



A G E N D A
SILOAM SPRINGS BOARD OF DIRECTORS
APRIL 5, 2016
BOARD MEETING - 6:30 PM
ADMINISTRATION BUILDING, 400 N. BROADWAY

Regular Board of Directors Meeting:

Opening of Regularly Scheduled Meeting

Call to Order

Roll Call

Prayer

Pledge of Allegiance

Approval of Minutes

Regular Meeting of March 15, 2016

I. Public Input

Items from the Public not on the Agenda (public may address any City business not listed on the agenda)

II. Regularly Scheduled Items

Contracts and Approvals

A. Purchase Request/ Caterpillar CS44B Soil Compactor / Riggs Cat / Street Division / \$116,105

B. Purchase Request/ John Deere 410L backhoe/ Stribling Equipment / Water Services / \$141,150

C. Simon Sager Avenue / Phase II Extension / \$150,000

Resolutions

D. Resolution 10-16 / Extending West Siloam Springs' Water Service Area

Staff Reports

J. Administrator's Report

III. Directors Reports

IV. Adjournment

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD MARCH 15, 2016

The Board of Directors of the City of Siloam Springs, Arkansas, met in regular session at the City of Siloam Springs Administration Building, on March 15, 2016.

The Meeting was called to order by Mayor Turner.

Roll Call: Johnson, Smiley, Burns, Beers, Smith, Jones, Coleman–Present

Phillip Patterson, City Administrator; Jay Williams, City Attorney; Renea Ellis, City Clerk; James Wilmeth, Police Chief; Greg Neely, Fire Chief; Don Clark, Community Services Director; all present.

Opening prayer was led by Scott Jones.

Mayor John Turner led the Pledge of Allegiance.

A copy of the March 1, 2016 minutes of the regular meeting had previously been given to each Director. A Motion was made by Smiley and seconded by Smith to accept the minutes. Mayor called for a voice vote. Motion passed unanimously.

The first agenda item was the Open Hearing for Citizens Present.

Don Cundiff, 601 W. Tahlequah, stated there was a fire alarm in his neighborhood and was quickly responded to by both the Police and Fire department. He stated there was an off-duty officer that assisted with crowd control. He then stated sidewalks would have helped prevent any injuries in the ditch and mud was the only thing that could have made it better.

The next item on the agenda: Presentations / Workforce Development and Tourism Development Awards / Crews & Associates.

Discussion: Bob Wright, Senior Managing Director of Crews & Associates, presented awards for Tourism and Workforce development. He thanked the Board for their time and offered his congratulations.

The next item on the agenda: Public Hearing / AEDC Economic Development Grant / Gates Corporation / Grant Closeout Report.

Discussion: Cassie Elliott of Visionary Milestones, briefed the grant history. Smiley thanked Elliott for her work and Gates for their efforts.

The next item on the agenda: Memorandum of Agreement / Renewal of Emergency Medical Services for 2016 / City of Gentry.

Discussion: Greg Neely, Fire Chief, briefed the item. Johnson asked if we require the price to increase each year. Neely stated it's negotiated and reciprocity is very valuable and pointed out that Gentry covered for Siloam when Siloam's ladder truck had been out of service. Burns stated he would like to see numbers higher as Gentry annexes and grows. Neely stated numbers would be higher if Gentry were able to secure funding. Burns asked about equipment replacement. Neely briefed. Burns stated he came across strong, but as Siloam Springs grows, he wants to see it covered.

He encourages the City to get numbers up. Beers expressed his appreciation for the hard work and the reciprocity with Gentry. Neely then gave number of calls that Siloam responded to in 2015, and percentage ratio, to West Siloam Springs, Gentry and the County, along with the amount charged to each entity. A Motion to approve the MOA with City of Gentry for EMS Services was made by Smiley and seconded by Beers.

Roll Call:

Smiley, Burns, Beers, Smith, Jones, Coleman, Johnson –Aye.

7 Ayes. No Nays. Motion passed.

The next item on the agenda: Memorandum of Agreement / Renewal of Emergency Medical Services for 2016 / Benton County.

Discussion: Greg Neely, Fire Chief, briefed the item. Smiley expressed her appreciation of the department's hard work. Burns stated we are in the EMS business, and everything increases, and he would like to see the numbers higher. Jones thanked Neely and encouraged him to look at the formula used; County should pay what reflects true cost. Smiley stated level of service was never considered; that it was all dollars and if we want to get aggressive, then we need to come together and decide if we want to be in the County EMS service. Burns stated he has higher expectation of service as a City citizen as opposed to residing in the County. After further discussion, a Motion to approve the EMS agreement with Benton County was made by Smiley and seconded by Burns.

Roll Call:

Burns, Beers, Smith, Jones, Coleman, Johnson, Smiley –Aye.

7 Ayes. No Nays. Motion passed.

The next item on the agenda: Maintenance Agreement / Veterans Fallen Soldiers Memorial.

