



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Meeting Minutes Public Works Council Committee

Tuesday, May 6, 2008

5:15 PM

Huntington Building

1. Call To Order

Mr. Tony Thomas and Ms. Misty Micenhamer from the Mayor's Office was also in attendance.

Present 5 - John Street; Cecil Province; Chris Moore; Darrel Dover and Mitch Johnson

2. Approval of minutes

MIN-08:113 Minutes for the Public Works Committee meeting on April 1, 2008.

Attachments: [Minutes](#)

A motion was made by Councilman Chris Moore, seconded by Councilman Mitch Johnson, that this Minutes be Passed. The motion CARRIED by a Voice Vote.

Aye: 4 - Cecil Province; Chris Moore; Darrel Dover and Mitch Johnson

3. New Business

Ordinances To Be Introduced

ORD-08:033 AN ORDINANCE TO VACATE, ABANDON AND RELOCATE A DRAINAGE EASEMENT ON A LOT LOCATED AT THE NORTHWEST INTERSECTION OF FARM CREEK RD. AND S. CULBERHOUSE RD.

Sponsors: Planning and Engineering

Attachments: [Drainage Easement Relocation Farm Creek Rd](#)

City Engineer Craig Light stated that the ditch is located on the corner of Farm Creek and South Culberhouse that was relocated. He further explained the abandonment will abandon the old easement and put in a new 30 foot easement.

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

Aye: 4 - Cecil Province; Chris Moore; Darrel Dover and Mitch Johnson

Resolutions To Be Introduced

RES-08:003 A RESOLUTION TO ADOPT THE MULTI-JURISDICTION NATURAL HAZARD MITIGATION PLAN, CRAIGHEAD COUNTY, ARKANSAS, BY THE CITY OF JONESBORO

Sponsors: Mayor's Office

Ms. Micenhamer explained it's a standard agreement.

A motion was made by Councilman Darrel Dover, seconded by Councilman Chris Moore, that this matter be Recommended to Council . The motion PASSED by an unanimous vote

Aye: 4 - Cecil Province;Chris Moore;Darrel Dover and Mitch Johnson

RES-08:045

RESOLUTION TO LEASE PART OF THE HUNTINGTON BUILDING TO FIRST BAPTIST CHURCH TO OPERATE THE HUNTINGTON MISSION CHURCH

Sponsors: Mayor's Office

Attachments: [Revised Lease](#)

Councilman Chris Moore noted there is no out clause in the contract. He also noted two spelling changes that need to be made in the contract. Ms. Micenhamer stated that there is no out clause for either side unless there is a particular event but an out clause can be added. She added First Baptist did not want an out clause in the contract. Councilman Moore explained a 60-day out clause should be adequate. Mr. Roy Cooper stated that the church would like the same kind of lease as Saint Bernards. He also explained they would like to buy the building and let the City stay and use it as they are now. He further explained they would only need the portion of the building they are currently using. He added that 60 days is not enough notice to find another building and relocate. Councilman Moore stated it would have to be an extreme case, such as a tornado, that would require them to ask the church to leave the premises. Mr. Cooper asked to buy the north 130 feet and use the old building until they could build more. Councilman Moore explained the City is not interested in splitting up the property at this time. He added the City would have to have an emergency such as a tornado before they would ask First Baptist to move out of the property. He noted once the new Municipal Building is built the Huntington Building will be up for sale then.

A motion was made by Councilman Chris Moore, seconded by Councilman Mitch Johnson, that this matter be Recommended to Council with the addition of an out clause in the contract. The motion PASSED by an unanimous vote.

Aye: 4 - Cecil Province;Chris Moore;Darrel Dover and Mitch Johnson

RES-08:076

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT PROPERTY (PERMANENT EASEMENT) DESCRIBED AS A PERMANENT EASEMENT OF THE SOUTH 15 FEET OF LOT 10 OF SIMS DIV BLK B OF SIMS ADD TO JONESBORO, ARKANSAS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS

Sponsors: Mayor's Office and Public Works

Attachments: [Permanent Easement Lot 10](#)

Mr. Light stated that this drainage easement is associated with the Valley & Owens project. He explained it cleans up a ditch that wasn't originally in the plans and they need an easement to clean it up. Councilman Moore asked Mr. Light whether the sod in that area washed out. Mr. Light stated the sod did wash out, but it has been redone.

