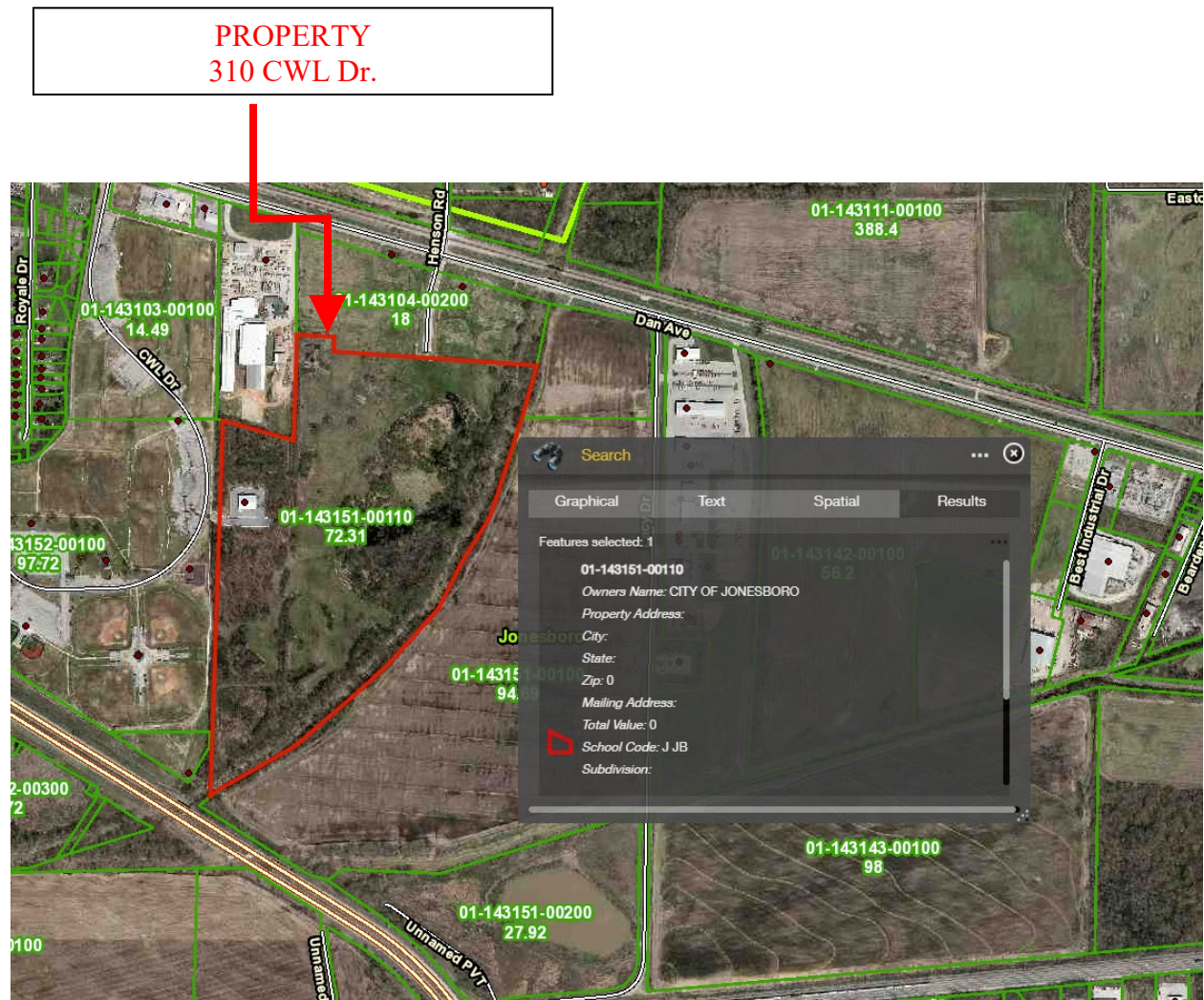
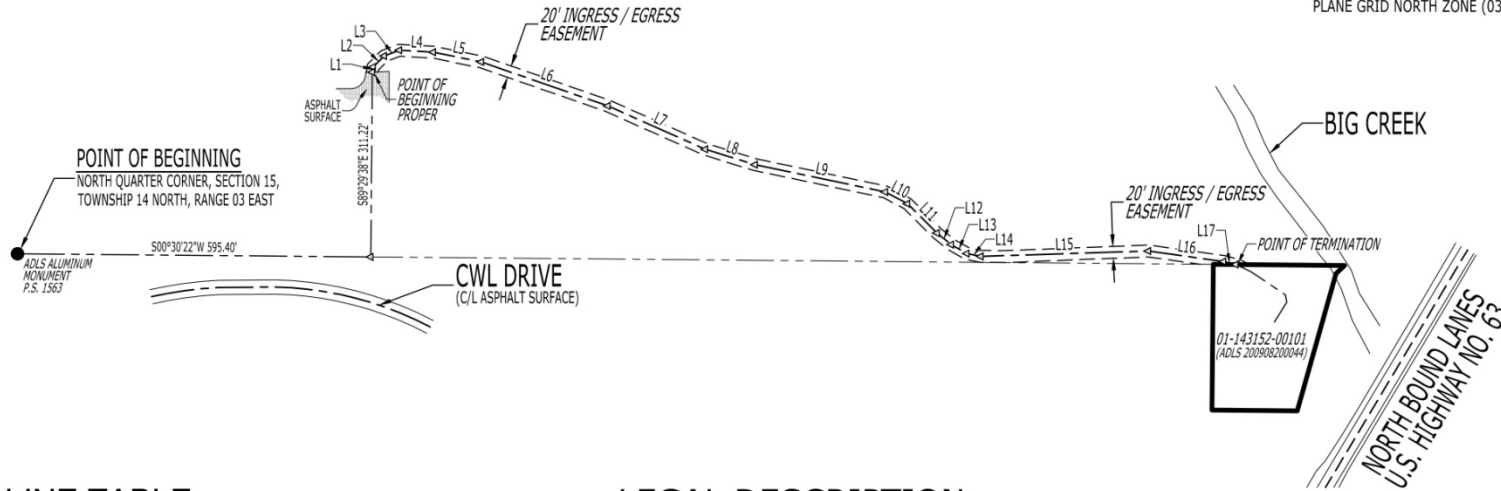


