



Regular Meeting of the Board of Directors

City of Texarkana, Arkansas

216 Walnut Street

Agenda - Monday, May 02, 2022 - 6:00 PM

Call to Order

Roll Call

Invocation given by Director Ulysses Brewer

Pledge of Allegiance given by Public Works Director Tyler Richards

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. The Board of Directors cannot respond to citizens' concerns during this time.

Be respectful of the Board of Directors, city staff, and the public by refraining from abusive conduct, personal charges, or verbal attacks.

PRESENTATION(S)

1. Proclamation declaring the week of May 9 through May 13, 2022, as Economic Development Week. (ADMIN)
2. Presentation of the City of Texarkana, Arkansas Employee Service Awards. (ADMIN) City Manager E. Jay Ellington

CONSENT

3. Approval of the minutes of the regular meeting April 18, 2022. (CCD) City Clerk Heather Soyars

REGULAR

4. Adopt a Resolution approving the reimbursement of \$37,900 to the Texarkana Regional Airport from American Rescue Act Funds. (FIN) Finance Director TyRhonda Henderson
5. Adopt a Resolution authorizing the City Manager to enter into a contract with Solid Waste Specialists, LLC, to prepare and procure documents required to solicit proposals for commercial and residential waste collection. (ADMIN) City Manager E. Jay Ellington
6. Adopt an Ordinance authorizing the City Manager to purchase Comfort Isle Skid Restrooms from AMS Global, for the Festival Plaza Park area. (ADMIN) City Manager E. Jay Ellington

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.

7. Adopt an Ordinance to rezone a tract of land located in the 6000-6100 block of East Broad Street from R-1 Rural residential to C-3 Open-display commercial. (Ward 6) (PWD) City Planner Mary Beck

BOARD OF DIRECTORS' COMMENTARY

CITY MANAGER REPORT

NEXT MEETING DATE: Monday, May 16, 2022

ADJOURN

2022 City Calendar

Gateway Farmers Market – Opening Saturday, May 7th - 7AM-noon

Four States Auto Museum Annual Spring Car Show - Saturday, May 7th - 8AM-3:30PM

2022 Job Fair - Texarkana Rec Center - Tuesday, May 17th - 3-7PM

Gateway Farmers Market - First Responder Appreciation Day - Saturday, May 21st - 7AM-noon

The Greater Texarkana Autism Awareness Fundraiser - Saturday, May 21st - 7AM-5PM

45th Anniversary of Smokey and the Bandit Run - Sunday, May 22nd - 10AM-4PM

4-H County O-Rama - Texarkana Rec Center - Tuesday, May 24th - 2-8PM

Texarkana Down Syndrome Society Awareness Walk & Fun Day - Saturday, October 8th - Front Street - 8AM - 4PM

Universal Vibes - Crossties & Front Street - Saturday, October 22nd - 10AM - 11PM

Texarkana Rec Center May Calendar

Gym Open Daily - 8AM-7PM

Ageless Grace - Mondays - 10AM-11AM

Life Skills/Risk Avoidance - Mondays - Girls 5-6PM - Boys 6-7PM

Texarkana Stompers Drumline - Tuesdays & Thursdays - 5-6PM

Dance Fitness - Tuesdays - 6-8PM

Drums Alive - Wednesdays - 9-10AM

Diabetes Empowerment Education Program - Fridays - 1-3PM

Texarkana League of Champions - Saturdays 9AM-5PM



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

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

AGENDA DATE: May 2, 2022

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:

William Greer	PWD	15 Years
Allen Johnson	TAPD	10 Years
Zachary White	TAPD	15 Years
Christopher McKinney	TWU	10 Years
David Gauldin	TWU	25 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 regular meeting April 18, 2022. (CCD) City Clerk Heather Soyars
AGENDA DATE:	May 2, 2022
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.



Regular Meeting of the Board of Directors

City of Texarkana, Arkansas

216 Walnut Street

Minutes - Monday, April 18, 2022 - 6:00 PM

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

PRESENT: Mayor Brown, Ward 1 Director Terry Roberts, Ward 2 Director Laney Harris, Ward 3 Assistant Mayor Steven Hollibush, Ward 4 Director Ulysses Brewer, and Ward 5 Director Barbara Miner.

ALSO, PRESENT: City Manager E. Jay Ellington, City Clerk Heather Soyars and Deputy City Clerk Jenny Narens.

ABSENT: Ward 6 Director Jeff Hart and City Attorney George Matteson.

Invocation given by Mayor Allen Brown.

Pledge of Allegiance led by Police Chief Kristi Bennett.

CITIZEN COMMUNICATION

Director Harris said the White House had a program called Affordable Connectivity Program (ACP) to help low-income households receive discounts on internet service and laptops. He also stated the Economic Development Administration (EDA) Build to Scale Program released \$45 million worth of grant funding. The two funding streams were the “Venture Challenge” and the “Capital Challenge.”

PRESENTATION(S)

1. Texarkana Arkansas Police Department 2022 Strategic Plan Presentation. (TAPD) Chief Kristi Bennett

CONSENT

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

2. Approval of the minutes of the regular meeting April 4, 2022. (CCD) City Clerk Heather Soyars
3. Resolution No. 2022-29 authorized the City Manager to purchase a Control System from Montgomery Technology Inc., for the Bi-State Justice Building Jail. (Bi-State) Building Maintenance Manager Kristine Barron

REGULAR

4. Resolution No. 2022-30 accepted the 2021 audit engagement letter prepared by the accounting firm BKD, LLP. (FIN) Finance Director TyRhonda Henderson

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

Mayor Brown asked if anyone would like to speak for or against this resolution.

No one came forward.

Voting Yea: Mayor Brown, Director Roberts, Assistant Mayor Hollibush, Director Brewer, and Director Miner.

Voting Nay: Director Harris

The motion carried 5-1 and the Mayor declared the resolution adopted.

5. Resolution No. 2022-31 granted permission to the City Manager to submit the applications of four lots of land to the Commissioner of State Lands Urban Homestead Act 1009 of 1993. (Admin) City Manager E. Jay Ellington

Motion to adopt the resolution made by Director Roberts, Seconded by Assistant Mayor Hollibush.

Mayor Brown asked if anyone would like to speak for or against this resolution.

No one came forward.

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

The motion carried 6-0 and the Mayor declared the resolution adopted.

6. Ordinance No. 15-2022 authorized a Temporary Fuel Surcharge be added to the Texarkana Water Utilities bill for Waste Haulers. (PWD)

After a brief discussion, the motion to suspend the rules and place the ordinance on its first reading in abbreviated form made by Director Roberts, Seconded by Assistant Mayor Hollibush.

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

The motion carried 6-0 and the ordinance was read the first time in abbreviated form.

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

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

The motion carried 6-0 and the ordinance was read the second time in abbreviated form.

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

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

The motion carried 6-0 and the ordinance was read the third time in abbreviated form.

Motion to adopt the ordinance made by Director Miner, Seconded by Assistant Mayor Hollibush.

Mayor Brown asked if anyone would like to speak for or against this ordinance.

No one came forward.

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

The motion carried 6-0 and the Mayor declared the ordinance adopted.

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

Motion to enact the emergency clause made by Director Roberts, Seconded by Director Brewer.

Mayor Brown asked if anyone would like to speak for or against the emergency clause.

No one came forward.

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

The motion carried 6-0 and the Mayor declared the emergency clause enacted.

BOARD OF DIRECTORS' COMMENTARY

No one came forward.

CITY MANAGER REPORT

City Manager E. Jay Ellington gave the following report:

- He attended an ARDOT meeting today, and they discussed overlays being put on Highway 71, Highway 237, Sugarhill Road and Highway 108.
- The City had a great turnout for the REDI event with the governor.
- He would be in Arkadelphia, Arkansas, Thursday, and Friday for the Arkansas City Manager meeting.
- There would be an A&P meeting April 27, 2022, at 4:30 PM.
- Food Truck Festival located at Bobby Ferguson Park would be held on April 30, 2022.
- Twin City Black History Association Parade would be downtown on April 30, 2022.
- Twin City Meat Up would be April 22, 2022.
- Dance fitness would be every Tuesday night at the Rec Center.
- He said the Comprehensive Plan meeting would be open to the public on April 28, 2022, from 6:00 PM – 8:00 PM located in the Rec Center.
- Animal Care and Adoption Center (ACAC) had an advisory board made up of eight people. Mr. Ellington said they reduced the fees for rescue agents from \$40.00 to \$10.00 per animal.
- The City received the ARDOT permit for the I-30 lights.

EXECUTIVE SESSION

The Board of Directors entered Executive Session at 6:53 PM.

The Mayor reconvened the meeting at 7:02 PM and the following action was taken:

7. Resolution No. 2022-32 made appointments to the Board of Adjustment and the Historic District Commission. (CCD) City Clerk Heather Soyars

<u>Board/Commission:</u>	<u>Appointee:</u>	<u>Term:</u>
Board of Adjustment	Ray Cox Reappointment	2/17/2022---2025
Board of Adjustment	Ricky Pondexter Reappointment	2/17/2022---2025
Historic Dist. Commission	David Ellison Appointment	For the unexpired term of Doris Davis 1/17/2020---2023
Historic Dist. Commission	Natasha Crabbe Reappointment	1/17/2022---2025
Historic Dist. Commission	David Jones Reappointment	1/17/2022---2025

Motion to adopt the resolution made by Assistant Mayor Hollibush, Seconded by Director Roberts. Mayor Brown asked if anyone would like to speak for or against this resolution.

No one came forward.

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

The motion carried 6-0 and the Mayor declared the resolution adopted.

NEXT MEETING DATE: Monday, May 2, 2022

ADJOURN

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

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

The motion carried 6-0 and the meeting adjourned at 7:04 PM.

APPROVED this the 2nd day of May 2022.

Allen L. Brown, Mayor

Heather Soyars, City Clerk



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE:	Adopt a Resolution approving the reimbursement of \$37,900 to the Texarkana Regional Airport from American Rescue Act Funds. (FIN) Finance Director TyRhonda Henderson
AGENDA DATE:	05/02/2022
ITEM TYPE:	Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Other <input type="checkbox"/> : _____
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, nothing has been spent. The purpose of this agenda item is to approve the reimbursement of \$37,900 to the Texarkana Regional Airport for engineering services in connection with the Landside Development. As this would be considered a general governmental service, it is eligible for reimbursement under the revenue loss portion of the American Rescue Plan Act.
-----------------	---

EXPENSE REQUIRED:	\$37,900
AMOUNT BUDGETED:	\$37,900
APPROPRIATION REQUIRED:	\$0

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

EXHIBITS:	Resolution and budget
------------------	-----------------------

RESOLUTION NO. _____

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

WHEREAS, an eligible use of a portion of such funds is to reimburse the Airport Authority for \$37,900.00 incurred in connection with landslide development; and the total \$1,628,727.00 has not been spent; 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 2nd day of May, 2022.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

George Matteson, City Attorney

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

Invoice number 225712-001
 Date 04/07/2022

Project **225712 Texarkana Regional Airport
 Landside Development - Design Only**

Billing Period: January 1, 2022 through March 31, 2022

Engineering services in connection with the above referenced project in accordance with our agreement and Work order #3.

