



Regular Meeting of the Board of Directors

City of Texarkana, Arkansas

216 Walnut Street

Agenda - Monday, May 20, 2024 - 6:00 PM

Call to Order

Roll Call

Invocation given by Director Terry Roberts

Pledge of Allegiance led by Animal Care and Adoption Center Director Lenor Teague

CITIZEN COMMUNICATION

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

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

PROCLAMATION(S)

Proclamation declaring May 19-24, 2024, as Public Works Appreciation Week.

CONSENT

1. Approval of the minutes of the regular meeting May 6, 2024. (CCD) City Clerk Heather Soyars
2. Adopt a Resolution authorizing the City Manager to enter into a construction contract with Contech Contractors, Inc., for the Pinehurst Street Sidewalk Project. (PWD) Public Works Director Tyler Richards

REGULAR

3. Consider the following action concerning renaming the Texarkana Recreation Center:
Conduct a Public Hearing for public comments concerning the renaming of the Texarkana Recreation Center.
Adopt a Resolution renaming the Texarkana Recreation Center the “*Terry Lee Roger’s Recreation Center*”. (PWD) Public Works Director Tyler Richards

[This item was TABLED at the May 6, 2024, Board of Directors' meeting for additional public awareness and comments.]

4. Adopt a Joint Resolution and Memorandum of Understanding of the Board of Directors of the City of Texarkana, Arkansas, and the City Council of the City of Texarkana, Texas supporting the fiscal year 2024 consolidated rail infrastructure and safety improvements (CRSI) grant application for Union Station improvements. (ADMIN)

[This item FAILED at the May 6, 2024, Board of Directors' meeting due to lack of a second.]

5. Adopt an Ordinance amending Ordinance No. 10-2024 to correct the rezoning of Lot 1 of the proposed JK Acres subdivision located at 4804 East 9th Street, from C-1 General Commercial District to C-3 Open Display Commercial for the purpose of building and operating a landscaping business. (Ward 3) (PWD-Planning) City Planner Jamie Finley
6. Adopt an Ordinance to rezone the property located at 6103 Mount Olive Drive from C-4 Crossroads Business Park to a Planned Unit Development for the purpose of constructing 12 townhomes. (Ward 6) (PWD-PLANNING) City Planner Jamie Finley

BOARD OF DIRECTORS' COMMENTARY

CITY MANAGER REPORT

NEXT MEETING DATE: Monday, June 3, 2024

ADJOURN

2024 City Calendar

Gateway Farmers Market - Open Tuesdays, Thursdays & Saturdays 7AM - Noon
Gateway Farmers Market National Market Week - Saturday, June 15th
Juneteenth Celebration - Saturday - June 15th - 3PM - 11PM
Mission At Ease Veterans Program (Hopkins) - Saturday - June 22nd - 11AM - 11PM
Blues Fool Festival - Thursday - July 4th - 3PM - 7PM
Gateway Farmers Market Salsa Contest - Saturday, July 20th

Texarkana Rec Center Calendar

Live to the Beat - 9AM-10AM - Monday through Friday
Ageless Grace - Mondays & Thursdays - 2PM - 3PM
The Fabric Shop - Thursdays - 8AM - 2PM
Quilters - Fridays - 9AM - 3PM
Gym Open - Daily - 3PM - 5PM
Dance Fitness - Tuesdays - 6PM & Saturdays - 11AM
Let's Tow the Line - Thursday - May 23rd - 6PM - 7PM
Come Rock with Us - Tuesday - May 28th - 5:30PM - 6:30PM
40+ Basketball Half Court - Tuesday - May 21st & Thursday - May 30th - 5PM - 7PM
Setting Financial Goals for 2024 - Tuesday - May 21st - 11AM - 12:30PM
Woodmen of the World - Thursday - May 23rd - 6PM - 7PM



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE:	Approval of the minutes of the regular meeting May 6, 2024. (CCD) City Clerk Heather Soyars
AGENDA DATE:	May 20, 2024
ITEM TYPE:	Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Other <input checked="" type="checkbox"/> : Minutes
DEPARTMENT:	City Clerk Department
PREPARED BY:	Heather Soyars, City Clerk
REQUEST:	Approval of meeting minutes.
EMERGENCY CLAUSE:	N/A
SUMMARY:	Approval of meeting minutes
EXPENSE REQUIRED:	N/A
AMOUNT BUDGETED:	N/A
APPROPRIATION REQUIRED:	N/A
RECOMMENDED ACTION:	The City Clerk recommends Board approval.
EXHIBITS:	Meeting minutes.



Regular Meeting of the Board of Directors

City of Texarkana, Arkansas

216 Walnut Street

Minutes - Monday, May 06, 2024 - 6:00 PM

Assistant Mayor Jeff Hart called the meeting to order at 6:00 PM.

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

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

ABSENT: Mayor Allen Brown.

Invocation given by Assistant Mayor Jeff Hart.

Pledge of Allegiance led by Bi-State Justice Building Manager Kristine Shuffield.

CITIZEN COMMUNICATION

Anita Pickett, 1601 Beech Street, wanted to introduce herself to the Board of Directors for their support of her application to the Planning Commission.

David Green, 1709 Harner Street, spoke about the problems with the trains and train tracks.

Craig Harland, 5406 E. Heights Road, wanted to speak about the Texarkana Regional Airport twenty-year expansion plan and the members of the Airport Authority.

Diana Lowe, 2002 Laurel Street, spoke about the off-street parking in the Historic District.

Donald Reid, 6624 Lakeridge Drive, gave a recommendation on renaming the Texarkana Recreation Center, the Terry Roger's Facility.

Mondo Barry, 4414 Magee Drive, spoke on behalf of renaming the Texarkana Recreation Center, the Terry Roger's Facility.

Billy Lavender, 6200 River Birch Way, recommended the Texarkana Recreation Center being renamed the Terry Roger's Facility.

Helen Cunningham, 4713 Glenlea Drive, said she had a house on the condemnation list and wanted to see what could be done to have it removed from the list.

PROCLAMATION(S)

1. Proclamation declaring May 5-11, 2024, as Municipal Clerks Appreciation Week.
2. Proclamation declaring May 5-11, 2024, as National Drinking Water Week.

PRESENTATION(S)

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

Sgt. Tanner Freeman	TAPD	10 Years
Jeffrey Shaw	TWU	10 Years

CONSENT

Director Harris requested Item 7. Adopt a Resolution authorizing the City Manager to purchase an Asphalt Zipper from Asphalt Zipper, Inc. (PWD) Public Works Director Tyler Richards, be removed from the Consent agenda.

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

4. Approval of the minutes of the regular meeting April 15, 2024. (CCD) City Clerk Heather Soyars
5. Resolution No. 2024-31 authorized the purchase of an updated fire panel for the Bi-State and Bowie County Jail located in the Bi-State Justice Building. (BI-STATE) Building Manager Kristine Shuffield
6. Resolution No. 2024-32 accepted the 2023 Public Facilities Board Annual Report. (FIN) Finance Director TyRhonda Henderson

REGULAR

7. Resolution No. 2024-33 authorized the City Manager to purchase an Asphalt Zipper from Asphalt Zipper, Inc. (PWD) Public Works Director Tyler Richards

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

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

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

8. Consider the following action concerning twenty-six (26) substandard structures:

Conduct a Public Hearing regarding the condemnation of substandard structures.

Assistant Mayor Hart opened the Public Hearing.

Public Works Director Tyler Richards gave a brief presentation regarding the nuisance properties.

Assistant Mayor Hart asked if anyone would like to speak for or against this item.

Director Harris read an email that he sent to City Manager Robert Thompson and Public Works Director Tyler Richards.

Joseph Neal, 1604 Prospect, told the Board of Directors he did not think the house was condemnable, but he was trying to fix the house and did not want it to be condemned.

Public Works Director Tyler Richards said the house would be condemned, but Mr. Neal could obtain a building permit to fix the house and bring it back to code.

Assistant Mayor Hart closed the Public Hearing.

Resolution No. 2024-34 condemned twenty-six (26) substandard structures. (PWD) Public Works Director Tyler Richards

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

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

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

9. Adopt a Resolution naming the Texarkana Recreation Center gymnasium the "*Terry Lee Roger's Gym*". (PWD) Public Works Director Tyler Richards

After a brief discussion, the motion to table the resolution for additional public awareness and comments made by Director Hollibush, Seconded by Director Jewell.

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

Voting Nay: Director Harris.