Discussion: Don Clark, Community Services Director, briefed the item; including who would be responsible for what costs. David Humphrey, 15968 Butler Rd, thanked Don Clark and the team for their work. Burns stated it was his general understanding that the flags will be on LED lights and estimated cost is \$30 per year and stated staff will insure a safe area. He stated this will take us in the future because it represents sacrifice. Beers expressed his appreciation for two organizations raising money for the community. He stated LED lighting is negligible and supports looking further. Jones asked what exactly the City was committing to with the agreement and the future uses for the park. Phillip Patterson, City Administrator, said the intent was to incorporate the up lighting into general area lighting at the memorial. He then addressed Jones' question about the park area; stating it is leased premises and that clarification will be assured. Smiley stated she is proud we have groups to honor those who have sacrificed. A Motion to approve the Veterans Fallen Soldiers Memorial Maintenance Agreement was made by Smith and seconded by Johnson.

Roll Call:

Beers, Smith, Jones, Coleman, Johnson, Smiley, Burns –Aye.

7 Ayes. No Nays. Motion passed.

The next item on the agenda: Ordinance 16-04 / Amend Municipal Code 66-17 / Graffiti.

Discussion: James Wilmeth, Police Chief, briefed the item. Tyler Carrol, 415 N. Broadway, stated this is a good opportunity for public/private partnership and puts property owners at odds with the City. He stated he would like to see this amended. Gary Dieker, 1308 Deerfield Meadow, asked about an area and if it was graffiti or public art. He was told art. Wilmeth explained the time factor was to abate the problem as quickly as possible and send a "no-tolerance" message by the community. After lengthy discussion and the voicing of concerns by the Board, Patterson proposed withdrawing the item and re-writing the ordinance. Smiley stated she wants to make sure the item

came back in a timely manner due to the severity of this issue. Beers agreed with Smiley. Ordinance 16-04 / Amend Municipal Code 66-17 / Graffiti was pulled from the agenda to a later date.

The next item on the agenda: Resolution 08-16 / Local Government Endorsement of State of Arkansas Tax Back Program / Simmons Feed Ingredients, Inc.

Discussion: Jay Williams, City Attorney, briefed the item. Beers asked if State loses tax revenue. Williams answered that is correct. Coleman asked if it has been done with other companies in town. Williams answered not to his knowledge. Patterson pointed out the tax back incentive with a new hotel in 2015. Jeff Webster, President at Simmons Feed Ingredients, stated taxes generated would be minimal and that there would be 78 newly created jobs. A Motion to approve Resolution 08-16 was made by Coleman and seconded by Smiley.

Discussion: Burns stated it's a great problem to have and that we are very fortunate.

Roll Call:

Jones, Coleman, Johnson, Smiley, Burns, Beers, Smith –Aye.

7 Ayes. No Nays. Motion passed.

The next item on the agenda: Resolution 09-16 / Naming of Southside Park / Eliana Chacon Memorial Park.

Discussion: Troy Kirkendall, Parks and Recreation Manager, briefed the item. David Allen, 1600 Villa View Drive, asked how long the City had owned the property and wondered why this decision was made to name this park without family donating the land or considering other past tragedies. Don Clark, Community Services Director, stated City purchased the land in late 2013. Smiley stated she feels this is very appropriate. Burns stated he would like to see plaque explaining the name and hoped the park would represent life instead of the tragedy that occurred there. Beers, Burns and Smiley stated they would like staff to look at the process of naming in the future. A Motion to approve Resolution 09-16 was made by Smiley and seconded by Jones.

Roll Call:

Coleman, Johnson, Smiley, Burns, Beers, Smith, Jones –Aye.

7 Ayes. No Nays. Motion passed.

The next item on the agenda: Staff Reports / Community Development / Tree City USA.

Discussion: Don Clark, Community Services Director, briefed the requirements. He pointed out that the City currently meets several requirements. Beers expressed his appreciation of all the work that Staff had done. Coleman stated he would rather see money directed toward our springs. Burns agreed with Coleman. Coleman suggested we put it on "parking lot" and talk about it at an appropriate time.

The next item on the agenda: Staff Reports / Community Development / Volunteer City.

Discussion: Don Clark briefed the item. Smiley stated she is glad we are seeking this as we are a great volunteer City.

Director Johnson stepped out at 9:04 pm; returned at 9:07 pm.

Administrator's Report: Phillip Patterson, City Administrator, reported an expenditure for Fireworks Display for 4th of July Event in the amount of \$12,000 per year for a three-year period, totaling \$36,000 for 2016-2018. He then pointed out the new podium, and the timing controls.

Open Hearing of Directors: Mayor stated the turnout for the ribbon cutting at the new Library was amazing and then thanked the IT department for their efforts. Beers stated we have a working City and proceeded to go over all the things the City has addressed and how great a City this is. Burns

stated there is a 5k and pancake breakfast at Fire Station 1 this Saturday. He then thanked Gates for expanding and being a big part of our economic development. He said it was a good discussion tonight and thanked his fellow Board members. Smith expressed thanks to all citizens that voted. She then extended her excitement for the new Library opening. She stated the Main Event will be scheduled for April 8th at 28 Springs, and then encouraged everyone to donate. Jones expressed his excitement for the new Library ribbon cutting as well. He then stated he is looking forward to the City engaging in a number of improvements over the next few years, in particular the redevelopment of the uphill and downhill portions of the old hospital site and pointed out that sales tax numbers are up. Smiley thanked citizens for supporting the sales tax. She stated the library is one of her proudest moments. She congratulated the Electric Department as they were honored by the American Public Power Association for achieving exceptional electric reliability in 2015. She reminded everyone with pets that the annual chip, dip, and shots was this Saturday at the Ravenwood Pet Clinic. Coleman expressed his amazement at the new library. He also congratulated the Electric Department. He stated One-Stop Shop is fantastic.