EXHIBIT B



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



**RIDGE SURVEYING
& CONSULTING, PLLC.**

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

EASEMENT DEPICTION

**CLIENT: CWL PLANT
OF JONESBORO**
PART OF THE WEST HALF OF THE
NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 14 NORTH, RANGE 03 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S81°22'50"E	8.61'
L2	S44°54'28"E	26.39'
L3	S20°29'25"E	27.44'
L4	S03°19'42"W	57.25'
L5	S11°28'34"W	82.46'
L6	S19°09'46"W	225.74'
L7	S23°57'06"W	179.72'
L8	S17°11'57"W	87.77'
L9	S11°48'26"W	224.11'

LINE #	DIRECTION	LENGTH
L10	S27°57'11"W	42.28'
L11	S44°50'06"W	70.09'
L12	S39°09'36"W	30.81'
L13	S29°22'55"W	30.57'
L14	S11°31'05"W	23.83'
L15	S01°49'53"E	282.37'
L16	S07°57'38"W	127.85'
L17	S13°52'19"W	21.33'

LEGAL DESCRIPTION:

A 20' INGRESS/ EGRESS EASEMENT LYING 10' EITHER SIDE OF THE FOLLOWING DESCRIBED LINE BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 03 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°30'22" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, 595.40 FEET; THENCE SOUTH 89°29'38" EAST, LEAVING SAID WEST LINE, 311.22 FEET TO THE CENTERLINE OF AN EXISTING GRAVEL DRIVE, THE POINT OF BEGINNING PROPER, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 81°22'50" EAST, 8.61 FEET; SOUTH 44°54'28" EAST, 26.39 FEET; SOUTH 20°29'25" EAST, 27.44 FEET; SOUTH 03°19'42" WEST, 57.25 FEET; SOUTH 11°28'34" WEST, 82.46 FEET; SOUTH 19°09'46" WEST, 225.74 FEET; SOUTH 23°57'06" WEST, 179.72 FEET; SOUTH 17°11'57" WEST, 87.77 FEET; SOUTH 11°48'26" WEST, 224.11 FEET; SOUTH 27°57'11" WEST, 42.28 FEET; SOUTH 44°50'06" WEST, 70.09 FEET; SOUTH 39°09'36" WEST, 30.81 FEET; SOUTH 29°22'55" WEST, 30.57 FEET; SOUTH 11°31'05" WEST, 23.83 FEET; SOUTH 01°49'53" EAST, 282.37 FEET; SOUTH 07°57'38" WEST, 127.85 FEET; SOUTH 13°52'19" WEST, 21.33 FEET TO THE POINT OF TERMINATION, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



