



Rescheduled Regular Meeting of the Board of Directors

City of Texarkana, Arkansas
216 Walnut Street

Agenda - Tuesday, September 07, 2021 - 6:00 PM

Call to Order

Roll Call

Invocation and Pledge of Allegiance given by Assistant Mayor Steven Hollibush

CITIZEN COMMUNICATION

1. Assistant Mayor Hollibush would like to recognize N. J. Richardson, Pastor Larry D. Jordan, and Pastor Leteir Davis for their volunteerism on organizing the Neighborhood Clean Up on Saturday, August 14, 2021.

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)

2. Presentation of the City of Texarkana, Arkansas Employee Service Awards. (CCD)
3. REDI update given by President and CEO, Rob Sitterley.
4. Existing Revenue Report presentation. (FIN) Finance Director TyRhonda Henderson
5. Presentation video of the Planning Commission regarding the City establishing a mixed-use rural zone. (PWD-Planning) City Planner Mary Beck

CONSENT

6. Approval of the minutes of the regular meeting August 16, 2021. (CCD)
7. Adopt a Resolution for the Animal Care and Adoption Center dedication plaque. (ACAC)
8. Adopt a Resolution authorizing the City Manager to purchase a Crack Seal Machine for the Public Works Department Streets Division. (PWD) Public Works Director Tyler Richards

REGULAR

- [9.](#) Adopt a Resolution certifying local government endorsement of XPO Logistics, Inc., to participate in the Tax Back Program. (Admin)
- [10.](#) Adopt a Resolution appointing Clyde “Boots” Thomas to the Miller County Equalization Board. (CCD) City Manager E. Jay Ellington
- [11.](#) Adopt an Ordinance to establish a mixed-use rural zone to continue residential use and add limited commercial options. (PWD-Planning) City Planner Mary Beck

CITY MANAGER REPORT

NEXT MEETING DATE: Monday, September 20, 2021

ADJOURN

2021 City Calendar

Gateway Farmer’s Market – Every Tuesday, Thursday and Saturday

National Night Out - Tuesday, October 5, 2021

Universal Vibe - Saturday, October 23, 2021



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE: Assistant Mayor Hollibush would like to recognize N. J. Richardson, Pastor Larry D. Jordan, and Pastor Leteir Davis for their volunteerism on organizing the Neighborhood Clean Up on Saturday, August 14, 2021.

AGENDA DATE: September 7, 2021

ITEM TYPE: Ordinance Resolution Other : Presentation

DEPARTMENT: Board of Directors

PREPARED BY: Heather Soyars, City Clerk

REQUEST: Presentation of proclamation.

EMERGENCY CLAUSE: N/A

SUMMARY: Presentation of proclamation.

EXPENSE REQUIRED: N/A

AMOUNT BUDGETED: N/A

APPROPRIATION REQUIRED: N/A

RECOMMENDED ACTION: N/A

EXHIBITS: Proclamation



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

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

AGENDA DATE: September 7, 2021

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:

Navon Blackwell	BSJB	5 Years
Jenny Narens	CCD	5 Years
Cara McCloskey	FIN	20 Years
Marcus Gilliam, Jr.	TAFD	5 Years
Duane Alspaw	TAFD	20 Years
Kelly Pilgreen	TAPD	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: REDI update given by President and CEO, Rob Sitterley.

AGENDA DATE: September 7, 2021

ITEM TYPE: Ordinance Resolution Other : Presentation

DEPARTMENT: Administration

PREPARED BY: Heather Soyars, City Clerk

REQUEST: REDI update presentation

EMERGENCY CLAUSE: N/A

SUMMARY:

EXPENSE REQUIRED: N/A

AMOUNT BUDGETED: N/A

**APPROPRIATION
REQUIRED:** N/A

**RECOMMENDED
ACTION:** N/A

EXHIBITS: None

#TAPintoTEXARKANA

REDI FOR THE FUTURE



STRATEGIC PLAN
for the **REDI region**



CURRENT MARKETING ACTIVITIES

- Updated market brief showcasing assets of the REDI region

AR TX REDI
Regional Economic Development, Inc.

Tap Into Texarkana

#ARTXREDI

#TAPINTOTEXARKANA

Graphic description: A circular collage of images including a welder, a red semi-truck, a military vehicle, and a woman working at a computer. A map of Texas highlights the Texarkana region.

Texarkana is Smart, Vibrant and Growing

Is your business ready?

Developed around a complex rail system more than a century ago, the Texarkana region has grown into a national crossroads for transportation.

Today, with its exceptional infrastructure, dedicated workforce and high quality of life, Texarkana is a place where both commerce and community thrive.

OUR REGION

United for a Unique Advantage

The Texarkana Metropolitan Statistical Area (MSA) is a three-county region comprising the twin cities of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities of Bowie County, Texas, Little River County, Arkansas, and Miller County, Arkansas.

Situated at the junction of several major interstates, Texarkana provides convenient access to key markets from the Midwest to the Gulf Coast while offering abundant natural resources and lower costs than can be found in crowded urban markets.

A Dynamic Region With Global Access

Road

Texarkana MSA is a major transportation corridor intersected by 105 miles of interstate and four regional highways.

Rail

Texarkana's rail infrastructure has long been a key driver of economic development in our region.

Air

Equipped with more than 6,000 feet of runway, the Texarkana Regional Airport is located just minutes away from the downtown area and local industries.

Your Workforce Within Reach

- 260k Living within 30 minutes
- 1.6m Living within 60 minutes
- 32.5m Living within 90 minutes

Playing to Our Region's Strengths

Target Industry Sectors

- Manufacturing
- Logistics, Transportation & Distribution
- Medical Services
- Aviation and Defense

Texarkana is an important and rapidly growing community advantageously located in a region that can grow and thrive. However, there are a number of key industries that are particularly well suited to the unique advantages our region has to offer.

1

Lowest Cost of Doing Business

AR

1 CNBC "Cost of Doing Business State Rankings"

1

State for Business

TX

2 US News and World Report "Best States for Business"

3

Manufacturing Jobs in the South

AR

3 Chief Executive Magazine

9

Largest Combined Economy in the World

AR & TX

4 World in GDP

1

Rank for Economic Climate

TX

5 Forbes

10

Quality of Life

AR & TX

6 World Population Review

Why Choose Texarkana?

Connectivity

With its prime location and extensive multimodal infrastructure, Texarkana is well-suited to help your business connect with major markets throughout the Midwest and South.

Workforce

Texarkana has a long-established reputation as a military-friendly community with a strong presence in the defense sector. Thanks to our historic ties with the Red River Army Depot, Texarkana boasts a robust labor force of unskilled, semi-skilled and skilled workers who are ready to work for you.

Education

Home to two community colleges, a four-year public university and a state medical school, Texarkana is well-prepared to respond to the training needs of today's employers—and tomorrow's.

- Texarkana College
- Texas A&M University-Texarkana
- University of Arkansas Hope-Texarkana
- University of Arkansas for Medical Sciences-Southwest

Quality of Life

Texarkana is more than a great place to do business. It's a great place to call home. Residents of Texarkana enjoy affordable housing, safe neighborhoods, high-quality healthcare and excellent schools. Our scenic landscape is a natural match for outdoor recreation, and our historic downtown offers an array of shopping, dining and entertainment options—all without the hassle of big-city traffic jams.

EMPLOYERS

A Proud Region of American Builders

Contact Us

Our economic development team is eager to learn more about your business needs, and we look forward to helping you uncover new opportunities in our region.

Rob Sitterley **PRESIDENT & CEO**

rob.sitterley@ar-teredi.com
(903) 824-1792

@ARTXREDI

Download Contact Information

Your partner for economic success in Northeast Texas and Southwest Arkansas



Higher Education in Texarkana

Texarkana is A Leader in Education

With two community colleges, a four-year public university and a state medical school, the Texarkana region is well prepared to respond to the training needs of today's employers—and tomorrow's. Together, these educational institutions award more than 2,700 degrees and certificates annually, with an enrollment of nearly 10,000 providing a pipeline of possibilities.