A Motion to enter into Executive Session to discuss City Administrator's Employment was made by Johnson and seconded by Smiley.

Roll Call:

Johnson, Smiley, Burns, Beers, Smith, Jones, Coleman –Aye.

7 Ayes. No Nays. Motion passed.

Meeting reconvened at 9:39pm. A Motion to increase the base salary of City Administrator by 4% was made by Jones and seconded by Smiley.

Roll Call:

Smiley, Burns, Beers, Smith, Jones, Coleman, Johnson –Aye.

7 Ayes. No Nays. Motion passed.

Coleman made a motion to adjourn; seconded by Smiley. The Mayor called for a voice vote. All Ayes. Motion passed.

Meeting adjourned.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

{seal}



CITY OF
Siloam Springs
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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Steve Gorszcyk, Public Works Director
DATE: March 22, 2016
RE: Purchase Request / Caterpillar CS44B Soil Compactor / Riggs Cat / Street Division /
\$116,105

Recommendation: Approve the purchase of a Caterpillar CS44B Soil Compactor in the amount of \$116,105.

Background: The Street Department wishes to purchase a new Caterpillar CS44B Soil Compactor. The purchase of this equipment will allow the City to compact red dirt and base material for street and other projects without the need to rent this piece of equipment.

This purchase will be made through the National Joint Powers Alliance (N.J.P.A.). The Local representative for Caterpillar is Riggs Cat of Springdale, Arkansas. Awarded Contract buying program; contract number: 060311-CAT

Fiscal Impact: There is \$185,000 budgeted in 2016 for this machine. Using the N.J.P.A. Awarded buying program, the City comes in under budget by \$67,704.84.

Attachments:

- Purchase Request
- Quote
- Picture of soil compactor

CITY OF SILOAM SPRINGS
PURCHASE REQUEST

Department: Street

Date: 3/21/2016

Material or Item: Caterpillar Model CA44B Soil Compactor

Explain the need or use for purchase: To be able to compact red dirt and base for our street projects.

Purchase Order Number: _____

Funding Source: 20-01-599999-000 (general, sales tax, depreciation, hospital, street, grant, etc.)

Quotes:

	Company	Address (Please provide for new vendors)	Phone	Salesperson	Cost
1)	<u>Riggs CAT</u>	_____	<u>479-601-1330</u>	<u>Steve Smith</u>	<u>\$116,105.00</u>
2)	_____	_____	_____	_____	_____
3)	_____	_____	_____	_____	_____

Please recommend the company you wish to purchase from: Riggs CAT

If this company is not the low quote, please explain: This is the only quote as we are purchasing from the NJPA Awarded Contract buying program, Contract # 060311-CAT.

Account Number Requested (charged): 20-01-599999-000

Balance of funds remaining in this account: 185,000.00

All requests for purchases over \$10,000.00 must include copies of the written quotes.

If unable to obtain three quotes for any reason, attach explanation on separate sheet or purchase order detailing attempts made to obtain quotes and why they were not obtainable.

3-22-16
Supervisor or Department Manager Signature/ Date

3/29/2016
Department Director/ Date

Finance Director Signature/ Date

Department Director/ Date

City Administrator/ Date

Department Director/ Date



March 21,2016

CITY OF SILOAM SPRINGS

PO BOX 80
SILOAM SPRINGS Arkansas 72761-0080

Attention: DENNIS KINDY

RE: Quote 122102-02

Dear Dennis,

We are pleased to quote the following for your purchase consideration.

One (1) New 2016 CATERPILLAR Model: CS44B smooth drum soil compactor with all standard equipment in addition to the additional specifications listed below:

Sell Price	\$116,105.00
Ext Warranty	Included
Before Tax Balance	\$116,105.00

WARRANTY

Extended Warranty: 36 MO/5000 HR PT & HYD

NJPA CONTRACT 060311-CAT

Riggs CAT

Sincerely,

Steve Smith
Machine Sales Representative Riggs CAT
Steves@jariggs.com
(479) 601-1330

Accepted by _____ on _____

Signature

One (1) New CATERPILLAR Model: CS44B with all standard equipment in addition to the additional specifications listed below:

STANDARD EQUIPMENT

POWERTRAIN-Cat C3.4 four cylinder, turbo-charged-diesel engine with glow-plug heater-Dual element air cleaner-Fuel filter/water separator/manual-priming pump and water indicator-Three-speed throttle switch including-ECOMODE-Dual propel pumps - 1 for drum and-1 for tires-Dual braking systems (service &-parking, for both drum and axle)-Two-speed hydrostatic transmission-Limited slip differential

ELECTRICAL-12-volt starting and charging system-alternator-Maintenance free batteries - 750 CCA-Halogen working lights - canopy mounted-(2 front-facing and 2 rear-facing)-Backup alarm and forward warning horn-Product Link Ready-Beacon Ready

