



Regular Meeting of the Board of Directors

City of Texarkana, Arkansas

216 Walnut Street

Agenda - Monday, February 05, 2024 - 6:00 PM

Call to Order

Roll Call

Invocation given by Director Terry Roberts

Pledge of Allegiance given by District Court Karen Reed

CITIZEN COMMUNICATION

A limit of five (5) minutes per person is allotted for citizens to express their concerns to the Board of Directors, with a maximum of fifty (50) minutes reserved for Citizens Communication.

Please fill out a Citizen Communication Card with your name and contact information for the City Clerk's records.

PRESENTATION(S)

1. Presentation of the City of Texarkana, Arkansas Employee Service Awards. (ADMIN)

CONSENT

2. Approval of the minutes of the rescheduled regular meeting January 29, 2024. (CCD) City Clerk Heather Soyars
3. Adopt a Resolution authorizing the City Manager to enter into a purchase agreement with Artex Truck Center for a Dump Truck. (PWD) Public Works Director Tyler Richards
4. Adopt a Resolution authorizing the purchase of a Fire Department Command Vehicle from Red River Dodge located in Heber Springs, Arkansas. (TAFD) Fire Chief David Fletcher
5. Adopt a Resolution approving the reimbursement of \$970,559.82 to the Texarkana Regional Airport from American Rescue Act Funds. (FIN) Finance Director TyRhonda Henderson
6. Adopt a Resolution authorizing the City Manager to enter into a contract with RBIS, LLC, for the Jefferson Avenue Sewer Extension Project. (TWU) Executive Director Gary Smith

REGULAR

- 7. Adopt a Resolution authorizing the City Manager to donate .32 acres located along E. 19th Street to the Chamber of Commerce. (Ward 3) (ADMIN) City Manager Robert Thompson
- 8. Adopt an Ordinance authorizing the purchase of one (1) 2024 Ford Explorer Police Interceptor from McClarty Ford. (TAPD) Assistant Police Chief Bobby Jordan
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.
- 9. Hear appeal of denial by Planning Commission to approve a rezoning request by Carlotta Powell to operate a boarding house at 14 Downing Drive. (Ward 5) (PWD-Planning) City Planner Jamie Finley

BOARD OF DIRECTORS' COMMENTARY

NEXT MEETING DATE: Tuesday, February 20, 2024

ADJOURN

2024 City Calendar

Mardi Gras Parade & Festival - Saturday, February 10th

Run the Line Half Marathon and Relays - Sunday, February 18th

City Holiday - President's Day - Monday, February 19th

Texarkana Rec Center Calendar

Ageless Grace - Mondays – 2PM – 3PM

Gym Open - Mondays, Wednesdays & Fridays – 8AM - 7PM & Saturdays - 8AM – Noon

Dance Fitness - Tuesdays - 6PM & Saturdays - 11AM



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE: Presentation of the City of Texarkana, Arkansas Employee Service Awards. (ADMIN)

AGENDA DATE: February 5, 2024

ITEM TYPE: Ordinance Resolution Other : Presentation

DEPARTMENT: City Clerk Department

PREPARED BY: Heather Soyars, City Clerk

REQUEST: Presentation of employee service awards.

EMERGENCY CLAUSE: N/A

SUMMARY: Employee Service Awards:

Dillon J. Foreback	TAFD	5 Years
Perry Hawkins	TAPD-Specialized & Transport	5 Years
Otis Wimley, Jr.	TWU	10 Years

EXPENSE REQUIRED: N/A

AMOUNT BUDGETED: N/A

**APPROPRIATION
REQUIRED:** N/A

**RECOMMENDED
ACTION:** N/A

EXHIBITS: None



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE:	Approval of the minutes of the rescheduled regular meeting January 29, 2024. (CCD) City Clerk Heather Soyars
AGENDA DATE:	February 5, 2024
ITEM TYPE:	Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Other <input checked="" type="checkbox"/> : Minutes
DEPARTMENT:	City Clerk Department
PREPARED BY:	Heather Soyars, City Clerk
REQUEST:	Approval of meeting minutes.
EMERGENCY CLAUSE:	N/A
SUMMARY:	Approval of meeting minutes
EXPENSE REQUIRED:	N/A
AMOUNT BUDGETED:	N/A
APPROPRIATION REQUIRED:	N/A
RECOMMENDED ACTION:	The City Clerk recommends Board approval.
EXHIBITS:	Meeting minutes.



Rescheduled Regular Meeting of the Board of Directors

City of Texarkana, Arkansas
216 Walnut Street

Minutes - Monday, January 29, 2024 - 6:00 PM

Mayor Allen Brown called the meeting to order at 6:00 PM.

PRESENT: Mayor Allen Brown, Ward 1 Terry Roberts, Ward 2 Director Laney Harris, Ward 3 Director Steven Hollibush, Ward 4 Director Ulysses Brewer, Ward 5 Director Danny Jewell, and Assistant Mayor Ward 6 Director Jeff Hart.

ALSO, PRESENT: City Manager Robert Thompson, City Attorney Joshua Potter, City Clerk Heather Soyars, and Deputy City Clerk Jenny Narens.

[Director Jewell arrived at 6:01 PM.]

Invocation given by Assistant Mayor Jeff Hart.

Pledge of Allegiance led by City Clerk Heather Soyars.

CITIZEN COMMUNICATION

No one came forward.

CONSENT

Director Harris requested Item 2. Adopt a Resolution declaring Public Works equipment surplus and authorizing disposal in accordance with Arkansas Law. (PWD) Public Works Director Tyler Richards, be removed from the Consent agenda.

Director Hollibush made the motion to adopt the Consent agenda, Seconded by Director Brewer. The motion carried and the following item was approved:

1. Approval of the minutes of the rescheduled regular meeting January 2, 2024. (CCD) City Clerk Heather Soyars

REGULAR

2. Resolution No. 2024-6 declared Public Works equipment surplus and authorized disposal in accordance with Arkansas Law. (PWD) Public Works Director Tyler Richards

After a brief discussion, the motion to adopt the resolution made by Director Hollibush, Seconded by Assistant Mayor Hart.

Voting Yea: Mayor Brown, Director Roberts, Director Harris, Director Hollibush, Director Brewer, Director Jewell, and Assistant Mayor Hart.

The motion carried 7-0 and the Mayor declared the resolution adopted.

3. Joint Resolution No. 2024-7 of the Board of Directors of the City of Texarkana, Arkansas, and the City Council of the City of Texarkana, Texas, supporting the Texarkana Metropolitan Planning Organization 2024 RAISE Grant application for the State Line corridor improvements. (PWD) Public Works Director Tyler Richards

After a brief discussion, the motion to adopt the resolution made by Director Roberts, Seconded by Assistant Mayor Hart.

Voting Yea: Mayor Brown, Director Roberts, Director Harris, Director Hollibush, Director Brewer, Director Jewell, and Assistant Mayor Hart.

The motion carried 7-0 and the Mayor declared the resolution adopted.

4. **TABLED** - Ordinance amending the *City of Texarkana, Arkansas, Code of Ordinances Sec. 28-70.* – The storage and parking of trailers and commercial vehicles, and Sec. 28-142. – Definitions, to include recreational vehicles and define the same. (BOD) Director Danny Jewell

After a brief discussion, the motion to table the ordinance made by Director Hollibush, Seconded by Assistant Mayor Hart.

Voting Yea: Mayor Brown, Director Roberts, Director Harris, Director Hollibush, Director Brewer, Director Jewell, and Assistant Mayor Hart.

The motion carried 7-0 and the Mayor declared the ordinance tabled.

BOARD OF DIRECTORS' COMMENTARY

Director Harris asked the status of the firework ordinance that was tabled.

Director Roberts thanked the Public Works Department and the 1st Responders for their work during the ice storm.

Director Brewer said there would be a Twin City Black History Parade downtown this weekend.

Assistant Mayor Hart wanted to congratulate Director Roberts on the award he received at the Martin Luther King Galla.

Director Hollibush said the Mardi Gras Parade would take place downtown on February 10, 2024.

Director Harris asked if the caboose next to Crossties would transfer to the new owners or would the public be able to rent it.

CITY MANAGER REPORT

City Manager Robert Thompson said the City was aware of the potholes that came from the recent bad weather. He wanted to let the citizens know the asphalt company was closed until mid-February.

NEXT MEETING DATE: Monday, February 5, 2024

ADJOURN

Motion to adjourn made by Assistant Mayor Hart, Seconded by Director Roberts.

Voting Yea: Mayor Brown, Director Roberts, Director Harris, Director Hollibush, Director Brewer, Director Jewell, and Assistant Mayor Hart.

The motion carried 7-0 and the meeting adjourned at 6:44 PM.

APPROVED this the 5th day of February 2024.

Allen L. Brown, Mayor

Heather Soyars, City Clerk



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE: Adopt a Resolution authorizing the City Manager to enter into a purchase agreement with Artex Truck Center for a Dump Truck. (PWD)
Public Works Director Tyler Richards

AGENDA DATE: February 5, 2024

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: Public Works Department

PREPARED BY: Tracie Lee, Assistant Public Works Director

REQUEST: The City Manager to enter into a Purchase Agreement with Artex Truck Center for a Dump Truck.

EMERGENCY CLAUSE: N/A

SUMMARY: A resolution authorizing the purchase of a Dump Truck from Artex Truck Center in the amount of one hundred seventy-seven thousand six hundred seventy dollars (\$177,670.00).

This Purchase will be acquired through Sourcewell a government buy board therefore bidding is not required. Funds are allocated from the Public Works Capital Outlay line item.

Authorization of this purchase meets all statutory requirements

EXPENSE REQUIRED: \$177,670.00

AMOUNT BUDGETED: \$366,000.00

**APPROPRIATION
REQUIRED:** \$0.00

**RECOMMENDED
ACTION:** City Manager and staff recommend board approval.

EXHIBITS: Resolution and Artex Trucking Sourcewell Purchase Agreement.

RESOLUTION NO. _____

WHEREAS, Public Works is requesting the approval of the City of Texarkana, Arkansas, Board of Directors, to authorize the City Manager to enter into a purchase agreement with Artex Truck Center to purchase one (1) International Dump Truck in the amount of \$177,670.00; and

WHEREAS, this purchase will be acquired through Sourcewell, a government Buy Board, therefore bidding is not required, and the authorization of this purchase meets all statutory requirements; and

WHEREAS, funds are allocated from the Public Works Capital Outlay line item;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the City of Texarkana, Arkansas, that the City Manager is authorized to enter into a purchase agreement with Artex Truck Center for the purchase of one (1) International Dump Truck in an amount not to exceed \$177,670.00.

PASSED AND APPROVED this 5th day of February 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney



ARTEX

T R U C K C E N T E R

Artex Truck Center, Inc.
1801 Trinity Blvd.
Texarkana AR 71854
Phone: (800) 388-9454

Invoice

Contract Date: 01/10/2024
Invoice #: _____
Customer #: PROS-001063
Salesperson: Jonathan Lloyd

Bill To: **PROS-001063**
CITY OF TEXARKANA ARKANSAS
216 WALNUT ST
TEXARKANA AR 71854-6024
P:(903) 244-3011

Ship To:
CITY OF TEXARKANA ARKANSAS
216 WALNUT ST
TEXARKANA, AR 71854-6024

Stock#: TBD	VIN:TBD	New 2024 INTERNATIONAL HV607 SBA	Price:	\$158,500.00
	FET	\$19,020.00	FET Net	\$19,020.00
			Total Price	\$158,500.00
			FET	\$19,020.00
			Documentation Fee	\$150.00
			Total	\$177,670.00

SOURCEWELL # 152549

This agreement and any documents which are part of this transaction or incorporated herein comprise the entire agreement affecting this Invoice and no other agreement or understanding of any nature concerning the same has been made or entered into or will be recognized. I have read and accept all of the terms and conditions of this Agreement, and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

_____	01/10/2024	Jonathan Lloyd	_____
Purchaser's Signature	Date	Sales Representative	
_____	01/10/2024	_____	01/10/2024
Co-Purchaser's Signature	Date	Manager's Signature	Date



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE:	Adopt a Resolution authorizing the purchase of a Fire Department Command Vehicle from Red River Dodge located in Heber Springs, Arkansas. (TAFD) Fire Chief David Fletcher
AGENDA DATE:	February 5, 2024
ITEM TYPE:	Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Other <input type="checkbox"/> : _____
DEPARTMENT:	Fire
PREPARED BY:	Fire Chief David Fletcher

REQUEST:	Approve purchase of a new Fire Department Command Vehicle from the Arkansas State Vehicle Contracts.
EMERGENCY CLAUSE:	No

SUMMARY:	TAFD is requesting permission to purchase a new command vehicle from the Arkansas State Bid Board. The dealer is Red River Dodge in Heber Springs. The present command vehicle is a 2017 model that needs to be moved to reserve status.
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EXPENSE REQUIRED:	\$41,760.00
AMOUNT BUDGETED:	\$75,000.00
APPROPRIATION REQUIRED:	\$41,760.00

RECOMMENDED ACTION:	City Manager and staff recommend approval
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EXHIBITS:	Resolution, State contract listing, quote from Red River Dodge, and picture of new vehicle.
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RESOLUTION NO. _____

WHEREAS, the Texarkana, Arkansas Fire Department requests permission to purchase one (1) 2024 Dodge Ram 4x4 Command Vehicle for \$41,760.00 via the Arkansas State Bid Board as permitted for vehicles pursuant to Ark. Code Ann. § 14-58-104; and

WHEREAS, the present command vehicle is a 2017 model that needs to be moved to reserve status;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the City of Texarkana, Arkansas, that the City Manager is authorized and directed to purchase the vehicle described above for the amount set forth.