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

10. Adopt a Joint Resolution and Memorandum of Understanding of the Board of Directors of the City of Texarkana, Arkansas, and the City Council of the City of Texarkana, Texas supporting the fiscal year 2024 consolidated rail infrastructure and safety improvements (CRSI) grant application for Union Station improvements. (ADMIN)

After a brief discussion, the motion to adopt the resolution made by Director Brewer.

Assistant Mayor declared the motion failed for lack of a second.

11. Resolution No. 2024-35 accepted the 2023 audit engagement letter prepared by the accounting firm FORVIS, LLP. (FIN) Finance Director TyRhonda Henderson

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

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

Voting Nay: Director Harris.

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

12. Ordinance No. 8-2024 amended Ordinance No. 10-2021, to correct the street name from George Street to George Avenue. (PWD-Planning) City Planner Jamie Finley

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 Director Brewer.

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

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 Hollibush.

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

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 Hollibush, Seconded by Director Brewer.

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

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

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

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

No one came forward.

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

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

13. Ordinance No. 9-2024 amended the *City of Texarkana, Arkansas, Code of Ordinances*, Section 28-22 Commercial District in order to consolidate and clarify permitted and conditional uses for medical related businesses. (PWD-Planning) City Planner Jamie Finley

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

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

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 Hollibush.

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

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 Roberts, Seconded by Director Hollibush.

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

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

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

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

No one came forward.

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

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

14. Ordinance No. 10-2024 rezoned Lot 1 of the proposed JK Acres subdivision located at 4804 East 9th, from R-2 Single Family Residential to C-1 General Commercial District for the purpose of building and operating a landscaping business. (Ward 3) (PWD-Planning) City Planner Jamie Finley

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

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

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 Hollibush, Seconded by Director Roberts.

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

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 Brewer, Seconded by Director Roberts.

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

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

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

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

No one came forward.

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

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

15. Ordinance No. 11-2024 regulated off-street parking in all residential historic districts. (PWD-Planning) City Planner Jamie Finley

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

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

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 Hollibush, Seconded by Director Brewer.

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

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 Brewer, Seconded by Director Roberts.

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

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

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

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

No one came forward.

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

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

BOARD OF DIRECTORS' COMMENTARY

Director Roberts said thank you to Assistant Mayor Hart for a job well done conducting the meeting.

Director Brewer said he asked Swepco to launch an investigation from 19th Street through 22nd Street regarding all the power outages.

Director Harris asked if City's events and meetings were posted on the Facebook page and website.

Director Jewell asked if the trees and overgrown weeds inside the ditches in Ward 5 be cleaned out.

EXECUTIVE SESSION

The Board of Directors entered Executive Session at 8:14 PM to discuss appointments to the Airport Authority and the Planning Commission.

The Assistant Mayor reconvened the meeting at 8:29 PM and the following action was taken.

ADDENDUM – THE BOARD OF DIRECTORS REQUESTED SEPARATE RESOLUTIONS FOR EACH VACANCY ON THE PLANNING COMMISSION.

16. Resolution No. 2024-37 reappointed Ray Abernathy to the Airport Authority. (CCD) City Clerk Heather Soyars

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

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

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

17. Resolution No. 2024-37 appointed Chris Owens to the Planning Commission. (CCD) City Clerk Heather Soyars

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

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

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

18. Resolution No. 2024-38 reappointed Jason Dupree to the Planning Commission. (CCD) City Clerk Heather Soyars

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

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

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

19. Resolution No. 2024-39 reappointed Adger Smith to the Planning Commission. (CCD) City Clerk Heather Soyars

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

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

Voting Nay: Director Harris and Director Brewer.

The motion carried 4-2 and the Assistant Mayor declared the resolution adopted.

20. Resolution No. 2024-40 appointed Anita Pickett to the Planning Commission. (CCD) City Clerk Heather Soyars

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

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

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

NEXT MEETING DATE: Monday, May 20, 2024

ADJOURN

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

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

The motion carried 6-0 and the meeting adjourned at 8:41 PM.

APPROVED this the 20th day of May 2024.

Allen L. Brown, Mayor

Heather Soyars, City Clerk



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE: Adopt a Resolution authorizing the City Manager to enter into a construction contract with Contech Contractors, Inc., for the Pinehurst Street Sidewalk Project. (PWD) Public Works Director Tyler Richards

AGENDA DATE: May 20, 2024

ITEM TYPE: Ordinance ☐ Resolution ☒ Other ☐: _____

DEPARTMENT: Public Works Department

PREPARED BY: Tracie Lee, Assistant Public Works Director

REQUEST: Enter into a construction contract with Contech Contractors, Inc., for the Pinehurst Street Sidewalk Project.

EMERGENCY CLAUSE: N/A

SUMMARY: A resolution for the award of the construction contract to Contech Contractors, Inc., in the amount of one hundred thirty-one thousand, nine hundred thirty-seven dollars and eight cents (\$131,937.08) for the Pinehurst Street Sidewalk.

On Thursday May 9th, 2024, a bid opening was conducted at City Hall for the referenced project. Two qualified bids were received that met the bidding requirements. The Assistant Public Works Director reviewed the bids and found no errors in the submission. The low bid by Contech Contractors, Inc., was accepted by the Public Works Director to be submitted to the Board of Directors for approval.

Contech Contractors, Inc., is licensed in the State of Arkansas and located in Texarkana, Texas. Contech Contractors, Inc., is very experienced and capable of completing the project.

The award of this contract to Contech Contractors, Inc., meets all bidding requirements. Funds were budgeted and available for the award of this contract.

EXPENSE REQUIRED: \$131,937.08

AMOUNT BUDGETED: \$175,000.00 (*CDBG Public Facilities*)

**APPROPRIATION
REQUIRED:** \$0.00

**RECOMMENDED
ACTION:**

EXHIBITS: Resolution, Bid Tab, Bid Sign-In Sheet, and Contech Contractors Inc.

RESOLUTION NO. _____

WHEREAS, the Public Works Department is requesting the approval of the City of Texarkana, Arkansas, Board of Directors to authorize the City Manager to enter into a construction contract with Contech Contractors, Inc., for the Pinehurst Street Sidewalk Project; and

WHEREAS, the City advertised for bids and two bids were received, with Contech Contractors, Inc., submitting the low bid in the amount of \$131,937.08; and

WHEREAS, the authorization for this expenditure meets all bidding requirements; and

WHEREAS, the funds for such project were budgeted and are available;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the City of Texarkana, Arkansas, that the City Manager is authorized to enter into a contract with Contech Contractors, Inc., for the purposes and in the amount set forth above.

PASSED AND APPROVED this 20th day of May 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney

**Bid Form
Pinehurst Sidewalks
W.O.#: PW-2024-003**

Owner: City of Texarkana, Arkansas
Bid Date: Thursday, May 9, 2024

				Bid Amount	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	<u>Mobilization</u>	1.0	LS	\$ 7,957.60	\$ 7,957.60
2	<u>4' Concrete Sidewalk (4" THK)</u> . Provide all labor, materials, and equipment necessary to install 4' concrete sidewalk per the plans and specifications for the unit price of:	544.0	SY	\$ 112.27	\$ 61,074.88
3	<u>Sidewalk Curb Ramp</u> . Provide all labor, materials, and equipment necessary to install curb ramps per the plans and specifications for the unit price of:	7.0	EA	\$ 1,120.00	\$ 7,840.00
4	<u>Rebuild Concrete Driveway (6" THK)</u> . Provide all labor, materials, and equipment necessary to demolish and install concrete driveway per the plans and specifications for the unit price of:	256.0	SY	\$ 166.27	\$ 42,565.12
5	<u>Split-Face Block Retaining Wall (18" Height)</u> . Provide all labor, materials, and equipment necessary to install a split-face block retaining wall 18-inches tall per the plans and specifications for the unit price of:	84.0	LF	\$ 77.93	\$ 6,546.12
6	<u>Thermoplastic Crosswalk Striping (12" White)</u> . Provide all labor, materials, and equipment necessary to stripe crosswalks with thermoplastic per the plans and specifications for the unit price of:	196.0	LF	\$ 15.66	\$ 3,069.36
7	<u>Topsoil</u> . Provide all labor, materials, and equipment necessary to install topsoil per the plans and specifications for the unit price of:	30.0	CY	\$ 20.72	\$ 621.60
8	<u>Sod</u> . Provide all labor, materials, and equipment necessary to install sod in all disturbed areas for the unit price of:	284.0	SY	\$ 5.60	\$ 1,590.40
9	<u>Sidewalk Drain</u> . Provide all labor, materials, and equipment necessary to install a sidewalk drain with ADA compliant cover per the plans and specifications for the unit price of:	1.0	EA	\$ 672.00	\$ 672.00
Total Base Bid Amount					\$ 131,937.08