PRELIMINARY DESIGN & REPORTS

Contract Amount	28,750.00		
Percent Complete	59.83		
Prior Billed	0.00		
Total Billed	17,200.00		
		Current Billed	17,200.00

GRANT ADMINISTRATION

Contract Amount	7,500.00		
Percent Complete	29.33		
Prior Billed	0.00		
Total Billed	2,200.00		
		Current Billed	2,200.00

TOPOGRAPHIC SURVEY

Contract Amount	24,500.00		
Percent Complete	48.98		
Prior Billed	0.00		
Total Billed	12,000.00		
		Current Billed	12,000.00

ENVIRONMENTAL COORDINATION

Contract Amount	12,500.00		
Percent Complete	0.00		
Prior Billed	0.00		
Total Billed	0.00		
		Current Billed	0.00

GEOTECHNICAL INVESTIGATION

Contract Amount	20,275.00		
Percent Complete	0.00		
Prior Billed	0.00		
Total Billed	0.00		
		Current Billed	0.00

ENGINEERING DESIGN DOCUMENTS

Contract Amount	263,975.00		
Percent Complete	2.46		
Prior Billed	0.00		
Total Billed	6,500.00		
		Current Billed	6,500.00
		Total	<u>37,900.00</u>
		Invoice total	<u><u>37,900.00</u></u>

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
PRELIMINARY DESIGN & REPORTS	28,750.00	0.00	17,200.00	17,200.00
GRANT ADMINISTRATION	7,500.00	0.00	2,200.00	2,200.00
TOPOGRAPHIC SURVEY	24,500.00	0.00	12,000.00	12,000.00
ENVIRONMENTAL COORDINATION	12,500.00	0.00	0.00	0.00
GEOTECHNICAL INVESTIGATION	20,275.00	0.00	0.00	0.00
ENGINEERING DESIGN DOCUMENTS	263,975.00	0.00	6,500.00	6,500.00
Total	357,500.00	0.00	37,900.00	37,900.00

Approved by:



Matthew R. Vinyard
 Project Manager, P.E.

TXK Capital Improvement

201 Airport Drive
Texarkana, AR 71854

Invoice

Date	Invoice #
4/8/2022	5

Bill To
City of Texarkana Arkansas

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Airport landside development that is not eligible for AIP grants or PFC funding.	37,900.00	37,900.00
		Total	\$37,900.00



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE: Adopt a Resolution authorizing the City Manager to enter into a contract with Solid Waste Specialists, LLC, to prepare and procure documents required to solicit proposals for commercial and residential waste collection. (ADMIN) City Manager E. Jay Ellington

AGENDA DATE: May 2, 2022

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: Administration

PREPARED BY: Heather Soyars

REQUEST: To hire a consultant for Waste Hauler contracts.

EMERGENCY CLAUSE: N/A

SUMMARY: The current Waste Hauler contracts end on December 31, 2023. The Request for Proposal for a Solid Waste Consultant encourages companies engaged in solid waste consulting to submit a proposal to develop a new residential and commercial solid waste collection contract.

One proposal was submitted by Solid Waste Specialists, LLC (SWS), on Tuesday, April 26, 2022. This proposal demonstrates the firm's understanding of the City's goal to secure the best value in services for the collection of commercial and residential waste.

Develop RFP and Contract and Perform Procurement Process \$44,965. SWS will invoice the City in 1/3rd increments at the following stages in the process:

1. Completion of the RFP and Contract
2. When proposals are submitted and scored
3. When recommendation from SWS is submitted to Staff

EXPENSE REQUIRED: \$44,965

AMOUNT BUDGETED:

**APPROPRIATION
REQUIRED:**

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

EXHIBITS:

Resolution, Request for Proposal, newspaper publication and Solid Waste Specialist, LLC proposal.

RESOLUTION NO. _____

WHEREAS, the current Waste Hauler Contracts are set to expire on December 31, 2023, and Administration proposes retention of a consultant to develop a request for proposals (RFP) and a new residential and commercial solid waste contract for further use in connection with any new contracts entered into after expiration of the expiring contracts and, further, to assist with selection of the new haulers;

WHEREAS, upon advertisement, a bid was submitted by Solid Waste Specialists, LLC, in the amount of \$44,965.00 to develop a RFP, develop a draft of a hauler contract, and to assist in the hauler procurement process;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Texarkana, Arkansas, that the City Manager is hereby authorized and directed to enter into a contract with Solid Waste Specialists, LLC, under the terms and for the purposes set forth above.

PASSED AND APPROVED this 2nd day of May, 2022.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

George Matteson, City Attorney

Request for Proposals– Solid Waste Consultant

The City of Texarkana, Arkansas encourages companies engaged in solid waste consulting to submit a proposal. This solicitation is to acquire a consultant to develop a new residential and commercial solid waste collection contract ready for bid by end of 2022. Consultant will be required to incorporate:

1. Current Industry best practices and trends
2. Most efficient and user-friendly method(s) of collection
3. Customer requirements
4. Disposal
5. Key issues important to the City
6. Service Levels
7. Polycart sizes and ownership
8. Transition plan
9. Annual Rate adjustments
10. Franchise Fees
11. Other topics as required by the City

If interested, you are requested to submit statements of qualifications and performance data. As a minimum this is to include:

1. Qualifications of the firm
2. Submit project schedule as well as proof of firms ability to complete past work in a timely manner;
3. Comparable projects completed within the past five (5) years;
4. Staff qualifications and experience;
5. Organizational chart, and;
6. References and previous clients.
7. Cost Proposal in lump sum manner to create the contract, advertise for bid, receive and review bids, give recommendation on vendor.

This information must be submitted to Tyler Richards, P.E., Director of Public Works, City of Texarkana, Arkansas, 216 Walnut Street, Texarkana, Arkansas 71854 at a public bid opening at 10:00 a.m. on Tuesday, April 26, 2022 at City of Texarkana, Arkansas City Hall.



Request for Proposals – Solid Waste Consultant

Texarkana, Arkansas

Tuesday, April 26, 2022

City of Texarkana, Arkansas City Hall

10:00 A.M.

Submitted by Solid Waste Specialists, LLC.



TABLE OF CONTENTS

Page 2	Cover Letter
Page 3	Qualifications of the Firm
Page 4	Project Schedule
Page 9	Comparable Projects Completed Withing Past 5 Years
Page 11	Staff Qualifications And Experience
Page 13	References
Page 14	Fees
Page 15	Resumes



705 Unity Drive
Leander, Texas 78641
469 667 2940
www.swsllc.us

Tyler Richards, P.E.
Director of Public Works
City of Texarkana, Arkansas
216 Walnut Street
Texarkana, Arkansas 71854

Mr. Richards,

This proposal will demonstrate our firm's understanding of the City's goal to secure the best value in services for the collection of residential and commercial materials for the next contract period, with the RFP going out by the end of 2022. We have carefully reviewed all sections of the RFP for this service and believe our qualifications and experience meet or exceed all requirements. A review of our proposed process will show that we align with the goals outlined in this RFP for a consultant.

Solid Waste Specialists was formed with a specific objective in mind: to deliver focused, cost-effective procurement services to municipal governments utilizing our unique "behind-the-scenes" knowledge and experience. By concentrating specifically on the procurement process and keeping our overhead expenses low, we are able to offer this service at a lower cost than our competition.

Though both principals of SWS will be deeply engaged in this project, the primary contact will be R. L. (Lynn) Lantrip, who can be reached at 469-667-2940 or by email at lynn@govrep.com.

We are confident that you will be pleased with our work and look forward to the chance to answer any questions that remain after you review our proposal.

A handwritten signature in blue ink, appearing to read "Lynn Lantrip", written over the typed name.

R. L. (Lynn) Lantrip
Principal, Solid Waste Specialists
469-667-2940
lynn@govrep.com

A handwritten signature in blue ink, appearing to read "Richard Rozier", written over the typed name.

Richard Rozier
Principal, Solid Waste Specialists
214-415-4249
Richard@govrep.com

Qualifications of the Firm

Our **50 years of collective experience** in the industry meets or exceeds the experience requirement within the RFP.

Since the formation of **Solid Waste Specialists** our team members:

- Have effectively communicated with Staff* to ensure clear understanding.
- Have successfully *prepared effective* RFP's and matching draft contracts.
- Conducted pre-bid meetings that reflected our personal experience in the presentation of the scope of work – providing in-depth answers for the competing firms *to generate their best and most-competitive responses*.
- Worked with Staff to objectively judge and score submittals.
- Effectively presented to councils *to secure our recommendation*.
- Worked with legal teams for both parties to negotiate a long-term contract.
- To date, SWS has a 100% success record securing Council agreement to our recommendations.

The **organization chart** for **Solid Waste Specialists** is composed of the two principals, Lantrip and Rozier, both of whom will work on this project (resumes are attached in this proposal).

The **mission of Solid Waste Specialists** is to provide a comprehensive examination of a community's collection needs without an industry prejudice. We are determined to find the best-qualified vendor that can produce the results the community seeks.

While some firms in this field are "all-purpose" engineering companies, *our focus is solely on the competitive process for solid waste collection contracts*. We know how to draft documents that **demand responses that are direct and without ambiguity**.

Our approach comes from a clear understanding of what will be required to accomplish the City's goals. When preparing RFPs, presenting carefully crafted finished products to staff and the Council, we fully understand the intricate processes of equipment procurement, driver hiring and training, routing design, and public education prior to contract commencement, we have managed this process successfully for our clients and believe you will be impressed when contacting our references.

Project Schedule

After receiving a notice to proceed, Solid Waste Specialists will provide the City with a request for information to be prepared and utilized in the initial Information Review and Strategy Meeting. An example of the data requested would be:

- Copy of the current agreement(s) including the current landfill contract
- Home count and appropriate dumpster size and frequency matrix
- Historical tonnage levels of MSW, brush/bulk, and other materials
- Copy of the City's standard procurement contract
- Growth estimates for the next contract term
- The general information that will be incorporated into procurement documents

Deliverable will be the Data Information Request Results

RFP Kick-Off Workshop and Strategy Meeting

The Kick-Off Workshop will be held with appropriate City leadership and the team of Solid Waste Specialists to introduce all members of the combined teams and determine the goals for the procurement process.