PASSED AND APPROVED this 5th day of February 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney

Vehicle Specifications & Pricing

ITEM 62

TYPE PRP 10133435
Dodge RAM 1500 Crew Cab
Special Service Pickup, 4WD
Not For High Speed Chase
(NO SUBSTITUTES)

Dealer Name: RED RIVER DODGE CHRYSLER JEEP RAM
 Vehicle Make/Model: 2024 RAM SSV CREW CAB CLASSIC 4X4
 Model Code: DS6T98
 City MPG Estimate: _____

Highway MPG Estimate: _____

CO-OP Purchasing One Way Delivery Charge Per Mile: \$2.25

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VEHICLE BID PRICE: \$39,000.00

Body & Chassis	Base Vehicle Minimum Requirements	Enter Vehicle Specification and Manufacturer Codes (Fill-in Unshaded Blanks Only)
Crew Cab Pickup Truck	EPA Classified as Standard Pickup Truck	
Gross Vehicle Weight Rating	6900 lbs.	
Wheelbase/CA	Mfg. Std. - List Size	140.5
Bed (Short Box)	Short Wide Bed	
Stability Control System	Mfg. Std.	
Engine		
Engine Size	Mfg. Std. List Size	5.7L V8 HEMI 395 HP
Fuel Type	Gasoline	
Transmission/Drivetrain		
Automatic	Automatic - List Type, Speeds etc.	8 SP AUTO
4WD	Mfg. Std. 4WD	
Differential Type/Ratio	Mfg. Std. - List Ratio & Type	
Electrical		
Alternator	Mfg. Std.	
Battery	Mfg. Std.	
Fuel Tank	Mfg. Std.	
Fuel Capacity (Gals)	Mfg. Std. - List Amount in Gallons	26 GAL
Exterior		
Paint	One Color Paint	
Bumpers	Mfg. Std Front, Step-Type Rear	
License Plate Brackets	Front and Rear Brackets	
Windshield Washer	Windshield Washer & Multi-Speed Wipers	
Doors & Windows		
Doors	4 Full-Size Doors	
Mirrors	Two Outside, Right & Left. One Interior	
Interior		
Air Conditioning	AC Factory Installed	
Radio	Audio system with AM/FM Stereo	
Tilt Steering	Tilt Steering Wheel	
Cruise Control	Cruise Control	
Steering	Power Steering	
Tinted Glass	Mfg. Std.	
Gauges/Indicators	Mfg. Std.	
Flooring	Mfg. Std.	
Seats		
Seats	Mfg. Std., Colors Must Blend With Interior & Exterior Color	
Safety		
Brakes	Anti-Lock Brake System (ABS) - List Disc/Drums	ABS DISC
Restraint System All Pass	Required	
Air Bags, Front, Both Sides	Required	
Tires & Wheels		
Tires & Wheels	Mfg. Std. - List Size	P265/70R17
Spare	Mfg. Std. - List Size (Full or Space Saver)	FULL SIZE TEMP SPARE TIRE
Wheel Covers	Mfg. Std.	
Warranty		
Bumper to Bumper Warranty	3 Years or 36,000 miles, whichever comes first	
Drive Train Warranty	List Warranty	5YR/100K MILES

ITEM 62		VEHICLE OPTIONS		RED RIVER DODGE	
TYPE PRP				Dealer Name: CHRYSLER JEEP RAM	
Dodge RAM 1500 Special Service Pickup Vehicle, 4WD (NO SUBSTITUTES)					
Back to Table of Contents					
Body and Chassis	Code	Option Minimum Requirement	Enter Optional Equip. Desc. & Mfg. Option Codes	Price	
Bed	QH	Long Wide Bed		N/A	
Unmarked Police Package	ZI	Unmarked Police Package	AED	\$745.00	
Engine					
Flex Fuel	FFV	Add Flex Fuel		N/A	
Engine Block Heater	HB	Add Block Heater	NHK	\$125.00	
Diesel Engine	CA	Diesel Engine Factory Installed		N/A	
Bio Diesel	BD	Bio Diesel with OEM Warranty		N/A	
PTO	PTO	Power Take Off		N/A	
Transmission/Drive Train					
Skid Plate	KO	Add Skid Plate		\$495.00	
Limited Slip Differential	LS	Limited Slip Differential	DSA	\$525.00	
Electrical					
Daytime Running Lights	DL	Add Daytime Running Lights	LM1	\$65.00	
Spot Lamp: Front, Left	SL	Spot Lamp: Front, Left		\$650.00	
Spot Lamps: Front, Left And Right	ON	Spot Lamps: Front, Left And Right		N/A	
Alternator	HA	Heavy Duty Alternator - List Amps		STD	
Batteries	DB	Dual Batteries		N/A	
Power Outlet	EP	Add 12-Volt Power Outlet		STD	
Doors & Windows					
Deep Tinted Windows	TG	Add Deep Tinted Glass	TG	\$250.00	
Power Windows & Door Locks	XX	Power Windows & Door Locks		STD	
Keyless Entry	KE	Keyless Entry		STD	
Interior					
Radio Upgrade	RU	Premium Audio System with AM/FM Stereo & MP3 Capability	RSD	\$245.00	
Cruise	PO	Cruise Control, Factory Installed		STD	
Rubber/Vinyl Flooring Rear Only	VF	Rubber/Vinyl Flooring Rear Only		STD	
Carpeted Floor, Front and Rear	CF	Carpeted Floor, Front and Rear		\$195.00	
Cloth Seats, Front and Rear	CS	Cloth Seats, Front and Rear		N/A	
Vinyl Seat Rear Only	VS	Vinyl Seat Rear Only		STD	
40/20/40 Front Bench Seat	BH	40/20/40 Front Bench Seat	D7/X8	\$250.00	
Front Buckets	FB	Front Bucket Seats with Console	GFX	\$1,195.00	
Front Seat Center Floor Space	FS	15" Front Seat Center Open Floor Space		STD	
Backup Camera	BR	Backup Camera		STD	
Rear Air Conditioning	RA	Factory Installed Rear Air Conditioning		N/A	
Backup Sensor	BS	Backup Sensor		N/A	
Tires and Wheels					
All Terrain Tires	AT	All Terrain Tires	TTB	\$335.00	
Spare	WL	Mounted Full Size Spare		STD	
Towing					
Towing	XO	Towing Package Including: Hitch, Wiring Harness, Upgraded Radiator, Transmission Cooler		STD	
Electric Brake Controller	BC	Add Electric Brake Controller		\$325.00	
Trailer Mirrors	TM	Manual Telescoping Trailer Mirrors	GPG	\$225.00	
Towing Differential	BO	Differential for Extra Towing Capability	DMH 3.92	\$225.00	



QUOTE

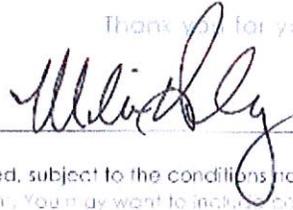
DATE:
01/18/2024

CUSTOMER ID: CITY OF TEXARKANA

FLEET MANAGER	JOB	MODEL	COLOR
Mike Haley	Quote	2024 Ram 1500 Ram SSV 4x4	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
Item 62	DS6198 1500 Ram SSV Crew Cab 4x4		\$39,000.00
	5.7L Hemi MDS Engine		STD
	8 spd- AUTO 8HP70 TRANS		STD
	Cloth 40/40 Split Bench Seat /Vinyl Rear Bench		STD
	UCONNECT 4 with 5"inch display (hands free Bluetooth)XM Radio Upgrade		\$ 245.00
	Protection Group		\$ 495.00
	Anti-Spin Rear Axle		\$ 525.00
	Daytime Running Lights		\$ 65.00
	Deep Tinted Windows		\$250.00
	Carpeted Floors		\$195.00
	LED Spotlight		\$650.00
	All-Terrain Tires		\$335.00
	5yr/100K mile Fleet Powertrain Warranty		STD
		TOTAL	\$ 41,760.00

Thank you for your business!



Quote By Mike Haley Fleet Manager

This is a quotation on the goods named, subject to the conditions noted below. Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To Accept this Quote please sign and return X _____

1 Ram and Jeep Dealer in the State of Arkansas

1060 HEBER SPRINGS RD SOUTH | HEBER SPRINGS AR. 72543 | PHONE: 501-362-5831 | MIKE@REDRIVERDODGE.COM





CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE: Adopt a Resolution approving the reimbursement of \$970,559.82 to the Texarkana Regional Airport from American Rescue Act Funds. (FIN)
Finance Director TyRhonda Henderson

AGENDA DATE: February 5, 2024

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: Finance Department

PREPARED BY: TyRhonda Henderson, Finance Director

REQUEST: N/A

EMERGENCY CLAUSE: N/A

SUMMARY: The American Rescue Act Fund was approved by the City of Texarkana, Arkansas Board of Directors on December 20, 2021, with resolution 2021-65. This budget allocated \$972,090 in 2021 and the remaining \$656,637 in 2022. Of the total \$1,628,727, \$658,167.18 has been spent. The purpose of this agenda item is to approve the reimbursement of \$970,559.82 to the Texarkana Regional Airport for construction in connection with the Terminal Parking Lot. As this would be considered a general governmental service, it is eligible for reimbursement due to the City receiving less than \$10 million from the American Rescue Plan Act.

EXPENSE REQUIRED: \$970,559.82

AMOUNT BUDGETED: \$970,559.82

**APPROPRIATION
REQUIRED:** \$0

**RECOMMENDED
ACTION:** City Manager and staff recommend approval

EXHIBITS: Resolution and invoice

RESOLUTION NO. _____

WHEREAS, allocated American Rescue Plan Act (ARPA) Funds remain available for use in accordance with applicable law and restriction; and

WHEREAS, of the total ARPA funds allocated, \$1,628,727.00, the total spent to date is \$658,167.18; and

WHEREAS, an eligible use of a portion of such funds is to reimburse the Texarkana Regional Airport for \$970,559.82 incurred in connection with the Terminal Parking Lot construction; and

WHEREAS, as this would be considered a general government service, it is eligible for reimbursement due to the City receiving less than \$10 million from the American Rescue Plan Act; and

WHEREAS, the City Manager and staff recommend approval;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the City of Texarkana, Arkansas, that the reimbursement described herein is approved and, further, all applicable City budgets are appropriately amended.

PASSED AND APPROVED this 5th day of February 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney



Please remit payment to: 7302 Kanis Road | Little Rock, AR 72204
 For account information contact: Little Rock: 501.371.0272
 Fayetteville: 479.443.2377
 Fort Smith: 479.434.5333

Texarkana Regional Airport Authority
 Paul Mehrlich, Executive Director of Aviation
 201 Airport Drive
 Texarkana, AR 71854

Invoice number 225838-006
 Date 01/05/2024

Project **225838 Texarkana Regional Airport Terminal Parking Lot Construction**

Billing Period: December 1, 223 through December 31, 2023

Engineering services in connection with the above referenced project in accordance with our agreement and Work order #8.

	<u>Amount</u>	
PROJECT DEVELOPMENT		
Contract Amount	11,970.00	
Percent Complete	100.00	
Prior Billed	11,970.00	
Total Billed	11,970.00	
		Current Billed 0.00
GEOTECHNICAL INVESTIGATION		
Contract Amount	11,913.00	
Percent Complete	100.00	
Prior Billed	11,913.00	
Total Billed	11,913.00	
		Current Billed 0.00
ART SCULPTURE AND WATER FEATURE COORDINATION		
Contract Amount	32,876.00	
Percent Complete	13.69	
Prior Billed	4,500.00	
Total Billed	4,500.00	
		Current Billed 0.00
SOLAR PANEL DESIGN COORDINATION		
Contract Amount	18,603.00	
Percent Complete	68.81	
Prior Billed	12,800.00	
Total Billed	12,800.00	
		Current Billed 0.00
GRANT ADMINISTRATION AND CLOSEOUTS		
Contract Amount	8,777.00	
Percent Complete	0.00	
Prior Billed	0.00	
Total Billed	0.00	
		Current Billed 0.00

	<u>Amount</u>		
CONSTRUCTION CONTRACT ADMINISTRATION			
Contract Amount	34,246.00		
Percent Complete	86.87		
Prior Billed	27,950.00		
Total Billed	29,750.00		
		Current Billed	1,800.00
CONSTRUCTION MATERIALS TESTING			
Contract Amount	56,454.00		
Percent Complete	66.07		
Prior Billed	25,800.00		
Total Billed	37,300.00		
		Current Billed	11,500.00
CONSTRUCTION SUPPORT SERVICES			
Contract Amount	132,776.00		
Percent Complete	64.02		
Prior Billed	70,000.00		
Total Billed	85,000.00		
		Current Billed	15,000.00
		Total	<u>28,300.00</u>
		Invoice total	<u><u>28,300.00</u></u>

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
PROJECT DEVELOPMENT	11,970.00	11,970.00	11,970.00	0.00
GEOTECHNICAL INVESTIGATION	11,913.00	11,913.00	11,913.00	0.00
ART SCULPTURE AND WATER FEATURE COORDINATION	32,876.00	4,500.00	4,500.00	0.00
SOLAR PANEL DESIGN COORDINATION	18,603.00	12,800.00	12,800.00	0.00
GRANT ADMINISTRATION AND CLOSEOUTS	8,777.00	0.00	0.00	0.00
CONSTRUCTION CONTRACT ADMINISTRATION	34,246.00	27,950.00	29,750.00	1,800.00
CONSTRUCTION MATERIALS TESTING	56,454.00	25,800.00	37,300.00	11,500.00
CONSTRUCTION SUPPORT SERVICES	132,776.00	70,000.00	85,000.00	15,000.00
Total	307,615.00	164,933.00	193,233.00	28,300.00

Approved by:



Matthew R. Vinyard
 Project Manager, P.E.