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Signed: William B. Douglas
Printed Name: William Blake Douglas
Title: Vice President
Date Submitted: 5/9/2024

Bidder's Business Address: 4003 W. 7th Street
Texarkana, Texas 75501
Phone No / Fax Number: 903-831-4515 / 903-838-2691
E-mail address: wb@contechcontractorsinc.com
Federal Identification No.: 75-2371089

**PINEHURST SIDEWALKS
CITY OF TEXARKANA
PUBLIC WORKS DEPARTMENT**

Bid Tabulation: PW-2024-02

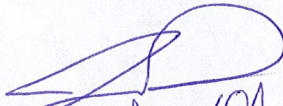
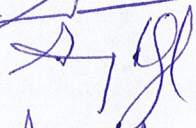
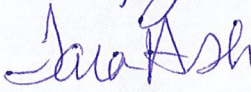
Date: 5-9-2024

[illegible]

SIGN IN SHEET

PINEHURST SIDEWALK IMPROVEMENTS

THURSDAY, May 9, 2024 2:00 PM

<u>NAME</u>	<u>SIGNATURE</u>	<u>COMPANY</u>
1. Jacob Proulx		TCC
2. Gary Douglas		Contech
3. Tara Ash		Contech Contractors
4.		
5.		
6.		
7.		
8.		
9.		
10.		



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE:	Consider the following action concerning renaming the Texarkana Recreation Center: Conduct a Public Hearing for public comments concerning the renaming of the Texarkana Recreation Center. Adopt a Resolution renaming the Texarkana Recreation Center the “ <i>Terry Lee Roger’s Recreation Center</i> ”. (PWD) Public Works Director Tyler Richards [This item was TABLED at the May 6, 2024 Board of Directors’ meeting for additional public awareness and comments.]
AGENDA DATE:	May 20, 2024
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:	Renaming the Texarkana Recreation Center.
EMERGENCY CLAUSE:	N/A
SUMMARY:	Adopt a Resolution renaming the Texarkana Recreation Center to the “ <i>Terry Lee Roger’s Recreation Center</i> ”.
EXPENSE REQUIRED:	\$0.00
AMOUNT BUDGETED:	\$0.00
APPROPRIATION REQUIRED:	\$0.00
RECOMMENDED ACTION:	
EXHIBITS:	Resolution and Bio of Terry Lee Rogers.

RESOLUTION NO. _____

WHEREAS, the City of Texarkana, Arkansas, desires to honor Terry Lee Rogers for his service and commitment to the City's youth; and

WHEREAS, Terry Lee Rogers provided the youth of this City with forty (40) years of service at the Boys & Girls Club; and

WHEREAS, the Public Works Department recommends that the Texarkana Recreation Center be named the "Terry Lee Rogers Recreation Center";

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the City of Texarkana, Arkansas, that the Texarkana Recreation Center be named the "Terry Lee Rogers Recreation Center".

PASSED AND APPROVED this 20th day of May 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney

Bio Terry Lee Rogers

Terry Lee Rogers was born August 9, 1954, in the city of Camden, Arkansas. He is the son of the late Esau & Ida Owens. Terry's family relocated to Texarkana, Arkansas at the age of five (5) years old in 1959. Terry has always had a love for sports of all kinds. He began his journey with the Boys & Girls of America in 1964 at the age of ten (10). The Boys & Girls Club was located on Jefferson Avenue during that time. Terry's love for sports and the Boys & Girls Club was noticed by the director of the Club. Terry was brought on as a staff member at the age of sixteen (16) in 1970 by Bobby Inkster who was the Club's director at that time. Terry worked tirelessly in whatever capacity to help the kids have a good time and keep the Club running smoothly. Terry worked for four (4) years with a great passion for youth. Terry left the Club in 1974 to pursue a trade. Terry returned to the Club after four (4) years at age twenty-four (24). He remained at the Club for the next thirty-six years (36).

During Terry's forty (40) years of service at the Boys & Girls Club, twenty-five (25) of those years he served as the Assistant Director of the Club. Terry loved, fathered, befriended, fed, coached, refereed, and chauffeured many youths. Terry was a role model for so many because of his love for kids and his love for sports. Terry has seven (7) children of his own and he knows the personalities of children.

Terry poured his heart and soul into shaping and molding youth to not only be great athletes but to be productive citizens. He would spend hours and hours training the youth in football, basketball, baseball, and t-ball. Terry had respect for a person no matter their ethnicity or social status. Terry worked closely with the parents of all the youth associated with the Boys & Girls Club as well. He never met a stranger and would put anyone to work that would benefit the children who entered the Texarkana Arkansas Boys & Girls Club of America.



CITY OF TEXARKANA, AR BOARD OF DIRECTORS

AGENDA TITLE: Adopt a Joint Resolution and Memorandum of Understanding of the Board of Directors of the City of Texarkana, Arkansas, and the City Council of the City of Texarkana, Texas supporting the fiscal year 2024 consolidated rail infrastructure and safety improvements (CRSI) grant application for Union Station improvements. (ADMIN)

[This item FAILED at the May 6, 2024, Board of Directors' meeting due to lack of a second.]

AGENDA DATE: May 20, 2024

ITEM TYPE: Ordinance ☐ Resolution ☒ Other ☐: _____

DEPARTMENT: City Clerk Department

PREPARED BY: Heather Soyars, City Clerk

REQUEST: Adopt a resolution supporting grant application and Memorandum of Understanding for Union Station improvements.

EMERGENCY CLAUSE: N/A

SUMMARY:

EXPENSE REQUIRED: N/A

AMOUNT BUDGETED: N/A

**APPROPRIATION
REQUIRED:** N/A

**RECOMMENDED
ACTION:**

EXHIBITS: Joint Resolution and MOU

Texarkana, Texas: Resolution No. 2024-048

Texarkana, Arkansas: Resolution No. _____

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AND BOARD OF DIRECTORS OF THE CITY OF TEXARKANA, ARKANSAS, SUPPORTING THE FISCAL YEAR 2024 CONSOLIDATED RAIL INFRASTRUCTURE AND SAFETY IMPROVEMENTS (CRISI) GRANT APPLICATION FOR UNION STATION IMPROVMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the U.S. Department of Transportation's Federal Railroad Administration Notice of Funding Opportunity for \$2.4 billion in grant funding through the CRISI grant program is open; and

WHEREAS, the Cities of Texarkana, Texas, and Texarkana, Arkansas, are applying for the CRISI grant. Texarkana's Union Station redevelopment project sets a bold vision for future growth rail transportation within the twin cities of Texarkana, USA on the Texas and Arkansas border, a historically disadvantaged rural community. Originally established as a railroad and industrial center, Texarkana, USA has grown into a regional agriculture, retail, transportation, and wholesale service center. This phase of the project aims to acquire the site "as a capital project" and fund the preliminary engineering needed for redevelopment; and

WHEREAS, the two cities have a shared interest. The site is currently an eye-sore and one of the only remaining non-renovated union station facilities along the Amtrak Texas Eagle Route. Additionally, the only operating portion of the site is in serious need of repair to make the site more ADA friendly for passengers. This site has been around since the founding of both cities and staff realizes that its restoration is vital to a successful downtown revitalization, which is part of the cities' comprehensive plan. This project will preserve the building's rich history while contributing to the economic growth that has started in downtown Texarkana as well as improve passenger safety. Potential funds from the CRISI Grant program, for building acquisition and preliminary engineering, along with other potential funds from tax credits and Amtrak's improvement funds, will allow for future redevelopment; and

WHEREAS, this project demonstrates a valuable contribution to both cities' continuing efforts toward the redevelopment of downtown Texarkana which will improve the multimodal transportation in Texarkana, USA. Working in close coordination with Amtrak officials, the redevelopment of Union Station will include, but not be limited to, passenger station amenity improvements and ADA accessibility. These upgrades will lead to emissions reduction and public health benefits, reduced pavement maintenance costs, and other economic development gains. The station

would become a viable multi-purpose building with passenger rail, offices, and event and future business accelerator space, providing the opportunity for a multi-modal means of rail transportation along with a potential bus service route through the Texarkana Urban Transit Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AND THE BOARD OF DIRECTORS OF THE CITY OF TEXARKANA, ARKANSAS:

SECTION 1: The City Council of the City of Texarkana, Texas, and the Board of Directors of the City of Texarkana, Arkansas, hereby approve the support of the Texarkana CRISI Grant Application for Texarkana Union Station Redevelopment and authorize the City Managers, jointly, to partner with other entities for the acquisition of Texarkana Union Station.

SECTION 2: This Joint Resolution shall be in full force and effect from and after its passage and approval by both Cities.