Prior to this meeting, SWS will provide a suggested agenda and list of related questions to include the following topics:

- Discuss the calendar of work.
- Identify key issues important to the City.
- Discuss the residential collection service levels.
- Discuss poly cart sizes, ownership, delivery, and maintenance.
- Discuss the requirements of a satisfactory transition plan.
- Discuss performance and liquidated damages.
- Discuss annual adjustments to the rate(s) and which index to use.
- Discuss franchise fees, if applicable.
- Utilization of GPS tracking tools and their relation to customer service.
- Annual education plan funding and techniques.
- Discuss the evaluation tool criteria and adjust the topics and weighting method.

Deliverables

- Copies of Agenda and Questions prior to the Workshop
- Memorandum summarizing key outcomes of the meeting and the calendar of work

Develop Request for Proposal and Draft Contract

SWS will prepare a Request for Proposal utilizing a template design used for procurements of this type and thoroughly explain the scope of work with accompanying pricing *guidelines designed to eliminate ambiguity.*

The RFP document will reflect the current scope of services based on:

- Incorporation of current trends, particularly the situation regarding recyclables, with the prospect of limited resale of materials.
- The most efficient and user-friendly method of collecting MSW at the curb.
- The homeowner's requirements for bringing yard waste to the curb for collection.
- What provisions will be made to ensure prompt collection of waste materials created by storms and other contingencies
- Where the waste streams will be taken for disposal or processing, with a written assurance of the site's ability to receive and/or process materials throughout the contract term.

The RFP document will clearly state the City's expectations, the format required for the proposal submission, and a detailed overview of the judging criteria and process.

SWS will work with the City to prepare a draft service contract that will be included in the RFP documents. *The draft contract will be reviewed by the City's legal department for approval.*

The draft contract will contain, at a minimum:

- The term of the agreement
- Renewal options
- Equipment requirements
- Personnel hiring, training, and observation protocols
- Service levels for the collection of each type of material
- Disposal and/or processing of materials
- Billing and method of annual rate adjustments
- Liquidated damages
- Public education expectations for the service provider

SWS will provide one copy each of the final RFP and draft contract documents.

The City shall provide final legal review and printing of documents for distribution and will perform the advertisement function.

Deliverables

- A draft copy of RFP for City review and approval
- A final copy of RFP for distribution by the City
- A draft copy of the final contract

Pre-Proposal Meeting

The SWS team will conduct a mandatory pre-proposal meeting approximately two weeks after the City distributes the RFP to the vendors. During this meeting, representatives from both the City and SWS will note questions and staff/consultant responses.

For questions posed both during the meeting and during the “open questions” period, SWS will prepare written responses to be distributed to the meeting attendees in the form of addenda modifications to the RFP documents.

Deliverables

- Attend Pre-Proposal meeting
- Prepare responses to questions posed during the meeting .

Provide Evaluation Scoring Method

The SWS team will provide the City with a recommended scoring guide template that will utilize the important sections of the RFP’s required responses weighted on averages agreed-upon by Staff. The template will have scores presented using two methods:

- A score derived from a review of the submittals
- A score derived from a review with results limited to only one “best” score per category

Evaluation and Selection of Vendor

The criteria for review will be based on a final revision of the scoring guide template to be furnished by SWS. It is suggested that at least three (3) members of the City will join the SWS team members to form a committee of at least five (5) to review and score the proposals.

The steps involved in the evaluation will include:

- Determine if the proposer meets the City’s minimum qualifications.
- Identify whether the proposer has provided the requested information.
- Using the scoring sheet, evaluate the strengths and weaknesses of each component of the proposals.
- Review and evaluate respondent's technical capability by evaluating proposed equipment, work plan, transition plan, etc.
- Review the respondent's Texas collection outlined in the RFP document.
- Evaluate cost proposals via Excel model.

Deliverables

- Compilation of scoring from the evaluation committee
- Memo and Excel matrix summarizing the technical and financial evaluation

Interview Selected Firms

Following the evaluation of proposals, the SWS team will assist the City with the facilitation of proposer interviews. As part of this task, we will:

- Assist with identifying proposers to be interviewed.
- Develop questions for proposer interviews.
- Participate with city staff in proposed interviews.

Deliverables

- Interview questions
- Participation of the SWS team for one-day meeting for vendor interviews

Finalize the Contract

SWS will work with the City's legal department to finalize the contract. Edits to the contract and supporting documents will be performed in conjunction with the Staff and the City Attorney for final review.

City Council Presentation

SWS, working with the City, will prepare a PowerPoint presentation for the Council meeting to explain the process and the recommendation.

SWS, with staff approval, will conduct the Q&A session after the presentation.

Anticipated Process for This Project Option 1

Information Review and Strategy Meeting	<i>In-person meeting</i>
Establishing the Calendar of Work	Email, Zoom and Phone
Preparation of the RFP	Email and Phone
Presentation of Draft RFP to Staff	Email and Phone
Adjustments to final product	Email and Phone
Pre-Bid Meeting	<i>In-person meeting</i>
Evaluation of Proposals	Email and Phone
Committee Judging	Email and Phone
Selection for Interview	Email and Phone
Interview(s) of selected firm(s)	<i>In-person meeting</i>
Recommendations to Staff	Email and Phone
Preparation of Council Presentation	Email and Phone
Presentation to Council	<i>In-person meeting</i>
Finalization of Contract	Email and Phone

Anticipated Process for This Project Option 2 (Reduced Travel Expense)

Information Review and Strategy Meeting	<i>In-person meeting</i>
Establishing the Calendar of Work	Email, Zoom and Phone
Preparation of the RFP	Email and Phone
Presentation of Draft RFP to Staff	Email and Phone
Adjustments to final product	Email and Phone
Pre-Bid Meeting	<i>Zoom meeting</i>
Evaluation of Proposals	Email and Phone
Committee Judging	Email and Phone
Selection for Interview	Email and Phone
Interview(s) of selected firm(s)	<i>Zoom meeting</i>
Recommendations to Staff	Email and Phone
Preparation of Council Presentation	Email and Phone
Presentation to Council	<i>In-person meeting</i>
Finalization of Contract	Email and Phone

Comparable Projects Completed with the Past Five Years

Our firm has enjoyed fifteen engagements since our start. We have selected a few examples for work done within communities that are closer in size with four, The Woodlands, Waxahachie, North Richland Hills, and Pearland, done in larger communities.

- 1) The **City of Highland Village**, Texas, (population 17,000) employed SWS to prepare the procurement documents required to solicit proposals for all services (residential, composting, household hazardous waste collection, recycling, commercial and roll-off hauling). Negotiations with the incumbent service provider to renew the agreement were unsuccessful, and the council asked to see what options the marketplace would provide. The service levels were expanded to meet the needs expressed by the constituent base, and SWS worked with professional staff to prepare all documents, conduct the Pre-Proposal, score the results, provide a recommendation to the city staff, and present the final recommendation to Council. **The council accepted our recommendation** and issued instructions to staff to proceed with changing vendors. We then worked with staff to secure an acceptable contract with a new vendor.
- 2) The **Township of The Woodlands**, Texas, (population 114,000) employed SWS to prepare the procurement documents required to solicit proposals for all services (residential, composting, recycling, and service to multi-family units). Negotiations with the incumbent service provider to renew the agreement were unsuccessful, and the Board asked to see what options the marketplace would provide. SWS worked with staff to prepare all documents, conduct the Pre-Proposal meeting, score the results, provide a recommendation to city staff, and present the final recommendation to Council. **The council accepted our recommendation** and issued instructions to staff to proceed with a renewal with a new contract.
- 3) Concurrent with The Woodlands engagement, the neighboring **City of Tomball**, Texas, (population 12,000) employed SWS to prepare the procurement documents required to solicit proposals for all services (residential, recycling, commercial, and roll-off hauling). SWS collaborated with staff to prepare all documents, conduct the Pre-Proposal meeting, score the results, provide a recommendation to the city staff, which then made the final recommendation to Council. **The council accepted our recommendation** and issued instructions to staff to proceed with renewal and a new contract.
- 4) Immediately upon completion of The Woodlands engagement, SWS was selected through a competitive bidding process by the **City of Pearland** (population 122,000) to prepare the procurement documents required to solicit proposals for all services (residential, recycling, commercial and roll-off hauling). The Council was interested in a variety of service options, frequency of collection, and whether to go to carts for collection. The **Council accepted our recommendation** to change service options and changed service vendors from the incumbent who had served the City for 25 years.

- 5) The **City of Dayton**, Texas (population 8,000) chose to switch from two times per week bag service to once a week collection using carts and employed our firm to manage the process from start to finish. The Council voted mid-February **accepting our recommendation** and signed the agreement with the new hauler that evening.
- 6) SWS prepared the RFP and contract for the **City of Henderson**, Texas (population 13,000) a community that was already serviced using carts once per week, with no change in the services requested. The community had been using one vendor for over a decade and we solicited a group of three vendors that strongly competed for the work. It is for all residential, recycling, commercial, and industrial collection. The Council accepted our recommendation to change vendors with a new contract.
- 7) Concurrent with the completion of the Pearland engagement, the company was hired by the **City of Waxahachie**, Texas (population 35,000) to prepare RFP and contract documents that would give a variety of options to the Council regarding changes in Recycling services and adding additional brush collection. The City opted to stay with the long-term vendor, with the result of the competition being **an overall cost reduction (for all service lines) of over 20%**. The council accepted the SWS recommendation with a unanimous vote.
- 8) The **City of El Campo**, Texas (population 11,000) voted to accept our recommendation to change vendors in a tough competitive exchange. SWS was engaged to go straight to the RFP procurement process (Option B, below) with the new vendor repaying the City for our fee. We broke our string of unanimous votes on this one – it was a 5 to 1 vote.
- 9) The **City of North Richland Hills**, Texas (population 70,000) engaged our firm to draft documents to solve a large problem dealing with communications. The RFP emphasized the desires of the City and brought out some unique responses. After all proposals were reviewed and scored, our recommendation was accepted unanimously by the Council.
- 10) The **City of Mineral Wells**, Texas (population 15,000) voted to accept our recommendation to change vendors after a very rigorous competitive battle. SWS was engaged to go straight to the RFP procurement process with the new vendor repaying the City for our fee. After all proposals were reviewed and scored, our recommendation was accepted unanimously by the Council.

Staff Qualifications and Experience

Our Unique Team

To our knowledge, we are the only firm of this type in Texas. Lantrip's forty years of experience with the nation's largest provider of these services, combined with Rozier's years of public service as an elected official, give our team a behind-the-scenes perspective not found elsewhere.