ADVANTAGES

- Connectivity
- Workforce Education
- Quality of Life Region



AR-TX REDI | Ledwell School at Texarkana College
87 views · Aug 25, 2020

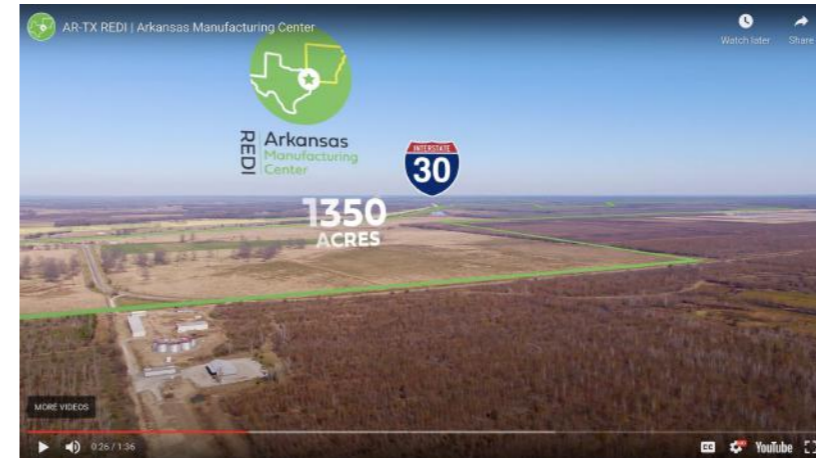
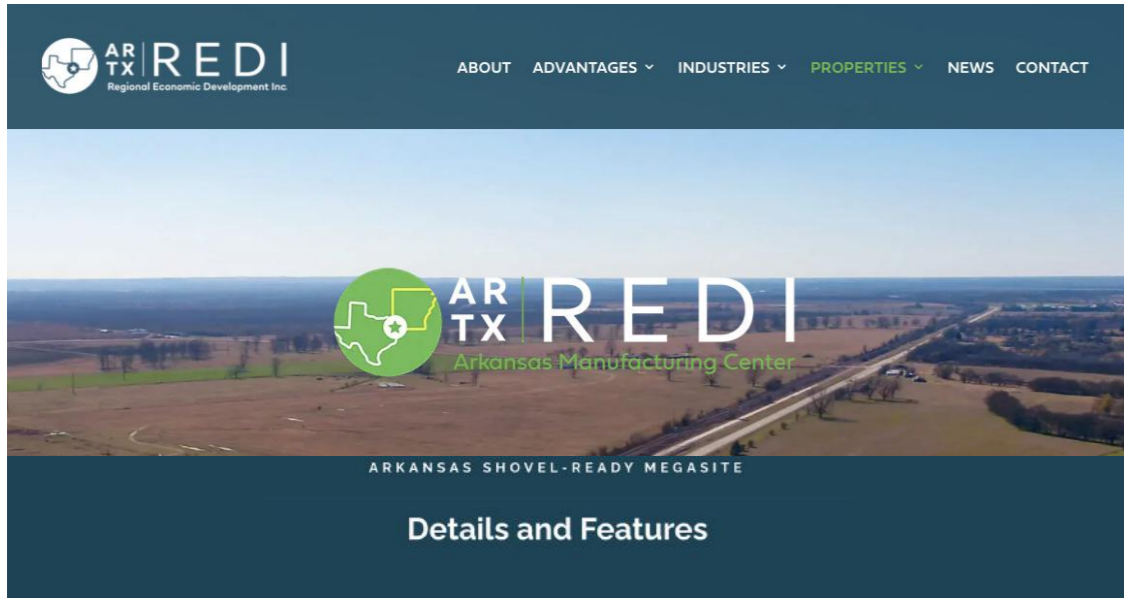


AR-TX REDI | Two Universities One Texarkana
104 views · Aug 25, 2020

CURRENT MARKETING ACTIVITIES

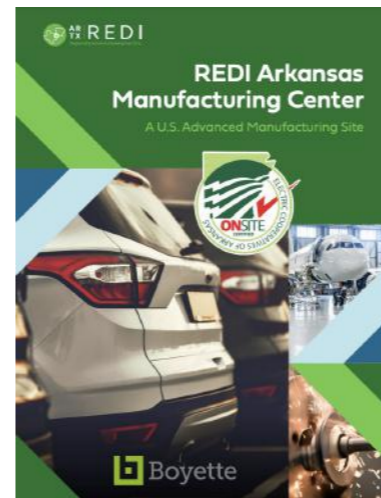
Arkansas Manufacturing Center

- Custom Microsite for the AMC Property
- Branded brochure and info sheet for digital and print
- Custom QR codes for print marketing



FEATURES	
Coordinates	33.54281, -93.88569
Available Acreage	1,350 Acres
Max Divisible	1,350 Acres
Min Divisible	350 Acres
Sale Price	Free for qualifying projects
Subdividable	Yes
Product Type	Industrial
General Terrain	Flat
Fire Rating	1
Opportunity Zone	Yes
Within City Limits	Unincorporated
Industrial Park	Yes

TRANSPORTATION	
Primary Interstate	Interstate 30 (Adjacent)
Regional Interstates	I-49 (6.4 miles)



LOCATION	CHARACTERISTICS
<p>County: Miller</p> <p>City: Unincorporated</p> <p>Distance to city with I-30: 10 miles (10.0 mi)</p> <p>Distance to I-30: 10 miles (10.0 mi)</p>	<p>Total Acres: 1,350</p> <p>Property Type: Industrial</p> <p> zoning: General Industrial</p> <p>Land Use: For Auto Sales/Service</p> <p>REDI for Qualifying Projects: Yes</p>

ELECTRICITY	WATER
<p>Supplier: Southeast Arkansas Electric Coop</p> <p>On-Site: No</p> <p>Distance to 3-Phase Power: 10 miles</p>	<p>Supplier: Arkansas Water Utilities</p> <p>On-Site: No</p> <p>Distance to Water: 10 miles</p>

NATURAL GAS	WASTE TREATMENT
<p>Supplier: CenterPoint Energy</p> <p>On-Site: No</p> <p>Distance to Main: 10 miles</p>	<p>Service: Sewer</p> <p>Distance to Sewer: 10 miles</p> <p>Distance to 3-Phase Power: 10 miles</p>

TRANSPORTATION	DEMOGRAPHICS
<p>Nearest Highway: US Hwy 87</p> <p>Adjacent: Yes</p> <p>Highway #2: US Hwy 71</p> <p>Highway #5: US Hwy 52</p> <p>Highway #6: US Hwy 50</p> <p>Highway #9: US Hwy 50</p> <p>Nearest Interstate: I-30</p> <p>Interstate #1: I-49</p> <p>Interstate #5: I-559</p> <p>Nearest Commercial Airport: Wash Field (TXN)</p> <p>Airport #2: Citrus National Airport (LIT)</p> <p>Airport #3: MSP (200 mi)</p> <p>Airport #5: Dallas/Fort Worth International Airport (DFW)</p> <p>Nearest Port: The Port of New Orleans</p> <p>Nearest Rail: Union Pacific Railroad</p> <p>Rail #2: Texas Northwestern Railroad</p> <p>Rail #5: Kansas City Southern</p>	<p>County: Miller</p> <p>Township: AR-TX, PMA</p> <p>Population: 100,000</p> <p>Transitons: 61,200</p> <p>Work Force Size: 41,776</p> <p>Prime Age (25-54): 94,176</p> <p>Average Annual Salary: \$42,296</p> <p>Unemployment Rate: 7.8%</p> <p>Cost of Living: 88.3</p> <p>48-Minute Drive-Time from Townships</p> <p>Population: 682,209</p> <p>45-minute drive time: 306,310</p> <p>1-500: 396,227</p> <p>Work Force Size: 562,296</p> <p>Average Annual Salary: \$42,296</p> <p>Unemployment Rate: 7.8%</p> <p>Cost of Living: 88.3</p>

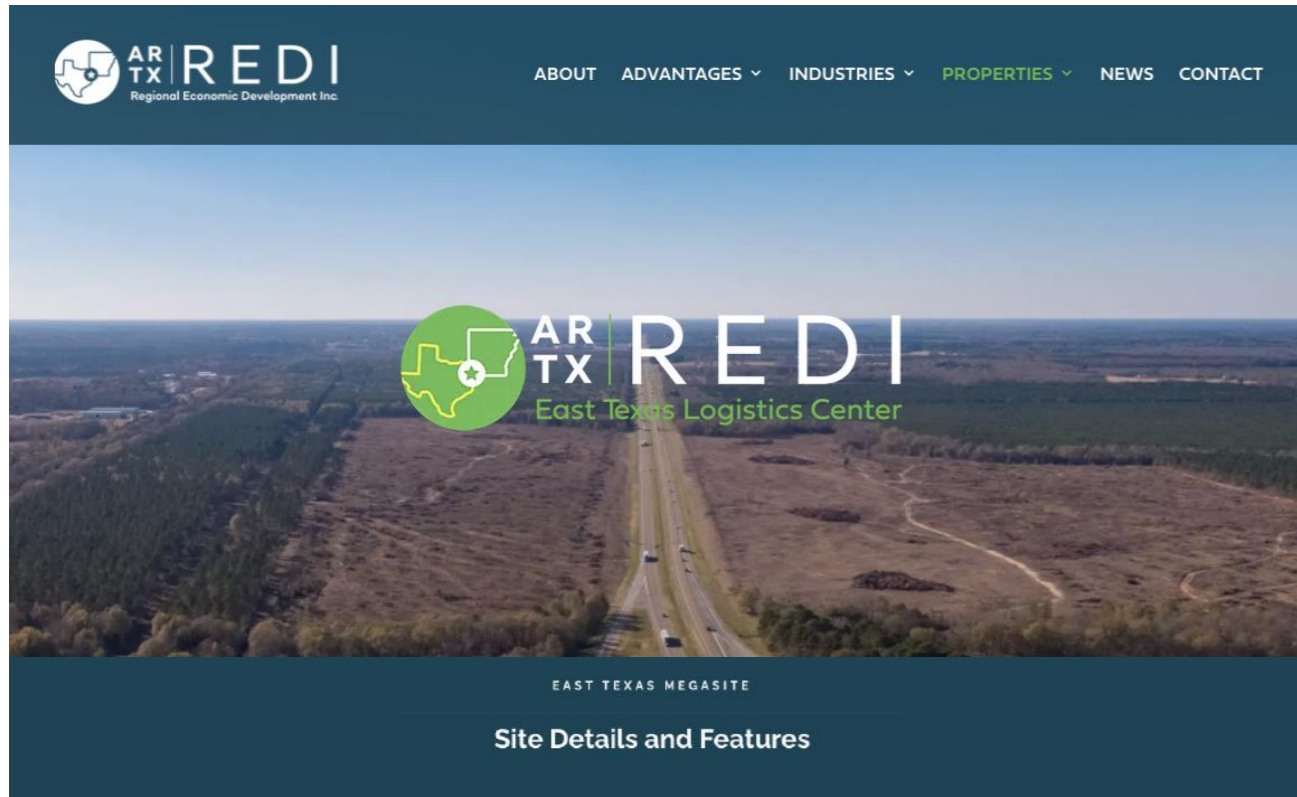
DISTRIBUTION
<p>Shreveport: 62 miles (100 km)</p> <p>Little Rock: 196 miles (314 km)</p> <p>Ft. Worth: 210 miles (338 km)</p> <p>Memphis: 210 miles (338 km)</p> <p>Houston: 200 miles (323 km)</p> <p>Chattanooga: 300 miles (483 km)</p> <p>Boston: 300 miles (483 km)</p>