OPERATOR ENVIRONMENT-ROPS/FOPS platform-Four heavy-duty isolation mounts-Platform handrails/guardrails-Power steering-Adjustable tilt-steering column-Adjustable, suspension seat-Retractable seat belt-Adjustable, padded arm rest for-propel lever operation-On-board display with audible-warning alarm and interface for:-hydraulic oil temperature gauge--engine oil pressure gauge--engine coolant temperature gauge--alternator charge--fuel level gauge--service hour meter-Lockable, vandalism guard for-on-board display-12-volt power (Universal and USB point)

COOLING-Premixed 50% concentration of Extended-Life Coolant with freeze protection-to -37C (-35F)

DRUMS-Smooth drum-66" (1676 mm) wide x 48" (1225 mm)-diameter-Dual amplitude with single frequency-Pod-style eccentric weight housing-Front adjustable steel scraper

OTHER STANDARD EQUIPMENT-Locking composite engine enclosure-Sealed-for-life hitch bearings-Sight gauges:-coolant level--hydraulic oil level-Hydraulic tank locking cap-Articulated frame with safety lock-Transport tie-down and lift points-Fuel tank with lockable cap-Quick connect hydraulic pressure-test ports-SOS ports:-engine--hydraulic--coolant-CS Universal bumper-3" seat belt

MACHINE SPECIFICATIONS

Description

Riggs CAT

CS44B VIBRATORY COMPACTOR

ENGINE, CATERPILLAR C3.4 (100 HP)

PLATFORM, ROPS/FOPS

SEAT, DELUXE CONTROL

TWO SPEED HYDROSTATIC TRANSMISSION

DUAL PUMP PROPULSION SYSTEM (Cat exclusive) DRUM AND REAR AXLE DRIVE

TIRES, FLOTATION, 6PR

FREQUENCY, FIXED, DUAL AMPLITUDE

DUAL BRAKING SYSTEM

SHELL KIT, OVAL, PADFOOT

PP



MAC00263
B/CO
Inc.
225-245-0147
800-878-8113

CS44
CAT

MAC00263



CITY OF
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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Steve Gorszczyk, Public Works Director
DATE: March 23, 2016
RE: Purchase Request / John Deere 410L backhoe / Stribling Equipment / Water Services / \$141,150

Recommendation:

Approval of the purchase of the replacement backhoe from Stribling Equipment for a total of \$141,150

Background: The water services' current backhoe is twenty years old and in need of replacement. Several brands of backhoes were demonstrated but the John Deere 410L backhoe fit the needs for the work the department does. Included in the price is a jackhammer attachment. John Deere is a member of the National Joint Powers Alliance (N.J.P.A.). The Local representative for John Deere is Stribling Equipment, LLC of Springdale, Arkansas.

Fiscal Impact: Budgeted amount was \$150,000 from the Depreciation Fund. Using the N.J.P.A. Awarded buying program, the City comes in under budget by \$8,850.

Attachments:

Purchase Request
Quote
Picture of Backhoe



Jackson, Mississippi (601) 939-1000 • (800) 682-6409
408 Hwy 49 South • P.O. Box 6038 • Jackson, MS 39288-6038

March 10, 2016

City of Siloam Springs
Water Dept. Backhoe Bid

Thank you for the opportunity to quote the John Deere 410L Backhoe Loader for your equipment needs. Below you will find product information, warranty, and sales price. Please do not hesitate to contact us with any questions or concerns.

- 2016 John Deere 410L Backhoe Loader
- Complete Build Codes Provided on Attached Sheet
- 60 Months or 5000 Hour Powertrain + Hydraulic Extended Warranty
- JRB 18", 24", 30", 36" Heavy Duty Buckets
- JRB Hydraulic Main Pin Thumb

Stribling Sales Price w Kent F6 QT Hammer: \$135,482.00

Stribling Sales Price w Kent F9 QT Hammer: \$141,150.00

Thank you for the opportunity to earn your business,

A handwritten signature in black ink, appearing to read 'Tim Hooper', with a long horizontal line extending to the right.

Tim Hooper
Stribling Equipment
479-381-5696





CITY of
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STAFF REPORT

TO: Mayor and Board of Directors
FROM: Phillip Patterson, City Administrator
DATE: March 30, 2016
RE: Simon Sager Avenue / Phase II Extension / \$150,000

Recommendation: Approval to include a 500 foot extension of Simon Sager Avenue to the Street Division's 2016 Capital Improvement Plan in the amount of \$150,000 from the Street Now account.

Background: On January 6, 2015, the Board approved Resolution 02-15 authorizing a partnership with Cale Properties for the construction of a public street running north from Highway 412 to Tahlequah Street. The resolution states that the City Administrator is authorized to enter into an agreement for the construction of a north-south collector street with the right-of-way (ROW) being furnished by Cale Properties, and the City constructing the first 300 linear feet north of Highway 412. Cale Properties recorded the Cale Commercial Subdivision East plat with Benton County on February 2, 2015, and dedicated the street ROW to the City.

To date, the City has constructed the first 300 linear feet of the street, however, no agreement was ever executed with respect to any additional street construction by the City. Most recently, Cale Properties submitted a proposal to subdivide and plat additional parcels north of the two (2) parcels along Highway 412 that were platted in February, 2015. During the staff review process, and in subsequent discussions with Cale Properties, it became apparent that there were different opinions as to who was responsible for constructing the remainder of the street. Staff reviewed the history of this project and found that, even though resolution does not speak to whether or not the City is to construct the remaining portion of Simon Sager Avenue, Cale Properties did dedicate, and the City accepted, 100% of the ROW from Highway 412 to Tahlequah Street to the City. In addition, staff found that the report which accompanied Resolution 02-15 stated that the City was requesting the ROW dedication, and Cale Properties was requesting the City to construct the first 300 linear feet by September 15, 2015 and the waiver of future street fees for developments accessing the new street. The staff report also states that, in addition to the above, when the timing is right the City would construct the remaining street section to Tahlequah Street.

