



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Meeting Minutes - Draft Public Works Council Committee

Tuesday, June 1, 2010

5:30 PM

Huntington Building

1. Call To Order

Mayor Perrin was also in attendance. Councilman Dover arrived at the meeting at 6:00 p.m.

Present 5 - Gene Vance; Jim Hargis; Chris Moore; John Street and Darrel Dover

Absent 1 - Mitch Johnson

2. Approval of minutes

MIN-10:045 Minutes for the Public Works Committee meeting on May 4, 2010.

Attachments: [Minutes 5/4/10](#)

A motion was made by Councilman Gene Vance, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED by a unanimous vote

Aye: 3 - Gene Vance; Jim Hargis and Chris Moore

Absent: 2 - Mitch Johnson and Darrel Dover

3. New Business

Ordinances To Be Introduced

ORD-10:046 AN ORDINANCE AMENDING SECTIONS ARTICLE 5 AND ARTICLE 6 OF THE STORMWATER MANAGEMENT REGULATIONS

Sponsors: Engineering

City Engineer Craig Light explained one of the changes that was made would give some enforcement authority to the Chief Building Inspector, which would allow the Building Department to enforce the construction standards on construction sites. He added the second change would allow the City to accept maintenance agreements for drainage infrastructure in projects before the plat is filed at the courthouse, which is near the beginning of the project. He stated the change is needed so the developer and the City would be the only two signing the agreement.

Councilman Moore questioned who would maintain and own the retention ponds built in subdivisions. Mr. Light answered it would belong to the developer or the Property Owners Association, depending on the maintenance agreement that is approved by the City.

Discussion was held concerning retention ponds.

Mr. Light explained the maintenance agreement goes with the property and if the property sells then it is tied to every lot in the subdivision. He added if the retention pond is not maintained the City could maintain it and send an invoice to all property owners in that subdivision. He noted this would be required for developments that have been built since January, 2008.

Councilman Vance asked if the maintenance agreement pertains to the City owned retention ponds. Mr. Light answered the agreement pertains to just the developers and only for the infrastructure that is given to the City.

Councilman Moore asked if the agreement is tied to all the lots in the subdivisions. Mr. Light answered the agreement is for the entire boundary of the subdivision and all the lots are required to maintain the easements connected to the development.

Councilman Moore inquired if this ordinance needs to be placed on the next City Council agenda. Mr. Light answered yes.

A motion was made by Councilman Chris Moore, seconded by Councilman Gene Vance, that this matter be Recommended to Council . The motion PASSED by a unanimous vote

Aye: 3 - Gene Vance; Jim Hargis and Chris Moore

Absent: 2 - Mitch Johnson and Darrel Dover

ORD-10:048 AN ORDINANCE AMENDING SECTION 112-129 PERFORMANCE STANDARDS OF THE STORMWATER MANAGEMENT REGULATIONS

Sponsors: Engineering

Mr. Light explained currently an elevation certificate is required before the City will issue the permit and another certificate is required at the end of construction to make sure it meets the requirements. He added this ordinance would require an intermediate elevation certificate before the floor slab is poured to make sure the structure is above the required elevation level.

Councilman Moore inquired if the same surveyor would do all 3 inspections. Mr. Light answered yes.

Councilman Moore then asked when the markers for the grid survey would be in. Mr. Light answered the agreement has been sent to the Highway Department for their signature and once the City receives the agreement the contractor would then be given the Notice to Proceed.

A motion was made by Councilman Chris Moore, seconded by Councilman Jim Hargis, that this matter be Recommended to Council . The motion PASSED by a unanimous vote

Aye: 3 - Gene Vance; Jim Hargis and Chris Moore

Absent: 2 - Mitch Johnson and Darrel Dover

Resolutions To Be Introduced

RES-10:056 A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF

JONESBORO TO UTILIZE FEDERAL-AID MONIES

Sponsors: Engineering

Mr. Light explained this resolution is concerning not using federal aid money on a specific project. He stated the City received \$1 million dollars several years ago to build Lawson Road from Mt. Carmel and Culberhouse Roads, but the project became too expensive. He added the City is now asking the Highway Department to transfer the money from that project to another project. He noted this resolution does not state which project the money would be used for, but the City is favoring the Race Street Project and has 6 months to choose a project.

