



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Tuesday, February 2, 2016

5:00 PM

Municipal Center

1. Call To Order

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2. Roll Call by City Clerk Donna Jackson

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Mayor Perrin was also in attendance.

Present 6 - Gene Vance;Chris Moore;John Street;Mitch Johnson;Darrel Dover and Charles Coleman

Absent 1 - Ann Williams

3. Approval of minutes

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MIN-16:002

Minutes for the Public Works Committee meeting on January 5, 2016

[play video](#)

Attachments: [Minutes](#)

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

Aye: 5 - Gene Vance;Chris Moore;John Street;Darrel Dover and Charles Coleman

Absent: 1 - Ann Williams

4. New Business

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Resolutions To Be Introduced

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RES-16:007

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH GILLIS, INC. FOR THE

CRAIGHEAD FOREST PARK CENTENNIAL & FORT ROTARY PARK DRAINAGE IMPROVEMENTS - 2016:01

[play video](#)

Sponsors: Engineering

Attachments: [Bid Tab](#)
[Contract Documents 2016.01](#)

Mayor Perrin explained this is for drainage beside Rotary Park. The water flows off into the park, so they are going to have to redo it. He noted this doesn't have to be taken to full Council tonight due to the current weather conditions. The resolution can wait until the next Council meeting.

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

Aye: 5 - Gene Vance;Chris Moore;Mitch Johnson;Darrel Dover and Charles Coleman

Absent: 1 - Ann Williams

5. Pending Items

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RES-15:178

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE PROPOSAL AND ENTER INTO A CONTRACT WITH BRACKETT KRENNERICH & ASSOCIATES, P.A. TO PROVIDE ARCHITECTURAL/ ENGINEERING SERVICES FOR THE FIRING RANGE PROJECT

[play video](#)

Sponsors: Engineering

Attachments: [Proposal](#)

Chairman Street noted the proposal will be revised considerably and re-negotiated. Mayor Perrin explained they are looking at making changes to the contract that have not been made yet.

A motion was made by Councilman Mitch Johnson, seconded by Councilman Darrel Dover, that this matter be Postponed Indefinitely . The motion PASSED with the following vote.

Aye: 5 - Gene Vance;Chris Moore;Mitch Johnson;Darrel Dover and Charles Coleman

Absent: 1 - Ann Williams

6. Other Business

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Discussion concerning the road at the old fairgrounds on Red Wolf Boulevard

Mayor Perrin explained Rick Ramsey is selling the properties at the old fairgrounds. There is a road that runs between Red Wolf and Fairpark, which was owned by the fairgrounds. He stated he thinks the city would want to keep that road for residents to use going between Highland and Race.

Mr. Ramsey discussed the history of the Fairground Association's financial problems. He stated in Chapter 11 bankruptcy, as the Fairground Association is under, the creditors have the right to file a plan if the debtor doesn't. In this case, the primary creditor, Focus Bank, filed a liquidating plan. He is serving as the liquidating agent and is in charge of selling the Fairground Association's properties off Red Wolf, as well as the new property off Johnson Avenue. He has received an offer to purchase Lot 7, but the potential buyer does not want the road that currently is a part of Lot 7 to be part of the sale. He countered their offer with a condition saying the city will accept the road. He noted the road is not up to city standards. Mr. Ramsey stated they cannot bring the road up to standard because this is a bankruptcy sale, so they don't have the money to do improvements. He thinks the road is important because it connects two main roads, Highland and Race.

Mr. Ramsey explained before the meeting the assistant city attorney informed him the city has a resolution in which the city prefers not to accept sub-standard roads, except in residential areas. This is not a residential area. He is asking that the Public Works Committee pass the issue on to the City Council, in which they may be able to work something out before the meeting. He thinks this is a unique situation due to the bankruptcy proceedings and could qualify this as a special circumstance. This is not a failed commercial development; rather, this is a street the city needs, so there are reasons to accept the road.

Mayor Perrin noted the property is directly behind First National Bank. The road runs behind Cheddar's, all the way down to Race Street.

Chairman Street asked if the road is a sixty foot dedication. Mayor Perrin answered yes. Chairman Street noted they will need thirty feet for the street and fifteen feet on each side. Mr. Ramsey stated he told the city that they can take whatever is needed. City Engineer Craig Light verified that it will be a sixty foot right-of-way.

Chairman Street asked if there is a timetable in which they accept the street and have a certain length of time to make the improvements. Mayor Perrin stated he doesn't think there's any timetable. The city will have to bring it up to code and put in sidewalks. He thinks an exception can be made in this situation due to the bankruptcy case.

Mr. Ramsey added the bankruptcy proceedings only give him a certain amount of time to sell the properties. That timeline will end this month.

Councilman Moore asked why this isn't considered a failed development since the owner subdivided the property, then went bankrupt. Mr. Ramsey explained this is not a situation in which a development was made and then it didn't work for whatever reason. He reiterated that this is a road between two main arteries in the city. He thinks the city needs the street.

Councilman Moore asked Mr. Ramsey if he is representing Focus Bank. Mr. Ramsey stated he has no connection with Focus Bank other than occasionally being adversarial with them during negotiations. His obligation is to all of the creditors in the bankruptcy case.

Councilman Vance noted that the alternative is Lot 7 being sold with the road and the

new owner cutting off access to the road. Mr. Ramsey agreed.

Councilman Dover questioned whether the cost could be split three ways between the city and the two other parties. Mr. Ramsey explained Focus Bank is already under water and he doesn't think the purchaser will have the ability to pay for the improvements.

Councilman Moore asked if there is an estimated cost for the project. Mayor Perrin stated he doesn't know what the cost would be, but they can look at it before the Council meeting. Mr. Ramey noted he thinks they can come to an agreement before the Council meeting.

Councilman Vance abstained from voting due to his indirect relationship to the issue.

Councilman Johnson also abstained from voting due to his relationship with the Fairground Association.

Councilman Coleman motioned, seconded by Councilman Dover, to send the matter to the full Council. All voted aye, with the exception of Councilmen Vance and Johnson who abstained from voting.

7. Public Comments

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Harold Carter, 902 Tony Drive, spoke in opposition to the city taking the road. He thinks the two businesses made a bad business deal and are looking to the city to help bail them out. He stated the city could use the road, but the banks could also use the road to make the property sell for more. He thinks the banks and other creditors should pay the money to improve the road. He doesn't see any reason to bail banks out. He noted the road is necessary to do business there, so is an interest of the banks. He expressed concern that the city would be setting precedence and other people will want the same treatment.

8. Adjournment

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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: 5 - Gene Vance;Chris Moore;Mitch Johnson;Darrel Dover and Charles Coleman

Absent: 1 - Ann Williams