Texarkana, Texas: PASSED AND APPROVED in Regular Council Session this 22nd day of April, 2024.

Texarkana, Arkansas: PASSED AND APPROVED on this the ____ day of _____, 2024.

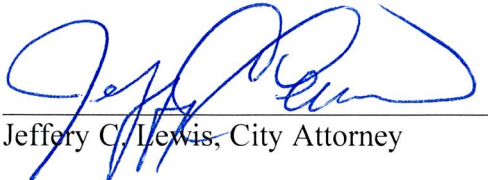
TEXARKANA, TEXAS


Bob Bruggeman, Mayor

ATTEST:


Jennifer Evans, City Secretary
6:28p.m.

APPROVED:


Jeffery C. Lewis, City Attorney

TEXARKANA, ARKANSAS

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (hereinafter “MOU” or “Agreement”) is made by and between the City of Texarkana, Texas (“Texas City”), a Texas home rule municipality, the City of Texarkana, Arkansas (“Arkansas City”), and Amtrak, a national passenger railroad company of the United States (the “Company”)(collectively referred to herein as the “Parties”) acting by and through their respective authorized officers.

The purpose of this MOU is to establish the terms and conditions for the purchase and improvement of certain real property (the “Project”) located at Front Street, Texarkana, USA, and more commonly known as Union Station (“Union Station” or the “Property”).

WHEREAS, the Property is in need of repair and renovation, and is the only remaining non-renovated union station facility along the Amtrak Texas Eagle Route; and

WHEREAS, the only operating portion of the Property is in need of repairs to make the site more ADA compliant and friendly for passengers; and

WHEREAS, this project will preserve the Property’s rich history and contribute to the economic growth and downtown revitalization; and

WHEREAS, there is potential funding available for the Project with funds from the Consolidated Rail Infrastructure and Safety Improvements (CRISI) Grant program for building acquisition and preliminary engineering and also potential funding from Tax credits and Amtrak’s improvement funds; and

WHEREAS, this Memorandum of Understanding documents the commitments from the Parties to cooperate as described herein regarding the purchase, planning and implementation of the Project;

NOW, THEREFORE, the Parties agree as follows:

Article 1 **Background**

- 1.1 The real property (the “Land”), upon which is located a Building and Improvements commonly known as Union Station (“Union Station”) (also collectively referred to herein as the “Property”) is currently under private ownership.
- 1.2 The Land and Union Station are located on the borders of Texarkana, Texas and Texarkana, Arkansas and cross both States.

- 1.3 The Property is in need of repair and renovation in order to be useable, and is the only remaining non-renovated union station facility along the Amtrak Texas Eagle Route.

Article 2

Project

- 2.1 Texas City, Arkansas City, and Amtrak agree it is in the best interest of the Parties to attempt to purchase the Property in order to make the Property useable by the public.
- 2.2 The Parties commit, upon obtaining ownership of the Property, to work together to make renovations and improvements to Union Station to improve the use of, and allow for more use of the facility.
- 2.2 The redevelopment of Union Station will include, but not be limited to, passenger station amenity improvements and ADA accessibility upgrades, emission reduction, reduced pavement maintenance costs, and other public health and economic development benefits.
- 2.3 It is the intent of the Parties to create a multi-purpose building with passenger rail, grocery store, offices, event space, incubator space, and multi-modal means of transportation such as rail. Additionally, the Texarkana Urban Transit District office, bus station, and bike trails will be located on the exterior of the building.
- 2.4 This Project and Agreement is contingent upon (a) City Council approval of this agreement and any negotiated contract; (b) negotiation of a purchase price that is in line with the appraised value and that is acceptable to the Parties; and (c) completion of a ESA Phase I on the Property which is acceptable to the Parties.

Article 3

Term

- 3.1 This MOU is effective upon the day and date last signed and executed by the duly authorized representatives of the Parties to this MOU and the governing bodies of the Parties' respective municipality and shall remain in full force and effect during the operation of Union Station or until mutually terminated by the Parties.

Article 4

Funding

- 4.1 The Parties anticipate Texas City will apply for funding under the Consolidated Rail Infrastructure and Safety Improvements (CRISI) Program grant application. Arkansas City and Amtrak both agree and commit to assisting and cooperating with Texas City in the steps necessary for development and completion of the grant application, and any information or steps required in the grant application, submission, and response process.
- 4.2 Amtrak commits and agrees that it will provide certain agreed upon funding to assist with the Project.
- 4.3 Texas City and Arkansas City commit and agree to provide certain agreed upon funding to assist with the Project.

Article 5

Responsibilities of Parties

- 5.1 Renovation and Remediation. The Parties have agreed to use commercially reasonable efforts to design, remediate all environmental concerns, and renovate the Property located on Front Street, Texarkana, USA, and commonly known as Union Station to include a multi-purpose building with passenger rail, grocery store, offices, event space and incubator space and multi-modal means of transportation such as rail, the Texarkana Urban Transit District office and bus station and bike trails on the exterior of the building.
- 5.2 The Parties agree they shall cause the Property to be operated and maintained during the term of this Agreement consistent with all applicable rules, laws, regulations, and the requirements of any grant funds.
- 5.3 The Parties have no obligation to fund any amount beyond any allocated funding budgeted for the Project and/or those funds received from outside granting agencies.
- 5.4 The Parties have agreed to execute, or have executed, any consents necessary for the development of the Property and to enter into an agreement setting forth all the terms and conditions of the Parties in order to effectuate the intent of this MOU prior to beginning work on the Project.
- 5.5 The Parties wish to pursue and accomplish their collective objectives in a manner compliant with all laws, rules, and regulations that govern the Property and will seek the mutual agreed upon approvals necessary for any action.

- 5.6 The Parties agree to continue to coordinate with each other in the planning, design, development, and completion of the Project.

Article 6 Sovereign Immunity

- 6.1 Any Party or their respective governing bodies do not waive their sovereign immunity by entering into this MOU, and each fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this MOU.

Article 7 Termination/Default

- 7.1 This Agreement shall terminate upon any one or more of the following:
- (a) by written agreement of the Parties;
 - (b) if any significant portion of the Project is terminated; or
 - (b) Expiration Date.

Article 8 Miscellaneous

- 8.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of all Parties hereto.
- 8.2 Recitals. All Recitals are incorporated into this Agreement.
- 8.3 Limitation of Liability. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties. It is understood and agreed between the Parties that each Party in satisfying the conditions of this Agreement, has acted independently, and assumes no responsibility or liability to third parties in connection with these actions.
- 8.4 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that is granted and assumed under this Agreement.

- 8.5 Notice. All written notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either Party designates in writing, by US Certified Mail, postage prepaid, or by hand delivery:

TEXAS CITY:

City of Texarkana, Texas
Attn: City Manager
220 Texas Blvd
P. O. Box 1967
Texarkana, Texas 75504-1967
Phone: (903) 798-3902

ARKANSAS CITY:

City of Texarkana, Arkansas
Attn: City Manager
ADDRESS
Texarkana, Arkansas 71854
Phone:

AMTRAK:

Attn: City Manager
ADDRESS
ADDRESS
Phone:

8.6 Amendment

This Agreement may be amended by the mutual written agreement of the Parties.

8.7 Legal Construction

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, or should any provision be determined to interfere with any Grant funds being used for the Property, such invalidity, illegality, unenforceability, or interference shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, unenforceable, or that interferes with said Grant, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, unenforceable, or interfering.

8.8 Entire Agreement

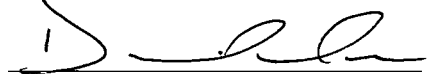
This Agreement is the entire Agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the Parties that in any manner relates to the subject matter of this Agreement.

8.9 Counterparts

This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

Executed on this ____ day of _____, 2024.

City of Texarkana, Texas



Dr. David Orr, City Manager

City of Texarkana, Arkansas

City Manager

Amtrak

Signature/Authority



CITY OF

TEXARKANA

220 TEXAS BLVD. TEXARKANA, TX 75501

TEXAS

May 10th, 2024

RE: CRISI Grant application support and MOU between the Cities and Amtrak on the Texarkana Union Station Redevelopment Project

Dear City Manager Robert Thompson,

This letter is to provide clarification regarding the Consolidated Rail Infrastructure and Safety Improvements (CRISI) grant application and the Memorandum of Understanding between both cities along with Amtrak.

The funding for the proposed project will be from state and federal funding sources including but not limited to CRISI (federal), EPA Brownfields cleanup funds, Federal and State Historic Tax Credits and New Markets Tax Credits.