DRAWING INFO

DRAWN BY: JJN	SCALE: 1" = 200'
DATE: 02 / 23 / 2021	JOB NO: 21107

REVISIONS

NO.	DATE	DESCRIPTION



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-22:026

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Works Council Committee

File Type: Resolution

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER NO. 2 FOR THE CRAIGHEAD TECHNOLOGY PARK INDUSTRIAL LEAD RAIL EXPANSION PROJECT - SECTION II TRACK CONSTRUCTION (2021:21)

WHEREAS, the City of Jonesboro entered into a contract for the Craighead Technology Park Industrial Lead Rail Expansion Project - Section II Track Construction with Trac-Work, Inc.;

WHEREAS, the City of Jonesboro has desires to change the project with Change Order No. 2 as attached increasing the contract in the amount of \$49,559.31; and,

WHEREAS, funding for the execution of the Change Order shall come from FY 2018 Consolidated Rail Infrastructure and Safety Improvements grant and compensation shall be paid in accordance with the contract.

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

Section 1: That the City of Jonesboro hereby accepts Change Order No. 2 in the amount of \$49,559.31 from Trac-Work, Inc. for the Craighead Technology Park Industrial Lead Rail Expansion project - Section II Track Construction.

Section 2. That funding for the execution of the Change Order shall come from FY 2018 Consolidated Rail Infrastructure and Safety Improvements grant and compensation shall be paid in accordance with the contract.

Section 3. The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to accept this Change Order and direct the Purchasing Agent to increase the Purchase Order amount.

CHANGE ORDER

Order No. TWO (2)

Date: JANUARY 21, 2022

Agreement Date: JUNE 14, 2021

NAME OF PROJECT: CTP RAIL EXPANSION PROJECT (2021:21)

OWNER: CITY OF JONESBORO, ARKANSAS

CONTRACTOR: TRAC-WORK, INC.

The following changes are hereby made to the CONTRACT DOCUMENTS:

- SEC II – Nestle Road Area
 1. Delete Pay Item No.6: EOT Device (2-Track Earthen Bumper) - 1 Ea @ \$440.69 = \$440.69
 2. Add Pay Item No.8: Add Walkway/Handrail to Existing Bridge – 100% Lump Sum @ \$50,000.00 = \$50,000.00

TOTAL Amount Added to Contract: \$49,559.31

Justification:

- Pay Item No.6 was not needed for the double ended tracks. No End of Track Devices were required for this Contract area.
- Pay Item No.8 is being added to provide a handrail and walkway over the Little Bay Ditch bridge to allow the Crew to walk to the West turnout while rail cars are spotted on the bridge. Currently there is no walkway or handrail on this bridge.

Change to CONTRACT PRICE: \$ 49,559.31

Original CONTRACT PRICE: \$ 1,505,330.75

Current CONTRACT PRICE adjusted by previous CHANGE ORDER: \$ 1,505,330.75

The CONTRACT PRICE due to this CHANGE ORDER will be (increased) (~~decreased~~) by: \$ 49,559.31

The new CONTRACT PRICE including this CHANGE ORDER will be: \$ 1,554,890.06

Change to CONTRACT TIME:

The CONTRACT TIME will be (increased) (~~decreased~~) by 46 calendar days.

The date for completion of all work will be APRIL 15, 2022 (Date).

Approvals Required: To be effective this Order must be approved by the Federal agency if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Requested by: _____

Recommended by (Engineer): Robert B. Cook 1/21/22

Ordered by (Contractor): [Signature]

Accepted by (Owner): _____

Federal Agency Approval (*where applicable*) _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-22:027

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Works Council Committee

File Type: Resolution

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER NO. 1 FOR THE CRAIGHEAD TECHNOLOGY PARK INDUSTRIAL LEAD RAIL EXPANSION PROJECT - SECTION I SUBGRADE WORK (2021:21)

WHEREAS, the City of Jonesboro entered into a contract for the Craighead Technology Park Industrial Lead Rail Expansion Project - Section I Subgrade work with Richard Baughn Construction, Inc.;

WHEREAS, the City of Jonesboro has desires to change the project with Change Order No. 1 as attached increasing the contract in the amount of \$32,950.00; and,

WHEREAS, funding for the execution of the change order shall come from FY 2018 Consolidated Rail Infrastructure and Safety Improvements grant and compensation shall be paid in accordance with the contract.