Based on these facts it is clear that the original intent was for the City to construct the collector street from Highway 412 to Tahlequah Street. For this reason staff has been working with Cale Properties to negotiate an economic development agreement that would include a plan to construct the remaining 2,250 linear feet of roadway in annual phases that would be acceptable to both the developer and the City. At this time we are still negotiating this phasing plan. However, in discussing with staff the

construction timing of what would be Phase II, a 500 foot extension that has generally been agreed to by Cale Properties, it has become apparent that if the City is to construct any phase in 2016, the only window of opportunity is in April/May. For this reason, staff is bring this issue forward and asking for the Board's approval. The Basin 5 project is at a point where we can divert resources to this phase of Simon Sager Avenue. Other approved projects, and the potential for future commitments of the City crews, will prevent the City from being able to construct this phase later in the year. Other than Basin 5, the only other project that will possibly be delayed by the construction of 2nd phase of Simon Sage Avenue is the Elgin Street overlay.

As stated in Resolution 02-15, and in the accompanying staff report, the construction of this north-south collector street is expected to spur additional economic development within the City, and provide additional accommodations for traffic flow. The economic benefits of future development would include increased revenue from city utility services, increased property taxes, and increased sales taxes through either retail sales and/or the creation of new jobs. For these reasons, staff recommends the Board approve staff's recommendation to include a 500 foot extension to Simon Sager Avenue as part of the Streets Division's 2016 Capital Improvement Plan.

Fiscal Impact: The estimated cost for the City to construct the 500 foot extension is just shy of \$150,000, which includes a 25% contingency. The estimated cost to hire a private contractor to construct this street extension is \$352,000. Staff has reviewed the City's current fund balances and has determined that the Street Now account has a fund balance sufficient to fund this construction this year.

Attachments:

- Subdivision map showing existing and proposed street extension.
- Resolution 02-15, approved January 6, 2015
- Staff report to Board, dated December 30, 2014

RESOLUTION 02 - 15

**A RESOLUTION AUTHORIZING A PARTNERSHIP WITH
CALE PROPERTIES FOR CONSTRUCTION OF A PUBLIC
STREET RUNNING NORTH FROM E. HWY. 412 AND
LOCATED BETWEEN PROGRESS AVE. AND HWY 59.**

WHEREAS, construction of a north-south collector street between Progress Avenue and Highway 59 is predicted to spur economic development within the City of Siloam Springs and provide an accommodation for additional traffic; and

WHEREAS, the property owner has agreed to provide the necessary right-of-way for said street at no cost to the City; and

WHEREAS, said infrastructure improvement will benefit the City and further the public interest;

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the City of Siloam Springs, as follows:

That the City Administrator or his designee is authorized to enter into an agreement with Cale Properties for construction of a north-south collector street between Progress Avenue and Highway 59, with the right-of-way to be to be furnished by Cale Properties and the City to construct the first 300 linear feet from E. Highway 412 northwards; and

That it is the desire and direction of the Board of Directors that work on said street commence as soon as practical, with a desired completion date of September 15, 2015, or as soon thereafter as may reasonably be accomplished.

That the Administrator or his designee is authorized to take such actions, including signing of documents and expenditure of funds, as may be reasonably necessary to accomplish the public purposes set forth herein.

Resolution 02-15, page 2

Done and Resolved this 6th day of January 2015.

(SEAL)
Attest:




Renea Ellis, City Clerk

Approved:


John Mark Turner, Mayor





CITY OF
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Memorandum

To: David Cameron, City Administrator
From: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
Date: December 30, 2014
Subject: Simon Sager Street Extension

Background

In reference to a final plat development permit (FP14-03), the City received a request from the CALE Properties to construct the first 300 linear feet of the future north/south street, hereinafter referred to as "Simon Sager Street" (An alternative name may be selected by the Board).

Analysis

CALE Properties will present a final plat to the Board of Directors on February 3rd, 2015, this plat is scheduled for review at the Planning Commission on January 13th, 2015. At this time, staff recommends approval of the plat. The plat creates several new tracts which will primarily access Hwy. 412 East, east of the Lowe's home improvement store.

The Master Street Plan (MSP) indicates a future north/south collector street. This street bisects the center part of the final plat development. Per MSP and Code regulations, the City is requesting that a 70 ft. right-of-way be dedicated to the City free of charge. In turn for this dedication, the developer requests the following:

- 1) That the City constructs the first 300 linear feet of the new street by September 15, 2015.
- 2) That future street fees be waived for any development accessing the new street.