No additional local funds will be used other than what has already been allocated for the Union Station Redevelopment project. If I can provide further information on this important project for our community, please don't hesitate to reach out.

Thank you,

Vashil Fernandez 
Planning & Community Development Director
City of Texarkana, TX

Cc: David Orr, City Manager, Texarkana, Texas



CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE: Adopt an Ordinance amending Ordinance No. 10-2024 to correct the rezoning of Lot 1 of the proposed JK Acres subdivision located at 4804 East 9th Street, from C-1 General Commercial District to C-3 Open Display Commercial for the purpose of building and operating a landscaping business. (Ward 3) (PWD-Planning) City Planner Jamie Finley

AGENDA DATE: 5/6/24

ITEM TYPE: Ordinance ☒ Resolution ☐ Other ☐: _____

DEPARTMENT: Public Works/Planning

PREPARED BY: Jamie Finley

REQUEST: Adopt an ordinance to rezone Lot 1 of the proposed KJ Acres subdivision to C-3 Open Display Commercial in order to build and operate a landscaping business. The property is legally described as Part of the NE ¼ of the NW ¼ of Section 27, Township 15 South, Range 28 West, Miller County, Arkansas and containing 4.76 acres more or less.

Ordinance No. 10-2024 was adopted by the Board of Directors on May 6, 2024. The rezoning application request was for C-3 Open Display Commercial and was approved by the Planning Commission. The minutes of that Planning Commission meeting are attached. This ordinance is to correct the zoning error.

EMERGENCY CLAUSE: N/A

SUMMARY: The Planning Commission recommendation is approval of this rezoning.

EXPENSE REQUIRED: 0

AMOUNT BUDGETED: 0

**APPROPRIATION
REQUIRED:** 0

**RECOMMENDED
ACTION:** Adopt an ordinance to rezone Lot 1 of the proposed JK Acres subdivision from C-1 General Commercial District to C-3 Open Display Commercial in order to build and operate a landscaping business

EXHIBITS: Ordinance, Memo to City Manager, Ordinance 10-2024, Planning Commission meeting minutes, location map, zoning map, plat

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 10-2024 TO CORRECT THE ZONING DESIGNATION FROM C-1 GENERAL COMMERCIAL DISTRICT TO C-3 OPEN DISPLAY COMMERCIAL; AND FOR OTHER PURPOSES

WHEREAS, the City of Texarkana, Arkansas, adopted Ordinance No. 10-2024, on May 6, 2024, which provided for the amendment of the Land Use Plan and to rezone the following described land located at 4804 East 9th Street in Ward 3, as applicable, from R-2 Single Family Residential to C-1 General Commercial District:

Part of the NE ¼ of the NW ¼ of Section 27, Township 15 South, Range 28 West, Miller County, Arkansas and containing 4.76 acres more or less. More specifically described as 4804 East 9th Street, Texarkana, Arkansas 71854.

WHEREAS, the original request was to rezone the above-described property from R-2 Single Family Residential to C-3 Open Display Commercial, not C-1 General Commercial District;

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

Section 1: Ordinance No. 10-2024 should be amended to rezone the above-described property in the City of Texarkana, Arkansas, from R-2 Single Family Residential to C-3 Open Display Commercial.

Section 2: Ordinance No. 10-2024, as hereby amended, is ratified, and confirmed.

PASSED AND APPROVED this 20th day of May 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney



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

MEMORANDUM

TO: Robert Thompson, City Manager

FROM: Jamie Finley, City Planner

DATE: April 10, 2024

SUBJECT: Board of Directors Agenda item for May 6, 2024 – Request by Joseph and Kristen Smith, 338 PR 1230, Texarkana AR 71854 to rezone Lot 1 of the proposed JK Acres subdivision located at 4804 East 9th, Texarkana AR, 71854 from R-2 Single Family Residential to C-3 Open Display Commercial in order to build and operate a landscaping business. The property is legally described as legally described as Part of the NE ¼ of the NW ¼ of Section 27, Township 15 South, Range 28 West, Miller County, Arkansas and containing 4.76 acres more or less.

REASON FOR REQUEST:

Joseph and Kristen Smith desire to build and operate a landscaping business on Lot 1 of the proposed JK Acres subdivision located at 4804 East 9th. In order to do so, the property must be rezoned.

EXISTING LAND USES:

Site: Vacant
North: Vacant (Pasture)
East: Residential
South: Residential
West: Commercial (VFW Lodge)

EXISTING ZONING:

Site: R-2 Single Family Residential
North: R-2 Single Family Residential
East: R-2 Single Family Residential
South: R-2 Single Family Residential
West: C-3 Open Display Commercial and R-2 Single Family Residential

COMPATIBILITY WITH EXISTING ZONING:

The property located at 4804 East 9th is designated as Neighborhood Center in the 2040 Comprehensive Plan. "Neighborhood Center" (NC) is defined as *"Designed to accommodate a variety of uses and development and serve the surrounding neighborhoods. Neighborhood Centers include mixed use, residential, office, civic, and commercial uses with pedestrian access to adjoining neighborhoods."* The requested rezoning not only is appropriate for this designation but moves toward the desired vision of this area to include the area to the east which is designated as "Walkable Neighborhood".

UTILITIES & TRANSPORTATION NETWORK:

Principal Arterial:	East 9th
Water:	6" on south side of East 9th
Sewer:	None
Fire Hydrant:	East side of Meadows (Approximately 686')
	South side of East 9th (Approximately 906')

CONFORMANCE WITH APPLICABLE ORDINANCES AND/OR STATE STATUTES:

The required notice was published in the Sunday, March 24, 2024 edition of the Texarkana Gazette. The City notified eight (8) property owners by regular postal mail within three hundred feet (300') as required by the *Texarkana Arkansas Code of Ordinances*.

OPPOSITION: None

PLANNING COMMISSION CERTIFICATION:

The Planning Commission met on April 9, 2024, to review this request. On a motion by Commissioner Clyde "Boots" Thomas, seconded by Commissioner Jason Dupree a roll call vote to support a recommendation for rezoning Lot 1 passed 5-0, 1 absence and one vacancy.

Anderson Neal	Yes
Mike Jones	Absent
Boots Thomas	Yes
Adger Smith	Yes
Jason Dupree	Yes
Randall Hickerson	Yes

BOARD OF DIRECTORS ACTION REQUESTED:

Request to adopt an ordinance to rezone Lot 1 of proposed JK Acres subdivision from R-2 Single Family Residential to C-3 Open Display Commercial. *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.

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

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

ITEM NO. 1: ROLL CALL – Roll call to determine if a quorum is present to conduct business. In attendance were Commissioner Jason Dupree, Commissioner Randall Hickerson, Commissioner Adger Smith, Commissioner Clyde “Boots” Thomas, and Chairman Anderson Neal, Jr. Vice-Chairman Mike Jones was absent. A quorum was determined to be present. Staff present were Public Works Director Tyler Richards, City Planner Jamie Finley and Planning Secretary Velvet Cool.

ITEM NO. 2: ADOPTION OF SUMMARIZED MINUTES – Adoption of the March 12, 2024, summarized minutes. The motion was made by Commissioner Thomas and seconded by Commissioner Dupree to adopt the March 12, 2024, summarized minutes. Motion passed with a voice vote of 5-0.

ITEM NO. 3: REZONING – Request by Joseph and Kristen Smith, 338 PR 1230, Texarkana, AR 71854, for approval to rezone property located east of 4700 East 9th (property is not addressed as of yet) from R2 Single Family Residential to C-3 Open Display Commercial in order to operate a landscaping store front. Property is legally described as Part of the NE ¼ of the NW ¼ of Section 27, township 15 South, Range 28 West, Miller County, Arkansas and containing 4.76 acres more or less. (Tabled from March 12, 2024, meeting)

A motion to untable the item was made by Commissioner Smith and seconded by Commissioner Thomas. Motion passed with a voice vote of 5-0. City Planner Finley reviewed the item and concerns from the adjoining property owners presented at the March 12, 2024, discussion. City Planner Finley discussed the subdivision plat that has been submitted dividing the property into two lots and that the current request is to rezone only proposed Lot 1 to C-3 and to leave proposed Lot 2 as R-2. Access to proposed Lot 2 was discussed and it was noted that the proposed plat provides access via an access easement. Discussion was held regarding zoning of adjoining properties. There was no one to speak against the project.

A motion to approve the Rezoning of proposed Lot 1 to C-3 was made by Commissioner Thomas and seconded by Commissioner Smith. Motion passed with a vote of 5-0 to approve the Rezoning of proposed Lot 1 to C-3 with proposed Lot 2 remaining R-2.