With the length of a normal collection contract generally exceeding a decade, city staff is sometimes unfamiliar with this particular procurement process (the activities may have occurred prior to their placement in the staff). Additionally, most elected officials have only peripheral knowledge of the process for selecting a vendor for collection services. The combination of these two situations can create an unacceptable level of vulnerability for the city.

Our team works with city staff to develop ideas and tips for inclusion in the final RFP to limit that vulnerability and still yield easy-to-understand pricing. We want the documents used in the selection process to be free from ambiguity, with specific rules in place to ensure a level playing field.

Our Team Member's Personal Experience

Our team has worked together in varying roles for over twenty years, beginning in 1996 when DeSoto Mayor Rozier joined Lantrip's Texas team as a public sector representative. In this role, he acquired municipal contracts for residential collection of MSW and recyclables, commercial and industrial collection, and direct-disposal services. His clients ranged in size from small Texas communities to large municipalities such as the City of Fort Worth with 200,000 homes.

Mayor Rozier then left the company to purchase a business-to-government liaison firm that specialized in guiding a variety of clients—Lantrip's employer being one—through the complex process of selling to government.

During those years, Lantrip and Rozier worked with community leaders throughout the state, providing advice and guidance on constructing RFP documents to ensure successful outcomes, just as we are being asked to do for this project from "the other side".

Our experience is not limited to Texas. Lantrip was responsible for leading a public sector sales team covering fourteen states in the southern U.S., which allowed him to gain insight from innovative ideas and methods used in other State's communities.

We know as much about what should not be in the documents as we do about what should be in them.

Rozier's ability to understand the inner workings of a City, both from the point of view of elected officials as well as that of professional staff, is clearly unique. To our knowledge, there are no other Texas firms that offer this perspective.

Involvement with Staff and On-Site Presence

Our team completely understands the value of effective and frequent conversation with staff throughout the procurement process. With our team operating as an “extension of the City”, we take our role and responsibility very seriously.

We know the questions to ask to determine the right fit for weekly service requirements for all services offered.

Leadership and Involvement

Recapping the leadership and involvement of former Mayor Rozier:

Mayor and Council Member, City of DeSoto
U.S. Conference of Mayors – Health and Human Services Committee
North Central Texas Council of Governments – Board Member
Dallas Regional Mobility Coalition
Best Southwest Partnership – Chairman
Waxahachie Chamber of Commerce- Chairman

While serving in office, Rozier was recognized by Governor Rick Perry for “his service and dedication to the great State of Texas.”

Recapping the leadership and involvement of R.L. Lantrip:

Before retiring from his former national services provider, after 39 years of service, Lantrip led a team of 63 professionals tasked with acquiring and servicing municipal and county collection and disposal contracts covering 14 southern states. This group was responsible for one billion annual contract dollars.

During this long tenure, Lantrip was involved for over 25 years with Keep Texas Beautiful, serving as President of the Board, and as an outreach spokesperson for Keep America Beautiful, where he managed program implementation in cities throughout the state. Through his involvement with these organizations, Lantrip developed a keen sense of how the value of cleanliness in Texas communities.

Lantrip also served on the Resource Conservation Committee for the North Texas Central Council of Governments for 18 years while located in the Dallas area and now serves on the Solid Waste Advisory Council in the Capital Area Council of Governments.

Rozier and Lantrip stay involved in their local communities as well as in state and national level organizations.

References and Partial List of Clients

City of Highland Village, Texas

Prepared RFP documents, performed the entire procurement process, assisted with contract negotiation.

Public Works Director Scott Kriston	skriston@highlandvillage.org	972 899 5091
Finance Director Ken Heerman	kheerman@highlandvillage.org	972 899 5089

The Township of The Woodlands, Texas

Prepared RFP documents, performed the entire procurement process, currently assisting with contract negotiation.

John Geiger	jgeiger@thewoodlandstowship-tx.gov	281-210-3800
Chris Nunes	cnunes@thewoodlandstowship	281-210-3906

City of Tomball, Texas

Prepared RFP documents, performed the entire procurement process through interview and selection. Due to budget constraints, City opted to perform contract negotiation using the SWS-prepared draft contract.

City Manager David Esquivel	desquivel@tomballtx.gov	281-290-1415
Public Works Director Beth Jones	bjones@tomballtx.gov	281-290-1466

City of Henderson, Texas

Prepared RFP documents, performed the entire procurement process through contract finalization. A new hauler was recommended, and the recommendation was accepted by Council unanimously.

City Manager Jay Abercrombie	jabercrombie@hendersontx.us	903-657-6551
------------------------------	--	--------------

City of Waxahachie, Texas

Prepared RFP documents, performed the entire procurement process through contract finalization. The existing hauler was recommended, and the recommendation was accepted by Council unanimously.

City Manager Michael Scott	mScott@waxahachie.com	469-309-4002
----------------------------	--	--------------

City of Pearland, Texas

Prepared RFP documents, performed the entire procurement process through contract finalization. A new hauler was recommended, and the recommendation was accepted by Council unanimously.

Deputy City Manager Trent Epperson	tepperson@pearlandtx.gov	281-652-1657
------------------------------------	--	--------------

Fee Options

All travel, hotel, and meal expenses are included in the fees in either option.

Legal and Printing costs to be supplied by the City.

Option 1 Develop RFP and Contract and Perform Procurement Process

\$44,965

SWS will invoice the City in 1/3rd increments at the following stages in the process:

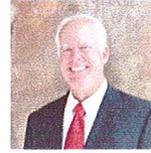
- 1) Completion of the RFP and Contract
- 2) When proposals are submitted and scored
- 3) When Recommendation from SWS is submitted to Staff

Option 2 Develop RFP and Contract and Perform Procurement Process With Reduced Travel Expense (Total of Two Trips to the City throughout the Process with the remainder done virtually)

\$41,365

SWS will invoice the City in 1/3rd increments at the following stages in the process:

- 4) Completion of the RFP and Contract
- 5) When proposals are submitted and scored
- 6) When Recommendation from SWS is submitted to Staff



Robert Lynn Lantrip

705 Unity Drive, Leander, Texas 78641

469 667 2940

lynn@govrep.com



Principal

Solid Waste Specialist, LLC. "SWS"

September 2014 – Present

SWS is a professional consulting firm specializing in assisting government with the procurement process for solid waste and other environmental services.



Principal

Governmental Relations Specialists "GRS"

January 2015 – Present

GRS is a consulting firm designed to assist business executives to successfully market and sell to municipal and county government.



Director of Public Sector Sales for the Southern United States

Waste Management Southern Group

January 2010 – 2014

Responsible for the results of 63 sales professionals responsible for just over \$1 Billion annual revenue dollars in contracts with municipal and county government across the 14 states of the southern United States.

Manager of Public Sector Services for Texas, Oklahoma, and Arkansas

Waste Management Southern Group

1973 – 2009

Responsible for the activities involved in acquiring and servicing contracts with municipal government utilizing a staff of 12 professionals and providing support with training and preparation of financial proformas and presentation documents.

Education

The University of Houston

Bachelors in Liberal Arts

Volunteer Experience



Council

Keep Texas Beautiful

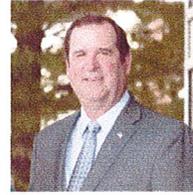
January 1985 – January 2006

Served on Council until serving as President in 2006

Rotary International

1980 – 2010

Houston, Rockwall, Dallas clubs



Richard Rozier

P.O. Box 2867, Waxahachie, Texas 75168

972 230 0000

richard@govrep.com



Principal

Solid Waste Specialist, LLC. "SWS"

September 2014 – Present

SWS is a professional consulting firm specializing in assisting government with the procurement process for solid waste and other environmental services.



Owner

Governmental Relations Specialists "GRS"

January 1998 – Present

GRS is a consulting firm designed to assist business executives to successfully market and sell to municipal and county government.



Public Sector Services Manager

Waste Management of Texas

January 1997 – 1998

Responsible for the acquisition and servicing of municipal government contracts in north Texas. Duties included contact with elected officials, senior staff, and presentation of proposals to the council.

Owner

R & R Construction

1993 – 1997

Responsible for management of a general contracting firm, which included proposing, contracting supervision and financial management.

Education

Howard Payne University

Bachelor of Arts



Civic

Mayor – City of DeSoto, Texas 1995 – 2001

Councilmember – City of DeSoto, Texas 1994 – 1995

U.S. Conference of Mayors – Health & Human Services Committee

Past service Boards and Commissions:

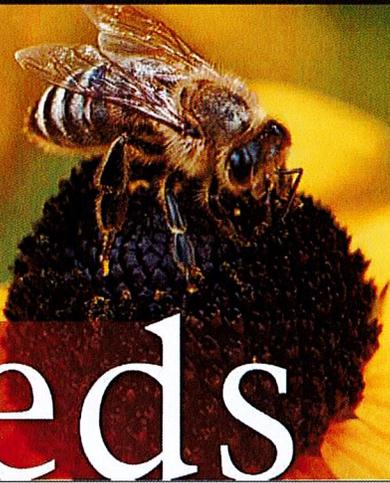
- Executive Board, Waxahachie Chamber of Commerce - Chairman
- Ellis County ESD#6 – President
- North Texas Commission
- Regional Review Committee – Appointed by Governor Bush
- Dallas Regional Mobility Coalition
- North Central Texas Housing Finance Corporation
- DeSoto Housing Finance Corporation - President
- DeSoto Industrial Development Corporation - President
- DeSoto Health Facilities Development Corporation – President
- North Central Texas Council of Governments
- Southwest Dallas American Heart Association – President
- Best Southwest Partnership – Chairman
- Operation Clean Sweep
- Chair – Dallas County Homeland Security Advisory Committee
- Chancellor's Leadership Council for the University of North Texas in Dallas

employment real estate transportation
announcements merchandise pets/livestock

Reaching Over **76,800** Potential Buyers in Print
and **13,500** Unique Visitors Online
EACH DAY!