ROB STERNER, PRESIDENT & CEO
AR-TX REDI
503 S.W. 10th
rob.sterner@ar-txredi.com
AR-TXREDI.com

CURRENT MARKETING ACTIVITIES

East Texas Logistics Center

- Custom Microsite for the ETLC Property
- Branded brochure for digital and print
- Custom QR code for print marketing



FEATURES	
Coordinates	35°28'20.4" North, 94°20'52.9" West
Available Acreage	850 Acres (divided by 1-30)
Max Divisible	582 Acres
Min Divisible	265 Acres
Sale Price	Free for qualifying projects
Subdivisible	Yes
Product Type	Logistics/Distribution and Light Industrial
General Terrain	Flat
Fire Rating	1
Foreign Trade Zone	Yes
Opportunity Zone	Yes
Within City Limits	Unincorporated
Industrial Park	Yes



LOCATION	ELECTRICITY	NATURAL GAS	WATER	WASTE TREATMENT
County: Bowie City: Unincorporated Distance to City Limits: 10 miles (16.1 km) Time of Day: 24/7	Supplier: Southwestern Electric Power Company Distance to 5-Phase Power: 0.5 miles (0.8 km) Distance to Transformer: 0.5 miles (0.8 km)	Supplier: ConocoPhillips Energy Services Distance to Mainline: 10 miles (16.1 km) Distance to Wellhead: 10 miles (16.1 km)	Supplier: Municipal Water Reclamation & City of New Boston Distance to Mainline: 10 miles (16.1 km) Distance to Wellhead: 10 miles (16.1 km)	Supplier: City of New Boston Distance to Treatment Plant: 10 miles (16.1 km) Distance to Wellhead: 10 miles (16.1 km)

TRANSPORTATION	DEMOGRAPHICS
Nearest Highway: US-Hwy 82 Highway 82: 10 miles (16.1 km) Highway 83: 10 miles (16.1 km) Highway 84: 10 miles (16.1 km) Highway 85: 10 miles (16.1 km) Nearest Interstate: I-30 Interstate 82: 10 miles (16.1 km) Interstate 83: 10 miles (16.1 km) Nearest Airport: Dallas/Fort Worth International Airport (DFW) Airport 82: 10 miles (16.1 km) Airport 83: 10 miles (16.1 km)	Nearest City: Texarkana, AR-TX, MOA Population: 100,000 Workforce Size: 64,262 Prime Age (25-54): 11,774 Average Annual Salary: \$43,768 Unemployment Rate: 6.9% Cost of Living: 86.5 45-Minute Drive-Time from Texarkana Population: 682,939 45-Minute Drive-Time Workforce Size: 304,310 Prime Age (25-54): 106,327 Average Annual Salary: \$45,284 Unemployment Rate: 7.6% Cost of Living: 88.7



COMMUNITY-WIDE INTERNET SURVEY

WE NEED YOUR HELP

The FIRST step for improving your internet connection is knowledge.

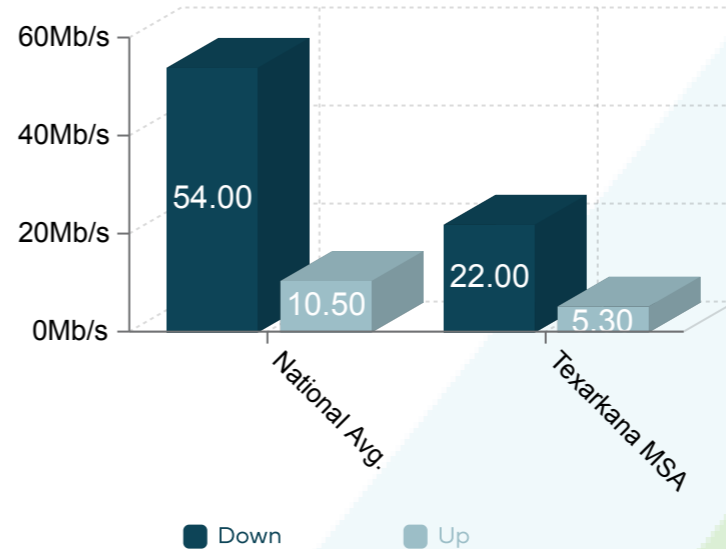
Please fill out this short survey to help AR-TX REDI determine the broadband need for the region.

AR TX REDI
Regional Economic Development Inc.

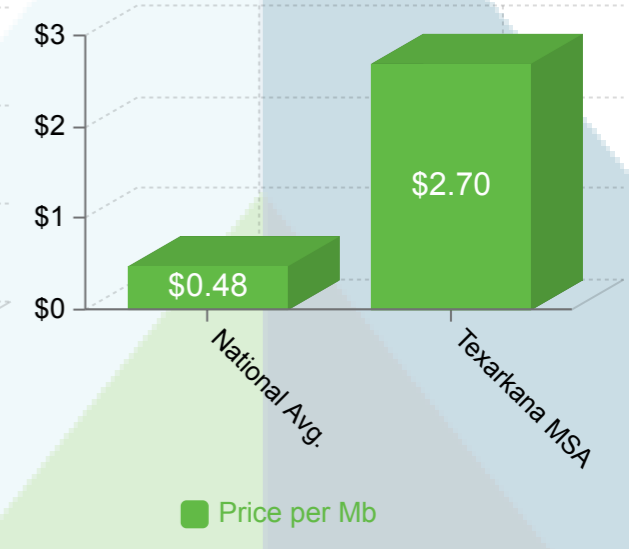
REDI Broadband Initiative

- REDI Broadband Survey Completed
 - 1,814 total surveys
 - 1,082 completed
 - 1,579 residential
 - 235 business
- Local avg. download cost is over 5x the national avg.
- Local median speeds are 50% lower than the national avg.

Median Internet Speed (Mb/s)



Average Download Cost Per Mb





Optimizing for #1 with world-class partners

FDI



SEO



EMAIL



SOCIAL



INTERNATIONAL OUTREACH AND FOREIGN DIRECT INVESTMENT

Verdict Media Strategies is taking the REDI Region global by employing customized content and international media channels to target overseas companies looking to invest operations in the U.S.



LEAD GENERATION AND PIPELINE DEVELOPMENT

You Don't Need A CMO is blazing a path to reach targeted industry decision-makers using their experienced team and a suite of business intelligence tools create awareness and generate leads through sophisticated email marketing and social media messaging.

SEARCH ENGINE AND WEBSITE OPTIMIZATION

Search Appeal is performing detailed on-site optimization to ensure REDI's main website and microsites are blazing fast, intuitive to navigate and easily discoverable on google and other search engines.

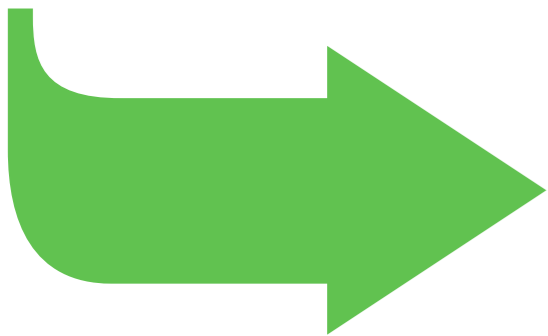


THANK YOU

Questions?



