



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Public Works Council Committee

Monday, October 2, 2023

5:00 PM

Municipal Center, 300 S. Church

NOTE: DATE CHANGE APPROVED BY COUNCIL

1. CALL TO ORDER

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

3. APPROVAL OF MINUTES

[MIN-23:087](#) Minutes for the Public Works Committee meeting on September 5, 2023

Attachments: [PW Minutes 09052023](#)

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-23:221](#) A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 1921 LATOURETTE DRIVE FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

Sponsors: Engineering

Attachments: [Offer and Acceptance - 1921 Latourette Drive](#)

[RES-23:222](#) A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 3800 S CARAWAY ROAD FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

Sponsors: Engineering

Attachments: [Offer and Acceptance - 3800 S Caraway Road](#)

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-23:087

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 September 05, 2023



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Tuesday, September 5, 2023

5:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

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

Present 7 - John Street; Mitch Johnson; Charles Coleman; LJ Bryant; Ann Williams; Janice Porter and Anthony Coleman

Absent 1 - Chris Moore

3. APPROVAL OF MINUTES

[MIN-23:076](#)

Minutes for the Public Works Committee meeting on August 1, 2023

Attachments: [Minutes](#)

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

Aye: 6 - Mitch Johnson; Charles Coleman; LJ Bryant; Ann Williams; Janice Porter and Anthony Coleman

Absent: 1 - Chris Moore

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-23:140](#)

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO TO PARTNER WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION FOR THE FOLLOWING PROJECTS: JOB 101073, HWY. 351 CONNECTOR (AGGIE RD.) (JONESBORO) (S)

Attachments: [101073](#)

Chairman John Street said, the mayor has asked me to have that tabled indefinitely. He has some discussions he needs to do before we bring that back up.

Chairman John Street motioned, seconded by Councilmember L.J. Bryant, to postpone indefinitely RES-23:140. All voted aye.

A motion was made by Chair John Street, seconded by LJ Bryant, that this matter be Postponed Indefinitely . The motion PASSED with the following vote.

Aye: 6 - Mitch Johnson;Charles Coleman;LJ Bryant;Ann Williams;Janice Porter and Anthony Coleman

Absent: 1 - Chris Moore

[RES-23:148](#)

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 3224 S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

Attachments: [Offer and Acceptance - 3224 S Caraway Road](#)

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

Aye: 6 - Mitch Johnson;Charles Coleman;LJ Bryant;Ann Williams;Janice Porter and Anthony Coleman

Absent: 1 - Chris Moore

[RES-23:149](#)

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 3704 S CARAWAY ROAD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

Attachments: [Offer and Acceptance - 3704 S Caraway Road](#)

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

Aye: 6 - Mitch Johnson;Charles Coleman;LJ Bryant;Ann Williams;Janice Porter and Anthony Coleman

Absent: 1 - Chris Moore

[RES-23:169](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH MEADOWS CONTRACTORS, LLC AND AMEND THE FY2023 BUDGET FOR THE INSTALLATION OF ARTIFICIAL TURF ON SOCCER AND FOOTBALL FIELDS AT JOE MACK CAMPBELL PARK - BID NO. 2023:23

Attachments: [Certified Turf Bid Tab](#)

Councilmember L.J. Bryant said, I have a friend in Bentonville that's really complimented what a good job we've done on this over the years, and says we're really some of the very best people in the state and the investment in the turf and it's great that the A&P participating with us.

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

Aye: 6 - Mitch Johnson;Charles Coleman;LJ Bryant;Ann Williams;Janice Porter and Anthony Coleman

Absent: 1 - Chris Moore

5. PENDING ITEMS

[RES-23:141](#)

A RESOLUTION TO PARTICIPATE IN THE CONSTRUCTION OF SOUTHERN RIDGE BOULEVARD ACROSS THE UNDEVELOPED TWIN OAKS SECOND ADDITION TO THE CITY OF JONESBORO, OWNER CHRIS FUTRELL, TO HELP WITH EMERGENCY RESPONSE TIMES AND TO ALLEVIATE LOCAL TRAFFIC CONGESTION ASSOCIATED WITH THE UPCOMING HIGHWAY 49/PARKER ROAD IMPROVEMENT PROJECT (ARDOT # 100879)

Councilmember Dr. Anthony Coleman said, the last time we discussed this it was \$425,000 and now it is \$450,000. I would like to know what is the difference and why the difference. Mayor Harold Copenhaver said, no I believe it has always been \$450,000. Councilmember Mitch Johnson said, I believe it was just reflected in the minutes as \$425,000. I think that is because it was stated \$425,000 when it was really \$450,000.