Please remit payment to: 7302 Kanis Road | Little Rock, AR 72204
 For account information contact: Little Rock: 501.371.0272
 Fayetteville: 479.443.2377
 Fort Smith: 479.434.5333

Texarkana Regional Airport Authority
 Paul Mehrlich, Executive Director of Aviation
 201 Airport Drive
 Texarkana, AR 71854

Invoice number 225838-005
 Date 12/11/2023
 Project **225838 Texarkana Regional Airport Terminal Parking Lot Construction**

Billing Period: November 1, 2023 through November 30, 2023

Engineering services in connection with the above referenced project in accordance with our agreement and Work order #8.

	Amount	
PROJECT DEVELOPMENT		
Contract Amount	11,970.00	
Percent Complete	100.00	
Prior Billed	11,970.00	
Total Billed	11,970.00	
		Current Billed 0.00
GEOTECHNICAL INVESTIGATION		
Contract Amount	11,913.00	
Percent Complete	100.00	
Prior Billed	11,913.00	
Total Billed	11,913.00	
		Current Billed 0.00
ART SCULPTURE AND WATER FEATURE COORDINATION		
Contract Amount	32,876.00	
Percent Complete	13.69	
Prior Billed	4,500.00	
Total Billed	4,500.00	
		Current Billed 0.00
SOLAR PANEL DESIGN COORDINATION		
Contract Amount	18,603.00	
Percent Complete	68.81	
Prior Billed	12,800.00	
Total Billed	12,800.00	
		Current Billed 0.00
GRANT ADMINISTRATION AND CLOSEOUTS		
Contract Amount	8,777.00	
Percent Complete	0.00	
Prior Billed	0.00	
Total Billed	0.00	
		Current Billed 0.00

	<u>Amount</u>		
CONSTRUCTION CONTRACT ADMINISTRATION			
Contract Amount	34,246.00		
Percent Complete	81.62		
Prior Billed	22,700.00		
Total Billed	27,950.00		
		Current Billed	5,250.00
CONSTRUCTION MATERIALS TESTING			
Contract Amount	56,454.00		
Percent Complete	45.70		
Prior Billed	15,800.00		
Total Billed	25,800.00		
		Current Billed	10,000.00
CONSTRUCTION SUPPORT SERVICES			
Contract Amount	132,776.00		
Percent Complete	52.72		
Prior Billed	50,000.00		
Total Billed	70,000.00		
		Current Billed	20,000.00
		Total	<u>35,250.00</u>
		Invoice total	<u><u>35,250.00</u></u>

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
PROJECT DEVELOPMENT	11,970.00	11,970.00	11,970.00	0.00
GEOTECHNICAL INVESTIGATION	11,913.00	11,913.00	11,913.00	0.00
ART SCULPTURE AND WATER FEATURE COORDINATION	32,876.00	4,500.00	4,500.00	0.00
SOLAR PANEL DESIGN COORDINATION	18,603.00	12,800.00	12,800.00	0.00
GRANT ADMINISTRATION AND CLOSEOUTS	8,777.00	0.00	0.00	0.00
CONSTRUCTION CONTRACT ADMINISTRATION	34,246.00	22,700.00	27,950.00	5,250.00
CONSTRUCTION MATERIALS TESTING	56,454.00	15,800.00	25,800.00	10,000.00
CONSTRUCTION SUPPORT SERVICES	132,776.00	50,000.00	70,000.00	20,000.00
Total	307,615.00	129,683.00	164,933.00	35,250.00

Approved by:



Matthew R. Vinyard
 Project Manager, P.E.

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:
 Texarkana Regional Airport Authority
 201 Airport Drive
 Texarkana, AR 71854

PROJECT:
 TXK Terminal - Parking Lot, Early Site Package

VIA ARCHITECT
 WD&D
 2434 E Joyce Blvd, Suite 10
 Fayetteville, AR 72703
 w/ McChelland Consulting Engineers
 7302 Kanis Rd
 Little Rock, Arkansas 72204

AIA DOCUMENT G702
 APPLICATION NO: 3 PAGE ONE OF 1 OF 4 PAGES

PERIOD TO: 8/31/2023

CONTRACT DATE: 5/19/2021



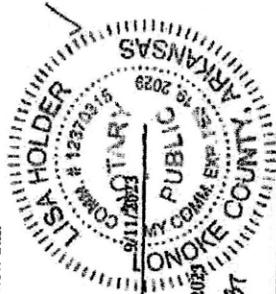
CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 6,076,973.00 ✓
2. Net change by Change Orders \$ 0.00 ✓
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 6,076,973.00 ✓
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 331,376.33 ✓
5. RETAINAGE:
 - a. 5 % of Completed Work (Column D + E on G703) \$ 16,568.82 ✓
 - b. 5 % of Stored Material (Column F on G703) 0 ✓
 - Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 16,568.82 ✓
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 314,807.51 ✓
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 205,221.85 ✓
8. CURRENT PAYMENT DUE \$ 109,585.66 ✓
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 5,762,165.49 ✓

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Napholz Construction
 By: *[Signature]* Date: 2/19/2023
 State of: Arkansas County of: Putnam
 Subscribed and sworn to before me this 12 day of September 2023
 Notary Public: Lisa Holder
 My Commission expires: 2/19/2023



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 109,585.66 ✓

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and accompanying Continuation Sheet that are changed to conform with the amount certified.)

By: *[Signature]* Date: 9/25/23
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named hereon. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$0.00 ✓	\$0.00 ✓
TOTALS		
NET CHANGES by Change Order	\$0.00 ✓	

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 4 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 3

APPLICATION DATE: 9/11/2023

PERIOD TO: 8/31/2023

ARCHITECT'S PROJECT NO:

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	P MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+P)	H % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
	General Conditions	\$123,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$123,500.00	\$0.00	
	Temporary Conditions	\$55,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,000.00	\$0.00	
	Tools/Equipment/Job Fuel	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	
	Site Maintenance	\$33,351.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,351.00	\$0.00	
	Testing Services	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	
	Solar Panels	\$2,111,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,111,000.00	\$0.00	
	Earthwork & Stormdrainage	\$2,090,200.00	\$0.00	\$112,598.33	\$112,598.33	\$0.00	\$112,598.33	\$1,977,601.67	\$5,629.92	
	Undercut Allowance	\$305,484.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$305,484.00	\$0.00	
	Soil Line Stabilization	\$408,466.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$408,466.00	\$0.00	
	Site Sculptures	\$500,000.00	\$205,000.00	\$0.00	\$0.00	\$0.00	\$205,000.00	\$295,000.00	\$10,250.00	
	Insurance/Bonds	\$119,405.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$119,405.00	\$0.00	
	Profit/Overhead	\$275,567.00	\$11,023.00	\$2,755.00	\$2,755.00	\$0.00	\$13,778.00	\$261,789.00	\$688.90	
	GRAND TOTALS	\$6,076,973.00	216,023.00	115,353.33	115,353.33	-	331,376.33	5745,596.67	\$16,568.82	

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APPLICATION AND CERTIFICATION FOR PAYMENT

ALL DOCUMENT 6702

PAGE ONE OF 1 OF 4 PAGES

TO OWNER:

Texasiana Regional Airport Authority
 201 Airport Drive
 Texarkana, AR 71854

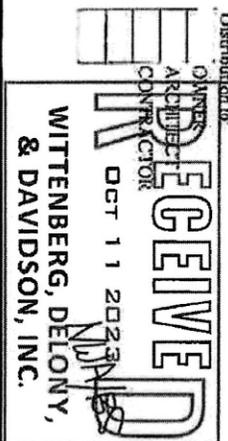
PROJECT:

TXK Terminal - Parking Lot Entry Site Package
 VIA ARCHITECT
 W/D&D
 2434 E Joyce Blvd, Suite 10
 Fayetteville, AR 72703
 w/ McClelland Consulting Engineers
 1718 Aldersgate Rd
 Little Rock, AR 72205

APPLICATION NO: 4

Distribution to:

PERIOD TO: 9/30/2023



CONTRACT FOR: TXK Terminal PH 1

Little Rock, Arkansas 72204

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 6,076,973.00 ✓
 2. Net change by Change Orders \$ 0.00 ✓
 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 6,076,973.00 ✓
 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,151,770.82 ✓

5. RETAINAGE: \$ 57,588.54 ✓
 a. 5 % of Completed Work (Column D + E on G703) 0 ✓
 b. 5 % of Stored Material (Column F on G703) 57,588.54 ✓
 Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 57,588.54 ✓

6. TOTAL EARNED LESS RETAINAGE \$ 1,094,182.28 ✓
 (Line 4 Less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 314,807.51 ✓
 8. CURRENT PAYMENT DUE \$ 779,374.77 ✓
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 4,982,790.72 ✓

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved		
In previous months by Owner		
Total approved this Month	\$0.00 ✓	\$0.00 ✓
TOTALS		
NET CHANGES by Change Order	\$0.00 ✓	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Nabholz Construction
 By: *[Signature]* Date: *[Signature]*
 State of Arkansas County of: Pulaski
 Subscribed and sworn to before me this 5th day of October 2023
 Notary Public: Lisa Holder
 My Commission expires: 2/19/2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 779,374.77 ✓

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
 ARCHITECT: *[Signature]* Date: 10/25/23
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Assuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G702

PAGE 2 OF 4 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
 APPLICATION DATE: 10/10/2023
 PERIOD TO: 9/30/2023
 ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
	General Conditions	\$123,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$123,500.00	\$0.00
	Temporary Conditions	\$55,000.00	\$0.00	\$2,044.00	\$0.00	\$0.00	\$2,044.00	3.72%	\$52,956.00	\$102.20
	Tools/Equipment/Job Fuel	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$25,000.00	\$0.00
	Site Maintenance	\$33,351.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$33,351.00	\$0.00
	Testing Services	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$30,000.00	\$0.00
	Solar Panels	\$2,111,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$2,111,000.00	\$0.00
	Earthwork & Stormdrainage	\$2,090,200.00	\$112,598.33	\$779,770.49	\$0.00	\$0.00	\$892,368.82	42.69%	\$1,197,831.18	\$44,618.44
	Undercut Allowance	\$305,484.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$305,484.00	\$0.00
	Soil Lime Stabilization	\$408,466.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$408,466.00	\$0.00
	Site Sculptures	\$500,000.00	\$205,000.00	\$0.00	\$0.00	\$0.00	\$205,000.00	41.00%	\$295,000.00	\$10,250.00
	Insurance/Bonds	\$119,405.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$119,405.00	\$0.00
	Profit/Overhead	\$275,567.00	\$13,778.00	\$38,580.00	\$0.00	\$0.00	\$52,358.00	19.00%	\$223,209.00	\$2,617.90
	GRAND TOTALS	\$6,076,973.00	\$331,376.33	\$820,394.49	\$0.00	\$0.00	\$1,151,770.82	19.00%	\$4,925,202.18	\$57,588.54

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

NON BID ITEMS - CONTINUATION SHEET

APPLICATION NO: 04 GR 58
 APPLICATION DATE: 10/10/2023
 PERIOD TO: 9/30/2023
 ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G + C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)							
	<i>General Conditions</i>									
	General Superintendent	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,500.00	\$0.00
	Field Superintendent	\$21,840.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$21,840.00	\$0.00
	Assistant Superintendent	\$13,780.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$13,780.00	\$0.00
	Project Mileage & Truck	\$10,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$10,800.00	\$0.00
	Project Per Diem & Lodging	\$20,457.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$20,457.00	\$0.00
	Project Management	\$7,908.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$7,908.00	\$0.00
	Project Management Mileage & Truck	\$2,340.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$2,340.00	\$0.00
	Office Travel	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$60.00	\$0.00
	Jobsite Computers & Equipment	\$2,520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$2,520.00	\$0.00
	Field Offices & Sheds	\$3,060.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$3,060.00	\$0.00
	Toilet Rental	\$2,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$2,100.00	\$0.00
	Labor Burden	\$37,135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$37,135.00	\$0.00
	<i>Small Tools/Equipment/Job Fuel</i>									
	Small Tools	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$12,000.00	\$0.00
	Equipment	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$12,000.00	\$0.00
	Generators	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Job Fuel	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,000.00	\$0.00
	<i>Site Maintenance</i>									
	Grading	\$12,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$12,500.00	\$0.00
	Crushed Concrete	\$12,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$12,500.00	\$0.00
	PODS Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Separation Fabric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Site Clean Up	\$8,351.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$8,351.00	\$0.00
	GRAND TOTALS	\$ 181,851.00	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 181,851.00	\$0.00