Texarkana Gazette 870.330.7550

classifieds



JOBS

4066 Help Wanted-General
TYPIST/TECH.
Needed for Medical Office. Will train but typing experience needed. Resumes may be dropped off to Lori @ Pearson Eye Institute 3211 Sugar Hill Rd., Texarkana, AR, 71854 or email pei_clinic@yahoo.com 870-772-4440 ask for Lori

4066 Help Wanted-General
BUILDING MAINTENANCE MANAGER POSITION
Miller County Courthouse
Requirements:
- Minimum Supervisory Experience of 3 years.
- Knowledge of HVAC, Electrical, Plumbing & Mechanical Systems.
- Effective Communication Skills
- Physical Stamina and Dexterity
- Salary commensurate with experience.
Apply in person at County Judge's Office, 210 N. State Line, Texarkana, AR
ANOTHER GROOMER NEEDED
DOGPATCH PET SHOP
Texarkana, TX

4069 Medical
CNA CLASSES
Texarkana Nursing Academy
718 E. 5th St., Texarkana, AR.
Scholarships available. Approved for Veterans. 12 day program. Classes scheduled every 3 weeks. Licensed by ADHE & OITC.
texarkananursingacademy.com
870-772-6860



LEGAL NOTICES

4190 Legal Notices
Request for Proposals- Solid Waste Consultant
The City of Texarkana, Arkansas encourages companies engaged in solid waste consulting to submit a proposal. This solicitation is to acquire a consultant to develop a new residential and commercial solid waste collection contract ready for bid by end of 2022. Consultant will be required to incorporate:
1. Current Industry best practices and trends
2. Most efficient and user-friendly method of collection
3. Customer requirements
4. Disposal
5. Key issues important to the City
6. Service Levels
7. Polycart sizes and ownership
8. Transition plan
9. Annual Rate adjustments
4159 Houses for Sale

4190 Legal Notices
10. Franchise Fees
11. Other topics as required by the City
If interested, you are requested to submit statements of qualifications and performance data. As a minimum this is to include:
1. Qualifications of the firm
2. Submit project schedule as well as proof of firms ability to complete past work in a timely manner;
3. Comparable projects completed within the past five (5) years;
4. Staff qualifications and experience;
5. Organizational chart, and:
4159 Houses for Sale

4190 Legal Notices
6. References and previous clients
7. Cost Proposal in lump sum manner to create the contract, advertise for bid, receive and review bids, give recommendation on vendor.
This information must be submitted to Tyler Richards, P.E., Director of Public Works, City of Texarkana, Arkansas, 216 Walnut Street, Texarkana, Arkansas 71854 at a public bid opening at 10:00 a.m. on Tuesday, April 26, 2022 at City of Texarkana, Arkansas City Hall.
NOTICE OF PUBLIC SALE
Pursuant to Chapter 59, Texas Property Code, Kings Highway Self Storage, which is located at 980 North Kings Hwy, Wake Village, Texas 75501, will hold a public auction of property being sold to satisfy a Landlord's lien. The Sale will be held at 9:00 am on Wednesday, April 20, 2022 at Kings Highway Self Storage, located at 980 North Kings Hwy, Wake Village, Texas 75501. Property will be sold to highest bidder for CASH ONLY. Seller reserves the right to refuse any bid and to withdraw property from sale for any reason. Property in each space will be sold by the space and immediate removal is required. Property being sold includes miscellaneous contents in the space of the following Tenants:
Pat Mazer
Cory Weston
Tony Butler
Circuit Court of Little River Co., Arkansas, No. 41PR-22-22; Estate of Phyllis D. Edmonson, who died 2/25/2022 and who resided at 228 Hwy 32 W., Ashdown, AR. On March 28, 2022, Frank A. Edmonson was appointed as Administrator of the Estate of Phyllis D. Edmonson. A contest of the probate can be effected only by filing a petition

4190 Legal Notices
6. References and previous clients
7. Cost Proposal in lump sum manner to create the contract, advertise for bid, receive and review bids, give recommendation on vendor.
This information must be submitted to Tyler Richards, P.E., Director of Public Works, City of Texarkana, Arkansas, 216 Walnut Street, Texarkana, Arkansas 71854 at a public bid opening at 10:00 a.m. on Tuesday, April 26, 2022 at City of Texarkana, Arkansas City Hall.
NOTICE OF PUBLIC SALE
Pursuant to Chapter 59, Texas Property Code, Kings Highway Self Storage, which is located at 980 North Kings Hwy, Wake Village, Texas 75501, will hold a public auction of property being sold to satisfy a Landlord's lien. The Sale will be held at 9:00 am on Wednesday, April 20, 2022 at Kings Highway Self Storage, located at 980 North Kings Hwy, Wake Village, Texas 75501. Property will be sold to highest bidder for CASH ONLY. Seller reserves the right to refuse any bid and to withdraw property from sale for any reason. Property in each space will be sold by the space and immediate removal is required. Property being sold includes miscellaneous contents in the space of the following Tenants:
Pat Mazer
Cory Weston
Tony Butler
Circuit Court of Little River Co., Arkansas, No. 41PR-22-22; Estate of Phyllis D. Edmonson, who died 2/25/2022 and who resided at 228 Hwy 32 W., Ashdown, AR. On March 28, 2022, Frank A. Edmonson was appointed as Administrator of the Estate of Phyllis D. Edmonson. A contest of the probate can be effected only by filing a petition

4190 Legal Notices
6. References and previous clients
7. Cost Proposal in lump sum manner to create the contract, advertise for bid, receive and review bids, give recommendation on vendor.
This information must be submitted to Tyler Richards, P.E., Director of Public Works, City of Texarkana, Arkansas, 216 Walnut Street, Texarkana, Arkansas 71854 at a public bid opening at 10:00 a.m. on Tuesday, April 26, 2022 at City of Texarkana, Arkansas City Hall.
NOTICE OF PUBLIC SALE
Pursuant to Chapter 59, Texas Property Code, Kings Highway Self Storage, which is located at 980 North Kings Hwy, Wake Village, Texas 75501, will hold a public auction of property being sold to satisfy a Landlord's lien. The Sale will be held at 9:00 am on Wednesday, April 20, 2022 at Kings Highway Self Storage, located at 980 North Kings Hwy, Wake Village, Texas 75501. Property will be sold to highest bidder for CASH ONLY. Seller reserves the right to refuse any bid and to withdraw property from sale for any reason. Property in each space will be sold by the space and immediate removal is required. Property being sold includes miscellaneous contents in the space of the following Tenants:
Pat Mazer
Cory Weston
Tony Butler
Circuit Court of Little River Co., Arkansas, No. 41PR-22-22; Estate of Phyllis D. Edmonson, who died 2/25/2022 and who resided at 228 Hwy 32 W., Ashdown, AR. On March 28, 2022, Frank A. Edmonson was appointed as Administrator of the Estate of Phyllis D. Edmonson. A contest of the probate can be effected only by filing a petition

4190 Legal Notices
6. References and previous clients
7. Cost Proposal in lump sum manner to create the contract, advertise for bid, receive and review bids, give recommendation on vendor.
This information must be submitted to Tyler Richards, P.E., Director of Public Works, City of Texarkana, Arkansas, 216 Walnut Street, Texarkana, Arkansas 71854 at a public bid opening at 10:00 a.m. on Tuesday, April 26, 2022 at City of Texarkana, Arkansas City Hall.
NOTICE OF PUBLIC SALE
Pursuant to Chapter 59, Texas Property Code, Kings Highway Self Storage, which is located at 980 North Kings Hwy, Wake Village, Texas 75501, will hold a public auction of property being sold to satisfy a Landlord's lien. The Sale will be held at 9:00 am on Wednesday, April 20, 2022 at Kings Highway Self Storage, located at 980 North Kings Hwy, Wake Village, Texas 75501. Property will be sold to highest bidder for CASH ONLY. Seller reserves the right to refuse any bid and to withdraw property from sale for any reason. Property in each space will be sold by the space and immediate removal is required. Property being sold includes miscellaneous contents in the space of the following Tenants:
Pat Mazer
Cory Weston
Tony Butler
Circuit Court of Little River Co., Arkansas, No. 41PR-22-22; Estate of Phyllis D. Edmonson, who died 2/25/2022 and who resided at 228 Hwy 32 W., Ashdown, AR. On March 28, 2022, Frank A. Edmonson was appointed as Administrator of the Estate of Phyllis D. Edmonson. A contest of the probate can be effected only by filing a petition

4066 Help Wanted-General

4066 Help Wanted-General

PETS & LIVESTOCK

4100 Free pets
Five free Beagle puppies to a good home. Call Kenneth at 430-610-8681.
4101 Pets
F1B Labradoodles registered vetchecked shots current call for colors \$375 and up 870-8282801

RENTALS

4143 Commercial/Rent
Industrial/Storage/Office Move-in Ready Buildings Shovel-Ready Ground Lease, Sell, Build-To-Sell TexAmericas Center.com 903-223-9841
4153 Roommate Needed
Roommate needed, 1,800 sq. ft. living area, pre-furnished with bed, etc., utilities paid, \$500/month. Call Donnie 903-826-8052

Pam Hollingsworth
Makes Real Estate Easy
impactrealtynonline.com
Impact Realty Group LLC

5128 REMINGTON
Stunning custom home offering beautiful amenities. 3/2/2 with fireplace. Spacious open floor plan with gourmet kitchen, breakfast bar & dining area, family room. Master suite is large with lovely bathroom offering tile shower, dbl sinks and walk in closet. 1 bedroom works well as an office, a guest room with full bathroom has jacuzzi and tile shower. Screened in patio with gas hook up for your grill, privacy fenced and sprinkler system. This home is a must see! Only \$318,000.

605 LAKERIDGE
Newly inspired home offers 2674 sq ft 3/2.5/2 amazing outside atmosphere. 1.67 acres pool, cabana, deck are lovely places to entertain! Only \$449,900.
PAM HOLLINGSWORTH 903-277-1222

NEW 3BR/2BA SINGLE WIDE
HOBBS
Manufactured Homes
1800 PINEY ROAD
Texarkana, TX 903-735-9921
HOBBSMANUFACTUREDHOMES.COM
ONLY \$67,995
Low E Thermopane Windows. Includes Delivery & Setup, Appliances, Central Heat & Air.

4144 Office Space for Rent 4144 Office Space for Rent

Office Spaces for Lease | The Landmark Building of Texarkana

Located in the heart of downtown Texarkana at the intersection of State Line Ave. and Broad St., the Landmark Building is the perfect setting for any business looking for expanded office space.

We can set up leases for periods as short as 90 days.

All leases include wonderful amenities such as:

- Reception Area and Service for your Visitors
- Furnished Offices
- State-of-the-Art Telecommunications Infrastructure
- High-Speed Internet Access
- Servicing, Maintenance and Repair of our Equipment
- Meeting and Conference Room Access



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE: Adopt an Ordinance authorizing the City Manager to purchase Comfort Isle Skid Restrooms from AMS Global, for the Festival Plaza Park area. (ADMIN) City Manager E. Jay Ellington

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: May 2, 2022

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: Administration

PREPARED BY: Heather Soyars

REQUEST: To purchase restrooms for Festival Plaza.