Chairman Street stated the Lawson Road project did not have enough traffic to justify widening the road. He added the projected traffic count for Lawson Road was for only 2850 daily trips.

Councilman Hargis asked what the traffic counts are for Patrick and Race Streets. Mr. Light answered he could get those for him. He added the design for the Race Street project is 70% complete and the estimated cost would be \$2.6 million. He noted once the money is received they could start the construction.

Mayor Perrin explained the City will need to pay \$120,000 for the Lawson Street project or they would lose their place in line. He noted the City would still have the plans for the Lawson Street project. He added Patrick Street needs to be studied before a decision is made concerning the street. Mr. Light noted the estimated cost for the Patrick Street project would cost approximately \$10 million dollars.

Mayor Perrin further explained all the streets within the City limits need to be studied and new traffic counts need to be collected. He added the Highway Department completed the right hand turn lane on Caraway and Parker Road today, but it has not been stripped.

Councilman Hargis stated some of the traffic lights are not functioning properly. Mayor Perrin explained some of the loops under the streets are broken and need to be replaced and the timing for some of the lights need to be reviewed.

A motion was made by Councilman Chris Moore, seconded by Councilman Jim Hargis, that this matter be Recommended to Council . The motion PASSED by a unanimous vote

Aye: 3 - Gene Vance; Jim Hargis and Chris Moore

Absent: 2 - Mitch Johnson and Darrel Dover

RES-10:059

A RESOLUTION REQUESTING FREE UTILITIES AT 2605 LACY DRIVE, 2601 DAN AVENUE, 2603 DAN AVENUE, 2605 DAN AVENUE, AND 2607 DAN AVENUE FOR THE CITY OF JONESBORO

Sponsors: Engineering

Councilman Hargis asked if the utilities are metered. Councilman Moore answered yes.

A motion was made by Councilman Chris Moore, seconded by Councilman Gene Vance, that this matter be Recommended to Council . The motion PASSED by a unanimous vote

Aye: 3 - Gene Vance; Jim Hargis and Chris Moore

Absent: 2 - Mitch Johnson and Darrel Dover

RES-10:060 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND THE CITY CLERK TO ACCEPT A QUITCLAIM DEED FROM BCD ARKANSAS, LTD. FOR PROPERTY LOCATED AT 2350 EAST NETTLETON AVENUE TO CONSTRUCT STORM WATER IMPROVEMENTS

Sponsors: Engineering

Attachments: [Quitclaim Deed](#)
[Consent and Certificate](#)

Mayor Perrin stated the property is located behind Walgreens by the CWL substation. He added the City is buying the property from the State only for the amount of back taxes that are owed due to the owner letting the land go back.

Operations Director Gary Harpole noted the City has the Quit Claim Deed. He added City Attorney Phillip Crego has reviewed this item.

A motion was made by Councilman Gene Vance, seconded by Councilman Chris Moore, that this matter be Recommended to Council . The motion PASSED by a unanimous vote

Aye: 4 - Gene Vance;Jim Hargis;Chris Moore and Darrel Dover

Absent: 1 - Mitch Johnson

RES-10:062 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH CAMERON CONSTRUCTION CO., INC. FOR THE 2010 INDUSTRIAL PARK ROAD IMPROVEMENTS

Sponsors: Engineering

Attachments: [Bid Tab](#)
[Award Certification](#)
[Specifications 2010 14](#)

A motion was made by Councilman Gene Vance, seconded by Councilman Chris Moore, that this matter be Recommended to Council . The motion PASSED by a unanimous vote

Aye: 4 - Gene Vance;Jim Hargis;Chris Moore and Darrel Dover

Absent: 1 - Mitch Johnson

RES-10:063 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS ENTERING INTO A CONTRACT WITH GILLIS, INC. FOR DESIGN/BUILD SERVICES

Sponsors: Engineering

Attachments: [Contract - 2010 Design Build Projects A](#)

Mr. Light stated there a total of 6 projects, but this resolution only covers 3 projects and those are the Mays & Sandino Streets, Derrick Circle and Leslie Ann & Marzee Ann Streets. The second contract is being negotiated with Meadows Construction for the Peabody, Brownstone Phase 2 and Kersey Lane projects.