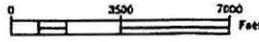
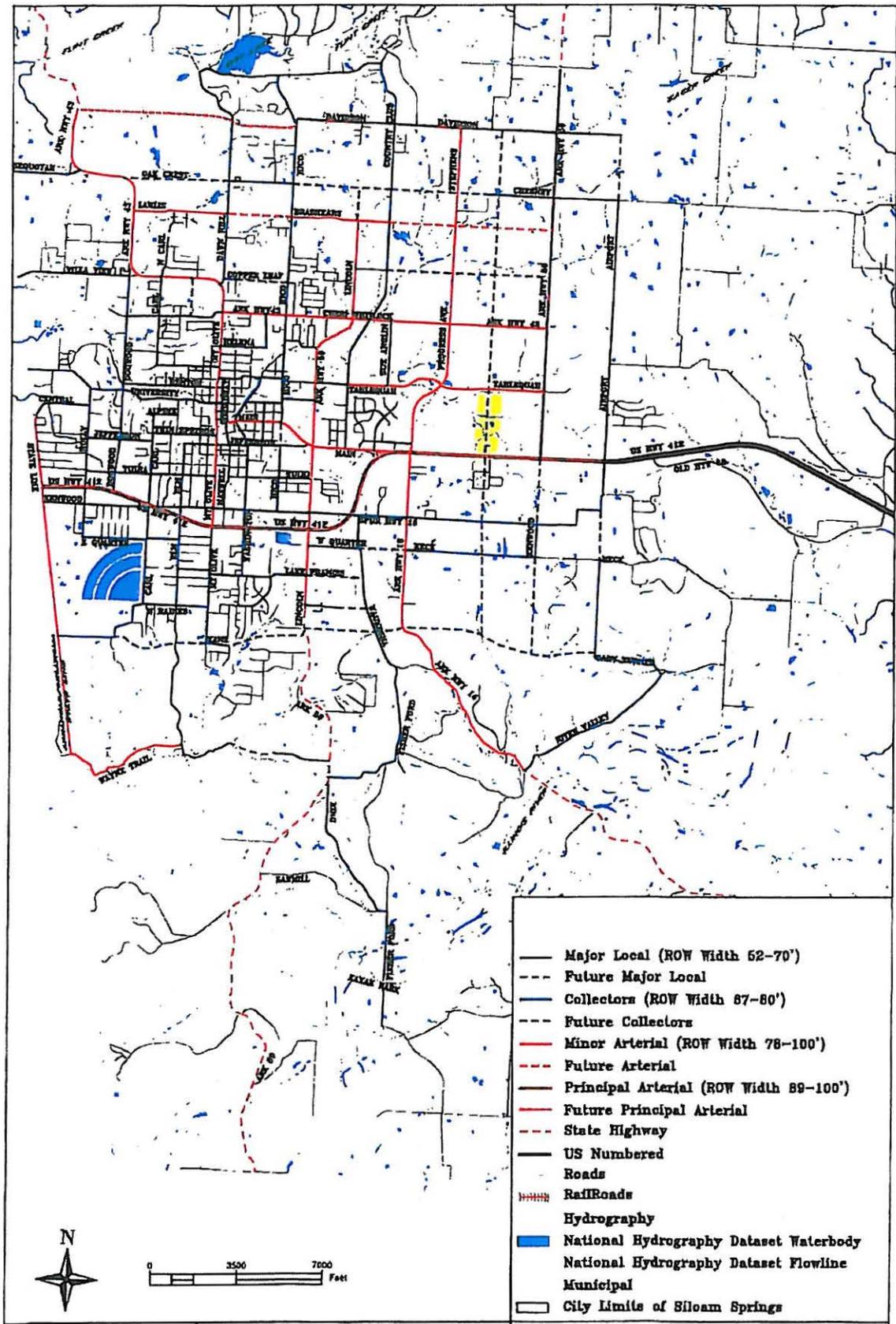
When the time is right, the City will construct the remaining street section to E. Tahlequah St. and beyond however no commitment is currently proposed for street work beyond the extents of item 1 (above). The future street will improve the economic opportunities in this area by opening up land for future development and benefiting emergency services by allowing for improved north/south movement between Progress Ave. and Hwy. 59. Attached is a memo from the Engineering Dept., providing further details on the project.

Recommendation

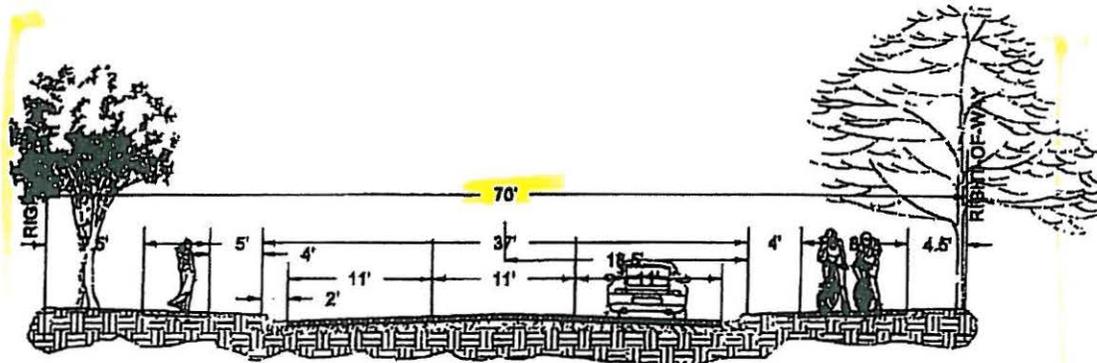
Staff is agreeable to these terms and recommends entering into an agreement with CALE Properties to construct the first 300 LF of the future street.