My Contact info



903.824.1792



ROB.SITTERLEY@AR-TXREDI.COM



AR-TXREDI.COM



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE:	Existing Revenue Report presentation. (FIN) Finance Director TyRhonda Henderson
AGENDA DATE:	September 7, 2021
ITEM TYPE:	Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Other <input checked="" type="checkbox"/> : Presentation
DEPARTMENT:	Finance Department
PREPARED BY:	TyRhonda Henderson, Finance Director
REQUEST:	Presentation of revenue report.
EMERGENCY CLAUSE:	N/A
SUMMARY:	Presentation of revenue report.
EXPENSE REQUIRED:	N/A
AMOUNT BUDGETED:	N/A
APPROPRIATION REQUIRED:	N/A
RECOMMENDED ACTION:	N/A
EXHIBITS:	Presentation



2021 GENERAL FUND MAJOR REVENUES

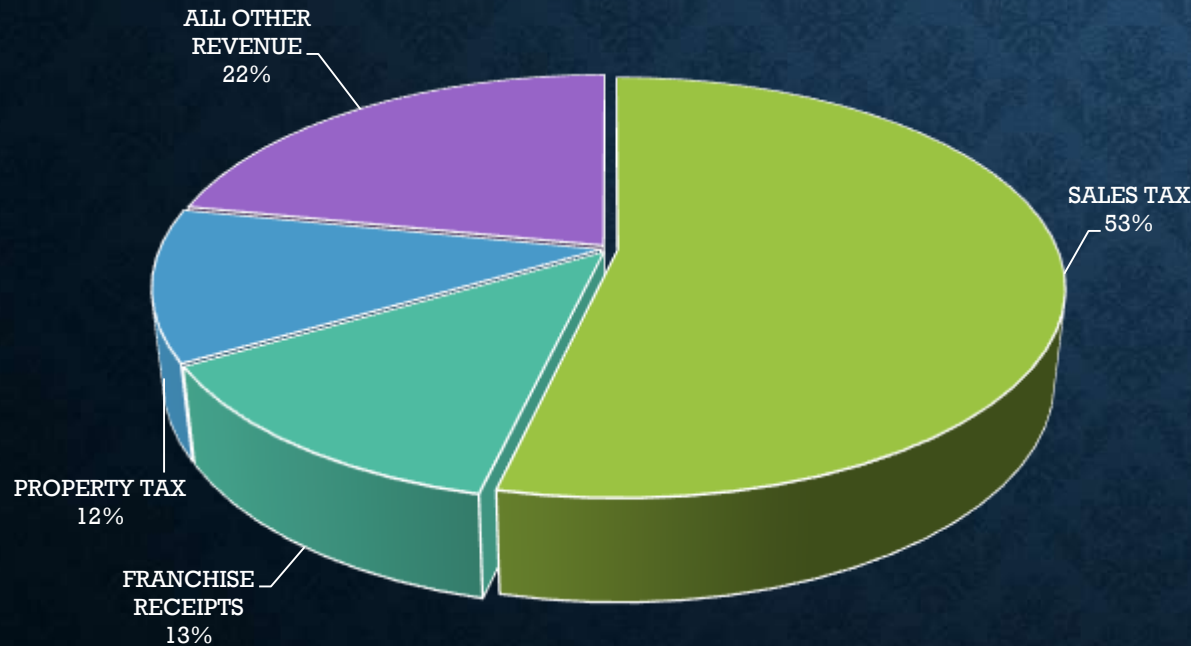
Budgeted vs Year-to-Date

Revenues are broken down into these main categories

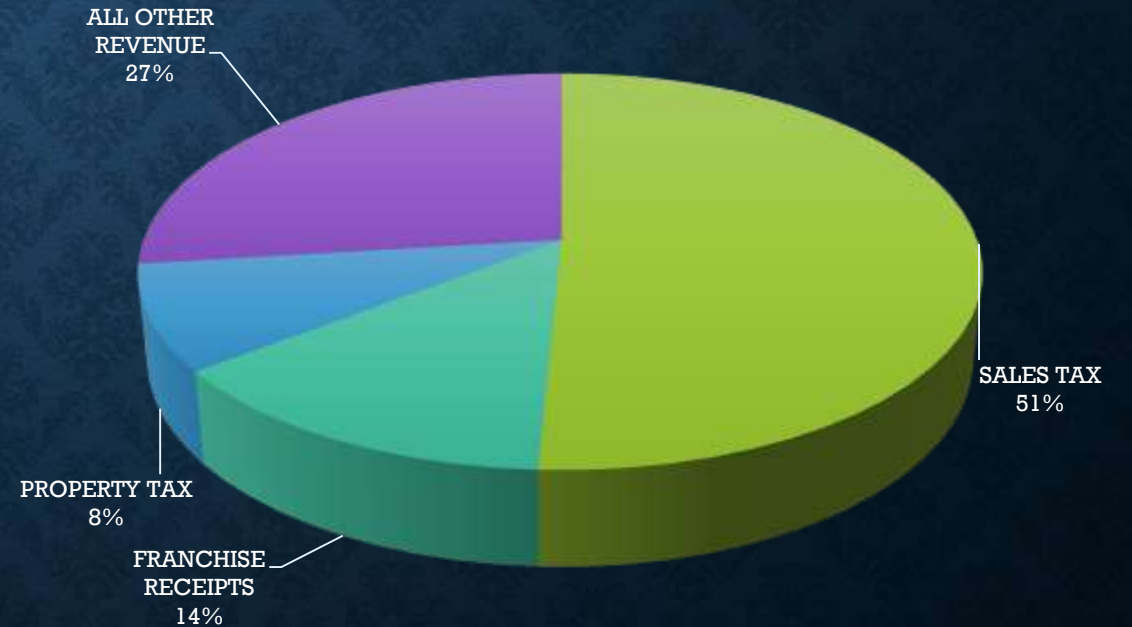


	2021 BUDGET	YTD ACTUALS	% OF BUDGET	% OF YEAR
SALES TAX	\$11,051,803	\$6,403,819	57.94%	67%
FRANCHISE RECEIPTS	\$2,633,000	\$1,728,306	65.64%	67%
PROPERTY TAX	\$2,408,100	\$1,086,514	45.12%	67%
SUBTOTAL	\$16,092,903	\$9,218,639	57.28%	67%
ALL OTHER REVENUE	\$4,487,617	\$3,406,931	75.92%	67%
TOTAL REVENUE	\$20,580,520	\$12,625,570	61.35%	67%

2021 BUDGET



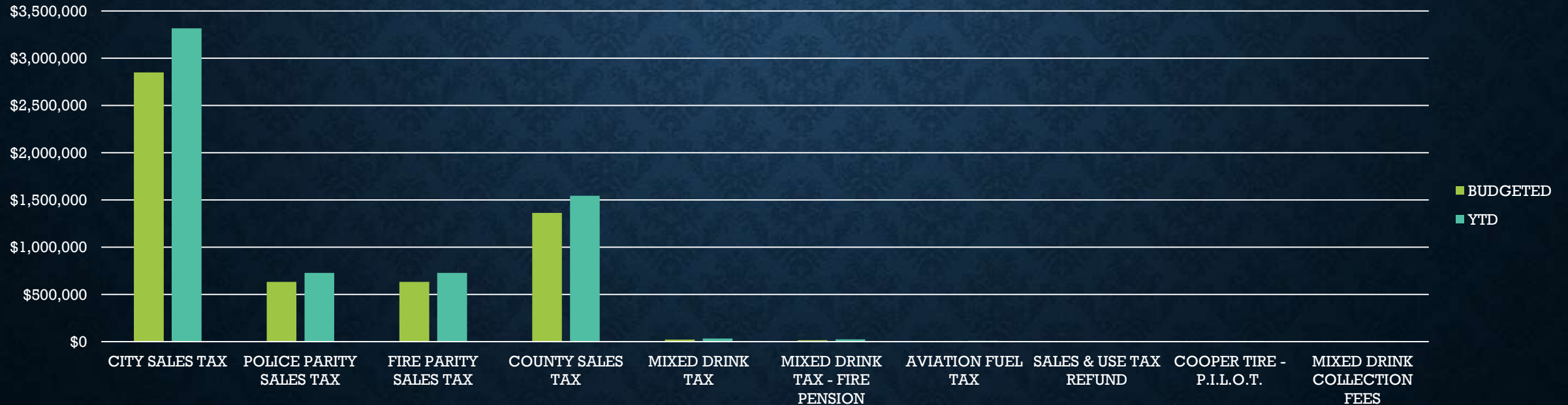
2021 YTD ACTUALS



Sales Tax Breakdown

	BUDGETED	YTD		
	2021	2021	% OF BUDGET	% OF YEAR
CITY SALES TAX	\$5,703,000	\$3,317,296	58.17%	50%
POLICE PARITY SALES TAX	\$1,266,000	\$728,621	57.55%	50%
FIRE PARITY SALES TAX	\$1,266,000	\$728,621	57.55%	50%
COUNTY SALES TAX	\$2,729,000	\$1,545,880	56.65%	50%
MIXED DRINK TAX	\$34,000	\$33,758	99.29%	67%
MIXED DRINK TAX - FIRE PENSION	\$26,000	\$25,318	97.38%	67%
AVIATION FUEL TAX	\$17,000	\$9,501	55.89%	50%
SALES & USE TAX REFUND	\$0	\$3,878	387814000.00%	67%
COOPER TIRE - P.I.L.O.T.	\$6,503	\$6,503	100.00%	67%
MIXED DRINK COLLECTION FEES	\$4,300	\$4,441	103.29%	67%
	\$11,051,803	\$6,403,819	57.94%	

