



## **Rescheduled Regular Meeting of the Board of Directors**

City of Texarkana, Arkansas  
216 Walnut Street

**Minutes - Monday, October 05, 2020 - 4:00 PM**

**THIS VIRTUAL MEETING WAS HOSTED BY ZOOM AND STREAMED LIVE ON THE CITY'S YOUTUBE PAGE.**

<https://www.youtube.com/channel/UC2zU02o8zTodtzQ8IuiWL2Q>

Mayor Allen Brown called the meeting to order at 4:05 PM.

PRESENT: Mayor Allen Brown, Assistant Mayor Ward 1 Linda Teeters\*, Ward 2 Director Laney J. Harris, Ward 3 Director Steven Hollibush, Ward 4 Director Ulysses Brewer, Ward 5 Director Barbara S. Miner, and Ward 6 Director Terri Peavy. \*Assistant Mayor Teeters was visible on video during roll call but had audio difficulty.

ALSO PRESENT: City Manager Kenny Haskin, City Attorney George Matteson, and City Clerk Heather Soyars.

ABSENT: Deputy City Clerk Jenny Narens

### **PROCLAMATION**

1. Mayor Brown read the Proclamation for Black Restaurants Week, October 11-17, 2020. (BOD) (This item was added to the agenda at the request of Director Laney Harris)

### **PUBLIC WORKS DEPARTMENT UPDATE**

Mayor Brown asked Public Works Director Tyler Richards to give a brief Public Works Department update.

Public Works Director Tyler Richards said with the abnormal rain events this year, Public Works was working diligently to address drainage concerns. He said he was aware of the problem areas and was planning for future drainage projects.

### **CONSENT**

Director Harris made the motion to adopt the Consent agenda, Seconded by Director Hollibush. The motion carried and the items approved were:

2. Approval of the minutes of the regular rescheduled meeting September 21, 2020. (CCD)
3. Resolution No. 2020-33 authorized the City Manager to enter into a contract for the Sanderson Lane 8-inch Sewer Main Extension Project. (TWU)

4. Resolution No. 2020-34 approved an easement for a water line across a small track of land located on the Texarkana Regional Airport. (Airport)

## **REGULAR**

5. Resolution No. 2020-35 expressing the intent of the City to participate in the financing of an industrial site (the "Project") for the purpose of securing and developing industry; authorized the Mayor and City Manager to cooperate with the Public Facilities Board relating to the acquisition of the Project and the issuance of revenue bonds for the purpose of financing the acquisition of the Project; authorized the Mayor and City Manager to negotiate interlocal cooperation agreements with other public agencies relating to cooperative financing of the Project; and setting forth other matters pertaining thereto. (Admin) Jim Fowler, Rose Law Firm

Jim Fowler, Rose Law Firm, said the resolution before the Board expressed the intent of the City to go forward with the overall transaction conceptually, and authorized City officials to negotiate the remaining details with other public entities. The City would use the PFB long term revenue bond in order to pay for the \$4.1 million purchase price of the site. The City and county would lease the site to pay the PFB rent to pay off the bonds within a 20 year period. The City and the County had the right to buy the site at any time by paying off the long term revenue bonds. The first step was for the PFB to pay for an option to buy the site, which cost \$100,000. The City would lend the money to the PFB by buying a note issued by the PFB. In the meantime, the PFB would negotiate with a bank to buy the long term revenue bonds. When the long term revenue bonds were issued the PFB would buy the site and pay off the City's note. That had to occur before January 31, 2021, for the terms of the option agreement from the seller of the site. During the next few weeks, the City would negotiate an interlocal cooperation agreement with the county to determine participation terms, the lease and control of the industrial site. Once the bond purchase and the interlocal agreements were initiated the Board of Directors would be asked for approval of the final terms in the form of an ordinance. That would include an approval of the lease, terms and interlocal cooperation agreement.

Mayor Brown said at this time, no one was ready to go to work out there. He said he spent a lot of time on this particular project of 1,537 acres. He said the City had a chance to make history today to be one of top industrial sites the state had to offer.

Director Harris said the City had one distribution center here and asked if the project would be the same concept. He said the City had 4 highways, 2 interstates and an airport and could become the distribution center of the United States.

City Manager Dr. Kenny Haskin said Director Harris was right and the City had the opportunity for success.

Director Hollibush made the motion to adopt the resolution, Seconded by Director Harris.

Voting Yea: Mayor Brown, Director Harris, Director Hollibush, Director Brewer, Director Miner, Director Peavy.

Voting Nay: Assistant Mayor Teeters did not give an audio or visual response.

The motion carried 6-1. The Mayor declared the resolution adopted.

6. Ordinance No. 12-2020 authorized the purchase of Public Facilities Board bond anticipation notes for the purpose of an industrial site for developing industry. (Admin) Jim Fowler Rose Law Firm

Jim Fowler, Rose Law Firm, said the PFB would use the City's money to pay for the option. The PFB note would mature on January 31, 2021, or sooner if the bonds were issued before then. It would be the principal amount of \$100,000 and not bear any interest.