ITEM NO. 4: REZONING – Request by Collin Kuhn, 6211 Tennessee Road, Texarkana AR 71854 to rezone the property located at 6103 Mount Olive, Texarkana AR, 71854 from C-4 to a Planned Unit Development for the purpose of constructing townhomes. The property is legally described as PT NE NW SW of Section 05, Township 15S, Range 28W, Texarkana, Miller County, Arkansas, containing 2.12 acres more or less.

City Planner Finley presented the proposed Rezoning Request with maps and photographs showing the property and adjacent properties. City Planner Finley noted the PUD would be for townhomes and that the PUD allows the city more control over the developer deviating from any approved plans. City Planner Finley stated water and sewer were available and that Building Official Douglas and Public Works Director Richards

were satisfied with the proposed plans and rezoning. Developer Kuhn discussed plans for adequate parking, greenspace, garages, square footage of properties, design plans and estimated rent. Commissioners Smith and Thomas noted other properties Developer Kuhn had built on both the Arkansas and Texas side and both stated they felt those developments had turned out very nice. Developer Kuhn stated he feels there is still a need for more housing in our community. Developer Kuhn did not have any specific design plans at this time to present but discussed design plans with the Commissioners. Public Works Director Richards and Developer Kuhn discussed adequacy of the proposed setbacks in relationship to the centerline of the roads. Public Works Director Richards stated this project should have no negative impact on drainage of surrounding areas and that any current drainage issues in the area are attributable to other sources currently being addressed. Discussion on improving traffic in the area was also addressed.

Property owner Darrell Dillard of 1705 Castle Oaks Drive, Texarkana, AR addressed his opposition to the project. He expressed concern about the added traffic, added noise, and loss of privacy. He also stated that he had spoken to many neighbors that were also in opposition. City Planner Finley provided information on the required property owners that had also been notified. Public Works Director Richards addressed Mr. Dillard's questions about drainage issues that are currently in the area and reiterated those would not be increased by this development. Commissioners Hickerson and Thomas discussed the added traffic due to increased development growth in the area.

Property Owner Cori Mobbs of 6118 Timber Creek Drive, Texarkana, AR who administers a neighborhood Facebook page for the area was present to ask questions posted on their page. Developer Kuhn stated the property would not be Section 8 or Hud. Commissioner Thomas replied that done properly, there should be no impact to the value of single-family homes by the addition of this multi-family property. City Planner Finley explained to Ms. Mobbs that the required letters to property owners within 300' were mailed to the owners of the property. These may not be the occupants of the properties. Ms. Mobbs was provided with a list of the mailings by City Planner Finley. When asked by Ms. Mobbs if Assistant Mayor Ward 6 Director Jeff Hart had approved this proposed project, the Commissioners and City Planner Finley explained that if approved by the Planning Commission, this item would then proceed to the Board of Directors for their vote. Commissioner Smith reassured Ms. Mobbs that the Planning Commission has a history of working with Developer Kuhn on projects and feels that he has completed some very good projects in the past.

Commissioner Thomas talked of how he had been on the Planning Commission when this property was rezoned C-4 and he feels that any opportunity to rezone the property back into residential use is much better for the community.

A motion to approve the Rezoning Request was made by Commissioner Thomas and seconded by Commissioner Smith. Motion passed with a vote of 5-0 to approve the Rezoning to PUD. Commissioners and Public Works Director clarified this approval includes approval of the initial site development plat.

ITEM NO. 5: ORDINANCE REVISION – Request by Jamie Finley, City Planner, 216 Walnut Texarkana AR 71854 to revise *Section 28-22 – Commercial Districts*, in order to consolidate/clarify use by right and conditional use guidelines for medical related uses (medical clinics, dental clinics, chiropractors, emergency clinics, day surgery, etc).

City Planner Finley discussed clarification of this ordinance to address some issues that have come from potential developers. Commissioners felt that the changes could promote business growth in the community. Commissioners suggested that the Proposed Ordinance Amendment designate Emergency care clinics as a Conditional Use in Zone C-4 Overlay and a Use by Right in Zone C-4.

A motion to approve the Ordinance Revision was made by Commissioner Thomas and seconded by Commissioner Dupree with the amendment that Emergency care clinics be a Conditional Use in Zone C-4 Overlay and a Use by Right in Zone C-4. Motion passed with a vote of 5-0.

ITEM NO. 6: STAFF COMMENTS:

1. City Planner Finley presented Commissioners with an application to fill the vacancy that had been received by City Clerk Heather Soyars and updated Commissioners on the efforts made by staff to advertise and encourage citizens to apply
2. Commissioners were polled about the possibility of changing the regular meeting date of the Planning Commission from the second Tuesday of the month to the second Thursday of the month. All agreed that this would be acceptable if needed.
3. Commissioners were polled about using tablets for agendas and packets or remaining with paper copies. Paper copies are still preferred.
4. Next meeting date of May 14, 2024, at 6:00 pm was announced.

ITEM NO. 7: ADJOURNMENT: A motion was made by Commissioner Thomas and Commissioner Dupree to adjourn. The meeting was adjourned at 6:55 pm.

Minutes transcribed by Velvet Hall Cool, Planning Secretary

ORDINANCE NO. 10-2024

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 the following described land located at 4804 East 9th Street in Ward 3, to be rezoned, as applicable, from R-2 Single Family Residential to C-1 General Commercial District:

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 15 South, Range 28 West, Miller County, Arkansas, Lot 1 of JK Subdivision, and containing 4.76 acres more or less. More specifically described as 4804 East 9th Street, Texarkana, Arkansas 71854.

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

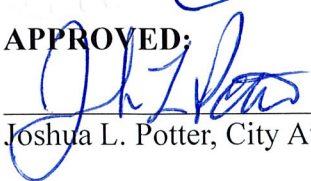
NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the City of Texarkana, Arkansas, that Ordinance No. K-286, as amended, should be amended to rezone the above-described property in the City of Texarkana, Arkansas, from R-2 Single Family Residential to C-1 General Commercial District. This is solely a rezoning and no other action, conveyance, or release of interest.

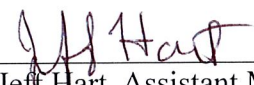
PASSED AND APPROVED this 6th day of May 2024.

ATTEST:

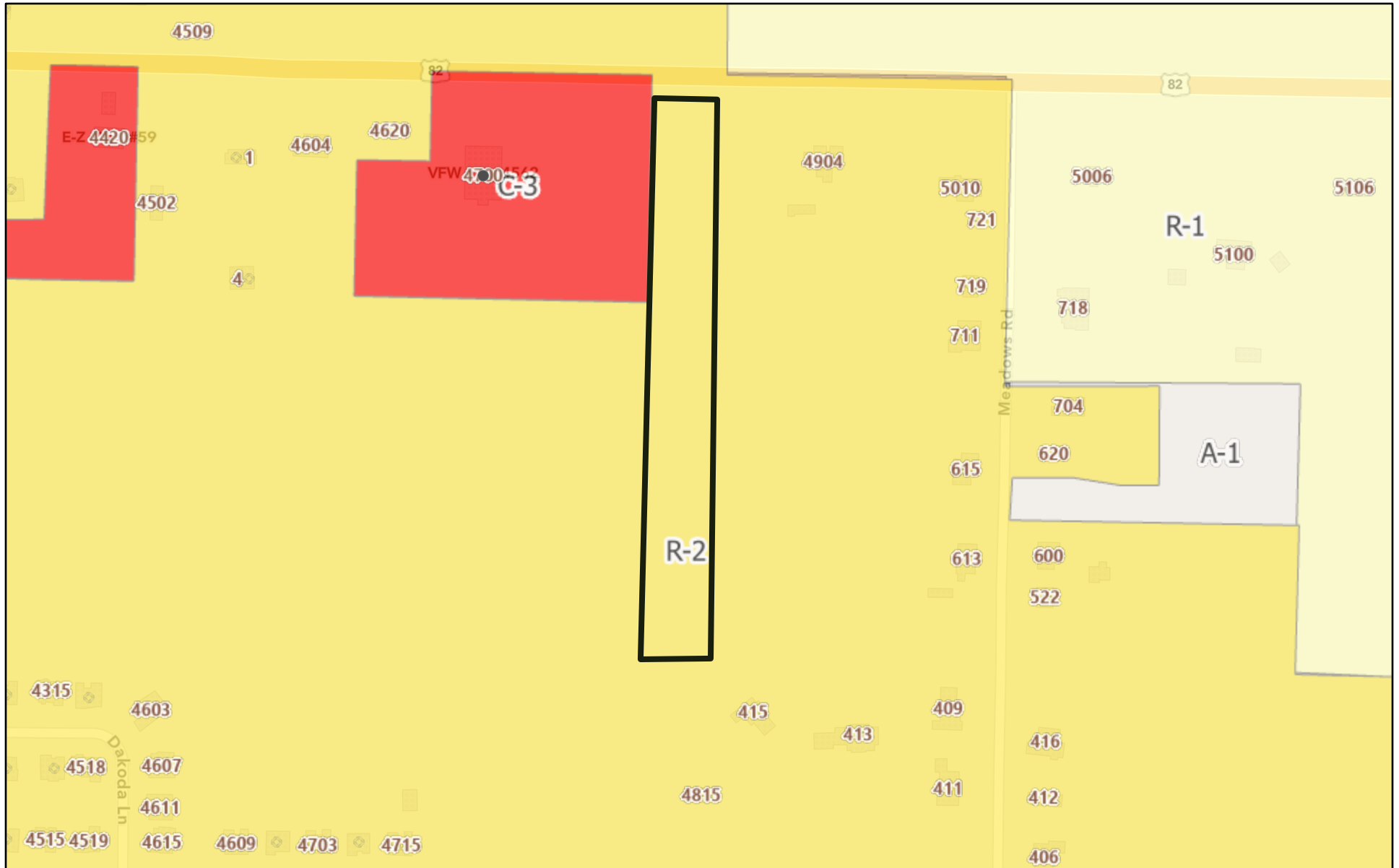

Heather Soyars, City Clerk

APPROVED:


Joshua L. Potter, City Attorney

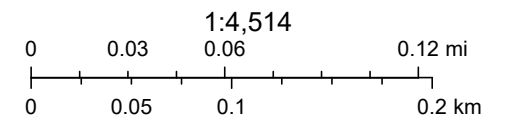

Jeff Hart, Assistant Mayor

Smith Rezone E 9th



2/27/2024, 10:25:59 AM

- Override 1
- ◆ SiteAddressPoint
- Municipal Boundaries
- Texarkana, AR
- Zoning Texarkana AR
- Open Display Commercial
- Rural Residential
- Single-Family Residential
- Manufactured Housing



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Miller County

Assessor's Office

Joyce Dennington, Assessor

SMITH, JOSEPH & KRISTEN

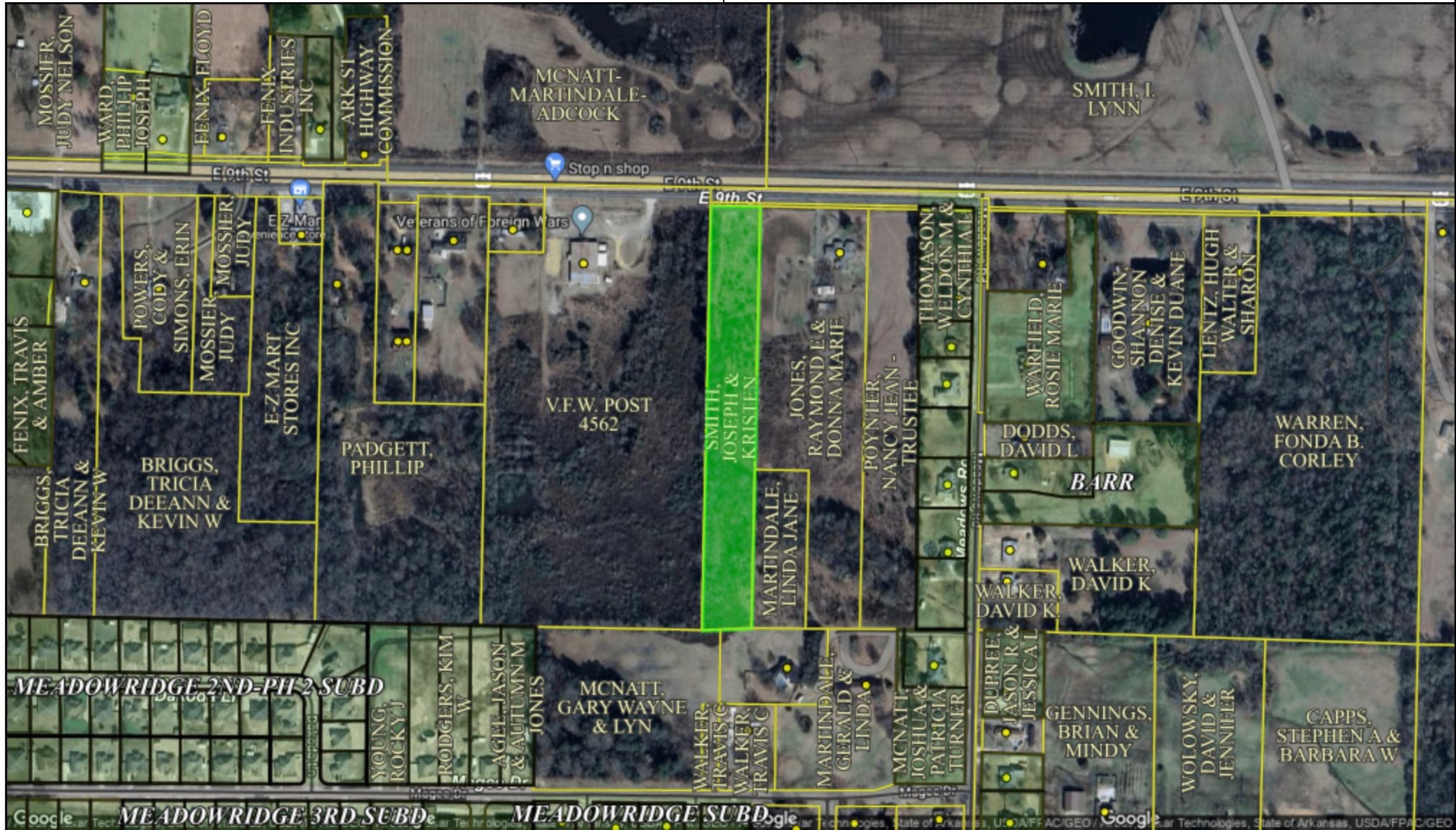
Address: E 9TH ST

Legal: FRL PT NE NW

Parcel: 00322000

RPID: 5328

Acres: 4.76



Date Created: 2/27/2024
Created By: actDataScout

E 9th

1 inch = 414 feet

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CITY OF TEXARKANA, AR

BOARD OF DIRECTORS

AGENDA TITLE:	Adopt an Ordinance to rezone the property located at 6103 Mount Olive Drive from C-4 Crossroads Business Park to a Planned Unit Development for the purpose of constructing 12 townhomes. (Ward 6) (PWD-PLANNING) City Planner Jamie Finley
AGENDA DATE:	5/20/24
ITEM TYPE:	Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Other <input type="checkbox"/> : _____
DEPARTMENT:	Public Works/Planning
PREPARED BY:	Jamie Finley
REQUEST:	Adopt an ordinance to rezone the property located at 6103 Mount Olive Drive, Texarkana AR, 71854 from C-4 Crossroads Business Park to a Planned Unit Development for the purpose of constructing 12 townhomes. The property is legally described as PT NE NW SW of Section 05, Township 15S, Range 28W, Texarkana, Miller County, Arkansas, containing 2.12 acres more or less.
EMERGENCY CLAUSE:	Yes
SUMMARY:	The Planning Commission recommendation is approval of this rezoning.
EXPENSE REQUIRED:	0
AMOUNT BUDGETED:	0
APPROPRIATION REQUIRED:	0
RECOMMENDED ACTION:	Adopt an ordinance to rezone the property from C-4 Crossroads Business Park to a Planned Unit Development for the purpose of constructing 12 townhomes.
EXHIBITS:	Ordinance, Memo to City Manager, location map, zoning map, plat

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 the following described land located at 6103 Mount Olive Drive in Ward 6, be rezoned, as applicable, from C-4 Crossroads Business Park to a Planned Unit Development for the purpose of constructing twelve (12) townhomes:

PT NE NW SW of Section 05, Township 15S, Range 28W, Texarkana, Miller County, Arkansas, containing 2.12 acres more or less. More specifically described as 6103 Mount Olive Drive Texarkana, Arkansas 71854.

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

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the City of Texarkana, Arkansas, that Ordinance No. K-286, as amended, should be amended to rezone the above-described property in the City of Texarkana, Arkansas, from C-4 Crossroads Business Park to a Planned Unit Development for the purpose of constructing townhomes. This is solely a rezoning and no other action, conveyance, or release of interest.

PASSED AND APPROVED this 20th day of May 2024.