Councilmember Dr. Anthony Coleman said, oh ok because I was looking at the minutes. City Clerk April Leggett said, the resolutions has not changed.

Councilmember Dr. Anthony Coleman said, ok so also with that \$450,000, I'm trying to make sure that I have an understanding because I believe on one of the by Councilmember Moore and I know he isn't here but he made a statement about us spending those dollars for that construction and for that owner on that owners property. Now according to this, is he saying that, and help me out, is the construction going to be a total of \$450,000? Chairman John Street said, no that's a third. That's our third. Councilmember Dr. Anthony Coleman said, so he's going to pay. Chairman John Street said, he's going to spend \$900,000 and we'll send \$450,000 should be decide to approve that. Councilmember Dr. Anthony Coleman said, ok I thought that's what I read. I just want to understand.

Chairman John Street said, a question of whether we have built a street before and we have. The city built and paid for Windover. We don't have many east west connections in Jonesboro, but I would hate to think what it would be like if we didn't have Windover right now, as curvy as it is. And, we built a street around Valley View School. Now, that was mainly for the safety and I pushed that as hard as I could go because the last year I was president on the board we had two kids hit by cars, but the traffic flow was increasing and there wasn't much else to do but try to detour that traffic and it's made a big difference. But, there are pros and cons, I guess. That ARDOT project, and I did talk to our district engineer Brad Smithee about it, and it is going to be a yearlong or longer and it is going to restrict the flow traffic on Parker down to one lane for a lot of the time. It's going to be pretty tough. Councilmember Dr. Anthony Coleman said, for that particular construction? Chairman John Street said, yes.

Councilmember Dr. Anthony Coleman said, I think that was one of my questions last time and I think our engineer was telling us that we had two projects going on at the same time. Chairman John Street said, Harrisburg Road is going to start at the same time as well. So that will be a double whammy and I'm kind of biases, because I live south of the bypass and I come in Culberhouse everyday. I'm going to have to go one of those two ways unless I really go back road, which I may choose to do. But it is going to create a real problem with the way we're situated if there is no other relief. Again, that's a call for the council, but all this is doing is sending it forward to the full council for them to make the decision. Councilmember Dr. Anthony Coleman said, I understand that part. I'm just trying to make sure I had an understanding before we send it to the full council. Because I do know that one of the conversations was, and I think the chief was here last time, was about right-of-way and clear passage for our first responders and so forth. Chairman John Street said, yes and that's another major point so that you can get the Fire Department back and forth across there and

ambulances and police through there. It's even going to help after the improvements are done on Parker.

Mayor Harold Copenhaver said, if I may Mr. Chair. I know councilmember had a question. In addressing the last part in particular, I think it's really important that we've looked at this for a period of a year and a half or more, but one thing in particular was the Fire Department on the ease of accessibility and the concern of that. Our only other obstacle would be that we would need to build a fire station over there which that would be a \$7.5 million minimum cost in facilitating that, so by us increasing our utilization of our roadways we now cut down our response time to a four minute response time in order for us to keep our ISO one rating so this street would help advocate for that as well. So not only congestion but obviously emergency and then the initial investment that we would have to make to do another station. Councilmember Dr. Charles Coleman said, I think we would be saving money in the long run. Mayor Harold Copenhaver said, absolutely.

Councilmember Janice Porter said, I just wanted a clear statement of what precedent we're following. Chairman John Street said, Chris's question last time was he didn't think that we've built a city street but we actually have built two, maybe more. I know the two in recent past is Windover, we built that and needless to say that was a big savings for the city then having to cut through somewhere else or try to get around that. That thing has got the traffic on it, I can't tell you what the traffic count is, but it's heavy. Then we built the road around Valley View to keep it from going through the school. Those are just in recent times, so we've done it before, it's not unheard of. And we paid for all of those. We're just paying a third of this one, but as the mayor pointed out it would be a big savings over having to build a fire station to alleviate and still keep our ISO rating at one. City Attorney Carol Duncan said, the key is that you can demonstrate a public purpose. That it benefits the citizens and the city in a public purpose.

Councilmember Dr. Anthony Coleman said, I'm sorry I do have one follow up question. I just thought about something. If we're paying the \$450,000, we're fronting that up front? I just want to make sure that we don't get started then we have another \$800,000. Chairman John Street said, that's our total cost on it, but according to this it'll be finished before January 2024 because that's when they're scheduled to start that Parker Road project. Councilmember Dr. Anthony Coleman said, I guess I'm just asking because as a private citizen to say that he's going to help facilitate this. Do we have something in writing saying he's doing it and it's a done deal? Chairman John Street said, that's what this resolution does. Craig do you want to address that? Engineering Department Director Craig Light approached the podium and said, the intent is we would reimburse Mr. Futrell his cost as their incurred on the project. That it meet completion before we expend our funds, and it will be a performance bond and maintenance bond on the project. It will get completed. Mr. Futrell still has to begin the project. There will be an agreement written between the city and Mr. Futrell, but without the council's support we didn't write up that specific language of the agreement. If the council is supportive of it there will be an agreement executed and that's what this resolution does. It gives the mayor and clerk the authorization to execute that agreement. The agreement will be based on the terms of this resolution. There's not going to be anything added to it. It will be constructed to meet city standards, it will be built in the time frame and the funds will be expended at the last of the project.