Attachments

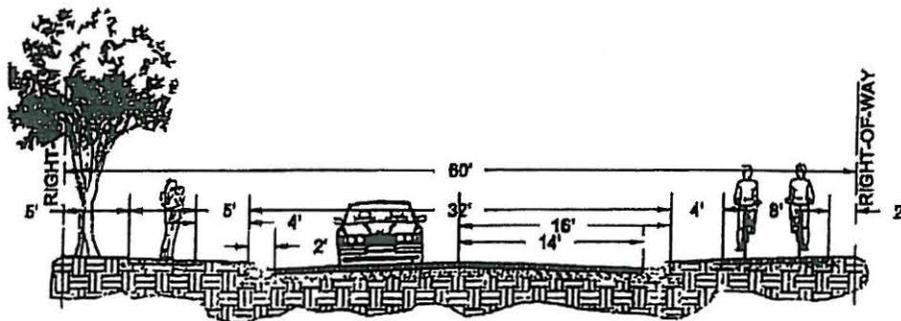
- 1.) MSP Map, including typical collector street cross section.
- 2.) Memo to David Cameron of 10/15/14.



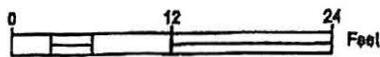
- Major Local (ROW Width 62-70')
- - - Future Major Local
- Collectors (ROW Width 67-80')
- - - Future Collectors
- Minor Arterial (ROW Width 78-100')
- - - Future Arterial
- Principal Arterial (ROW Width 89-100')
- - - Future Principal Arterial
- - - State Highway
- US Numbered Roads
- Railroads
- Hydrography
- National Hydrography Dataset Waterbody
- - - National Hydrography Dataset Flowline
- · · Municipal
- City Limits of Siloam Springs



COLLECTOR



MAJOR LOCAL



CITY OF SILOAM SPRINGS P.O. BOX 80 / 400 N. BROADWAY SILOAM SPRINGS, AR 72761 (478) 524-5136	MASTER STREET PLAN	DATE	1/6/2014
		SCALE	1"=12'
		PAGE	26



MEMORANDUM

To: David Cameron, City Administrator
From: Kevin Moore, Engineer Intern
Date: 10/15/2014
Re: Simon Sager Road

Background:

The City was approached in March of 2014 with the proposal of a new North and South collector street to be located between Progress Avenue and Highway 59. This new road would be dedicated to the City in stages by the landowner to make his property more appealing to developers.

Analysis:

After a discussion with the landowner and interested developers, it is staff's current understanding that the developer will donate the right-of-way for a new collector, 70 feet in width and approximately 220 feet in length, to the City. The current plan is that the developer will pay to provide utilities to the lots, with city crews constructing the new collector (See attached estimate).

I met with Bobby Keaton, permit officer for AHTD, to discuss the following:

- Safety of proposed location
 - The proposed location has safe line of site distances, and meets their driveway separation requirements, but does not meet the state highway $\frac{1}{4}$ mile distance requirement between traffic signals. The $\frac{1}{4}$ mile distances from Progress Avenue and Highway 59 overlap, providing no location for a traffic signal meeting state highway standards. He did say however, that because this distance standard is close to being met, that a traffic signal could be approved based on a traffic count after development.
- Permitting process
 - A stamped construction set should be submitted to AHTD with an application for an access driveway permit. Because of the simplicity of the drainage design for this area, state approval would likely take 1-2 weeks. This permit will be good for one year from the approved date.
- AHTD has is in the process of designing the widening of Highway 412, and this future widening must be taken into account.

Recommendation:

Staff recommends the project be submitted to the Board of Directors to be considered in the 2015 budget. The attached estimate is an engineer's estimate, and only takes material costs into account.



CITY OF
Siloam Springs
It's a natural.

STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Steve Gorszcyk, Public Works Director
DATE: March 30, 2016
RE: Resolution No. 10-16/ Extending West Siloam Springs' Water Service Area

Recommendation: Approval of Resolution No. 10-16 allowing West Siloam Springs to extend their water service area.

Background: There is an inter-municipal contract for water and wastewater with the Town of West Siloam Springs. The town of West Siloam Springs is wanting to extend their water service boundaries for the purpose of increasing their water sales and to avoid losing potential sales to a neighboring rural water district.

Per our agreement, any water purchase will be used within the purchaser's municipal boundaries except as many expressly be permitted by resolution from the City's Board of Directors.

The boundary extension will result in an estimated increase in water sales of less than one percent of the 2015 monthly sales. Based on 2015 sales, this would result in an increase of approximately 57,000 gallons per month. Such an increase will have no noticeable impact on our water production.

Fiscal Impact: The increased revenue would be approximately \$2,675 per year over 2015.