Allen L. Brown, Mayor

ATTEST:

Heather Soyars, City Clerk

APPROVED:

Joshua L. Potter, City Attorney



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

MEMORANDUM

TO: Robert Thompson, City Manager

FROM: Jamie Finley, City Planner

DATE: April 10, 2024

SUBJECT: Board of Directors Agenda item for May 20, 2024 – Request by Collin Kuhn of CK Southern Construction LLC, 6211 Tennessee Road, Texarkana AR 71854 to rezone the property located at 6103 Mount Olive, Texarkana AR, 71854 from C-4 Crossroads Business Park to a Planned Unit Development for the purpose of constructing townhomes. The property is legally described as PT NE NW SW of Section 05, Township 15S, Range 28W, Texarkana, Miller County, Arkansas, containing 2.12 acres more or less.

REASON FOR REQUEST:

CK Southern Construction LLC wishes to construct 12 townhomes on the property located at 6103 Mt. Olive, Texarkana AR, 71854. In order to accomplish this, property must be rezoned.

EXISTING LAND USES:

Site: Vacant
North: Residential and vacant
East: Commercial (restaurant) and residential
South: Vacant
West: Vacant

EXISTING ZONING:

Site: C-4 Crossroads Business Park
North: C-4 Crossroads Business Park
East: C-1 General Commercial and R-1 Rural Residential
South: C-4 Crossroads Business Park
West: C-4 Crossroads Business Park

COMPATIBILITY WITH EXISTING ZONING:

The property located at 6103 Mount Olive is designated as Business Park in the 2040 Comprehensive Plan. *“Business Park (BPK)” is defined as “Primarily commercial and office with potential for some multifamily uses. Non-residential uses vary and are located along connecting corridors with connectivity between neighborhoods.”* Previous owner was the VFW who had a lodge/hall on the property till 2009. Structure was demolished and property has been vacant since that time.

UTILITIES & TRANSPORTATION NETWORK:

Local:	Mt. Olive
Minor Arterial:	McDonald
Water:	8” on west side of Mt. Olive (east side of property)
Sewer:	8” on east side of Mt. Olive (east side of property)
Fire Hydrant:	North of the NE corner of the property approximately 119’ from property line.

CONFORMANCE WITH APPLICABLE ORDINANCES AND/OR STATE STATUTES:

The required notice was published in the Sunday, March 24, 2023 edition of the Texarkana Gazette. The City notified sixteen (16) property owners by regular postal mail within three hundred feet (300’) as required by the *Texarkana Arkansas Code of Ordinances*.

OPPOSITION: Darrell Dillard, 1705 Castle Oaks
Kelly Dial, 2302 Woodway
Ginger and Vic Hatridge, 6009 Summerwood
Chadra Giddens and spouse, 5707 Deerwood
Director Jeff Hart, 5909 Summerwood Lane
Kyle and Lana Moore, 1713 Castle Oaks
Phillip Judice, 1915 Woodline
Kelvin Richardson, 6002 Forest Bend Lane

PLANNING COMMISSION CERTIFICATION:

The Planning Commission met on April 9, 2024, to review this request. On a motion by Commissioner Clyde “Boots” Thomas, seconded by Commissioner Adger Smith, a roll call vote to support a recommendation for approval of the rezoning and preliminary plat passed 5-0 with one absent and one vacancy.

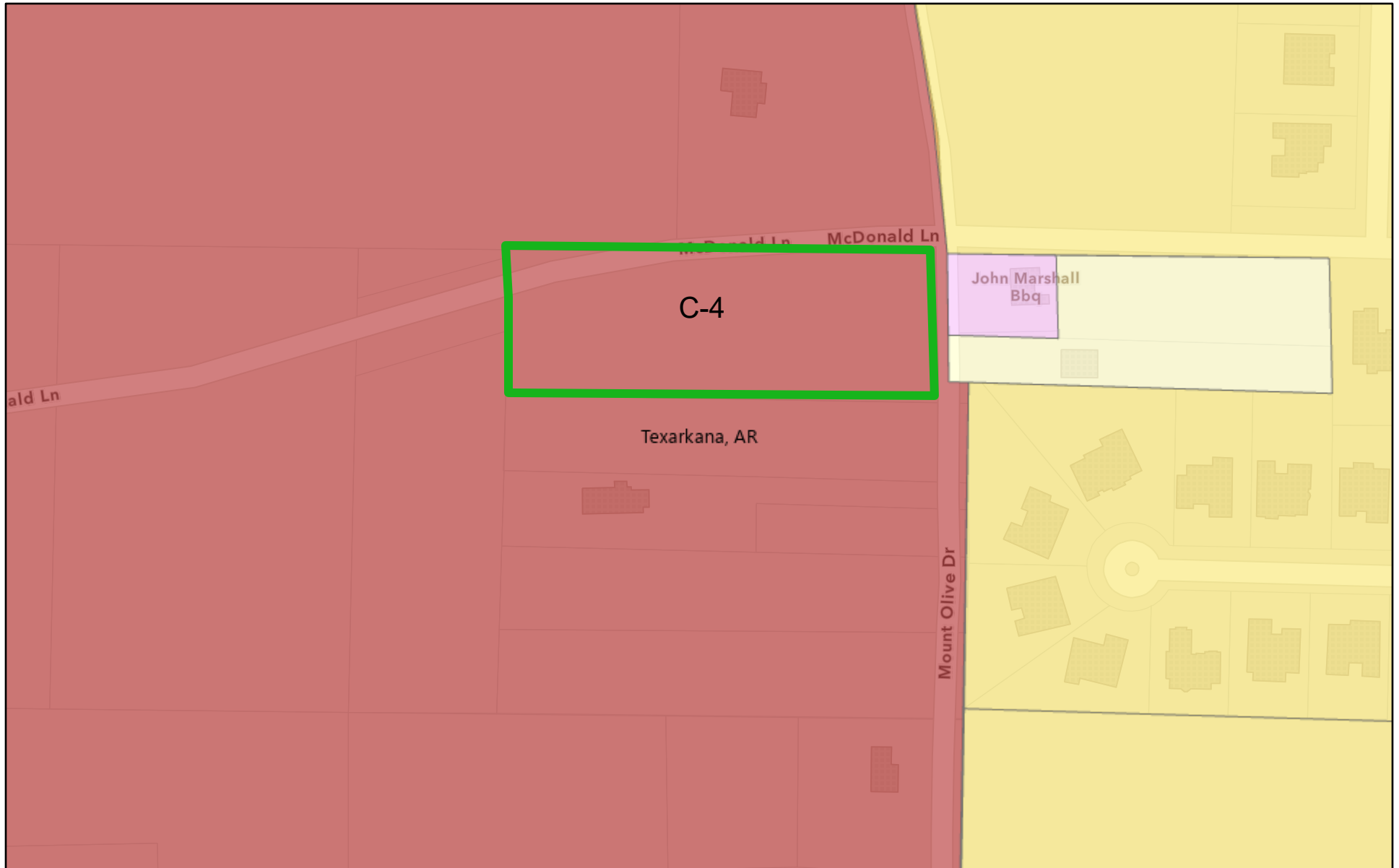
Anderson Neal	Yes
Mike Jones	Absent
Boots Thomas	Yes
Adger Smith	Yes
Jason Dupree	Yes

Randall Hickerson Yes

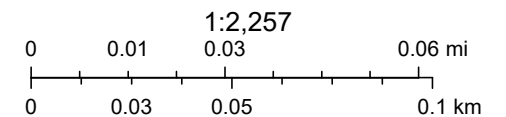
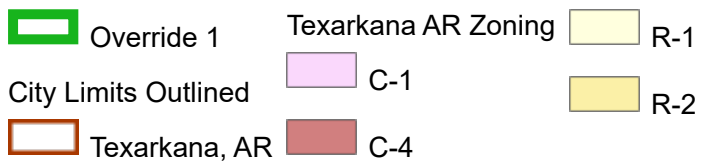
BOARD OF DIRECTORS ACTION REQUESTED:

Request to adopt an ordinance to change zoning from C-4 Crossroads Business Park to a Planned Unit Development. *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.

6103 Mt. Olive Drive Zoning



3/12/2024, 2:18:19 PM



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ArcGIS Web AppBuilder

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CK SOUTHERN CONSTRUCTION, LLC

Address: 6103 MOUNT OLIVE DR
Legal: PT NE NW SW
Parcel: 00193400

RPID: 3067

Acres: 2.12



Date Created: 3/12/2024
Created By: actDataScout

6103 Mt Olive

1 inch = 207 feet

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X:\2024 Projects\246021 Mt Olive Development\02 Surveying\246021 Preliminary Plat.pro
Wed Mar 27, 2024 11:27AM