EMERGENCY CLAUSE: YES

SUMMARY: AMS Global is an Arkansas based company and is the sole source provider for Comfort Isle Skids, Slip & Slide Retractable and Hands-Free Hand wash stations. Restrooms are needed in Festival Plaza Park area and will allow patrons to downtown activities access to clean public restrooms. These restrooms are private with toilets and sinks in each room. The request includes:

4 units of Comfort Isle 12 ADA 3ST D

- 3 private rooms with toilets and sinks in each
 - One room ADA compliant
 - 2-piece aluminum ADA ramp with handrails
 - Direct connect to sewer or septic
 - Stainless steel soap and tissue dispensers
 - .080 Poly Core Polar White exterior
 - 1.5" steel tubing frame walls
 - Obscure skylights in radius doors
 - Vandal resistant pebble finished interior wall panels
 - Rubber coined industrial flooring
 - Commercial entry doors with recessed lighting
 - Commercial heavy duty door closers
 - Dusk to dawn LED porch lighting
 - Radiant Barrier Insulated Walls and ceilings
 - 30 Amp power requirement
-

-
- 15,000 BTU AC unit with 5500 BTU heat strip

2 units of Comfort Isle 12 4ST

- 4 private rooms with toilets and sinks in each
- Direct connect to sewer or septic
- Stainless steel soap and tissue dispensers
- .080 Poly Core Polar White exterior
- 1.5” steel tubing frame walls
- Obscure skylights in radius doors
- Vandal resistant pebble finished interior wall panels
- Rubber coined industrial flooring
- Commercial entry doors with recessed lighting
- Commercial heavy duty door closers
- Dusk to dawn LED porch lighting
- Radiant Barrier Insulated Walls and ceilings
- 30 Amp power requirement
- 15,000 BTU AC unit with 5500 BTU heat strip

EXPENSE REQUIRED: \$219,130.00

AMOUNT BUDGETED:

APPROPRIATION \$219,130.00
REQUIRED:

RECOMMENDED The City Manager and staff recommend approval.
ACTION:

EXHIBITS: Ordinance, Quote and Specifications

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ACQUISITION OF COMFORT ISLE SKID RESTROOMS; AMENDING THE BUDGET FOR THE SAME; WAIVING COMPETITIVE BIDDING; FOR DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

WHEREAS, the continued development of City facilities, such as the downtown festival plaza, necessitates the acquisition of portable skid restrooms; and

WHEREAS, products of the nature required vary by manufacturer and, do not readily lend themselves to competitive bidding; and

WHEREAS, upon investigation, it has been determined that A.M.S. Global, Inc., of De Queen, Arkansas, manufactures and supplies such facilities of the nature and type determined to be required, namely, four units of Comfort Isle 12 ADA 3ST D and two units of Comfort Isle 12 4ST; and

WHEREAS, A.M.S Global, Inc., represents, by written documentation filed with the clerk, that it is the sole service provider for Comfort Isle Skid, Slip & Slide Retractable and its Hands-Free Hand Wash Stations; and

WHEREAS, pursuant to Ark. Code Ann. §14-47-138, the Board of Directors may waive the requirements of competitive bidding in exceptional situations where competitive bidding is not feasible; and

WHEREAS, waiver of competitive bidding is also permitted by Section 2-72 of the *City of Texarkana, Arkansas, Code of Ordinances* for the reasons set out therein (one or more of which being applicable to the purchase contemplated hereby); and

WHEREAS, it is specifically recognized and determined by the Board of Directors, and as evidenced by the supporting documentation provided by staff, that facilities at issue are unique and effectively offered by a single source fitting the City's needs; and

WHEREAS, the purchase price for the above described products is \$219,130.00;
and

WHEREAS, the City Manager and staff request approval of the purchase, and waiver of any applicable competitive bidding practices, all as and for the reasons described above;

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

Section 1: The purchase of specific products described above and for the amount so recited is approved and any competitive bidding practices that may be otherwise required by applicable law and ordinance are waived.

Section 2: The City Manager is authorized to enter into any agreement reasonably necessary to carry out the purchase contemplated hereby.

Section 3: The FY 2021 Budget is hereby amended to appropriate the funds necessary for such purchase and to reflect the corresponding expenditure.

Section 4: This action being necessary for the preservation of the public peace, health, and safety (including, without limitation, benefit of promptly ordering and making the necessary facilities), and a separate and distinct vote having been taken on this emergency clause, 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 2nd day of May, 2022.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

George Matteson, City Attorney



AMS Global Inc.
107 Mitchell Lane
De Queen AR. 71832

March 23, 2022

To whom it may concern:

This letter has been written to confirm that AMS Global is a sole source service provider for our Comfort Isle Skids, Slip & Slide Retractable and our Hands Free Hand wash Stations. AMS Global Inc. maintains all copyright privileges, design concept and R&D on this design with Patents Granted or Pending.

If you desire additional information, please contact me at (800)789-1212, or by email at clint@amsglobal.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Clint Nelson", with a long horizontal flourish extending to the right.

Clint Nelson
AMS Global Inc.

A.M.S. GLOBAL, INC.

De Queen, AR 71832

Sales Order

Date	S.O. No.
3/23/2022	00006556

Name / Address
City of Texarkana AR PO Box 2711 Texarkana AR. 71854

Ship To
City of Texarkana AR PO Box 2711 Texarkana, AR 71854

P.O. No.	Project

Item	Description	Ordered	U/M	Rate	Amount
Comfort Isle Fes...	Comfort Isle 12 ADA 3ST D Three private rooms with toilets and sinks in each. One Room ADA Compliant Two Piece Aluminum ADA Ramp with Stainless Steel Handrails Direct Connect to Sewer or Septic Stainless Steel Soap & Tissue Dispensers .080 Poly Core Polar White Exterior 1.5" steel tubing frame walls Obscure Skylights in Radius Doors Vandal resistant pebble finished interior wall panels Rubber Coined Industrial Flooring Commercial Entry Doors with Recessed Lighting Commercial Heavy Duty Door Closers Dusk to Dawn LED Porch Lighting Radiant Barrier Insulated Walls & Ceilings 30 AMP Power Requirement 15,000 BTU AC Unit with 5500 BTU Heat Strip	4		37,617.00	150,468.00T
			Total		

7,83821,750

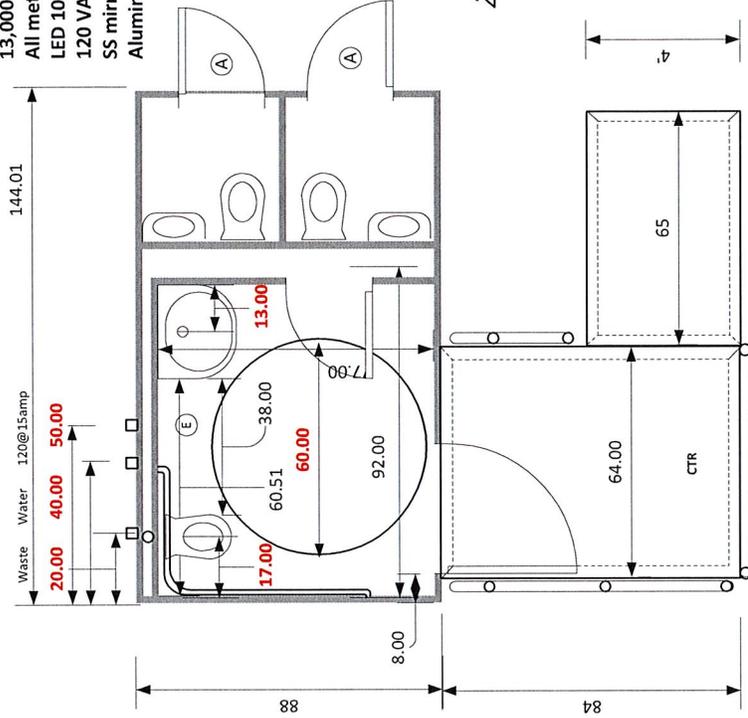
12'-0"

CIADA 12 3ST D



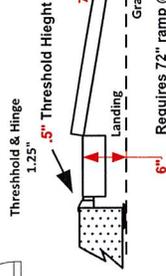
- (A) 78"x24" radius LH
- (D) 78"x36" radius LH
- (E) 48"x24" radius LH

- Direct Connect 3" sewer
- Container Shippable
- 1 ADA compliant restroom 2 Standard
- Commercial toilet & Large ADA wall hung sink
- Obscure skylight window in radius door
- Door closer & occupancy indicators
- 13,000 BTU A/C 5500 Heat
- All metal and composite construction
- LED 100,000 hour burn lighting
- 120 VAC power requirement
- SS mirror, soap, towel & tissue dispensers
- Aluminum ADA ramps w/Stainless steel railings



For 1:24 slope specify 2 ramps

Ramps have 2" curbs Landing has optional curbs



Handrails

Top Height 36" above Platform

Top of Cross Bars 1.4" below bottom of Top Rail. Railing 1.5" OD Diameter and slides into 4" piece of 1.5" ID pipe welded to landing.

These restrooms are designed to be compliant with all current guidelines as we are aware of. Many guidelines have gray areas and points open to interpretation. Different entities may have differed interpretations or local differences. We suggest getting approvals of final plans from the authorities in the local unit will be placed

This document is the property of and contains unpublished proprietary information and trade secrets of A.M.S. Global Inc. By accepting possession of the document the recipient agrees to make no copies, transcriptions or any use of this document or the information contained herein except as authorized by A.M.S. Global Inc. and further agrees to safe keep this document and return it to A.M.S. Global Inc. upon demand.

Approved by



A.M.S. GLOBAL, INC.