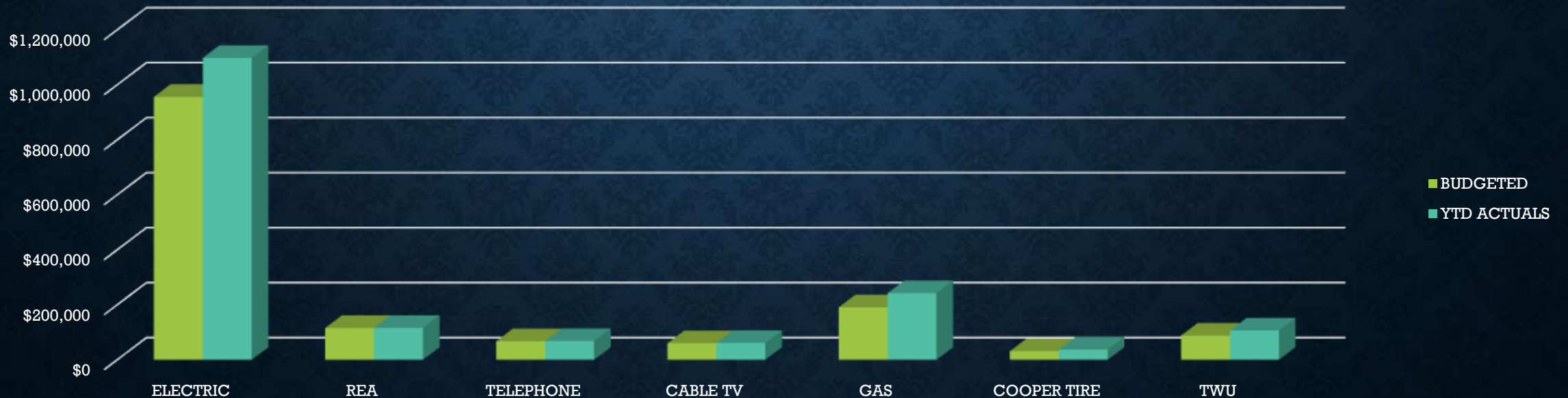
2021 BUDGET VS YEAR-TO-DATE SALES TAX REVENUE



Franchise Fee Breakdown

	BUDGETED	YTD ACTUALS	% OF BUDGET	% OF YEAR
ELECTRIC	\$1,639,000	\$1,097,827	66.98%	58%
REA	\$ 231,000	\$115,734	50.10%	50%
TELEPHONE	\$ 135,000	\$68,034	50.40%	50%
CABLE TV	\$ 103,000	\$61,201	59.42%	58%
GAS	\$ 327,000	\$242,079	74.03%	58%
COOPER TIRE	\$ 47,000	\$37,071	78.87%	67%
TWU	\$ 151,000	\$106,361	70.44%	58%
TOTAL	\$2,633,000	\$ 1,728,306	65.64%	

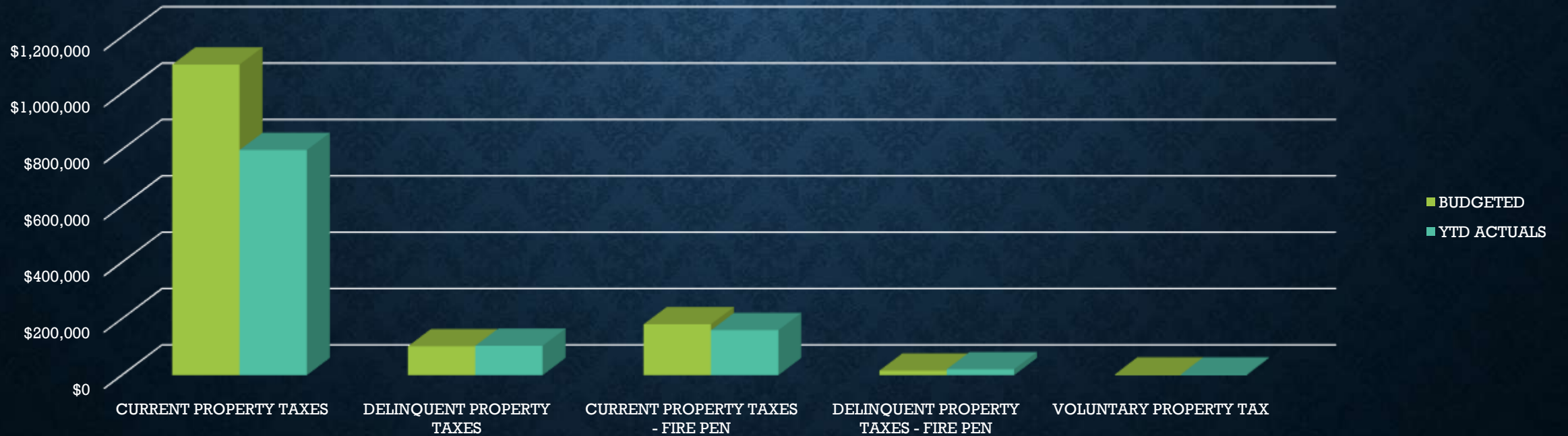
2021 BUDGETED VS YEAR-TO-DATE FRANCHISE RECEIPTS



Property Taxes Breakdown

	BUDGETED	YTD ACTUALS	% OF BUDGET	% OF YEAR
CURRENT PROPERTY TAXES	\$1,890,000	\$799,055	42.28%	58%
DELINQUENT PROPERTY TAXES	\$176,000	\$104,487	59.37%	58%
CURRENT PROPERTY TAXES - FIRE PEN	\$310,000	\$159,811	51.55%	58%
DELINQUENT PROPERTY TAXES - FIRE PEN	\$28,000	\$20,897	74.63%	58%
VOLUNTARY PROPERTY TAX	\$4,100	\$2,263	55.20%	58%
TOTAL	\$2,408,100	\$1,086,514	45.12%	

2021 BUDGETED VS YEAR-TO-DATE PROPERTY TAX



QUESTIONS?



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE:	Presentation video of the Planning Commission regarding the City establishing a mixed-use rural zone. (PWD-Planning) City Planner Mary Beck
AGENDA DATE:	September 7, 2021
ITEM TYPE:	Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Other <input checked="" type="checkbox"/> : Presentation video
DEPARTMENT:	Public Works - Planning Department
PREPARED BY:	Mary Beck, City Planner
REQUEST:	Presentation video.
EMERGENCY CLAUSE:	N/A
SUMMARY:	Presentation video.
EXPENSE REQUIRED:	N/A
AMOUNT BUDGETED:	N/A
APPROPRIATION REQUIRED:	N/A
RECOMMENDED ACTION:	N/A
EXHIBITS:	Video



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE:	Approval of the minutes of the regular meeting August 16, 2021. (CCD)
AGENDA DATE:	September 7, 2021
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
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EXPENSE REQUIRED:	N/A
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AMOUNT BUDGETED:	N/A
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APPROPRIATION REQUIRED:	N/A
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RECOMMENDED ACTION:	The City Clerk recommends Board approval.
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EXHIBITS:	Meeting minutes.
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Regular Meeting of the Board of Directors

City of Texarkana, Arkansas

216 Walnut Street

Minutes - Monday, August 16, 2021 - 6:00 PM

Mayor Brown called the meeting to order at 6:01 PM.

PRESENT: Mayor Allen Brown, Ward 1 Director Terry Roberts, Ward 2 Director Laney Harris, Ward 4 Director Ulysses Brewer, Ward 5 Director Barbara Miner and Ward 6 Director Jeff Hart.

ALSO, PRESENT: City Manager E. Jay Ellington, City Attorney George Matteson, and City Clerk Heather Soyars.

ABSENT: Assistant Mayor Ward 3 Steven Hollibush and Deputy City Clerk Jenny Narens.

Invocation and Pledge of Allegiance given by Mayor Brown.

Director Harris arrived at 6:05PM

CITIZEN COMMUNICATION

No one came forward.

PRESENTATION

1. Human Resources Presentation. (FIN) Finance Director TyRhonda Henderson
Finance Director TyRhonda Henderson gave a brief PowerPoint presentation. (Please see attached)

CONSENT

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

2. Approval of the minutes of the regular meeting August 2, 2021. (CCD)

REGULAR

3. Adopt an Ordinance levying the 2021 tax rate. (FIN) Finance Director TyRhonda Henderson
Motion to read the ordinance the first time in abbreviated form made by Director Miner, Seconded by Director Hart.

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

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 Director Roberts.

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

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 Director Miner, Seconded by Director Hart.

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

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

Motion to adopt the ordinance made by Director Hart, Seconded by Director Roberts.

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, Director Brewer, Director Miner, and Director Hart.

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

CITY MANAGER REPORT

City Manager E. Jay Ellington said his goal was to provide excellent staff information to the Board. He planned additional monthly meetings with the Board of Directors to discuss their wards. He sent his Friday communication email to the staff and Board of Directors. He said new videos on the City's website and YouTube showcase different areas of departments. He also said he would like to repopulate and renovate neighborhoods with the help of Habitat for Humanity and vacant city lots.

NEXT MEETING DATE: Tuesday, September 7, 2021

ADJOURN

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

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

The meeting adjourned at 6:42 PM.

APPROVED this the 7th day of September 2021.