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NON BID ITEMS -CONTINUATION SHEET

PRICE FOR 4 PAGES

APPLICATION NO: 04 GR 58
 APPLICATION DATE: 10/10/2023
 PERIOD TO: 9/30/2023
 ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)							
<i>Temporary Conditions</i>										
	Plan Reproduction	\$1,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,750.00	\$0.00
	Job Site Safety	\$6,630.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$6,630.00	\$0.00
	Temporary Utilities	\$1,650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,650.00	\$0.00
	Utility Connection Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Cell Phones	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,200.00	\$0.00
	Ice/Cups/Coolers	\$163.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$163.00	\$0.00
	Office Supplies	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$600.00	\$0.00
	Postage & Delivery	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$500.00	\$0.00
	Storage Buildings	\$480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$480.00	\$0.00
	YDC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Quality	\$559.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$559.00	\$0.00
	Intermediate Cleanup	\$18,818.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$18,818.00	\$0.00
	Dumpsters	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$3,000.00	\$0.00
	Final Clean	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$3,000.00	\$0.00
	Punchlist	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,500.00	\$0.00
	Warranties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Existing Utility Locate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	SWPPP	\$15,150.00	\$0.00	\$0.00	\$2,044.00	\$0.00	\$2,044.00	13.49%	\$13,106.00	\$102.20
	<i>Insurance & Bond</i>									
	Subcontractor Default Insurance	\$36,243.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$36,243.00	\$0.00
	Builders Risk	\$1,213.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,213.00	\$0.00
	General Liability	\$51,564.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$51,564.00	\$0.00
	Payment/Performance Bond	\$30,385.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$30,385.00	\$0.00
	GRAND TOTALS	\$ 174,405.00	\$ -	\$ -	2,044.00	\$ -	2,044.00	1.17%	\$172,361.00	\$102.20

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APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 OF 4 PAGES

TO OWNER:

PROJECT:

APPLICATION NO. 5

Distribution to:

Texarkana Regional Airport Authority
 201 Airport Drive
 Texarkana, AR 71854
 FROM CONTRACTOR:
 Nabholz Construction
 1718 Aldersgate Rd
 Little Rock, AR 72205
 CONTRACT FOR: TYXK Terminal PH 1
 Little Rock, Arkansas 72204

TYXK Terminal - Parking Lot Early Site Package
 VIA ARCHITECT
 W.D.&D
 2434 E Joyce Blvd, Suite 10
 Fayetteville, AR 72703
 w/ McClelland Consulting Engineers
 7302 Kantis Rd
 Little Rock, Arkansas 72204

OWNERS
 ARCHITECT
 CONTRACTOR
RECEIVED
 NOV 09 2023
 WITTENBERG, DELONY,
 & DAVIDSON, INC.

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		\$	6,076,973.00 ✓
2. Net change by Change Orders		\$	0.00 ✓
3. CONTRACT SUM TO DATE (Line 1 ± 2)		\$	6,076,973.00 ✓
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		\$	1,406,426.56 ✓
5. RETAINAGE:		\$	70,321.33 ✓
a. 5 % of Completed Work (Column D + E on G703)		\$	0 ✓
b. 5 % of Stored Material (Column F on G703)		\$	70,321.33 ✓
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		\$	1,336,105.23 ✓
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		\$	4,670,546.44 ✓
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		\$	1,094,182.28 ✓
8. CURRENT PAYMENT DUE		\$	241,922.95 ✓
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		\$	4,740,867.77 ✓

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved		
In previous months by Owner		
Total approved this Month	\$0.00 ✓	\$0.00 ✓
TOTALS		
NET CHANGES by Change Order	\$0.00 ✓	

AIA DOCUMENT G702 APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA - ©1992
 Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Documents' Authenticity from the Licensee.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Nabholz Construction
 By: *[Signature]*
 State of: Arkansas
 Subscribed and sworn to before me this 6th day of November 2023
 Notary Public: Lisa Holdridge
 My Commission expires: 2/29/2025



ARCHITECTS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 241,922.95 ✓

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
 ARCHITECT: *[Signature]* Date: 11/11/23
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. If advance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20005-2822

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 4 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 5
 APPLICATION DATE: 11/7/2023
 PERIOD TO: 10/31/2023
 ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G + C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)							
	General Conditions	\$123,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$123,500.00	\$0.00
	Temporary Conditions	\$55,000.00	\$2,044.00	\$0.00	\$0.00	\$0.00	\$2,044.00	3.72%	\$52,956.00	\$102.20
	Tools/Equipment/Job Fuel	\$25,000.00	\$0.00	\$12,040.00	\$12,040.00	\$0.00	\$12,040.00	48.16%	\$12,960.00	\$602.00
	Site Maintenance	\$33,351.00	\$0.00	\$11,770.00	\$11,770.00	\$0.00	\$11,770.00	35.29%	\$21,581.00	\$588.50
	Testing Services	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$30,000.00	\$0.00
	Solar Panels	\$2,111,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,111,000.00		\$2,111,000.00	\$0.00
	Earthwork & Stormdrainage	\$2,090,200.00	\$892,368.82	\$219,822.74	\$1,112,191.56	\$0.00	\$1,112,191.56	53.21%	\$978,008.44	\$55,609.58
	Undercut Allowance	\$305,484.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$305,484.00	\$0.00
	Soil Lime Stabilization	\$408,466.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$408,466.00	\$0.00
	Site Sculptures	\$500,000.00	\$205,000.00	\$0.00	\$205,000.00	\$0.00	\$205,000.00	41.00%	\$295,000.00	\$10,250.00
	Insurance/Bonds	\$119,405.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$119,405.00	\$0.00
	Profit/Overhead	\$275,567.00	\$52,358.00	\$11,023.00	\$63,381.00	\$0.00	\$63,381.00	23.00%	\$212,186.00	\$3,169.05
	GRAND TOTALS	\$6,076,973.00	\$1,151,770.82	254,655.74	\$1,406,426.56	\$63,381.00	\$1,406,426.56	23%	\$4,670,546.44	\$70,321.33

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NON BID ITEMS -CONTINUATION SHEET

APPLICATION NO: 05 GR 58
 APPLICATION DATE: 11/6/2023
 PERIOD TO: 10/31/2023
 ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G + C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	APPLIED						
	<i>General Conditions</i>									
	General Superintendent	\$1,500.00	\$0.00		\$0.00	\$0.00	\$0.00		\$1,500.00	\$0.00
	Field Superintendent	\$21,840.00	\$0.00		\$0.00	\$0.00	\$0.00		\$21,840.00	\$0.00
	Assistant Superintendent	\$13,780.00	\$0.00		\$0.00	\$0.00	\$0.00		\$13,780.00	\$0.00
	Project Mtlage & Truck	\$10,800.00	\$0.00		\$0.00	\$0.00	\$0.00		\$10,800.00	\$0.00
	Project Per Diem & Lodging	\$20,457.00	\$0.00		\$0.00	\$0.00	\$0.00		\$20,457.00	\$0.00
	Project Management	\$7,908.00	\$0.00		\$0.00	\$0.00	\$0.00		\$7,908.00	\$0.00
	Project Management Mtlage & Truck	\$2,340.00	\$0.00		\$0.00	\$0.00	\$0.00		\$2,340.00	\$0.00
	Office Travel	\$60.00	\$0.00		\$0.00	\$0.00	\$0.00		\$60.00	\$0.00
	Jobsite Computers & Equipment	\$2,520.00	\$0.00		\$0.00	\$0.00	\$0.00		\$2,520.00	\$0.00
	Field Offices & Sheds	\$3,060.00	\$0.00		\$0.00	\$0.00	\$0.00		\$3,060.00	\$0.00
	Toilet Rental	\$2,100.00	\$0.00		\$0.00	\$0.00	\$0.00		\$2,100.00	\$0.00
	Labor Burden	\$37,135.00	\$0.00		\$0.00	\$0.00	\$0.00		\$37,135.00	\$0.00
	<i>Small Tools/Equipment/Job Fuel</i>									
	Small Tools	\$12,000.00	\$0.00		\$6,050.00	\$0.00	\$6,050.00	50.42%	\$5,950.00	\$302.50
	Equipment	\$12,000.00	\$0.00		\$5,990.00	\$0.00	\$5,990.00	49.92%	\$6,010.00	\$299.50
	Generators	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Job Fuel	\$1,000.00	\$0.00		\$0.00	\$0.00	\$0.00		\$1,000.00	\$0.00
	<i>Site Maintenance</i>									
	Grading	\$12,500.00	\$0.00		\$5,685.00	\$0.00	\$5,685.00	45.48%	\$6,815.00	\$284.25
	Crushed Concrete	\$12,500.00	\$0.00		\$6,085.00	\$0.00	\$6,085.00	48.68%	\$6,415.00	\$304.25
	PODS Rental	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Separation Fabric	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Site Clean Up	\$8,351.00	\$0.00		\$0.00	\$0.00	\$0.00		\$8,351.00	\$0.00
	GRAND TOTALS	\$ 181,851.00	-	\$ 23,810.00	\$ 23,810.00	-	\$ 23,810.00	13.09%	\$ 158,041.00	\$1,190.50

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NON BID ITEMS -CONTINUATION SHEET

APPLICATION NO: 05 GR 58
 APPLICATION DATE: 11/6/2023
 PERIOD TO: 10/31/2023
 ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)							
<i>Temporary Conditions</i>										
	Plan Reproduction	\$1,750.00	\$0.00		\$0.00	\$0.00	\$0.00		\$1,750.00	\$0.00
	Job Site Safety	\$6,630.00	\$0.00		\$0.00	\$0.00	\$0.00		\$6,630.00	\$0.00
	Temporary Utilities	\$1,650.00	\$0.00		\$0.00	\$0.00	\$0.00		\$1,650.00	\$0.00
	Utility Connection Fees	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Cell Phones	\$1,200.00	\$0.00		\$0.00	\$0.00	\$0.00		\$1,200.00	\$0.00
	Ice/Cups/Coolers	\$163.00	\$0.00		\$0.00	\$0.00	\$0.00		\$163.00	\$0.00
	Office Supplies	\$600.00	\$0.00		\$0.00	\$0.00	\$0.00		\$600.00	\$0.00
	Postage & Delivery	\$500.00	\$0.00		\$0.00	\$0.00	\$0.00		\$500.00	\$0.00
	Storage Buildings	\$480.00	\$0.00		\$0.00	\$0.00	\$0.00		\$480.00	\$0.00
	VDC	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Quality	\$559.00	\$0.00		\$0.00	\$0.00	\$0.00		\$559.00	\$0.00
	Intermediate Cleanup	\$18,818.00	\$0.00		\$0.00	\$0.00	\$0.00		\$18,818.00	\$0.00
	Dumpsters	\$3,000.00	\$0.00		\$0.00	\$0.00	\$0.00		\$3,000.00	\$0.00
	Final Clean	\$3,000.00	\$0.00		\$0.00	\$0.00	\$0.00		\$3,000.00	\$0.00
	Punchlist	\$1,500.00	\$0.00		\$0.00	\$0.00	\$0.00		\$1,500.00	\$0.00
	Warranties	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Existing Utility Locate	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	SWPPP	\$15,150.00	\$2,044.00		\$0.00	\$0.00	\$2,044.00	13.49%	\$13,106.00	\$102.20
<i>Insurance & Bond</i>										
	Subcontractor Default Insurance	\$36,243.00	\$0.00		\$0.00	\$0.00	\$0.00		\$36,243.00	\$0.00
	Builders Risk	\$1,213.00	\$0.00		\$0.00	\$0.00	\$0.00		\$1,213.00	\$0.00
	General Liability	\$51,564.00	\$0.00		\$0.00	\$0.00	\$0.00		\$51,564.00	\$0.00
	Payment/Performance Bond	\$30,385.00	\$0.00		\$0.00	\$0.00	\$0.00		\$30,385.00	\$0.00
	GRAND TOTALS	\$ 174,405.00	2,044.00	-	-	-	2,044.00	1.17%	\$172,361.00	\$102.20

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CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE: Adopt a Resolution authorizing the City Manager to enter into a contract with RBIS, LLC, for the Jefferson Avenue Sewer Extension Project. (TWU) Executive Director Gary Smith

AGENDA DATE: February 5, 2024

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: Texarkana Water Utilities

PREPARED BY: Gary Smith, P.E., Executive Director

REQUEST: Resolution authorizing the City Manager to enter into a contract for the Jefferson Avenue Sewer Extension Project.

EMERGENCY CLAUSE: None needed.

SUMMARY: Resolution authorizing the City Manager to enter into a contract for the Jefferson Avenue Sewer Extension Project in an amount not to exceed \$284,820.00. Bids were received ATTH 01 Tuesday, January 23, 2024 for the Jefferson Avenue Sewer Extension Project. Two contractors bid on the project. RBIS, LLC of Texarkana, Arkansas was the apparent low bidder with a low Base Bid of \$284,820.00 ATTH 02. This project consists of installing approximately 1,115 linear feet of eight-inch (8") sewer mains, six concrete manholes, and all associated work and appurtenances. This project is being funded with the Waterworks and Sewer Facilities Revenue bonds, Series 2023 per Ordinance 27-2023.