De Queen, AR 71832

Sales Order

Date	S.O. No.
3/23/2022	00006556

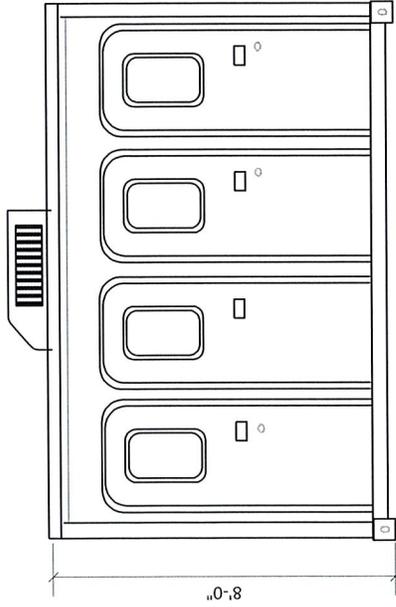
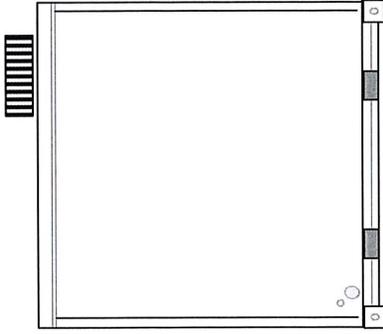
Name / Address
City of Texarkana AR PO Box 2711 Texarkana AR. 71854

Ship To
City of Texarkana AR PO Box 2711 Texarkana, AR 71854

P.O. No.	Project

Item	Description	Ordered	U/M	Rate	Amount
Comfort Isle Fes...	Comfort Isle 12 4ST Four private rooms with toilets and sinks in each Direct Connect to Sewer or Septic Stainless Steel Soap & Tissue Dispensers .080 Poly Core Polar White Exterior 1.5" steel tubing frame walls Obscure Skylights in Radius Doors Vandal resistant pebble finished interior wall panels Rubber Coined Industrial Flooring Commercial Entry Doors with Recessed Lighting Commercial Heavy Duty Door Closers Dusk to Dawn LED Porch Lighting Radiant Barrier Insulated Walls & Ceilings 30 AMP Power Requirement 15,000 BTU AC Unit with 5500 BTU Heat Strip	2		33,831.00	67,662.00T
QBR AR Freight	Freight to Semi Loads to Texarkana Arkansas Entertainment District Sales Tax	2		500.00 0.00%	1,000.00 0.00
Total					\$219,130.00

20-96442-720



CI 12 4ST

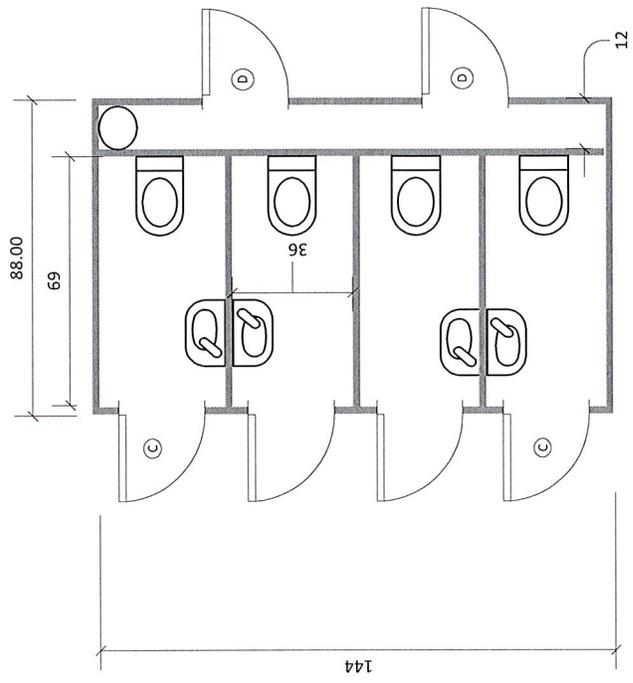
- (A) 78"x24" RH
- (B) 48"x24" LH
- (C) 78"x24" LH
- (D) 48"x24" RH

- Porcelain wall hung fixtures and Mirrors
- Rubber coin over epoxy steel flooring
- 4 Wall hung elongated toilets and sinks
- Metered faucets 4 mirrors & SS dispensers
- Obscure skylights in radius doors
- Vandal resistant pebble finished wall panels
- Double foil radiant barrier insulation
- 15000 BTU A/C with 5500 watts heat
- Requires 30 amps @ 120 vac
- Led 50,000 hr LED lighting
- Automatic body sensing lighting
- All metal and composite construction
- Occupancy indicators
- Forklift pockets

Direct connect to sewer and water

Requires 50 # of water pressure for commercial toilets

Approved by _____



This document is the property of and contains unpublished proprietary information and trade secrets of A.M.S. Global Inc. By accepting possession of the document the recipient agrees to make no copies, transcriptions or any use of this document or the information contained herein except as authorized by A.M.S. Global Inc. and further agrees to safe keep this document and return it to A.M.S. Global Inc. upon demand.

These restrooms are designed to be compliant with all current guidelines as we are aware of. Many guidelines have gray areas and points open to interpretation. Different entities may have differed interpretations or local differences. We suggest getting approvals of final plans from the authorities in the local the unit will be placed





CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE: Adopt an Ordinance to rezone a tract of land located in the 6000-6100 block of East Broad Street from R-1 Rural residential to C-3 Open-display commercial. (Ward 6) (PWD) City Planner Mary Beck

AGENDA DATE: 04/14/2022

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: Public Works/Planning

PREPARED BY: Mary Beck

REQUEST: Adopt an ordinance to rezone a tract of land from R-1 Rural residential to C-3 Open-display commercial.

EMERGENCY CLAUSE: N/A

SUMMARY: A large rural tract of land consisting of nearly 24 acres has been purchased on East Broad Street for the purpose of developing commercial storage of boats and recreational vehicles. If the zoning request is adopted, a conditional use permit will be required to be reviewed and approved by the Planning Commission before development can occur.

EXPENSE REQUIRED: 0

AMOUNT BUDGETED: 0

**APPROPRIATION
REQUIRED:** 0

**RECOMMENDED
ACTION:** The Planning Commission recommends C-3 open-display commercial as an appropriate zone at this location.

EXHIBITS: Ordinance, Memo to City Manager, deed, location map.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE
NO. K-286, AS AMENDED; AND FOR
OTHER PURPOSES**

WHEREAS, an application to amend the Land Use Plan was filed with the Planning Commission of the City of Texarkana, Arkansas, requesting that the following land be rezoned from R-1 Rural residential to C-3 Open-display commercial:

All that certain tract or parcel of land being a part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 2, T. 15 S., R. 28 W., Miller County, Arkansas and being more particularly described by metes and bounds as follows:

BEGINNING at a window weight found in place at the Southwest corner of the NW 1/4 of Section 2, T.15 S., R. 28 W., Miller County, Arkansas; a 10d nail in an 18" elm bears N. 85° 02' E., 5.7 ft. and a 10d nail in a 24" sweet gum bears S. 55 ° 23' W., 39.6 ft.;

THENCE N. 01° 17' 23" W., 1317.44 ft. with the West boundary line of the above-mentioned NW 1/4 of Section 2, T. 15 S., R. 23 W. to a 1/2" reinf. steel set for corner on the South right-of-way line of U. S. Highway Interstate 30;

THENCE N. 43° 42' 54" E., 5.61 ft. with said South right-of-way line of U.S. Highway Interstate 30 to a 1/2" reinf. steel set for corner;

THENCE N. 89° 32' 42" E., 744.74 ft. with the North boundary line of the above-mentioned SW 1/4 of the NW 1/4 to a 1/2" reinf. steel set for corner;

THENCE S. 01° 17' 23" E., 1321.26 feet to a 1/2" reinf. steel set for corner on the North right-of-way line of Relocated U.S. Highway No. 67; same being a curve to the left having a radius of 5797.58 ft; the radius point bears S. 43° 20' 59" E.;

THENCE Southwesterly with said North right-of-way line of Relocated U.S. Highway No. 67 and curve, a distance of 351.52 ft. through a central angle of 03° 28' 26" to a 1/2" reinf. steel found in place;

THENCE N. 01° 17' 23" W., 246.88 ft. to a 1/2" reinf. steel set for corner on the South boundary line of the above-mentioned NW 1/4 of Section 2, T. 15 S., R. 23 W.;

THENCE S. 89° 31' 47" W., 495.00 ft. with the above-mentioned South Boundary line of the NW 1/4 to the POINT OF BEGINNING and containing 0.705 acres in the NW 1/4 of the SW 1/4 and 22.709 acres in the SW 1/4 of the NW 1/4 for a total of 23.414 acres of land, more or less.

WHEREAS, the Planning Commission, after public hearing, approved said application and recommended that the Board of Directors of the City of Texarkana, Arkansas, adopt the ordinance affecting said rezoning request; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the City of Texarkana, Arkansas: Ordinance No. K-286, as amended, is hereby amended to rezone the above-described property in the City of Texarkana, Arkansas, from R-1 Rural residential to C-3 Open-display commercial. This is solely a rezoning and no other action, conveyance or release of interest.

PASSED AND APPROVED this 2nd day of May, 2022.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

George Matteson, City Attorney



CITY OF TEXARKANA ARKANSAS

DEPARTMENT OF PUBLIC WORKS

216 WALNUT ST 71854-6024

P O BOX 2711 TEXARKANA ARKANSAS 75504-2711

PHONE (870) 779-4971 – FAX (870) 773-2395

MEMORANDUM

TO: Jay Ellington, City Manager
FROM: Mary L. Beck, City Planner
DATE: April 14, 2022
SUBJECT: Board of Directors Agenda item for May 2, 2022 – **Rezoning recommendation**
– Request by Ward & Casteel Properties, LLC, 4892 Calhoon Trail, Texarkana, AR 71854-8796 to rezone a tract of land from R-1 Rural residential to C-3 Open display commercial.

LEGAL DESCRIPTION:

The property is located in the 6000-6100 block of E. Broad Street and is legally described as PT SW ¼ NW ¼ & NW ¼ SW ¼ Section 2, T.15S, R.28W., Texarkana, Miller County, Arkansas and contains 23.414 acres more or less.

REASON FOR REQUEST:

To develop mini-storage and/or boat and RV commercial storage.

EXISTING LAND USES:

Site: Vacant
North: Vacant – rural adjacent to Interstate 30
East: Single family rural
South: Hwy 67, Mandeville area
West: Vacant - undeveloped

EXISTING ZONING:

Site: R-1 Rural residential
North: R-1 Rural residential
South: R-1 Rural residential
East: R-1 Rural residential
West: C-3 Open display commercial

COMPATIBILITY WITH EXISTING ZONING:

The long-term comprehensive plan of 1988 does not include this area. However, industrial usage is probably best use due to the access to rail, proximity to the airport and access to U. S. Hwy 67 in a mostly undeveloped part of town. City water is available but city sewer has not been developed near this property and would require a septic system to service the required commercial building for any retail activity that could be conducted in a C-3 Open-display commercial zone.

Plans for storage of RV and boats and mini storage buildings are not incompatible with current land usage or with industrial development at this location or other open display land uses should the plans of the owners change.

UTILITIES & TRANSPORTATION NETWORK:

Local : None

Collector: None

Arterial: East Broad Street (U. S. Hwy 67)

Water: 4" located in adjacent right of way
10" in adjacent right of way

Sewer: Would require septic system approved by Miller County Health Department.

Fire hydrant: Located on or adjacent to the property on Broad Street.

CONFORMANCE WITH APPLICABLE ORDINANCES AND/OR STATE STATUTES:

The *Arkansas Code of 1987 Annotated (14-56-422B)* requires the following – “All plans, recommended ordinances, and regulations shall be adopted through the following procedure for adoption of plans and regulations:

(A) The Planning Commission shall hold a public hearing on the plans, ordinances, and regulations proposed under this subchapter.