Attachments:
Resolution No. 10-16

RESOLUTION NO. 10- 16

**A RESOLUTION AUTHORIZING THE TOWN OF
WEST SILOAM SPRINGS, OKLAHOMA, TO
DELIVER WATER FOR RESALE OUTSIDE THE
TOWN'S MUNICIPAL BOUNDARIES.**

Whereas, on or about the 31st day of October, 2008, the City of Siloam Springs, Arkansas and Town of West Siloam Springs, Oklahoma, entered into an Inter-Municipal Water Contract (hereafter "the Contract") whereby West Siloam Springs agreed to purchase, and Siloam Springs agreed to sell potable water for use of and resale by West Siloam Springs; and

Whereas, the Contract provides that, aside from a small number of specifically listed users, West Siloam Springs will not deliver water beyond its municipal boundaries, except as may be permitted by resolution of the Siloam Springs Board of Directors, and

Whereas, West Siloam Springs has requested to extend its water delivery area boundaries, as indicated by attached exhibit A, and

Whereas, Siloam Springs has the ability to supply the anticipated additional demand while maintaining sufficient reserve capacity for foreseeable demand growth within the City of Siloam Springs, and

Whereas, the additional water sales will result in a net increase in City revenue;

Now Therefore:

Be It Resolved, by the Board of Directors of the City of Siloam Springs, as follows:

That the request of the Town of West Siloam Springs, Oklahoma to expand its water sales boundary as shown on attached exhibit A is hereby approved; and

That the City Administrator is hereby authorized to provide to West Siloam Springs the additional quantities of water that the requested expansion may require, and to sign any agreements, schedules, permits or similar documents on the City's behalf, as may be necessary to fulfill the intent of this resolution.

Done and Resolved this 5th day of April 2016.

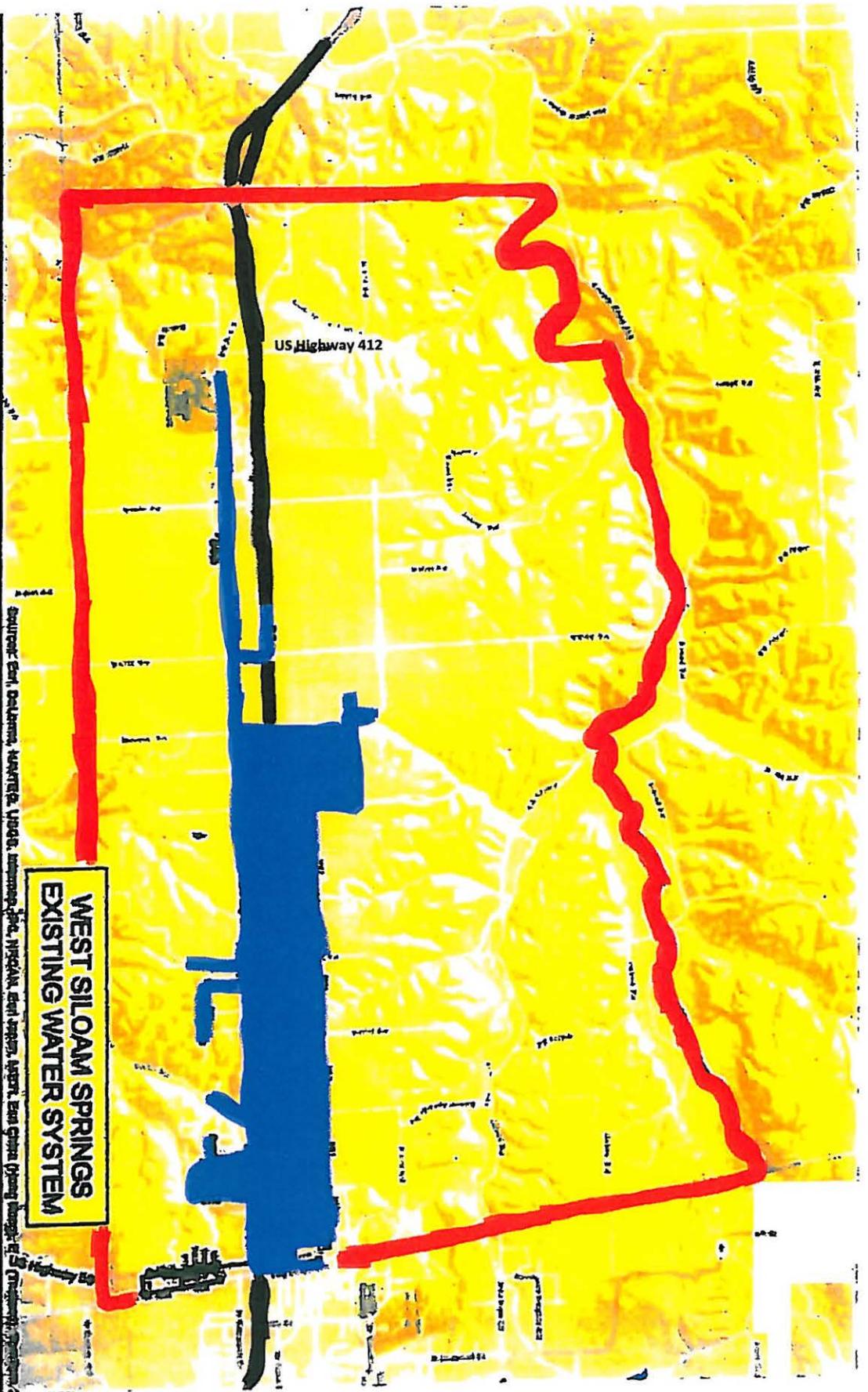
Attest:

Approved:

Renea Ellis, City Clerk

John Mark Turner, Mayor

(SEAL)



Blue Area = Current Boundary

Red Lines = Proposed Expansion