EXPENSE REQUIRED: \$284,820.00

AMOUNT BUDGETED: \$284,820.00

**APPROPRIATION
REQUIRED:** \$284,820.00

**RECOMMENDED
ACTION:** Utility staff recommends approval.

EXHIBITS: ATTH 01 Bid Summary
ATTH 02 Bid Tabulation

RESOLUTION NO. _____

WHEREAS, Texarkana Water Utilities (TWU) is requesting the approval of the City of Texarkana, Arkansas, Board of Directors, to authorize the City Manager to enter into a contract with RBIS, LLC, for the Jefferson Avenue Sewer Extension Project in an amount not exceed \$284,820.00; and

WHEREAS, after proper advertisement, two bids were received Tuesday, January 23, 2024; and

WHEREAS, RBIS, LLC, of Texarkana, Arkansas, was the apparent low bidder with a low base bid of \$284,820.00; and

WHEREAS, this project consists of installing approximately 1,115 linear feet of eight-inch (8”) sewer mains, six concrete manholes, and all associated work and appurtenances; and

WHEREAS, this project is being funded with the Waterworks and Sewer Facilities Revenue bonds, Series 2023 per Ordinance No. 27-2023;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the City of Texarkana, Arkansas, that the City Manager is authorized to enter into a contract with RBIS, LLC, for the purposes set forth above with funding from the sources so indicated.

PASSED AND APPROVED this 5th day of February 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney

Bid Summary

Jefferson Avenue Sewer Extension

2:00 P.M. Tuesday, January 23, 2024

	<u>Base Bid</u>
1. RBIS, LLC Texarkana, Arkansas	\$ 284,820.00
2. Kampco, Inc. Texarkana, Arkansas	\$ 298,929.65

Time First Bid Opened: 2:00 P.M

Number of Bidders: 2

Apparent Low Bidder: RBIS, LLC

Bid Tabulation
JEFFERSON AVE. SEWER EXTENSION
Project No. 61-000-135449-A492301
January 23, 2024

BASE BID:							
				RBIS		KAMPCO	
				Texarkana, AR		Texarkana, AR	
Item	Quantity	Unit	Description	Unit Price	Total Bid	Unit Price	Total Bid
1	1	LS	Mobilization, Bonds, & Submittals	\$28,200.00	\$28,200.00	\$8,894.67	\$8,894.67
2	12	STA	Right of Way Preparation	\$1,550.00	\$18,600.00	\$2,895.92	\$34,751.04
3	6	EA	Furnish & Install Standard 0'-6' Manhole	\$6,825.00	\$40,950.00	\$5,416.23	\$32,497.38
4	27	VF	Extra Vertical Depth for Manholes	\$600.00	\$16,200.00	\$491.56	\$13,272.12
5	250	LF	Furnish & Install 8" Certa-Flo Sewer Main by Bore	\$185.00	\$46,250.00	\$334.33	\$83,582.50
6	865	LF	Furnish & Install 8" SDR -26 Sewer Main by Open Cut	\$114.00	\$98,610.00	\$83.61	\$72,322.65
7	1	EA	Remove End of Line Clean Out	\$950.00	\$950.00	\$579.18	\$579.18
8	1	EA	Install End of Line Clean Out	\$2,800.00	\$2,800.00	\$1,909.29	\$1,909.29
9	3	EA	Furnish & Install 4" Sewer Wye	\$950.00	\$2,850.00	\$927.86	\$2,783.58
10	1	LS	Trench Protection	\$9,510.00	\$9,510.00	\$28,959.19	\$28,959.19
11	1	LS	Erosion Control	\$7,300.00	\$7,300.00	\$17,206.11	\$17,206.11
12	1	LS	Clean & Test Sewer Mains	\$7,200.00	\$7,200.00	\$723.98	\$723.98
13	1	LS	Clean & Test Manholes	\$5,400.00	\$5,400.00	\$1,447.96	\$1,447.96
TOTAL BASE BID					\$284,820.00		\$298,929.65

Prepared by Len McBride, E.I.T.
Certified Correct

Len McBride, Design Engineer, TWU



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE: Adopt a Resolution authorizing the City Manager to donate .32 acres located along E. 19th Street to the Chamber of Commerce. (Ward 3) (Admin) City Manager Robert Thompson

AGENDA DATE: February 5, 2024

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: Administration

PREPARED BY: Heather Soyars

REQUEST: Donate land to the Chamber of Commerce

EMERGENCY CLAUSE: N/A

SUMMARY: In order for the Chamber of Commerce to sell their property, the City will need to donate .32 acres along E. 19th Street to the Chamber of Commerce.

EXPENSE REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

RECOMMENDED ACTION:

EXHIBITS: Resolution, Quit Claim Deed, Chamber Property

RESOLUTION NO. _____

WHEREAS, to effectuate economic development, 0.32 acres along East 19th Street needs to be deeded to the Texarkana Chamber of Commerce pursuant to the attached Quitclaim Deed; and

WHEREAS, this property was previously deeded to the City from the Texarkana Airport Authority for \$10.00; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the City of Texarkana, Arkansas, the above-described property transfer is approved, and the City Manager is directed to execute the attached Quitclaim Deed to transfer the property for the amount so indicated.

PASSED AND APPROVED this 5th day of February 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney

Prepared by
Joshua L. Potter
Attorney at Law
117 East Broad Street
Texarkana, Arkansas 71854
(870) 774-2569

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS:

THAT the City of Texarkana, Arkansas (“Grantor”), by and through its City Manager, Robert Thompson, being duly authorized, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, in hand paid by the Texarkana Chamber of Commerce (“Grantee”) does hereby transfer and quitclaim unto said Grantee, and unto Grantee’s heirs and assigns forever, all of Grantor’s rights, title, interest, equity and estate in and to the following tract of land lying in Miller County Arkansas:

**Part of the SW1/4 SW1/4 of Section 15, Township15 South, Range 28 West; in the city of Texarkana, in Miller County, Arkansas;
being more particularly described as follows;
A tract being 0.32 acres described as being at a Found Aluminum Cap for the SW corner of said SW1/4 SW1/4;
Thence N2d 16’21.32”E a distance of 23.29’;
Thence S87d35’54.85”E a distance of 657.58’ to a point;
Thence S2d25’43.58”W a distance of 19.04’ to a point;
Thence N87d58’1066”W a distance of 657.54’ to the point of beginning.**

Description provided by Grantor and not independently verified.

TO HAVE and TO HOLD the same unto the said Grantee, and unto Grantee’s heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS my hand and seal on this the _____ of February 2024.

Robert Thompson
City Manager, Texarkana, Arkansas

THE STATE OF ARKANSAS §
 §
COUNTY OF MILLER §

ON THIS, _____ day of February 2024, the foregoing document was acknowledged before me, the undersigned Notary Public, by Robert Thompson, the City Manager for the City of Texarkana, Arkansas whose name us subscribed to the foregoing instrument and acknowledged that he executed the same in such capacity for the purposes of there in contained.

WITNESS my hand and official seal this _____ day of February 2024.

Notary Public, State of Arkansas

My commission expires: _____

The Undersigned does certify that no documentary stamps are due in connection with the transfer evidence hereby.

Grantee or Agent: Texarkana Chamber of Commerce

By: _____

Grantee's Adress: 819 North state Line Avenue
Texarkana, TX 75501



* 2 0 1 4 R 0 0 9 7 1 6 3 *

2014R009716

MARY PANKEY
MILLER COUNTY CIRCUIT CLERK
TEXARKANA, AR

RECORDED ON
11/24/2014 11:52:29AM

REC FEE: 25.00

PAGES: 3

Prepared By
George M Matteson
Attorney at Law
1206 North State Line Avenue
Texarkana, Arkansas 71854
870-774-5191/870-773-1102(fax)

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS:

THAT the Texarkana Airport Authority ("Grantor"), by and through its undersigned Director, being duly authorized, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, in hand paid by The City of Texarkana, Arkansas ("Grantee") does hereby transfer and quitclaim unto said Grantee, and unto Grantee's heirs and assigns forever, all of Grantor's rights, title, interest, equity and estate in and to the following tract of land lying in Miller County, Arkansas:

Part of the SW1/4 SW1/4 of Section 15, Township 15 South, Range 28 West; in the city of Texarkana, in Miller County, Arkansas; being more particularly described as follows; A Tract being 0.32 acres described as beginning at a Found Aluminum Cap for the SW corner of said SW1/4 SW1/4; Thence N2d 16'21.32"E a distance of 23.29'; Thence S87d35'54.85"E a distance of 657.58' to a point; Thence S2d25'43.58"W a distance of 19.04' to a point; Thence N87d58'10.66"W a distance of 657.54' to the point of beginning.

Descriptions provided by Grantor and not independently verified.

TO HAVE and TO HOLD the same unto the said Grantee, and unto Grantee's heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.



ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION
Real Property Transfer Tax Affidavit of Compliance Form

Grantee (Purchaser) Name <u>City of Texarkana, Arkansas</u>			Grantor (Seller) Name <u>Texarkana Airport Authority</u>		
Address <u>216 Walnut St.</u>			Address <u>201 Airport Dr.</u>		
City <u>Texarkana</u>	State <u>AR</u>	Zip Code <u>71854</u>	City <u>Texarkana</u>	State <u>AR</u>	Zip Code <u>71854</u>

Date of real property transfer (as reflected on the transfer instrument) November 18, 2014

Name of the county where the property is located Miller

Amount of the full consideration for the transaction \$10.00

Please select the appropriate exemption below

- A transfer to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions of the United States or the State of Arkansas
- Any instrument or writing given solely to secure a debt.
- Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of the tax having been paid at the time of the previous recordation
- An instrument conveying land sold for delinquent taxes
- An instrument conveying leasehold interest in land only.
- An instrument, including a timber deed, that conveys or grants the right to remove timber from land if the instrument grants or conveys the right to remove timber for a period of not to exceed twenty-four (24) months.
- An instrument given by one (1) party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court
- An instrument given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest
- An instrument given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate
- An instrument conveying a home financed by the Federal Housing Administration, the United States Department of Veterans Affairs, or the United States Department of Agriculture Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home
- An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity
- A beneficiary deed under ACA 18-12-608.
- Consideration of \$100 or less
- Other (Explain) _____

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Harold Bodd
(Print Name)

Harold E Bodd
(Signature of Requestor)

11-24-2014
(Date)

Real Property Tax Affidavit of Compliance Form (R 10/08/13)

Ownership Description

Name: CITY OF TEXARKANA, ARKANSAS
 216 WALNUT
 TEXARKANA AR 71854
 Subd.: 152815 15-15S-28W
 S-T-R: 15-15S-28W
 T.D.: 07T TEXARKANA
 Location: Legal: PT SW SW
 Acres: 0.32
 Type: EG Ex. Gov
 Taxable: N No Adj
 Neigh: 152815
 Owner: 10843 TID: 10843
 Status: Tax Status: EX
 Block: Lot:
 City: TEXARKANA
 Map:
 Old PID: 00248800

Assessment Summary	
Year	2020 %
Land	2019 %
Bldgs	
Total	

Review Record	
Date	By Reason Land Buildings Total
6/16/2020	TLG RV
2020 REAPPRAISAL VALUE UPDATE	
6/19/2015	TLG RV

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Date	Amount	Purpose	Note
Building Permit Record			

