



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Tuesday, September 5, 2017

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Mayor Harold Perrin was in attendance.

Present 7 - Gene Vance; Chris Moore; John Street; Mitch Johnson; Charles Coleman; Ann Williams and LJ Bryant

3. Approval of minutes

[MIN-17:088](#)

Minutes for the Public Works Committee Meeting on August 1, 2017

Attachments: [Minutes](#)

A motion was made by Councilman Chris Moore, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote.

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

[MIN-17:095](#)

Minutes for the special called Public Works Committee meeting on August 15, 2017

Attachments: [Minutes](#)

A motion was made by Councilman Chris Moore, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote.

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

4. New Business

[RES-17:141](#)

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH CONTINENTAL UTILITY SOLUTIONS, INC TO UTILIZE 2ND FLOOR OFFICE SPACE IN THE MUNICIPAL CENTER

Attachments: [CUSI Lease.docx](#)

Chairman John Street stated that they need to walk on RES-17:141. He said this is a resolution for the lease on the second floor of the Municipal Building. It was just

worked out last Thursday. City Attorney Carol Duncan said that she was working on it for Council with them. She said the lease that we had before was the lease that they had with the Mercantile Center before we bought it. So, when we made some changes to that lease because it wasn't standard to the leases that the City does, they had some questions and we ended up going back and forth for a while. It wasn't really intentional. It just happened. It took a little longer.

Chairman Street said we do need to do it because the lease expires August 31, 2017. Ms. Duncan said the lease does expire. Councilmember Street said that is the reason for the request that it be walked on. Mayor Perrin said that was correct.

Councilmember Mitch Johnson motioned, seconded by Councilmember Ann Williams, to walk on RES-17:141. All voted aye.

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

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

RESOLUTIONS TO BE INTRODUCED

RES-17:121

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO CLOSE A PORTION OF MONROE AVENUE AS REQUESTED BY THE ROTARY CLUB OF JONESBORO

Attachments: [Conceptual Design Rotary Club FOA](#)
[Rotary Club](#)

Chairman John Street said that is the section of the street down there that we have been talking about in front of the Forum. Councilmember Chris Moore asked if it was the same property just from the alleyway back. Chairman Street said yes, back to Church Street. Councilmember Moore asked if we were the only two property owners on that, the Foundation of Arts and the Park. Chairman Street said that is us too. Councilmember Moore said he wanted to make sure that we weren't closing that. Chairman Street said no. As he understands it, the ballards will still be able to be moved for Fire or Emergency vehicles or anything like that. Mayor Perrin said that was correct.

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

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

RES-17:131

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO CLOSE AN ALLEYWAY BETWEEN 407 UNION STREET AND 411 UNION STREET AS REQUESTED BY MIKE EBBERT

Attachments: [Plat](#)

Chairman John Street asked City Engineer Craig Light to address that. Mr. Light said that it is a narrow alleyway between Mike Ebbert's property on Union Street and the United Way building that the City of Jonesboro owns on Union Street. It is roughly ten foot wide. They are wanting to put picnic tables in there to use it for their new tenant to

have some place to eat lunch outside. Again, it is a very narrow alleyway. I would be hesitant to drive a vehicle down through it. Councilmember Chris Moore asked if it was the one that goes East and West. Mr. Light said yes. Councilmember Moore said he assumes it continues across the street there and lines up with the old Citizen's Bank, that little narrow alley there. Is that the same alley? Mr. Light said he believes so. Councilman Gene Vance asked if it went behind Winter Wonderland. Councilman Moore said it does. Mayor Perrin said that it would dead end at Washington Street. Councilman Moore said we are going the other way. Councilman Vance said Monroe and Union. Councilmember Moore said this is between Madison and Union. Mr. Light said there is a route. It does run East West. Councilmember Moore said we are only abandoning the section that is between the two buildings. Mr. Light said we are not abandoning it. We are allowing it to be closed. Councilmember Moore asked if it was just the section between the two buildings and not the section that comes off Madison. Mr. Light said it is the red area on the plat. Chairman Street said it was just between the two buildings. Mayor Perrin said it was not the entire alley. Councilmember Moore said it was just the section between the two buildings. He said that he was just concerned about the section behind the city property with Winter Wonderland on that as long as it is not closing that.

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

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

RES-17:133

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH FISHER & ARNOLD, INC. TO PERFORM PROFESSIONAL ENGINEERING SERVICES FOR A STORMWATER UTILITY DEVELOPMENT STUDY

Attachments: [Stormwater Utility Proposal](#)

Chairman John Street asked City Engineer Craig Light to address that. Chairman Street said that this is the study that would affix a fee per parcel for drainage. Mr. Light said that if you will remember earlier this year we proposed a stormwater utility fee to begin funding some of our drainage projects and ongoing maintenance of our drainage system. Based on the comments we received from the Council members and from the public, we decided that we probably need to step back and try to develop what that program would look like a little bit more, what those fees would be, what projects we were going to try to fund during a five-year period. We need to develop what our overall plan is, how we are going to charge those fees to property owners, how we are actually going to collect those monies, and basically, develop the program. Then, we can come back with a full ordinance to present that would have some options on what those fees could be versus how much work we could do annually for the Council to consider. It would be about a 10 to 12 month study phase. So, it would be about this time next year that we would be coming forward with a proposed ordinance with some options on what the fees would be. Mayor Perrin stated that it basically sets up the entire operation. It gives you a skeleton of exactly how to organize it, how to price it by parcel, and also tells you what we are going to try to approach to get fixed here in town. Some of these pipes are smaller and need to get larger. There is going to be a whole lot of work on Engineering to identify all of the hot spots in town and all of that we are going to incorporate in this. He said it would take 10-12 months to get this going. This will be the first phase and once that is done, the Council will come back and approve that and if it is, we will be in the stormwater management deal. What we are saying is that there is basically no additional revenue whatsoever. We are pulling money out of Capital Improvements to take care of some of these things on drainage and etc. and

taking away from other jobs is what we are doing now. We will be doing that for years. It is time now to take a look at this. My deep concern here is because of all of the property in Jonesboro is in the floodplain and because of all the ditches that we have here and if we don't do anything with Big Bay Ditch and some of those others downstream, you are going to be looking at a major event sometime down the line. It is not will it happen, it is when it is going to happen. I think it is very important to get this study done. They have teamed up with Black & Veatch and they are the strongest in the United States. They have done it for Oregon, Seattle, and all of these big places that they have looked at. I am glad they have teamed up with this firm to come in and help them do this study.

A motion was made by Councilman Gene Vance, seconded by Councilwoman Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

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

RES-17:136

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH CRABTREE & SON CONSTRUCTION, INC. FOR THE RACE ST. SIDEWALK & RR PEDESTRIAN. CROSSING (2017:26)

Attachments: [Contract Documents 2017 26](#)
[Bid Tab](#)

Chairman John Street said he thinks we have discussed this before. If you look at the bid tabs, Crabtree was the lowest bid. Why were two rejected? What was the \$51,880? Why was it rejected? City Engineer Craig Light said that they were missing certain pages out of their bid proposals that they didn't sign. I don't know the exact ones that weren't signed, but the anti-collusion type documents, the department type documents, if they don't sign those, it is a nonresponsive bid. Chairman Street said that left the \$52,858 from Crabtree and Sons as the low bid.

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

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

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment

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

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