Allen L. Brown, Mayor

Heather Soyars, City Clerk



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE:	Adopt a Resolution for the Animal Care and Adoption Center dedication plaque. (ACAC)
AGENDA DATE:	September 7, 2021
ITEM TYPE:	Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Other <input type="checkbox"/> : _____
DEPARTMENT:	City Clerk Department
PREPARED BY:	Heather Soyars, City Clerk
REQUEST:	Dedication plaque for the Animal Care and Adoption Center.
EMERGENCY CLAUSE:	N/A
SUMMARY:	Dedication plaque for the Animal Care and Adoption Center.
EXPENSE REQUIRED:	N/A
AMOUNT BUDGETED:	N/A
APPROPRIATION REQUIRED:	N/A
RECOMMENDED ACTION:	The City Manager and staff recommend approval.
EXHIBITS:	Resolution

RESOLUTION NO. _____

WHEREAS, Neva Nell McCormick was an animal lover and resident of Texarkana, Arkansas; and

WHEREAS, Neva Nell McCormick, who died at age 91, bequeathed \$1 million to the City of Texarkana, Arkansas, Animal Care and Adoption Center in honor of her parents, Thomas A. and Ida Mae Green; and

WHEREAS, Attorney John Ross IV, and other representatives of the Neva Nell McCormick Trust presented a ceremonial check to the Animal Care and Adoption Center Interim Director Brenda Williamson and City Finance Director TyRhonda Henderson on February 25, 2021; and

WHEREAS, Neva Nell McCormick also left generous donations to other local animal charities and our community; and

WHEREAS, the Board of Directors desires to commemorate Neva Nell McCormick for being a great citizen of our community and leaving a great legacy behind because of her love for animals; and

WHEREAS, the City of Texarkana, Arkansas, has built a new center for the care and adoption of animals;

NOW, THEREFORE, BE IT RESOLVED by the Board of Director of the City of Texarkana, Arkansas, that a plaque be placed at the newly built Animal Care and Adoption Center honoring her donation and recognizing her parents Thomas A. and Ida May Green.

BE IT FURTHER RESOLVED, the new Center's address is 203 Harrison Street, Texarkana, Arkansas, 71854.

BE IT FURTHER RESOLVED, that the official grand opening for the Center shall be in the Fall of 2021.

PASSED AND APPROVED this 7th day of September, 2021.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

George Matteson, City Attorney



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE:	Adopt a Resolution authorizing the City Manager to purchase a Crack Seal Machine for the Public Works Department Streets Division. (PWD) Public Works Director Tyler Richards
AGENDA DATE:	09/07/2021
ITEM TYPE:	Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Other <input type="checkbox"/> : _____
DEPARTMENT:	Public Works Department
PREPARED BY:	Tracie Lee, Assistant Public Works Director

REQUEST:	Purchase a Crack Seal Machine for the Public Works Department Streets Division.
EMERGENCY CLAUSE:	N/A

SUMMARY:	<p>The Public Works Department would like to purchase a Crack Seal Machine for the Public Works Department Streets Division in the amount of \$86,131.57 from Southern Star Materials through Sourcewell Government Buy Board.</p> <p>Purchase from this source meets all bidding requirements. Funds were budgeted and are available for the purchase of this vehicle in the Streets Capital Outlay Fund.</p>
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EXPENSE REQUIRED:	\$86,131.57
AMOUNT BUDGETED:	\$86,131.57
APPROPRIATION REQUIRED:	\$0.00

RECOMMENDED ACTION:	City Manager and staff recommend board approval.
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EXHIBITS:	Resolution and Bid from Stribling Equipment.
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RESOLUTION NO. _____

WHEREAS, the Public Works Department requests approval for the purchase of one (1) Crack Seal Machine from Southern Star Materials via the Sourcewell Government Buy Board in the amount of \$86,131.57;

WHEREAS, purchase from this source meets all bidding requirements and the funds were budgeted and are available; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Director of the City of Texarkana, Arkansas, that the Public Works Department is authorized to purchase one (1) Crack Seal Machine from the source and for the amount set forth above.

PASSED AND APPROVED this 7th day of September, 2021.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

George Matteson, City Attorney

SOURCEWELL PRICING WORKSHEET Contract #157293

DATE: 8.23.2021

PURCHASING AGENCY	CONTRACTOR	AUTHORIZED DISTRIBUTOR
BUYING AGENCY: City of Texarkana, AR, Street Department CONTACT PERSON: Mrl Clay Hicks, Street Superintendent PHONE: 870-779-4977 FAX: 870-773-2395 EMAIL: clay.hicks@txkusa.org	Crafco, Inc. Angie Hoaglin 602-276-0406 480-961-0513 angie.hoaglin@crafco.com	COMPANY Southern Star Materials Contact Name Joe Marlin PHONE: 501-771-0111 FAX: 501-771-9902 EMAIL: jmarlin@southernstarmaterials.com

EQUIPMENT PART #/DESCRIPTION:		Discounted Contract Price
Part Number	Description	Price
47400	SS125DC 100 cfm	\$ 72,810.00

EQUIPMENT OPTIONS: (Listed in Contract)			
Price for options requiring multiple units please list the total price not the each price.			
QTY/Part #/Description	Price	QTY/Part #/Description	Price
1/20014/3" Pintle Hitch	\$ 114.24		\$ -
1/24183/7 Pin Round Connector (Standard)	\$ 54.99		\$ -
2/26119/3/8' Safety Hooks	\$ 104.00		\$ -
1/24096K/Flash Bar Strobe	\$ 440.64		\$ -
1/47534N/Engine Cover, Insulated	\$ 2,664.00		\$ -
1/43416/Gravity Feed Kit	\$ 240.00		\$ -
1/43549/Spare Tire Kit	\$ 296.00		\$ -
	\$ -		\$ -
			Subtotal: \$ 3,913.87

UNPUBLISHED OPTIONS: (Items not shown in the Contract Price List)			
Price for options requiring multiple units please list the total price not the each price.			
QTY/Part #/Description	Price	QTY/Part #/Description	Price
	\$ -		\$ -
	\$ -		\$ -
	\$ -		\$ -
	\$ -		\$ -
	\$ -		\$ -
	\$ -		\$ -
			Subtotal: \$ -

	QUANTITY	1	Equipment Total:	\$ 76,723.87
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MATERIALS: (Listed in Contract Price list)			
Part #/Description	Units	Price/unit	TOTAL
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
			Material Total: \$ -

TRADE-INS/DISC./FREIGHT/TAX			
Description	Price	Description	Price
Shipping	\$ 1,400.0000		\$ -
Tax 10.25%	\$ 8,007.7000		\$ -
	\$ -		\$ -
			Subtotal \$ 9,407.7000
			TOTAL: \$ 86,131.5700

Crafco Approval By: **Angie Hoaglin** Date: 8/24/2021

Not Valid Without Approval



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE: Adopt a Resolution certifying local government endorsement of XPO Logistics, Inc., to participate in the Tax Back Program. (Admin)

AGENDA DATE: September 7, 2021

ITEM TYPE: Ordinance Resolution Other : _____

DEPARTMENT: Administration

PREPARED BY: Heather Soyars, City Clerk/Assistant City Manager

REQUEST: City endorsement for XPO Logistics to participate in the Tax Back Program

EMERGENCY CLAUSE: N/A

SUMMARY: XPO Logistics wants to lease a facility in Texarkana, Arkansas that would add 35 new jobs in our community. XPO Logistics is an American freight transportation company that primarily provides less-than-truckload and truck brokerage services in 18 countries.

The incentive program is available to eligible businesses that meet the qualifications for investment and payroll thresholds for the tier in which it locates and expands and are approved for benefits by the Arkansas Economic Development Commission. The Commission's approval is contingent upon a receipt of a completed application and a local endorsement from the city, county or both, which authorizes the refund of its local taxes to the eligible company.

To qualify, the eligible business must invest in excess of \$100,000 and meet the eligibility criteria.

The incentive program grants a refund of state and local sales and use taxes paid on the purchased of the material used in the construction of a building or buildings or any addition, modernization or improvement to a new or expanding eligible business. A sales and use tax refund is also allowed for the purchases of taxable machinery or equipment associated with the building or project.

All project costs must be incurred within four years from the date the project is approved by the Commission. The project plan may be revised by written amendment filed with the Commission. The Commission's approval of an amendment will not extend the time period in which project costs may be incurred. It is the responsibility of the qualified business to file a Tax Back Program Annual Sales and Use Tax Refund Request (Form Tax Back 1000) annually at the end of each calendar year

with the Department of Finance and Administration to request a refund of sales and use taxes paid on eligible project expenditures incurred during the preceding calendar year. All claims for sales and use tax refunds under this incentive program must be filed within three years from the date of the qualified purchase or purchases or those claims will be denied.

EXPENSE REQUIRED: N/A

AMOUNT BUDGETED: N/A

**APPROPRIATION
REQUIRED:** N/A

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

EXHIBITS: Resolution

RESOLUTON NO. _____

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF TEXARKANA, ARKANSAS, CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF A BUSINESS TO PARTICIPATE IN THE TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706(D) OF THE CONSOLIDATED INCENTIVE ACT OF 2003)

WHEREAS, in order to be considered for participation in the Tax Back Program, the local government must endorse a business to participate in the Tax Back Program and benefit from the sales and use tax refunds as provided in the Consolidated Incentive Act of 2003; and

WHEREAS, said endorsement must be made on a specific form available from the Arkansas Department of Economic Development; and

WHEREAS, XPO Logistics, Inc., has sought to participate in the program and more specifically has requested benefits accruing from American freight transportation of the specific facility to be located in Texarkana, Arkansas; and

WHEREAS, XPO Logistics, Inc., has agreed to furnish the local government all necessary information for compliance.

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

Section 1. XPO Logistics, Inc., be endorsed by the City of Texarkana, Arkansas, for benefits from the sales and use tax refunds as provided by Section 15-4-2706(d) of the Consolidated Incentive Act of 2003.

Section 2. The Department of Finance and Administration is authorized to refund local sales and use taxes to XPO Logistics, Inc.

Section 3. This resolution shall take effect immediately.