(B) Notice of public hearing shall be published in a newspaper of general circulation in the city, at least (1) time fifteen days prior to the hearing.

(2) Following the public hearing, proposed plans may be adopted, and proposed ordinance and regulations may be recommended as presented, or in modified form, by a majority vote of the entire commission.

(3) Following its adoption of plans and recommendation of ordinances and regulations, the commission shall certify adopted plans of recommended ordinances and regulations to the legislative body of the city for its adoption.

(4) The legislative body of the city may return the plans and recommended ordinances and regulations to the commission for further study or rectification, or, by a majority vote of the entire membership, may, by ordinance or resolution, adopt the plans and recommended ordinances or regulations submitted by the commission. However, noting in this subchapter shall be construed to limit the city board's authority to recall the ordinances and resolutions by a vote of a majority of the council.

(5) Following adoption by the legislative body, the adopted plans, ordinances, and regulations shall be filed in the office of the City Clerk. The City Clerk shall file, with the county recorder of the counties in which territorial jurisdiction is being exercised such plans, ordinances, and regulations as pertain to the territory beyond the corporate limits.

The required notice was published in the Sunday, March 27, 2022 edition of the Texarkana Gazette. Letters were mailed to thirteen (13) adjacent property owners within 300' as required.

OPPOSITION:

None to date.

PLANNING COMMISSION CERTIFICATION:

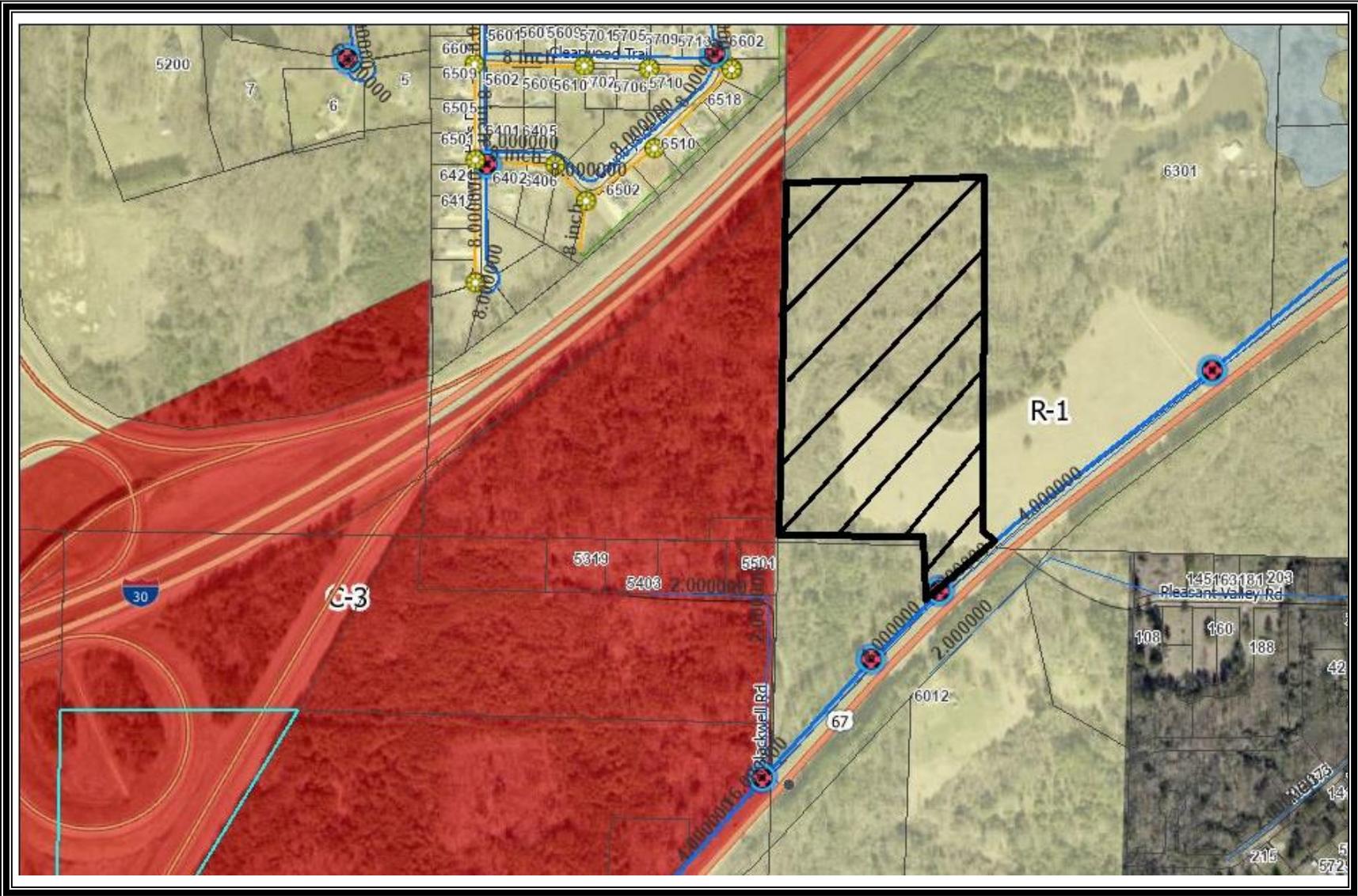
The Planning Commission met on April 12, 2022 and on a motion by Dr. Randall Hickerson, seconded by Ms. Bertha Dunn, a roll call vote carried the motion for approval of the zoning recommendation 5-0 with no opposition and two absent:

Adger Smith	Yes
Anderson Neal	Yes
Bertha Dunn	Yes
Jason Dupree	Absent
Randall Hickerson	Yes
Clyde "Boots" Thomas	Yes
Mike Jones	Absent

ACTION REQUESTED BY CITY BOARD OF DIRECTORS:

To adopt an ordinance to change zoning from R-1 Rural residential to C-3 Open-display residential.

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.



Planning Commission review

Prepared by:
Planning Division - Public Works Department
City of Texarkana, Arkansas

Prepared By:
Clayton & Ramirez Law, P.L.L.C.
8920 Business Park Drive, Suite 175
Austin, Texas 78759

After Recording Return To:
Southwest Title Company
4231 Jefferson Avenue
Texarkana, AR 71854
File No. 22-649508-ST

eRecorded
2022R001241
MARY PANKEY
MILLER COUNTY CIRCUIT CLERK
TEXARKANA, AR
RECORDED ON
02/18/2022 11:05:25 AM
RECORDING FEE 30.00
PAGES: 4

Space Above This Line for Recorder's Use

WARRANTY DEED
(LIMITED PARTNERSHIP)

KNOW ALL MEN BY THESE PRESENTS:

That **TOWNSEND PARTNERS, LTD, AN ARKANSAS LIMITED PARTNERSHIP**, by and through Mark Townsend its General Partner, hereafter called Grantor(s), for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration to us in hand paid by **WARD & CASTEEL PROPERTIES, LLC**, hereafter called Grantee(s), receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Grantee(s), and unto his/her/their/its heirs, successors and/or assigns forever, the following lands lying in the County of Miller and State of Arkansas:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same unto Grantee(s) and unto his/her/their/its heirs, successors and/or assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR(S) hereby covenant with Grantee(s) and unto his/her/their/its heirs, successors and/or assigns forever, that they will forever warrant and defend the title to said lands against all lawful claims whatever, subject to existing easements, building lines, restrictions and assessments of record, if any.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its general partner (Title) and its seal affixed this 18 day of February, 2022.

TOWNSEND PARTNERS, LTD, AN ARKANSAS LIMITED PARTNERSHIP

By: [Signature]
Name: Mark Townsend
Title: General Partner

I hereby certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE(S) OR AGENT: [Signature]

GRANTEE'S ADDRESS: 4892 Calhan Tr-1
Texas Para AR 718541

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Miller

BE IT REMEMBERED that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Mark Townsend (Name), to me well known (or satisfactorily proven to be), who stated they were the general partner (Title) of TOWNSEND PARTNERS, LTD, AN ARKANSAS LIMITED PARTNERSHIP, and were duly authorized in his/her respective capacity to execute the foregoing instrument for and in the name and on behalf of said entity, and further stated and acknowledged that they had so signed, executed and delivered the foregoing instrument for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 18 day of Feb, 2022.
[Signature]
Notary Public

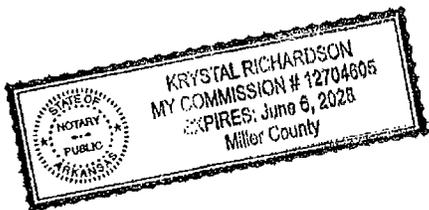


EXHIBIT "A"

All that certain tract or parcel of land being a part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 2, T. 15 S., R. 28 W., Miller County, Arkansas and being more particularly described by metes and bounds as follows:

BEGINNING at a window weight found in place at the Southwest corner of the NW 1/4 of Section 2, T. 15 S., R. 28 W., Miller County, Arkansas; a 10d nail in an 18" elm bears N. 85° 02' E., 5.7 ft. and a 10d nail in a 24" sweet gum bears S. 55° 23' W., 39.6 ft.;

THENCE - N. 01° 17' 23" W., 1317.44 ft. with the West boundary line of the above mentioned NW 1/4 of Section 2, T. 15 S., R. 28 W. to a 1/2" reinf. steel set for corner on the South right-of-way line of U. S. Highway Interstate 30;

THENCE - N. 43° 42' 54" E., 5.61 ft. with said South right-of-way line of U. S. Highway Interstate 30 to a 1/2" reinf. steel set for corner;

THENCE - N. 89° 32' 42" E., 744.74 ft. with the North boundary line of the above mentioned SW 1/4 of the NW 1/4 to a 1/2" reinf. steel set for corner;

THENCE - S. 01° 17' 23" E., 1321.26 ft. to a 1/2" reinf. steel set for corner on the North right-of-way line of Relocated U. S. Highway No. 67; same being a curve to the left having a radius of 5797.58 ft; the radius point bears S. 43° 20' 59" E.;

THENCE - Southwesterly with said North right-of-way line of Relocated U. S. Highway No. 67 and curve, a distance of 351.52 ft. through a central angle of 03° 28' 26" to a 1/2" reinf. steel found in place;

THENCE - N. 01° 17' 23" W., 246.88 ft. to a 1/2" reinf. steel set for corner on the South boundary line of the above mentioned NW 1/4 of Section 2, T. 15 S., R. 28 W.;

THENCE - S. 89° 31' 47" W., 495.00 ft. with the above mentioned South boundary line of the NW 1/4 to the POINT OF BEGINNING and containing 0.705 acres in the NW 1/4 of the SW 1/4 and 22.709 acres in the SW 1/4 of the NW 1/4 for a total of 23.414 acres of land, more or less;