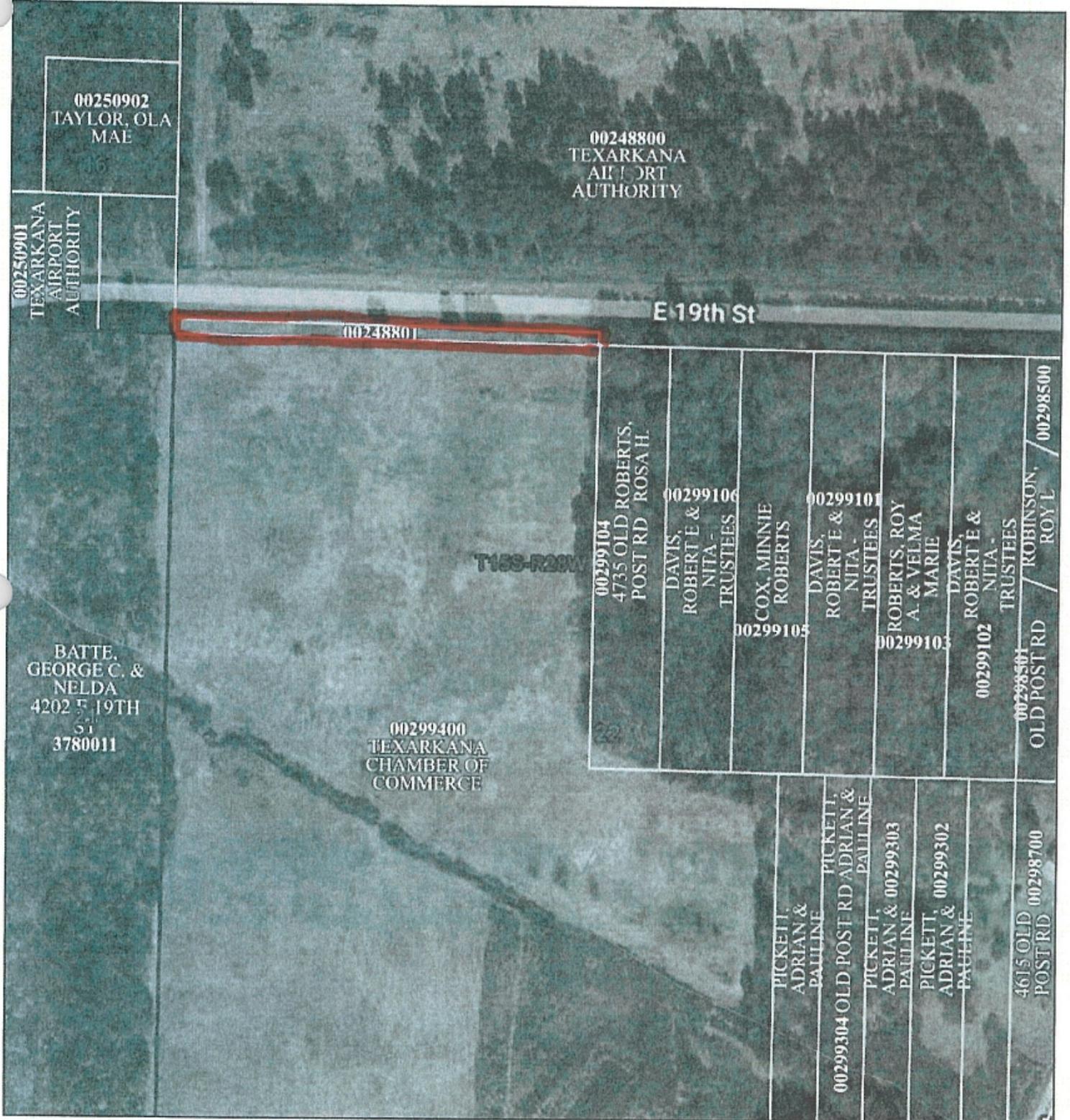
Ownership Record			
Date	Book	Page/Ins#	Amount
11/18/2014	2014-R009716		

Land Record			
Sub PT	Size/Front	Size Pri/Sec	Depth
AC	0.320	0.320	.000
		0.000	0.000

Date	Book	Page/Ins#	Amount	Type	Grantee	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
				QC	CITY OF TEXARKANA, ARKANSAS	10000.00	N							

Remarks														
11/24/2014 NGH AA SPLIT FROM #00248800														

Total:



Date Created: 11/30/2023
 Created By: Brandy Coker

1 inch = 203 feet

via DataScout OneMap

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Site Information

Maxwell Industrial Park

MILLER COUNTY, ARKANSAS



REDI
Regional Economic Development Inc.



COORDS
33.441872, -93.993156

WITHIN CITY LIMITS
Yes



LOCATION

County: **Miller**
City: **Texarkana, Arkansas**



CHARACTERISTICS

Ownership: **Texarkana Chamber of Commerce**
Total Available Acres: **Parcels: 13, 37.5 & 24.4 Acres**
Topography/Slope: **Gently Sloping (<3%)**
Zoning Classification: **No Zoning**
Sale Price Per Acre: **Negotiable**
Sub-dividable: **Yes**



ELECTRICITY

Supplier: **Southwestern Electric Power Co.**
Distance to 3-Phase Power: **Adjacent**



NATURAL GAS

Supplier: **CenterPoint Energy**
Distance to Main: **On-Site**
Diameter of Main: **4 inches**



WATER

Supplier: **Texarkana Water Utilities**
Distance to Main: **Adjacent**
Diameter of Main: **8 inches**



WASTE TREATMENT

Supplier: **Texarkana Water Utilities**
Distance to Nearest Sanitary: **Adjacent**
Diameter of Main: **8 inches**



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE: Adopt an Ordinance authorizing the purchase of one (1) 2024 Ford Explorer Police Interceptor from McClarty Ford. (TAPD) Assistant Police Chief Bobby Jordan

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.

AGENDA DATE: February 5, 2024

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: TAPD

PREPARED BY: Assistant Police Chief Bobby Jordan

REQUEST: To outright purchase one (1) 2024 Ford Explorer Police Interceptor, pursuant to the city's purchasing policy.

EMERGENCY CLAUSE: Yes

SUMMARY: This request is unbudgeted in the 2024 Police budget because Ford is not filling 2024 order. Texarkana, Texas PD order four (4) Ford Explorers and will only take delivery of three (3), leaving this one (1) to purchase.

EXPENSE REQUIRED: \$43,865.00

AMOUNT BUDGETED: Unbudgeted expense. We will use money from unfilled police officer salary savings.

APPROPRIATION REQUIRED: \$43,865.00 from police officer salary line item.

RECOMMENDED ACTION: City Manager and Police staff recommend approval.

EXHIBITS: Ordinance and McClarty Ford quote

ORDINANCE NO. _____

AN ORDINANCE WAIVING COMPETITIVE BID REQUIREMENTS AND AUTHORIZING THE PURCHASE OF ONE (1) 2024 FORD EXPLORER POLICE INTERCEPTOR FROM MCCLARTY FORD; FOR DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

WHEREAS, Texarkana Arkansas Police Department (TAPD) proposes to outright purchase one (1) 2024 Ford Explorer Police Interceptor for \$43,865.00, pursuant to the city's purchasing policy; and

WHEREAS, Texarkana, Texas Police Department (TTPD) ordered four (4) Ford Explorers and will only take delivery of three (3), leaving this one to purchase; and

WHEREAS, this request is unbudgeted in the 2024 police budget and TAPD will use funds from unfilled police officer salary savings for the purchase;

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the City of Texarkana, Arkansas;

Section 1: The City Manager is hereby authorized and directed to enter into an agreement with McLarty Ford to purchase the 2024 Ford Explorer for an amount not to exceed \$43,865.00 using the funds so indicated.

Section 2: Due to the need for the vehicle as soon as practicable and the limited availability for this type of vehicle, all formal, advertised competitive bid requirements are hereby waived as provided for in A.C.A. 14-58-303.

Section 3: This action being necessary for the preservation of the public peace, health and safety, an emergency is therefore declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 5th day of February 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney

Purchase Request Form

Division: **TAPD**

Section: **Services**

Date: **01/22/24**

Quantity	Price	Type of Item	Cost
1	\$43,865.00	2024 Ford Explorer Interceptor 3.3L V6 gasoline	\$43,865.00
			\$0.00
		title transfer	\$25.00
			\$0.00
		Invoice Number	\$0.00
		Sub total	
		Shipping, handling, taxes?	
		Total Expense	\$43,890.00

Funding Source **2024 Police Officer Salary Savings**

Vendor: McLarty Ford
Address: 3232 Summerhill Rd.
Texarkana, Texas 75503
Purpose: Police Patrol Vehicle

Officer : **Bobby Jordan**

Approved: _____
Chief Michael W. Kramm
Division Commander

(Are Bids/Justifications Attached?) yes

Comments: Quote Attached

January 5th, 2024

McLarty Ford
3232 Summerhill Road
Texarkana, Texas 75503
Attn: Mike Terrell

Attn: Jason Shores
Texarkana Arkansas Police Department
100 North State Line Ave
Texarkana, Texas 75501

re: Price Quote New 2023 Ford Police Interceptor Utility

Dear Sir:

Price Quote

Here are the specifications for the currently available Police Interceptor

(4 ea).....2023 Ford Police Interceptor
Black, 3.3L V6 Gas Engine,
10 speed automatic transmission
119" Wheelbase, All wheel drive
Cloth front seats/ vinyl rear seats
Police engine idle feature
Aux Climate Controls

Drivers Side LED SpotLamp

Quote Price.\$43,865.00

Let me know if this bid is acceptable and we will be glad
to process your order for this vehicle

Sincerely,

Mike Terrell
McLarty Ford Sales



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE: Hear appeal of denial by Planning Commission to approve a rezoning request by Carlotta Powell to operate a boarding house at 14 Downing Drive. (Ward 5) (PWD-Planning) City Planner Jamie Finley

AGENDA DATE: February 5, 2024

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: Public Works Department

PREPARED BY: Jamie Finley, City Planner, Public Works Department

REQUEST: Hear appeal of denial by Planning Commission to approve a rezoning request by Carlotta Powell to operate a boarding house at 14 Downing Drive.

EMERGENCY CLAUSE: N/A

SUMMARY: Hear appeal of denial by Planning Commission at the January 9, 2024, meeting for a rezoning from R-2 to R-4 in order to operate a boarding house at 14 Downing Drive, Texarkana AR 71854. Denial was based on concerns regarding the “highest and best use” of this property and potential for future use option available under R-4.

EXPENSE REQUIRED: \$0.00

AMOUNT BUDGETED: \$0.00

**APPROPRIATION
REQUIRED:** \$0.00

**RECOMMENDED
ACTION:** Staff recommends upholding Planning Commission decision.

EXHIBITS: Resolution, Memo to the City Manager, minutes January 9, 2024, Planning Commission meeting, zoning map, location map, petition in opposition, R-2 vs R-4 zoning matrix, email dated June 30, 2023.

RESOLUTION NO. _____

WHEREAS, an application was filed by Carlotta Powell to rezone her property at 14 Downing Street from R-2 Single-Family residential to R-4 Medium density residential; and

WHEREAS, the Planning Commission, after a public hearing, denied said application; and

WHEREAS, Carlotta Powell has filed an appeal to the Board of Directors; and

WHEREAS, the Board of Directors of the City of Texarkana, Arkansas, after reviewing the facts surrounding said request, has determined that the rezoning request should be approved;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the City of Texarkana, Arkansas, that the decision of the Planning Commission is hereby overturned, and the property located at 14 Downing Street is hereby rezoned from R-2 Single-Family residential to R-4 Medium density residential.

PASSED AND APPROVED this 5th day of February 2024.

Allen L. Brown, Mayor

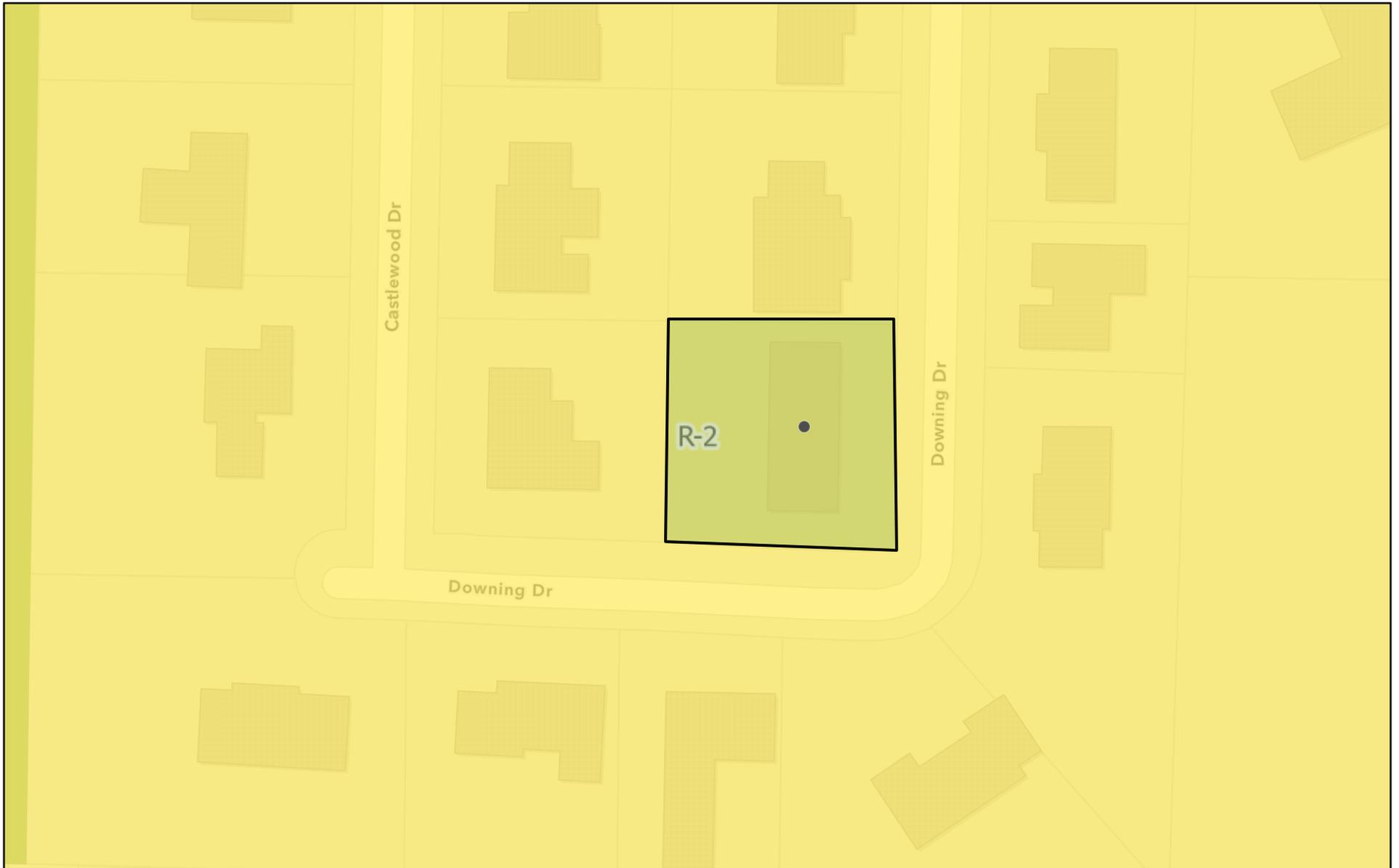
ATTEST:

Heather Soyars, City Clerk

APPROVED:

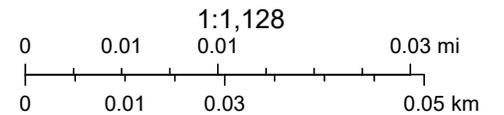
Joshua L. Potter, City Attorney

14 Downing Zoning



12/22/2023, 9:40:36 AM

-  Override 1
-  Zoning Texarkana AR
-  Municipal Boundaries
-  Single-Family Residential
-  Texarkana, AR



Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

ArcGIS Web AppBuilder



CITY OF TEXARKANA, ARKANSAS
DEPARTMENT OF PUBLIC WORKS
216 WALNUT STREET 71854-6024
PO BOX 2711 – TEXARKANA, ARKANSAS 75504-2711
PHONE (870) 779-4971 – FAX (870) 773-2395

MEMORANDUM

TO: Robert Thompson, City Manager

FROM: Jamie Finley, City Planner

DATE: January 10, 2023

SUBJECT: Request by Carlotta Powell, 7073 Texas Hwy 77 West, Atlanta TX, 75551 to rezone the property located at 14 Downing Drive, Texarkana AR, 71854 from R-2 to R-4 for the purpose of operating a boarding house.