A motion was made by Councilman Chris Moore, seconded by Councilman

Mitch Johnson, that this matter be Recommended to Council . The motion PASSED by an unanimous vote

Aye: 4 - Cecil Province;Chris Moore;Darrel Dover and Mitch Johnson

RES-08:078

A RESOLUTION TO THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 1201 W. HUNTINGTON AVENUE, JONESBORO, ARKANSAS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS;

Sponsors: Mayor's Office and Public Works

Attachments: [Offer and Acceptance](#)
[Mayor's Letter](#)
[City's Appraisal #1](#)
[City's Appraisal #2](#)
[Seller's Appraisal](#)
[Power of Attorney](#)

A motion was made by Councilman Chris Moore, seconded by Councilman Cecil Province, that this matter be Recommended to Council . The motion PASSED by an unanimous vote

Aye: 4 - Cecil Province;Chris Moore;Darrel Dover and Mitch Johnson

ORD-08:039

AN ORDINANCE TO APPROVE A REPLACEMENT SCHEDULE FOR THE CITY OF JONESBORO'S TORNADO SIRENS

Attachments: [Letter from Federal Signal Safety & Security Systems](#)
[Tornado Replacement Schedule](#)
[Paragould communications](#)
[Quote From Federal](#)

Ms. Micenhamer stated that this project is for a 3-year period from 2008 to 2010. She explained the oldest sirens will be replaced along with ordering 3 extra sirens 2008, 2009 will consist of replacing the rest of the sirens and 2010 will be the new ones which will be for expanding the area. She further explained that they received a quote from Paragould Communications and being a local company they could maintain the sirens. Ms. Micenhamer stated that the price would be \$286, 000 for the first 16 sirens. Councilman Moore noted the sirens should be out for bid. Chairman Street noted the sirens would need to go to the Finance Committee for fund appropriation since it is not currently in the budget. Councilman Johnson asked for copies of the 2008 and 2009 replacement schedule be sent to him. Public Works Director Mr. Erick Woodruff stated they would also like to put in a maintenance program with whoever the City decides to accept the bid from. He explained the Street Department is responsible right now for the maintenance of the sirens and that they are not qualified or trained for that. Ms. Micenhamer stated that the bid package will include controllers to control the sirens and it will be a one time fee.

A motion was made by Councilman Chris Moore, seconded by Councilman Cecil Province, that this matter be Recommended to the Finance & Administration Council Committee with the stipulation the sirens are put out for bid. The motion PASSED by an unanimous vote

Aye: 4 - Cecil Province;Chris Moore;Darrel Dover and Mitch Johnson

Annexations To Be Introduced

AZ-08-03

Request by Ms. Paulette Quinn for annexation and rezoning of property located behind 6106 Southwest Drive

Attachments:

[Letter](#)

[Petition to accept the annexation of certain lands](#)

[Exhibit A - Order approving annexation](#)

[Exhibit B - Plat](#)

[Resolution](#)

[Pre-Annexation Questionnaire](#)

[Statement of Kevin Carpenter](#)

[Ordinance](#)

[Letter to the Planning Department](#)

Attorney Bobby Gibson for Ms. Paulette Quinn explained Ms. Quinn owns Quinn Aviation crop dusting service and the City is already in the city limits of Jonesboro. He added the airstrip continues into the county, so they would like to annex the rest of their property into the City. He further explained they are currently on the agenda for the upcoming MAPC meeting to rezone the property. He stated that they would like to have it annexed into the city and rezoned to RS-7 residential. Mr. Gibson explained they will be able to use the airstrip for ten years until the property is sold. Councilman Moore asked how many acres this land consisted of. Mr. Gibson stated that there is approximately 159 acres. Councilman Moore questioned whether the Planning Department will be preparing any reports as to the cost to the City in services due to the annexation. City Planner Otis Spriggs explained the potential is for 900 to 1000 homes in that area. He further explained the Fire Department has already reviewed the annexation. Councilman Dover asked why the rezoning classification was RS-7 and not R-1. Mr. Spriggs stated that R-1 was not available. Mr. Gibson stated that they would be open to different rezoning classifications. Councilman Dover asked what would the size of the lots be. Mr. Spriggs stated that they would be around 6200 square feet. Mr. Gibson explained that lot size is consistent with what has been developed in the area. Dr. Sanders expressed concern over the increase in the density of the area. Mr. Gibson stated Ms. Quinn is open to whatever is recommended for the property. Councilman Moore noted he has never been aware of a single complaint with the Quinn's operation. Further discussion was held concerning the annexation. Mr. Spriggs stated after it goes to MAPC it will come back to Public Works. Councilman Moore asked for a report to be given with responses from the Fire and Police Departments concerning the annexation. He then questioned whether a notice for an annexation is required. Mr. Gibson stated the notice is through the County Court. Mr. Spriggs recommended not separating the annexation and the rezoning.