Mayor Brown said the PFB did not have any money and the \$100,000 earnest money would be paid back to the City once the deal was completed.

Motion to read the ordinance the first time in abbreviated form made by Director Harris, Seconded by Director Hollibush.

Voting Yea: Mayor Brown, Assistant Mayor Teeters\*, Director Harris, Director Hollibush, Director Brewer, Director Miner, Director Peavy. \*Assistant Mayor Teeters gave a visual affirmative vote.

The motion carried 7-0. The ordinance was read the first time in abbreviated form.

Motion to suspend the rules and place the ordinance on its second reading in abbreviated form made by Director Hollibush, Seconded by Director Brewer.

Voting Yea: Mayor Brown, Assistant Mayor Teeters\*, Director Harris, Director Hollibush, Director Brewer, Director Miner, Director Peavy. \*Assistant Mayor Teeters gave a visual affirmative vote.

The motion carried 7-0. The ordinance was read the second time in abbreviated form.

Motion to suspend the rules and place the ordinance on its third and final reading in abbreviated form made by Director Brewer, Seconded by Director Hollibush.

Voting Yea: Mayor Brown, Assistant Mayor Teeters\*, Director Harris, Director Hollibush, Director Brewer, Director Miner, Director Peavy. \*Assistant Mayor Teeters gave a visual affirmative vote.

The motion carried 7-0. The ordinance was read the third time in abbreviated form.

Motion to adopt the ordinance made by Director Brewer, Seconded by Director Peavy.

Voting Yea: Mayor Brown, Assistant Mayor Teeters\*, Director Harris, Director Hollibush, Director Brewer, Director Miner, Director Peavy. \*Assistant Mayor Teeters gave a visual affirmative vote.

The motion carried 7-0. The Mayor declared the ordinance adopted.

Director Hollibush asked what would happen to the land deal if the emergency clause were not adopted today.

Mayor Brown said it would delay the project 90 days.

**An emergency clause is requested. An emergency clause requires a separate and distinct vote of the board and is valid only if there is a two-thirds vote of approval by the board.**

Motion to approve the emergency clause made by Director Hollibush, Seconded by Director Brewer.

Voting Yea: Mayor Brown, Assistant Mayor Teeters\*, Director Harris, Director Hollibush, Director Brewer, Director Miner, Director Peavy. \*Assistant Mayor Teeters gave a visual affirmative vote.

The motion carried 7-0. The Mayor declared the ordinance adopted.

7. Resolution No. 2020-36 authorized the purchase of a 2021 Ford Explorer for the Texarkana Arkansas Police Department K9 Unit. (TAPD) Interim Chief Kristi Bennett

Motion to adopt the resolution made by Director Miner, Seconded by Director Hollibush.

Voting Yea: Mayor Brown, Assistant Mayor Teeters\*, Director Harris, Director Hollibush, Director Brewer, Director Miner, Director Peavy. \*Assistant Mayor Teeters gave a visual affirmative vote.

### **CITIZEN COMMUNICATION**

Mayor Brown said it was great to work with the AR-TEX REDI board and this was an exceptional piece of property to market for economic development.

Sonja Hubbard, AR-TEX REDI, thanked the Board for their continued support of AR-TEX REDI and their continued buy in when it comes to economic development. She said AR-TEX REDI would work hard to get this site certified and would not rest until it was filled with high-paying jobs.

Rob Sitterley, AR-TEX REDI, thanked the Board for everything they had done for economic development and for the REDI team. He introduced the members of REDI who were in attendance, Carey Patterson, Vice President, Dean Barry, Leslie Ledwell and James Henry Russell. He said without the Board and the City's financial backing, none of this would be possible. He said this was great piece of property with infrastructure connected to roads and rail that was second to none.

Director Peavy, said even though the Corona virus had slowed our nation down it was good to see how hard REDI was working so that when we came out of this, the City would be able to market itself and look to the future.

**NEXT MEETING DATE: MONDAY, OCTOBER 19, 2020**

### **ADJOURN**

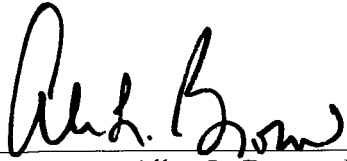
Motion to adjourn made by Director Hollibush, Seconded by Director Brewer.

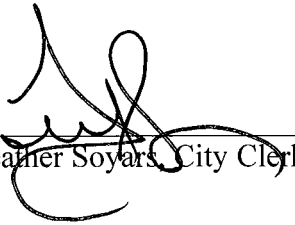
Voting Yea: Mayor Brown, Assistant Mayor Teeters\*, Director Hollibush, Director Brewer, Director Miner, Director Peavy. \*Assistant Mayor Teeters gave a visual affirmative vote.

Voting Nay: Director Harris did not give a verbal or visual response.

The motion carried 6-1. The meeting adjourned at 4:42 PM.

**APPROVED** this the 19<sup>th</sup> day of October, 2020.

  
Allen L. Brown, Mayor

  
Heather Soyars, City Clerk