Councilman Hargis stated Tract A does not have a project description. Mr. Light explained it should have a map attached to it that has the project description.

A motion was made by Councilman Gene Vance, seconded by Councilman

Chris Moore, that this matter be Recommended to Council . The motion PASSED by a unanimous vote

Aye: 4 - Gene Vance; Jim Hargis; Chris Moore and Darrel Dover

Absent: 1 - Mitch Johnson

RES-10:070 RESOLUTION TO SET A PUBLIC HEARING REGARDING THE ABANDONMENT OF LOGAN AVENUE BETWEEN HOUGHTON STREET AND ROLAND STREET (50' PUBLIC ROAD RIGHT OF WAY) AS REQUESTED BY ST. BERNARD'S

Attachments: [Petition](#)
[Plat](#)
[Utility Letters](#)

A motion was made by Councilman Jim Hargis, seconded by Councilman Chris Moore, that this matter be Recommended to Council . The motion PASSED by a unanimous vote

Aye: 3 - Jim Hargis; Chris Moore and Darrel Dover

Absent: 1 - Mitch Johnson

Abstain: 1 - Gene Vance

Incinerator

Mr. Light explained the electrical service is still being finalized, but the incinerator is essentially built and the control panel is being set today. He noted CWL will install the meter base on Wednesday. He added hopefully by the end of the week the incinerator will be up and running, but the start up procedures and curing the concrete still needs to be done.

Mayor noted the City received the bids for the fencing today.

Discussion concerning the abandonment process

City Clerk Donna Jackson clarified that all future abandonments will first be sent to the Public Works Committee before being presented to Council. Chairman Street agreed, saying any problems with the abandonment could be presented at the committee meeting and resolved before being taken to Council.

4. Pending Items

Long-range facilities update

Councilman Vance stated the City has received the plans and specifications for the shop building and is in the process of reviewing them and are hopeful the plans will be out to bid by the end of next week.

Mayor Perrin explained the addendum to the original JETS contract is for the current lease and will lower the rent amount from \$6,425 to \$2,800 monthly. He added in exchange for allowing Mr. Meadows to sell the building he will let the City use the building next door for maintenance of the JETS buses. He stated the second lease agreement will lower the amount again to \$2,000 a monthly for 18 months starting in January, 2011. He noted if JETS is still in the building after 18 months the rent will

still be \$2,000.

Councilman Hargis asked if the building that is being built will hold the JETS maintenance department. Councilman Vance answered no, it is only for the operations of JETS. He added the JETS Maintenance Department will be housed in the City shop.

5. Other Business

Properties that received bids

Councilman Moore inquired if any of the properties that recently were out to bid were sold. Mayor Perrin answered no because the bids were rejected by the Buildings Facility Committee. He added the City received a few inquiries the day after the bidding was closed and those bids will be reviewed at the next Buildings Facility Committee meeting.

Discussion was held concerning how to advertise property that is for sale. Councilman Vance recommended something be done differently when advertising for bids.

Councilman Moore inquired if one of the committees should set a minimum price for the property to be sold at and to hire someone to sell the property. Mayor Perrin answered the Building Facility Committee has talked about that.

Discussion was held concerning setting a selling amount for property and taking bids.

Councilman Dover inquired if the bids could be put on Channel 24. Mayor Perrin answered he will need to check with Mr. Crego because you are not allowed to advertise on that channel.

6. Public Comments

Mr. Harold Carter, 902 Tony Drive, addressed the committee concerning sidewalks and detention ponds.

7. Adjournment

A motion was made by Councilman Darrel Dover, seconded by Councilman Jim Hargis, that this meeting be Adjourned. The motion CARRIED by a Voice Vote.

Aye: 4 - Gene Vance; Jim Hargis; Chris Moore and Darrel Dover

Absent: 1 - Mitch Johnson