4. Pending Items

5. Other Business

BUILDINGS - MAYOR FORMON

Long range facilities plan update: Ms. Micenhamer stated that they are still in negotiations for the Best Building, which is their main priority. Councilman Moore asked about the negotiations. Mr. Tony Thomas explained the Finance Committee had concerns over the amount of the monthly payments and questioned the arrangements if the City decided to purchase the building. Councilman Moore stated he doesn't think the City would be able to get out of the building in less than a year.

Discussion Concerning Fuel

Chairman Street asked Ms. Micenhamer if there is a need to re-appropriate funds for

fuel. Ms. Micenhamer stated that there is no need at the moment. She explained the departments are being proactive to help with the cost of fuel by Flex Fuel and other options. Councilman Moore asked where the City was buying fuel from. Ms. Micenhamer stated that the City has a Fleet Card and it can be used at any station in town that accepts the card. She added that a publication is released every week showing the lowest prices for fuel.

ENGINEERING - CRAIG LIGHT

Windsor Landing: Mr. Light stated that there were a few questions leftover from last meeting about Windsor Landing. He explained City Attorney Phillip Crego has not been able to find a case showing that a City has condemned a property in the county but he indicated the City could do a forced annexation and condemn the property. He further explained the maintenance on the 50 acres would take 1 to 1 1/2 days to bush hog it and the cost to maintain it would be between \$2,000 to \$2,500 dollars a year. Mr. Light stated that the ideal plan would be to plant vegetation but that would have up-keep cost with it. Chairman Street asked if the developer has been approached to fix some of the problems. Mr. Light stated that the south part of Bridger Creek has been accepted by the City as approved development but not the north part. He added the developer is Mr. Robert Chastian and he is hesitant to approve any more of that property into the City's maintenance program until improvements are made. Mr. Light explained alternatives would include requiring everyone in the area to purchase flood insurance and let the property continue to flood. He added another alternative was to buy homes along the ditch, clean up the ditch and do everything the City can do to improve the ditch. He noted some homes would still be required to purchase flood insurance. He stated the third alternative was to spend \$3.5 million to build large detention areas to try and mitigate the problem.

Chairman Street questioned the status of the DFIRM maps. Mr. Light stated they are on track to deliver them on time. He added they can add that area to the DFIRM maps, which would require those homes to purchase flood insurance.

Mr. Robert Cook stated he lives in the area and was told he couldn't buy flood insurance. Mr. Light stated any property owner in the City has the ability to purchase flood insurance. He added that if the area is designated as a special flood area hazard and another rainfall floods the home and the homes have 50% damage to the structure itself, then the homeowners will be required to bring the homes up to current FEMA standards. He stated FEMA does have a buy-out program. He indicated there are advantages to mapping it but if it's not mapped then there's nothing they can do. Mr. Ryan Jones, who lives in the area, stated he has had water in his garage. Mr. Light stated his intention is to submit the area with the DFIRM maps to FEMA. Councilman Moore motioned they have the area designated as Zone A flood zone. The motion failed due to a lack of a second.

PUBLIC WORKS - ERICK WOODRUFF

Standard operating procedures: Mr. Woodruff stated he should have them within the three month time period that they discussed at the last meeting.

Landfill update: Mr. Woodruff stated that the flares are operational but there are 6 wells on the property that have water in them. He explained the wells are somewhat operational but not fully operational cause of the water. He further explained that he has meet with FTN and other subcontractors about some issues such as erosion. Mr. Woodruff stated that he has spoken with Mr. Crego because he feels like the contract has not been fulfilled as long as they have water in the wells. He explained he is making a formal request to FTN to remove the water and see what needs to be done to make sure water doesn't get in there again. He added FTN has sent five

payment requests that he has refused to pay until the project is completed.

Contract for operation and maintenance of the landfill: Mr. Woodruff stated that he would like to have a O & M contract in place because he feels like his employees are not qualified to do the maintenance work. Councilman Dover asked about the cost. Mr. Woodruff stated that he would like to put the project out for bid.

6. Public Comments

Mr. Robert Cook

Chairman Street stated Mr. Cook has a drainage problem on his property and his home was not built on the property lines. Mr. Cook explained he would like his property to be fixed so the water doesn't run through it. He further explained Mr. Light indicated to him the City would need an easement but that might interfere with his driveway. Councilman Moore questioned whether Mr. Cook had considered a private lawsuit against the developer, Mr. Chastain. Mr. Cook answered he is planning on suing Mr. Chastain. Chairman Street stated it is the homeowner's responsibility to make sure the survey is correct because the City does not do surveying work. He added Mr. Light will work with Mr. Cook and the City will do what it can.

7. Adjournment