PASSED AND APPROVED this 7th day of September 2021.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

George Matteson, City Attorney



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE:	Adopt a Resolution appointing Clyde “Boots” Thomas to the Miller County Equalization Board. (CCD) City Manager E. Jay Ellington
AGENDA DATE:	September 7, 2021
ITEM TYPE:	Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Other <input type="checkbox"/> : _____
DEPARTMENT:	Administration
PREPARED BY:	Heather Soyars, City Clerk

REQUEST:	Appoint a member to the Equalization Board.
EMERGENCY CLAUSE:	N/A

SUMMARY:	<p>The Miller County Equalization Board is responsible for adjusting and equalizing the real and personal property throughout the County.</p> <p>Miller County has made a request to the City to fill the vacancy on the Equalization Board that is selected by Cities and Incorporated Towns.</p> <p>Appoint Clyde “Boots” Thomas Vacant Term - June 2021----2024</p>
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EXPENSE REQUIRED:	N/A
AMOUNT BUDGETED:	N/A
APPROPRIATION REQUIRED:	N/A

RECOMMENDED ACTION:	The City Manager and staff recommend approval.
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EXHIBITS:	Resolution, member list
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RESOLUTION NO. _____

WHEREAS, Miller County requests that the City of Texarkana appoint a member to the Miller County Equalization Board to fill an existing vacancy;

NOW, THEREFORE, BE IT RESOLVED by the Board of Director of the City of Texarkana, Arkansas, that Clyde “Boots” Thomas, of Texarkana, Arkansas, is hereby appointed to the Miller County Equalization Board for the current vacancy on such Board with a term ending in June 2024.

PASSED AND APPROVED this 7th day of September, 2021.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

George Matteson, City Attorney

EQUALIZATION BOARD

3 – YEAR TERMS

<u>Member</u>	<u>Appointment</u>	<u>Term Date</u>	<u>Term</u>	<u>Ward</u>
Selected by County Judge Diane Phillips 307 Miller County 20		June 2020----2023		N/A
Selected by School Districts Cylestine Thornton 6608 Harris Lane		June 2019----2022		6
Selected by Cities and Incorporated Towns Vacancy		June 2021----2024		
Selected by Quorum Court Dan Butler 5100 East 9 th Street		June 2019----2022		3
Selected by Quorum Court Maggie Harris 5660 Line Ferry Road		June 2021----2024		1



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE: Adopt an Ordinance to establish a mixed-use rural zone to continue residential use and add limited commercial options. (PWD-Planning) City Planner Mary Beck

AGENDA DATE: 09/07/2021

ITEM TYPE: Ordinance Resolution Other :

DEPARTMENT: Public Works/Planning

PREPARED BY: Mary Beck

REQUEST: Adopt an ordinance to establish a mixed use rural zone to continue residential use and add limited commercial options.

**EMERGENCY
CLAUSE:** None requested

SUMMARY: The Planning Commission recommends this new zoning district. Several workshops, consultation with the State Planner, reviews of other cities' ordinances and input from elected officials and staff recognize a need to better utilize the 46.7 % of properties currently zoned R-1 Rural residential.

**EXPENSE
REQUIRED:** 0

**AMOUNT
BUDGETED:** 0

**APPROPRIATION
REQUIRED:** 0

**RECOMMENDED
ACTION:** Adopt an ordinance to add a zoning district for some development of rural areas.

EXHIBITS: Ordinance, Memo to City Manager, draft ordinance.

ORDINANCE NO. _____

IN ORDER TO ESTABLISH A NEW ZONING DISTRICT AN ORDINANCE TO AMEND THE CITY OF TEXARKANA, ARKANSAS, CODE OF ORDINANCES CHAPTER 28, ARTICLE III, AND CHAPTER 21, ARTICLE I, SETTING THE GOVERNING REGULATIONS FOR THE A-1 MIXED USE RURAL ZONE; AND FOR OTHER PURPOSES

WHEREAS, the City currently has 46.7% land area zoned R-1 rural residential; and

WHEREAS, the Planning Commission, having determined additional land uses would be beneficial to rural areas to promote prosperity and creativity; and

WHEREAS, the Planning Commission has held not fewer than five advertised workshops and a public hearing to develop a new land zone to answer the need for more development; and

WHEREAS, the Planning Commission has developed the following land uses and regulations to answer a need for expanded land uses in rural areas of the City:

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the City of Texarkana, Arkansas, the following amendments to Chapter 28, Zoning, and Chapter 21, signage be adopted:

Section 1. The *City of Texarkana, Arkansas, Code of Ordinances* (the “Code”) is hereby amended to add the following as Section 28-25:

Section 28-25 Limited Mixed Use Rural District

A-1 Limited mixed use rural district. Purpose and intent of this district is to encourage and allow development of limited commercial land use in rural settings. Primarily intended for the outskirts of the City where large rural residential tracts of land are located are ideal locations for agriculture related businesses and outdoor family venues. The land uses allow for both traditional land use of livestock and truck gardening and new land uses such as corn mazes, pumpkin patches and outdoor wedding venues with carriage rides. The majority of the land uses are set as conditional, always conditional usage when animals are included and require site plans, showing appropriate suitable fencing at the time of zoning or rezoning application so the conditional uses can be approved at the same time as the zoning. The existing animal density restrictions to

one head of large livestock per acre is standard to protect the health, safety and nuisance concerns of neighboring properties.

(Land uses for A-1 zone)

- (b) *Use Regulations.* The permitted uses in the commercial and mixed use district are set forth below. Where the letter "X" appears opposite a permitted use and underneath a commercial zoning district, the listed use is permitted in that district subject to: (1) the providing of off-street parking in the amount required, (2) conformance to the special conditions applying to certain uses as set forth in article V; and (3) the providing of off-street loading in accordance with article VII, section 28-92. Where the letters "CU" appear instead of an "X," this use is permitted subject to acquiring a conditional use permit as set forth in article IV. All permitted uses shall be inside or enclosed except areas of outdoor dining as specified below and any outdoor-type land uses.

	<i>USE BY RIGHT</i>	<i>Conditional Use</i>
Animal Clinic, kennel, training or boarding facility		CU
Animal shelter, adoption or animal pound		CU
Dairy & sales of dairy products		CU
Equestrian stables/riding academy		CU
Family farm (with or without restaurant)		CU
Hobby chickens with enclosure - excludes commercial chicken houses (no fertilizer sales allowed)		-
Hunting club gun or archery, ax toss		CU
Livestock (horses or cattle) grazing subject to Sec. 28-52		CU
Fish farm & fish market or restaurant		CU
Meat locker – processing of wild game		CU
Bait shop	X	
Carriage rides, horse riding, pony rides.		CU
4-H projects		CU
Hunting birds (i.e., Falconry)		CU
Aquarium		CU
Rodeo/ARENA		CU
Pet cemeteries/crematoriums		CU
Taxidermy		CU
Wedding venues, barn dance facilities reunion halls,		CU
Plant nursery	X	
Bees and honey sales	X	

Natural products (i.e., Elderberry syrup, health, and beauty products from plants)	X	
Fruit orchard or berry farms with fruit sales and product sales	X	
Row crops and sales on site	X	
Golf courses	X	
Lawn maintenance, landscaping or tree service: (equipment to be housed)	X	
Residential land uses		
Single family detached only – max. 2 per property – 5 acres each if more than one dwelling.	X	

(c.) Lot, yard, and height regulations

	Zoning District			
	O-1	C-1	C-3	A-1
Lot Regulations	O-1	C-1	C-3	A-1
Minimum lot area (square feet or acreage)	14,000	14,000	20,000	1.5 acres
Minimum lot area width at building line	100	100	150	100
Maximum lot coverage (per cent)	40	40	40	NA
<i>Yard Regulations (in feet):</i>				
Minimum front yard:				
With no parking in front	25	25	25	30
With parking between street and building (for commercial buildings)	45	45	45	45
<i>Lot Regulations:</i>				
Minimum rear yard:				
Single frontage lot	20	12	12	30
Double frontage lot	25	25	25	30
Minimum side yard:				
Interior				
When abutting property in residential district	10	12	20	30
When abutting property in nonresidential district	10	None	None	30
Exterior	20	25	25	30
<i>Height Regulations (I):</i>				
Maximum number of feet	24	36	36	36
Maximum number of stories	2	3	3	3

NOTES: (1) A building or structure may exceed the maximum heights shown provided each of its front, side, and rear yards are increased an additional foot for each foot such building exceeds the maximum height.

(d.) *Notes:*

(addition)

A-1 mixed use rural zone may be approved to use gravel or similar material in parking areas for business activities when appropriate if the site plan is approved by the chief building official (examples: parking for produce stand, outdoor wedding venues).

(e.) *Screening requirements—All commercial and mixed use districts.* The basic screening requirement is to construct an opaque fence on all side and rear abutting property lines between residential and commercial zones. Should the commercial developer/owner choose to utilize a nonopaque fence (no more than twenty (20) per cent openings), a ten (10) foot landscaped buffer yard adjacent to the screening fence will be required. The following chart defines the screening requirements. The screening fence may be constructed of wood (cedar, redwood, cypress, and pressure-treated types resistant to rot), rock, masonry (brick), construction techniques allowing openings (i.e. basket-weave, louvered, pierced brick and open decorative designs), and combinations of materials (i.e. brick pilasters/wood between the pilasters, concrete block faced with masonry, brick topped with decorative wrought iron or decorative elements). A-1 zone screening requirements apply only to areas immediately adjacent to commercial structures.