LEGAL DESCRIPTION:

The property is legally described as LOT 5/BLK 6 of WOODLANDS Section 17, Township 15S, Range 28W, Texarkana, Miller County, Arkansas, containing .37 acres more or less.

REASON FOR REQUEST:

Carlotta Powell/HEARD request rezoning for the purpose of operating a boarding house. The only zone which allows boarding houses is R-4

EXISTING LAND USES:

Site: Residential
North: Residential
East: Residential
South: Residential
West: Residential

EXISTING ZONING:

Site: R-2 Single Family Residential
North: R-2 Single Family Residential
East: R-2 Single Family Residential
South: R-2 Single Family Residential
West: R-2 Single Family Residential

COMPATIBILITY WITH EXISTING ZONING:

The property located at 14 Downing is designated as Residential in the 2040 Comprehensive Plan. "Residential" (RES) is defined as "*Areas of connected block development with gridded street patterns. Incorporates institutional and other low intensity, non-residential uses to serve in the transitions or corridors surrounding the neighborhood.*"

UTILITIES & TRANSPORTATION NETWORK:

Local:	Downing Drive
Water:	4" on East and South side of property
Sewer:	8" on East side of Downing 6" at Northwest corner of property
Fire Hydrant:	North side of Lavender Lane Blvd approximately 625' from property

CONFORMANCE WITH APPLICABLE ORDINANCES AND/OR STATE STATUTES:

The required notice was published in the Sunday, December 24, 2023 edition of the Texarkana Gazette. The City notified twenty-seven (27) property owners by regular postal mail within three hundred feet (300') as required by the *Texarkana Arkansas Code of Ordinances*.

OPPOSITION: Sandy Varner, 15 Downing, 12/18/23, phone call
Rochelle Edwards, 9 Downing, 12/18/23, phone call
Gary Huff, 17 Cambridge, 12/18/23, office visit
Marion and Ricky Holder, 12 Downing, 12/18/23, office visit
Cindy Williams, 10 Downing, 12/18/23, office visit
Carmen Tye, 6 Downing, 12/18/23, office visit
D.S. Barfield, 17 Downing, 12/9/23, email
Danny Gray, 10 Cambridge, 1/8/24

Petition containing 82 verified names per tax records, 1/2/24

Unverified names per tax records:

Whitney Coleman, 12 Colonial
Jared Horvatin, 207 Georgian Terrace
Heather Horvatin, 207 Georgian Terrace
Julia Boatner, 11 Downing
Bill Boatner, 11 Downing
Arin Green, 21 Downing
Alice Wesley, 2 Downing
Brenda Rogge, 1 Colonial

PLANNING COMMISSION CERTIFICATION:

The Planning Commission met on January 9, 2024, to review this request. On a motion by Commissioner Clyde “Boots” Thomas, seconded by Commissioner Bertha Dunn, a roll call vote to support a recommendation for approval passed 7-0 without opposition. All commissioners were present.

Anderson Neal	No
Mike Jones	No
Boots Thomas	No
Adger Smith	No
Bertha Dunn	No
Jason Dupree	No
Randall Hickerson	No

BOARD OF DIRECTORS ACTION REQUESTED:

Request to review Planning Commission decision as appealed by Carlotta Powell regarding the rezoning of 14 Downing Drive, Texarkana AR 71854 from R-2 Single Family Residential to R-4 Medium Density Residential in order to operate a boarding house. *The Arkansas Code of 1987 Annotated* requires every ordinance to be read three times before adoption. These three readings may all occur at the same meeting or at the second and third subsequent meetings after the first reading of the ordinance.



Texarkana Arkansas Code of Ordinance

Sec. 28-142. - Definitions.

“For the purposes of interpreting these regulations, certain terms and words are to be used and interpreted as defined hereinafter:

Boarding or rooming house: A dwelling or part thereof where meals and/or lodging are provided for compensation for two (2) or more persons not transients.”

R2 vs R4 Zoning Permitted and Conditional Uses

	R-2	R-4
Single-family detached	X	X
Single-family, zero lot line		X
Single-family, attached		X
Townhouses		X
Two-family dwellings		X
Multiple -family dwellings		X
Replacement manufactured home	CU	CU
Nursing or rest home		CU
Bed and breakfast inn		CU
Rooming or boarding house		X
Guest/servant quarters	CU	CU
Childcare family home		CU
Church	CU	CU
Country club	CU	CU
Club or lodge	CU	CU
Community or public building	CU	CU
Hospital		CU
Public park or recreation facility	CU	CU
Public utility	CU	CU
School or nursery	CU	CU
Field crops, gardens	X	X
Home occupations	X	X
Tent revivals		CU

ARK-Finley, Jamie

From: ARK-Richards, Tyler
Sent: Wednesday, January 10, 2024 8:52 AM
To: ARK-Finley, Jamie
Subject: FW: Recovery community

See below email from Ms. Powell proving she understood the need for rezoning in June of 2023.

Thank you,

Tyler Richards, P.E., CFM
Public Works Director



City of Texarkana, Arkansas
216 Walnut Street
Texarkana, Arkansas 71854
O: (870) 779-4975
F: (870) 773-2395

From: Carlotta Powell <carlottap75@gmail.com>
Sent: Friday, June 30, 2023 5:51 PM
To: ARK-Richards, Tyler <Tyler.Richards@txkusa.org>
Subject: Recovery community

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I was wondering if we could be scheduled for the next city planners meeting, so we can talk about the houses. and maybe getting them rezoned.

Also, I was wondering if you would write us a letter of support for the recovery community on Hickory Street?

Thankyou for all of your help thus far.

Carlotta Powell, PRPS

We, the undersigned citizens of Texarkana, Arkansas are OPPOSED to the rezoning of the property located at 14 Downing to include a boarding house.

PRINTED NAME

ADDRESS

SIGNATURE

Donna Bradley	19 Colonial	Donna Bradley ✓
Elyse Harris	19 Colonial	Elyse Harris ✓
Dan Johnson	20 COLONIAL DR.	Dan Johnson ✓
Betty Holder	18 Colonial	Betty Holder ✓
JERRY ROBERTS	107 GEORGIAN TERR	Jerry Roberts ✓
Rick PAVICK	11 colonial DR	Rick PAVICK ✓
Amy Carmeli	9 Colonial Dr	Amy Carmeli ✓
Paula Cook	10 Colonial	Paula Cook ✓
Whitney Coleman	12 Colonial	Whitney Coleman ✓
Dallas Schaefer	102 Georgian Ter	Dallas Schaefer ✓
Tim WRIGHT	106 Georgian Terr	Tim WRIGHT ✓
MARILYN NELSON	14 REGENCY	Marilyn Nelson ✓
Chase Hurst	15 Regency	Chase Hurst ✓
N.E. WRIGHT	12 Regency	N.E. Wright ✓
M.J. WRIGHT	12 Regency	M.J. Wright ✓
CLIFTON Koller	16 COLONIAL DR	Clifton Koller ✓
Grace Koller	16 COLONIAL DR	Grace Koller ✓
Brittney Johnston	205 Georgian Ter	Brittney Johnston ✓
James Johnston	205 Georgian Ter	James Johnston ✓
Jared Horvath	207 Georgian Ter	Jared Horvath ✓
Heather Horvath	207 Georgian Ter	Heather Horvath ✓
Millard Formby	206 Georgian Ter	Millard Formby ✓
Nancy Lee	104 Georgian Terr	Nancy Lee ✓
James R. Lee	104 Georgian Terr	James R. Lee ✓

We, the undersigned citizens of Texarkana, Arkansas are OPPOSED to the rezoning of the property located at 14 Downing to include a boarding house.

PRINTED NAME	ADDRESS	SIGNATURE
Todd Edwards	9 Downing Dr	Todd Edwards ✓
Rachelle Edwards	9 Downing Dr.	Rachelle Edwards ✓
Melissa Otkowski	11 Downing	Melissa Otkowski ✓
Julia Boatner	11 Downing Dr	Julia Boatner ✓
BILL BOATNER	11 DOWNING DR	Bill Boatner ✓
JIMMY BARFIELD	17 Downing DR	Jimmy Barfield ✓
Dianne Barfield	17 Downing Dr	Dianne Barfield ✓
Buddy Boyce	23 Downing Dr	Buddy Boyce ✓
Joyce Boyce	23 Downing Dr	Joyce Boyce ✓
Al Fin Green	21 Downing	Al Fin Green ✓
CARMEN C. TYE	#6 Downing	Carmen C. Tye ✓
Mary Schroeder	5 Downing Drive	Mary Schroeder ✓
Robert W. Schroeder	5 Downing Dr	Robert W. Schroeder ✓
James Atchley	4 Downing Dr	James Atchley ✓
Raymond & Philie	1 Downing DR	Raymond & Philie ✓
Danetra Conway	2 Downing Drive	Danetra Conway ✓
Alice Wesley	2 Downing Drive	Alice Wesley ✓
Christina Conway	2 Downing Drive	Christina Conway ✓
Cindy Williams	10 Downing Dr	Cindy Williams ✓
NICK WILLIAMS	10 DOWNING	Nick Williams ✓
Ricky Holder	12 Downing	Ricky Holder ✓
Marjan Holder	12 Downing	Marjan Holder ✓
Sarah Timmen	15 Downing	Sarah Timmen ✓
Kamela Johns	10 Pine Trail	Kamela Johns ✓

<u>Print Name</u>	<u>Address</u>	<u>Signature</u>
Betty S Nix	#13 Cambridge 72 Drive	Betty S Nix ✓
Samantha Frederic	#2 Cambridge	Sally Dr ✓
Brendan Frederic	#2 Cambridge	Brendan Frederic ✓
George F. Lease	#5 Cambridge	George F. Lease ✓
Katherine R Lease	#5 Cambridge	Katherine R Lease ✓
Kris Bruce	4 Cambridge	Kris Bruce ✓
Jeff Bruce	4 Cambridge	Jeff Bruce ✓
Linda Francis	9 Cambridge	Linda Francis ✓
Teri McCristion	11 Cambridge	Teri McCristion ✓
Scott McCristion	11 Cambridge	Scott McCristion ✓
Camille C. McKinnis	12 Cambridge	Camille McKinnis ✓
MARY WRIGHT	14 Cambridge	Mary Wright ✓
GARY L. HUFF	17 CAMBRIDGE DR	Gary L Huff ✓
PAT L. HUFF	17 CAMBRIDGE DR	Pat L Huff ✓
Rob McGinnis	12 Cambridge DR	Rob McGinnis ✓
SUE LAVENDER	2 Regency Dr	Sue Lavender ✓
JAMES GOODRUM	13 Cambridge	James Goodrum ✓
KAREN A GOODRUM	13 Cambridge	Karen Goodrum ✓
JEFF HARRELSON	17 REGENCY	Jeff Harrelson ✓
TANYA HARRELSON	17 REGENCY	Tanya Harrelson ✓
Terri Harrelson	103 Georgian Terr.	Terri Harrelson ✓
Remica Gray	10 Cambridge Dr.	Remica Gray ✓
Holly Nelson	109 109 Georgian Terrace	Holly Nelson ✓
Russ Nelson	109 Georgian Terrace	Russ Nelson ✓
DANNY GRAY	10 CAMBRIDGE	Danny Gray ✓
Richard Shope	108 Georgian Terrace	Richard Shope ✓
Bunnie Westbrook	4 Colonial Drive	Bunnie Westbrook ✓
Anne Forsberg	206 Georgian	Anne Forsberg ✓
Anne Forsberg		