Councilmember L.J. Bryant said, I was just going to say it makes a lot of sense, and I was at Craighead Forest the other day and I guess a kid got hurt and I heard the fire truck long before the fire truck was ever able to arrive. Most likely it was coming from

Harrisburg Road and not coming from Neely Road, but we all know how difficult it is east to west. If you're trying to go down Craighead Forest Road as windy and stuff that it is. I think this would be really important for the city particularly with the two projects we're going to have happening simultaneously.

Councilmember Mitch Johnson said, Mr. Chair, I guess I was probably one of the reasons this was held up a month with my concerns with drainage issues, not just from this street development but the development surrounding my neighborhood. I met with an engineer, I met with Mr. Caldwell on his development, and I've spoken with Mr. Futrell. I'm pleased with the results from Mr. Caldwell on things that's coming through our neighborhood. He's addressed them and he's been in touch with me constantly and going out of his way to keep me informed on what's going on. I've still got concerns of what kind of water is going to come out on this street and how it's going to find its drainage when it hits Culberhouse, but I see no reason for me to hold it up any further.

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

Aye: 6 - Mitch Johnson;Charles Coleman;LJ Bryant;Ann Williams;Janice Porter and Anthony Coleman

Absent: 1 - Chris Moore

6. OTHER BUSINESS

7. PUBLIC COMMENTS

8. ADJOURNMENT

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

Aye: 6 - Mitch Johnson;Charles Coleman;LJ Bryant;Ann Williams;Janice Porter and Anthony Coleman

Absent: 1 - Chris Moore



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-23:221

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Works Council Committee

File Type: Resolution

A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 1921 LATOURETTE DRIVE FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

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

A PERMANENT DRAINAGE EASEMENT BEING A PART OF TRACT 2 OF STANDRIDGE ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 2 OF STANDRIDGE ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°29'00" WEST, 23.66 FEET; THENCE NORTH 00°20'38" EAST, 9.97 FEET; THENCE NORTH 89°29'00" EAST, 22.76 FEET; THENCE SOUTH 04°47'58" EAST, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 231 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 \$1,617.00.

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: (1921 Latourette Drive)**

A PERMANENT DRAINAGE EASEMENT BEING A PART OF TRACT 2 OF STANDRIDGE ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 2 OF STANDRIDGE ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°29'00" WEST, 23.66 FEET; THENCE NORTH 00°20'38" EAST, 9.97 FEET; THENCE NORTH 89°29'00" EAST, 22.76 FEET; THENCE SOUTH 04°47'58" EAST, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 231 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, the sum of one thousand six hundred seventeen dollars **(\$1,617.00)**.

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.

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

Scott Standridge

Name: *Scott Standridge*

Date: *8-22-23*

Name: _____

Date: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-23:222

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Public Works Council Committee

File Type: Resolution

A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY AT 3800 S CARAWAY ROAD FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

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

A PERMANENT DRAINAGE EASEMENT BEING A PART OF LOT 1 OF THREE SISTERS BUSINESS PARK ADDITION - REVISED TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THREE SISTERS BUSINESS PARK ADDITION - REVISED TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°59'04" EAST, 10.00 FEET; THENCE SOUTH 00°27'28" WEST, 10.00 FEET; THENCE NORTH 89°59'04" WEST, 10.00 FEET; THENCE NORTH 00°27'28" EAST, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 100 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 \$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: (3800 S Caraway Road)**

A PERMANENT DRAINAGE EASEMENT BEING A PART OF LOT 1 OF THREE SISTERS BUSINESS PARK ADDITION - REVISED TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THREE SISTERS BUSINESS PARK ADDITION - REVISED TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°59'04" EAST, 10.00 FEET; THENCE SOUTH 00°27'28" WEST, 10.00 FEET; THENCE NORTH 89°59'04" WEST, 10.00 FEET; THENCE NORTH 00°27'28" EAST, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 100 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

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

THREE SISTERS INVESTMENTS, LLC

Name: Donald B. Smith, Manager

Date: 8/24/23

Name: _____

Date: _____