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

Section 1: That the City of Jonesboro hereby accepts Change Order No. 1 in the amount of \$32,950.00 from Richard Baughn Construction, Inc. for the Craighead Technology Park Industrial Lead Rail Expansion project - Section I Subgrade Work.

Section 2. That funding for the execution of the Change Order shall come from FY 2018 Consolidated Rail Infrastructure and Safety Improvements grant and compensation shall be paid in accordance with the contract.

Section 3. The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to accept this Change Order and direct the Purchasing Agent to increase the Purchase Order amount.

CHANGE ORDER

Order No. ONE (1)

Date: JANUARY 21, 2022

Agreement Date: JUNE 7, 2021

NAME OF PROJECT: CTP RAIL EXPANSION PROJECT (2021:21)

OWNER: CITY OF JONESBORO, ARKANSAS

CONTRACTOR: RICHARD BAUGHN CONSTRUCTION, INC.

The following changes are hereby made to the CONTRACT DOCUMENTS:

- See Attachment #1 for specific details

Justification:

- See Attachment #1 for specific details

Change to CONTRACT PRICE: \$ 32,950.00

Original CONTRACT PRICE: \$ 944,659.75

Current CONTRACT PRICE adjusted by previous CHANGE ORDER: \$ 944,659.75

The CONTRACT PRICE due to this CHANGE ORDER will be (increased) (~~decreased~~) by: \$ 32,950.00

The new CONTRACT PRICE including this CHANGE ORDER will be: \$ 977,609.75

Change to CONTRACT TIME:

The CONTRACT TIME will be (increased) (decreased) by 0 calendar days.

The date for completion of all work will be * (Date). *See Attachment #2 for specific details

Approvals Required:

To be effective this Order must be approved by the Federal agency if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Requested by: _____

Recommended by (Engineer):  1/21/22

Ordered by (Contractor): _____

Accepted by (Owner): _____

Federal Agency Approval (*where applicable*) _____

ATTACHMENT #1

Delete the following from the original Contract:

(POST FOODS AREA)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
8. Project Sign	100%	LS	\$ 475.00	\$ 475.00

(NESTLE ROAD AREA)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
8. Project Sign	100%	LS	\$ 475.00	\$ 475.00

TOTAL DEDUCT: \$ 950.00

Justification: These pay items were never constructed because the Federal Railroad Administration did not require the signs for this Project.

Add the following to the original Contract:

(NESTLE ROAD AREA)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
10. 20' Access Crossing				
a. Class 7 material	100	TONS	\$ 34.00	\$ 3,400.00
b. 12" CMP Pipe	24	LF	\$ 45.00	\$ 1,080.00
11. Access Drive Widening				
a. Class 7 material	130	TONS	\$ 34.00	\$ 4,420.00
b. 36" CMP Pipe	50	LF	\$ 94.00	\$ 4,700.00
c. Junction Box	1	EA	\$ 2,400.00	\$ 2,400.00
d. Red Clay Gravel Fill	200	TONS	\$ 18.00	\$ 3,600.00
12. Access Road Extension				
a. Class 7 material	130	TONS	\$ 47.00	\$ 6,110.00
b. B-Stone material	210	TONS	\$ 39.00	\$ 8,190.00

TOTAL ADDITION: \$ 33,900.00

TOTAL CONTACT ADDITION: \$ 32,950.00

Justification:

- Pay Item 10 – The gravel rail crossing will allow the City and Utilities to have access between the Rail Car Storage Yard and the Main Industrial Lead Track. The 20' gravel crossing will be located at station 24+00± Track "A".
- Pay Item 11 – The power pole at station 1+65± Track "A" was in the middle of the access drive and any vehicles going to the West have to go between the track and the power pole. The extra width added to the drive will allow vehicles to travel between the power pole and the ditch bank.
- Pay Item 12 – The power Utility company requested that the access drive be extended to the West from the existing West end of the Project. The drive extension will allow the Utility to have access to the existing power poles.

ATTACHMENT #2

Richard Baughn Construction, INC. has a "Notice To Proceed" dated June 11, 2021. The Contractor's time began 10 days after this date on June 21, 2021. The Contractor had completed all the work associated with this Contract by August 31, 2021. The time for this Contract stopped at that time with 39 days remaining on the Contract.

Once this Change Order #2 is executed as part of the Contract, the Contractor's time will be started again. The Contractor will then have 39 days to finish the Project as revised by the items in this Change Order #2.