Brenda Rogge	1 Colonial Dr	Brenda Rogge	✓
Gregory Adams	158 Cambridge	Gregory Adams	✓
Wesla Murrah	15 Cambridge Dr.	Wesla Murrah	✓
Tami Lewis	8 Cambridge Dr	Tami Lewis	✓
DANIEL LEWIS	8 Cambridge Dr.	Daniel Lewis	✓
Eric Chavez	6 Cambridge Dr.	Eric Chavez	✓
JEANNA BRAGG	3 Regency DR	Jeanne Bragg	✓
Thomas Townsend	6 Regency Dr	Thomas Townsend	✓
Hollyn Townsend	6 Regency Dr.	Hollyn Townsend	✓
Devin Warner	5 Regency Dr.	Devin Warner	✓
Kristy Warner	5 Regency DR	Kristy Warner	✓
Steven Nix	3 Cambridge Dr.	Steven Nix	✓
DON & MARY RUGGLES	2 Colonial	Don & Mary Ruggles	✓
Patricia Crow	#1 Regency Drive	Texarkana Arkansas	✓
MAURICE CROW	#1 Regency Drive	Maurice Crow	✓
Denise Wilder	#19 Downing Drive	Denise Wilder	✓
ELLEN WILKINS	#17 Briar Ridge	Ellen Wilkins	✓
Bobby Hale	14 Colonial Dr	Bobby Hale	✓

2

Miller County

Assessor's Office

Joyce Dennington, Assessor

HELPING EVERY ADDICT RECOVER DAILY (HEARD), INC

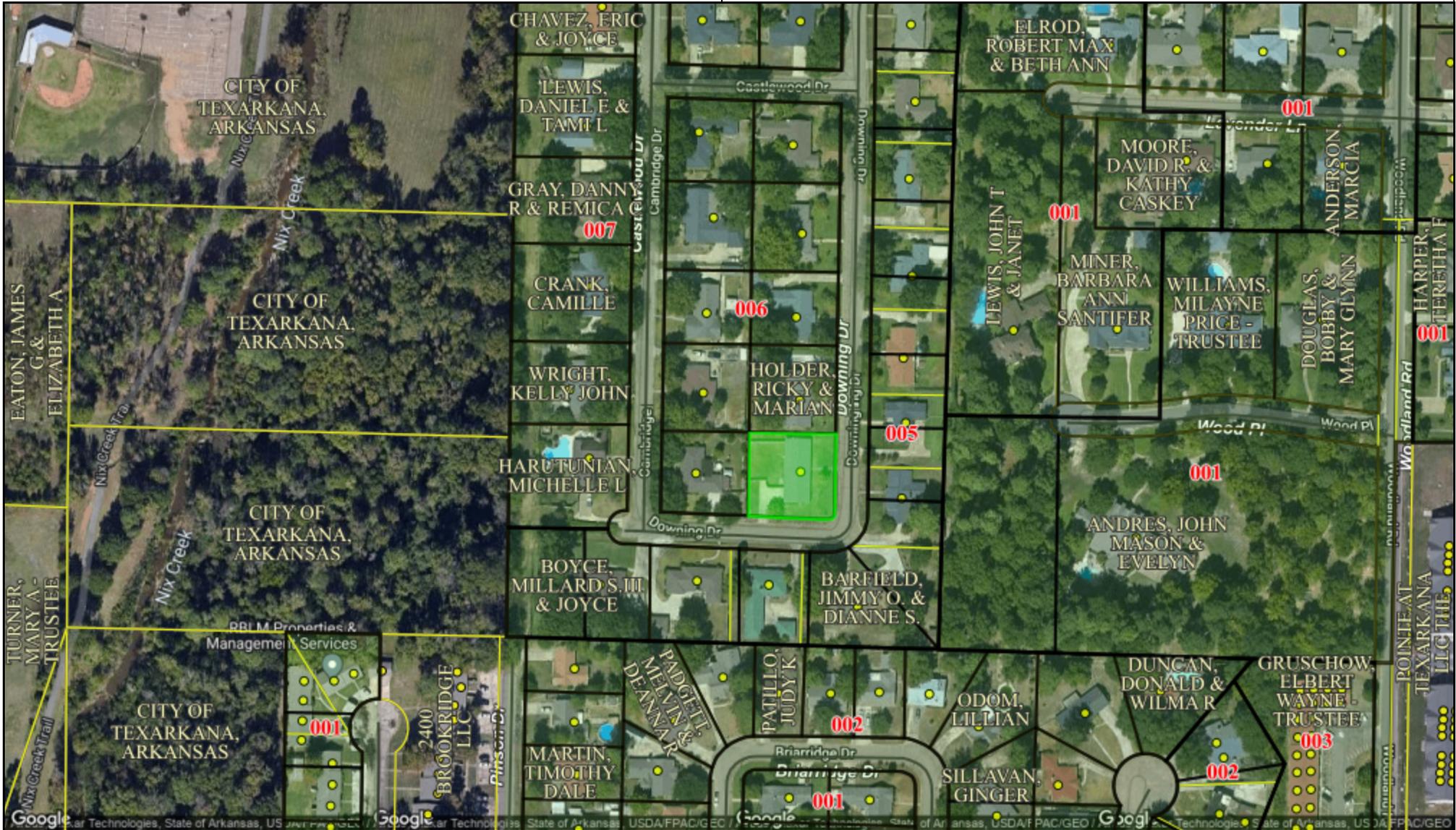
Address: 14 DOWNING

Legal: ALL LOT 5

Parcel: 5730170

RPID: 35366

Acres: 0.37



Date Created: 12/27/2023

Created By: actDataScout

1 inch = 207 feet

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DRAFT

REGULAR MEETING OF THE PLANNING COMMISSION CITY OF TEXARKANA, ARKANSAS JANUARY 9, 2024

The Planning Commission of the City of Texarkana, Arkansas met in regular session on Tuesday, January 9, 2024, 6:00pm in the Board Room of the City Hall Building at 216 Walnut Street, Texarkana, Arkansas.

Chairman Anderson Neal called the meeting to order and reviewed the administrative items.

- ITEM NO. 1: ROLL CALL** – Roll call to determine if a quorum is present to conduct business. In attendance were Chairman Anderson Neal, Jr., Vice-Chairman Mike Jones, Commissioner Jason Dupree, Commissioner Bertha Dunn, Commissioner Clyde “Boots” Thomas, Commissioner Randall Hickerson and Commissioner Adger Smith. A quorum was determined to be present. Staff present City Planner Jamie Finley who also acted as recording secretary, City Manager Robert Thompson, Director of Public Works Tyler Richards, Building Official Roger Douglas and Deputy City Clerk Jenny Narens.
- ITEM NO. 2: ADOPTION OF SUMMARIZED MINUTES** – Adoption of the December 12, 2023, summarized minutes. The motion was made by Commissioner Thomas and seconded by Commissioner Dupree to adopt the December 12, 2023, summarized minutes. Motion passed with a voice vote of 7-0 with 0 absent.
- ITEM NO. 3: REZONING** - Request by Carlotta Powell, 7073 Texas Hwy 77 West, Atlanta TX, 75551 to rezone the property located at 14 Downing Drive, Texarkana AR, 71854 from R-2 to R-4 for the purpose of operating a boarding house. The property is legally described as LOT 5/BLK 6 of WOODLANDS Section 17, Township 15S, Range 28W, Texarkana, Miller County, Arkansas, containing .37 acres more or less.

Chairman Neal clarified the discussion tonight would be strictly regarding the request to rezone and all discussion should focus on zoning matter.

City Planner Finley reviewed the location, zoning and utilities for the property. She also reviewed the definition of a “boarding house” from the Texarkana Arkansas City Ordinances and the use by right and conditional use matrix for both R-2 and R-4. She also stated anything allowed in R-4 could be done in O-1, C-1, C-2 and C-3 with a conditional use permit. She also stated there had been extensive opposition to the request including visits, phone calls and a petition containing 90 names of which 82 had been verified as residing in the neighborhood of 14 Downing.

Carlotta Powell, 7073 TX HWY 77 West, Atlanta, TX. Ms. Powell stated the property was actually a recovery residence and not a boarding house. Chairman Neal emphasized the Commission was only addressing the zoning. Ms. Powell argued they were not the same. Chairman Neal and Commissioner Jones stated we could only address the zoning issue. Ms. Powell stated she would request the zoning be changed and explained the nature of

the residents living who would be living there as a single family supporting each other in their disability. Chairman Neal explained again only the rezoning could be addressed and Commissioner Jones stated the rezoning would need to occur before anything else.

After some discussion it was decided to allow Ms. Powell to explain the full vision of the property. Ms. Powell explained her purpose was to house women in recovery in an attempt to teach them life skills, provide support and integrate them back into society. She stated she would be joining the National Alliance of Recovery Residents (NARR) and would be required to follow their standards. She also stated NARR classifies this type of facility as a single family living as a family unit.

Commissioner Hickerson asked if Ms. Powell had pursued rezoning prior to the purchase of the property. Ms. Powell said, "someone had mentioned rezoning" and she had reached out to the Arkansas Opioid Response Partnership who provided the grant for the property and was advised by them it was covered under the Fair Housing Act and she could "move forward". She also stated she had been transparent regarding her intents and had hosted an open house to provide information.

Chairman Neal inquired if other properties had been considered. Ms. Powell stated she had considered other properties, including one in R-4, however they were not big enough to support the number of residents required to sustain the property nor did they fit the NARR standards of community living.

Commissioner Dupree requested clarification on the definition of a "boarding house". Planner Finley reviewed the definition. Commissioner Dupree asked for clarification as to who the property belonged to. Planner Finley stated the property was held in the name of Helping Every Addict Recover Daily, H.E.A.R.D, Inc., a non-profit.

Commissioner Smith inquired as to the thoughts on "spot zoning" and if this would be considered such. Planner Finley explained it is highly frowned on as it breaks up the planned aesthetic of a neighborhood with the only exception possibly rezoning in order to develop a "walkable neighborhood" with retail, dining, etc.

Danny Gray, 10 Cambridge Drive, Texarkana AR, 71854 address the Commission on behalf of the neighborhood. Mr. Gray addressed the issues with spot zoning regarding land use and the future possibilities for the property should it be rezoned. He reviewed the nature and aesthetic of the neighborhood and the issue with traffic and utilities which 12 residents in one home would create to include wear and tear on the roads. He also addressed the possible negative effect on property values as many of these homes are intended to be their final homes or to be able to fund their need to enter nursing homes. He emphasized again the neighborhood's desire for the property to remain R-2 and concerns over the possible use of the property in the future should be rezoned as well as it being a fundamental change to the way the neighborhood was designed.

Ms. Powell spoke and stated she did not understand the need to rezone if it was considered a single-family home with the residents acting as a single family. Planner Finley explained the boarding house definition requires compensation for food or lodging and Ms. Powell's grant application stated the residents would pay \$150/week. Ms. Powell argued under the Fair Housing Act, the payment of rent in recovery homes does not deem it commercial use and reemphasized the idea the residents would function as a family unit and therefore, the property did not need to be rezoned. Vice Chairman Jones explained the city ordinance required it based on our definition. Tyler Richards, Public Works Director

explained the boarding house definition was the only definition in our ordinance that fits the intended use of this property. Ms. Powell inquired as to the manner to change an ordinance and it was explained she would need to address the Board of Directors regarding that.

Commissioner Smith addressed the difference between R-2 and R-4 as it relates to the highest and best use of the property and rezoning to R-4. Public Works Director Richards explained R-4 is a higher density residential zoning and allows apartments and such with a large number of people in one building.

Commissioner Thomas addressed Ms. Powell and his belief in her sincere actions and her frustration. He also indicated there were two issues at hand: one being the nature of the residents living there and another being the land use. He further explained the Planning Commission is only task with dealing with the zoning issue. Commissioner Hickerson recognized the efforts and thought that had gone into developing the Comprehensive Plan and it was not without purpose.

Eric Parks, President of H.E.A.R.D addressed the Commission and asked if there would be a zoning issue if there was a family of 12 or a foster family. The Commission replied it would not be an issue and Commissioner Dupree stated it would not in that case involve compensation. Mr. Parks also asked how often the definitions were updated. The Commission expressed they were reviewed every five years and had just been reviewed as part of the Comprehensive Plan.

Lynda Philie, 1 Downing, Texarkana AR, 71854, addressed the Commission and expressed their thoughts in purchasing in the neighborhood as it was zoned R-2 and would remain a single-family area and further requested it not be rezoned.

Motion to rezone the property was made by Commissioner Hickerson and seconded by Vice Chairman Jones. Motion was denied by 7-0 roll call vote with 0 absent. Planner Finley explained Ms. Powell has, by ordinance, 30 days to appeal the decision however, an item had been tentatively placed on the Tuesday, January 16, 2024 Board of Directors agenda in the event Ms. Powell wished to expedite the appeal process. Ms. Powell indicated she did wish to be on that agenda and it was noted.

There was no other discussion.

A motion to adjourn was made by Vice Chairman Jones and seconded by Commissioner Thomas. Motion carried with a voice vote of 7-0 with 0 absent.

ITEM NO.4. STAFF COMMENTS: None

ITEM NO. 5. NEXT MEETING – February 13, 2024, 6pm

ITEM NO. 6. ADJOURNMENT – Motion was made by Vice Chairman Jones and seconded by Commissioner Thomas to adjourn. Motion carried with a voice vote of 7-0 with 0 absent.

Minutes transcribed by Jamie Finley, City Planner