	O-1 Office and Quiet Business	C-1 General Commercial	C-3 Open Display Commercial	C-4 Crossroads Business Park	A-1 Mixed Use Rural
Rural Residential (R-1)	Not Required	Not Required	Not Required	Not Required	Not Required
Single-Family Residential (R-2)	Minimum 6' Screening Fence Required	Minimum 6' Screening Fence Required	Minimum 8' Screening Fence Required	Minimum 8' Screening Fence Required	Minimum 6' Screening Fence Required
Low Density Residential (R-3)	Minimum 6' Screening Fence Required	Minimum 6' Screening Fence Required	Minimum 8' Screening Fence Required	Minimum 8' Screening Fence Required	Minimum 6' Screening Fence Required
Medium Density Residential (R-4)	Minimum 6' Screening Fence Required	Minimum 6' Screening Fence Required	Minimum 8' Screening Fence Required	Minimum 8' Screening Fence Required	Minimum 6' Screening Fence Required
Manufactured Housing (RM)	Minimum 6' Screening Fence Required	Minimum 6' Screening Fence Required	Minimum 8' Screening Fence Required	Minimum 8' Screening Fence Required	Minimum 6' Screening Fence Required

Section 2. The Code is hereby amended to include the following provision as Section 28-35(h):

- (h) A review for a conditional use permit may be included as part of a zoning request on one application if an approved site plan is part of the application process.

Section 3. Sections 28-51(c), (d), (e), and (i) of the Code are deleted and the following substituted therefor:

- (c) *Accessory building height.* No accessory building shall exceed the height of the main structure other than those buildings and structures clearly incidental to a farm, ranch, orchard, truck garden or nursery tanks, granaries, silos, stables, and such buildings necessary to conduct an approved business in an A-1 zone.
- (d) *Accessory building not to occupy front or side yard except in A-1 Limited mixed use rural district.* In no district shall an accessory building occupy any part of a required front or exterior side yard except in an A-1 zone where 30' setbacks on all sides shall be enforced.
- (e) *Accessory building construction may not commence before construction of the main building except in an A-1 Limited mixed use rural district.* No accessory building shall be constructed upon a lot until the construction of the principal building has actually been commenced, and no accessory building shall be used unless a certificate of occupancy has been issued for the main building, excluding the A-1 zone at such times when a principal building is not required.
- (i) *Commercial accessory buildings.* Except in the C-2 central business district that are without setbacks, [not to include A-1 Limited mixed use rural districts], accessory buildings may be permitted in the O-1 office and quiet business, C-1 general commercial, and C-3 open display commercial districts which are used exclusively as product or equipment storage and shall not be located closer than forty-five (45) feet to the front property line or the side street property line. A rear yard is not required for commercial accessory buildings except a rear yard of not less than ten (10) feet is required when such business zoning district abuts a residential zoning district. Accessory buildings shall not occupy more than thirty (30) per cent of the required rear yard setback, nor shall they be located closer than five (5) feet to a side property line. In no instance shall the accessory building floor area exceed that of the principal.

Section 4. Sections 28-52(a) and (b) of the Code are deleted and the following substituted therefor:

- (a) Animal husbandry, dairying, pasturage shall have a minimum of not less than one (1) acre of lot area for each head of livestock kept on the premises to be located in R-1 Rural Residential or A-1 Limited mixed use zoning only and must have a conditional use permit approved by the Planning Commission (the Planning Commission at the time of request for rezoning to A-1 may approve the conditional use permit with an approved site plan as part of the rezoning request and recommendation to the Board of Directors).
- (b) Animal hospital, pound or shelter; commercial kennel; livestock sales; riding academy; public stable; veterinarian's office, etc., (not to include grazing land in the A-1 limited mixed use zone), where animals are kept outside on the premises or housed in a structure other than the primary commercial structure used for business; shall be located no closer than two hundred (200) feet to a residential district, and no closer to a zoning lot line than one hundred (100) feet.

Section 5. The following definitions contained in Section 28-142 of the Code are hereby amended and restated as follows:

Sec. 28-142 Animal shelter or pound: A facility used for animal control to contain animals and where various animal services may be administered with the aim of protecting the public from danger and health concerns associated with animals, especially stray or unlicensed pets.

Animal welfare services or animal adoption center: A non-profit organization that provides for animal adoption, relocation, lost and found services, spay and neuter and other pet services for the benefit of animals.

Section 6. The following definitions are hereby added to Section 28-142 of the Code:

Agricultural Products Processing: A facility which involves the operation(s) of processing, preparing, or packaging agricultural products which are not grown on the site.

Agriculture: The use of land for farming, dairying, pasturage, apiculture (bees), aquaculture (fish, mussels), horticulture, floriculture, viticulture (grapes), or animal and poultry husbandry; this includes the necessary accessory uses for packing, treating, or storing the produce from these activities.

Agriculture-related Business: An establishment engaged in the retail sale of supplies directly related to the day-to-day activities of agricultural production, including the bulk storage of hay, feed, seed, fertilizers (does not allow manure that is not packaged) and related agrichemicals

Animal clinic aka veterinarian: A facility, differentiated from a small animal clinic in that veterinarian medical treatment, surgeries, vaccinations, and other services it offers include boarding, with pens, stables, kennels and holding areas as part of the clinic.

Small animal clinic aka veterinarian office: A facility that provides veterinarian medical treatment, surgeries, vaccinations, and other services such as boarding, for small animals with no pens, stables, kennels, or any such holding areas other than those located entirely indoors as part of the clinic.

Animal, Farm: Any animal that customarily is raised in an agricultural, rather than urban, environment, for profit on farms and has the potential of causing a nuisance if not properly maintained. Allowed farm animals in the City limits are horses, cattle, dairy cows, donkeys, and mules, (water buffalo, llamas, emus, and ostriches currently being reviewed for inclusion). This definition does not include “hobby chicken” which is separately defined.

Animal, Exotic: Animals that are not usually found running at large within the natural areas of the State of Arkansas; that do not meet the definition of household/domestic animals or farm animals; that are not usually considered as a food supply or animal of burden in the United States, and which close relative or parentage are usually imported from another country.

Animal, Game: Animals which are normally wild by nature, provide citizens with a portion of food for consumption, and are usually hunted under a permit issued by the State of Arkansas.

Animal, Wild by Nature: Animals which normally fall within the category of scavenger or predator; may instill fear and apprehension in persons of normal sensitivity, when encountered; require extraordinary precautions to prevent escape, and will not usually voluntarily return to the domicile after escape.

Chicken, Hobby: Fowl that are being raised on non-agricultural lots as a hobby instead of as a farming operation. Hobby chickens are used for the production of eggs, garden fertilizer, meat production or as pets for non-commercial purposes.

Family Venues: An area used for occasions where a variety of generally outdoor gatherings are held that includes but is not limited to family reunions, weddings, and anniversary celebrations, also seasonal commercial rural offerings such as corn maze challenges, pumpkin patch photos, sales, hayrides, and carriage rides.

Lake recreation: A variety of recreational activities such as fishing, paddle boats, water skiing, tubing, etc.

Landscaping business, lawn maintenance or tree service. Business that provides for control, growth, management, and beautification of plant material.

Livestock Market: An enclosure or structure designed or used for holding livestock for purposes of sale or transfer by auction, consignment, or other means.

Section 7. The following is hereby added to Section 21-10 of the Code to identify the permitted signs for the A-1 Limited Mixed Use Rural Zone:

A-1 Limited mixed use rural zone:

- Name plates not over four (4) square feet in area.
- Bulletins not over twelve (12) square feet in area.
- Official signs not over twelve (12) square feet in area.
- Commercial signs not over fifty (50) square feet in area.

PASSED AND APPROVED this 7th day of September, 2021.

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

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MEMORANDUM

TO: Jay Ellington, City Manager
FROM: Mary L. Beck, City Planner
DATE: August 12, 2021

SUBJECT: **A-1 MIXED USE RURAL ZONING DISTRICT** – Adopt an ordinance to establish a mixed use (residential and commercial land uses) in the rural areas of the City. In response to numerous inquiries in recent years to conduct business activities in rural settings, workshops have been conducted at regularly scheduled Planning Commission meetings as well as special meetings to vet land uses and regulations for a new zone. Currently the R-1 Rural residential areas comprise 46.7% of the City's land yet uses in these zones are limited to a single family home, gardens or crops and large livestock when approved by a conditional use permit at one head per acre. This new zone would expand land uses to allow sales on premise of produce, outdoor wedding venues, plant nurseries and lawn maintenance businesses for example.

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,



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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, July 25, 2021 edition of the Texarkana Gazette and monthly legal notices beginning in January 2021.

OPPOSITION: None to date

PLANNING COMMISSION ACTION:

The Planning Commission held several workshops during regular meetings as well as two special workshops in April and July dedicated to development of this ordinance. Request for public input, comments by staff and elected officials and consultation with State Planner Jim VonTungeln and Miller County Tax Assessor all went into the considerations of this new zone proposal. On August 10, 2021, a final brief workshop and public hearing were held and on a motion to approve by Mr. Clyde (Boots) Thomas, seconded by Ms. Bertha Dunn, was approved 6-0 with one commissioner absent.

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

REQUESTED ACTION BY CITY BOARD OF DIRECTORS:

The City Board is requested to adopt an ordinance to establish a new zoning district that allows mixed use of residential and commercial land uses in rural areas.