

Brookland Special City Council Meeting  
Monday, September 26, 2022

Meeting called to order @ 7:00 pm by Mayor Jones

Roll Call:

Council Members Mike Bishop: H, Pam McGee: H, David Gambill: H, Jason Cooper: H, Wilson Shipman: H, Martin Crain: Absent, City Attorney: Kevin Orr: H, Mayor Kenneth Jones: H, Clerk/Treasurer Billy Dacus, Absent.

Mayor Jones stated that Clerk Billy Dacus was out sick, and I will entertain a motion for Mayor Jones to take Special City Council Meeting minutes. Mike Bishop makes motion for Mayor Kenneth Jones to take minutes of the special meeting in Clerk Dacus Absence. 2<sup>nd</sup> by Jason Cooper. Mayor Jones stated motion and second opened to council for discussion. Being none, Mayor Jones called for a vote. Mayor Jones announced the motion for Mayor Jones to take the Special Council Meeting notes had passed 5 Ayes to 0 Nays.

1. Bids on Brookland Sportsplex opened Tuesday, September 13, 2022. Mr. Jason MacDonald with Fisher Arnold addressed Brookland City Council. Mr. MacDonald went over the three bids received Tuesday, September 13, 2022. (See Bid Tabulation Sheet Attached) Mr. MacDonald stated that we opened the bids with an already reduced scope of the project to meet the projected sales tax on hand. Two big items that hurt us was the lighting and concession stand. Mr. MacDonald stated that Fisher Arnold's recommendation is to reject the current bids and redefine the scope and rebid the project. After a lengthy discussion about the price of certain items. The question was asked about the city being the General Contractor (GC) for the job. Mr. MacDonald stated he and the mayor had discussed several options. 1. Do package bids for specific jobs of the project. (Example: dirt work, road, drainage, concession stand, ball fields, fencing, etc.) Individual project packages may help us get better unit and labor prices. Mr. MacDonald said the City of Brookland can be its on general contractor. Some equipment for fields may require a GC to oversee that part of the project. Mayor Jones spoke up stating he had asked CA Orr to research and see if the city could be its on General Contractor on this size job. CA Orr said he had researched and according to Arkansas State Statute 22-09-202 the city can be GC over projects in the city. Council Person David Gambill asked if these bids received was for the complete project. The bids received did not include walking trail, minus some parking to try and keep it in the 3.5 million dollar range of funds budgeted. Mayor Jones spoke up and said the playground was not included in these bids also. Mr. MacDonald said that is correct. After lengthy discussion it was agreed that Fisher Arnold will change the project bidding scope and make package projects and rebid. A motion was made by Mike Bishop to reject all Brookland Sports Plex bids received Tuesday, September 13, 2022. Second by Jason Cooper. Mayor Jones stated motion and 2<sup>nd</sup> and opened to council for further discussion. After further discussion Mayor Jones stated we have a motion and second on the floor. Being no further discussion City Attorney Kevin Orr suggested a roll call vote. Mayor Jones called for a vote: Mike Bishop: Y, Pam McGee: Y, David Gambill: Y, Wilson Shipman: Y, Jason Cooper: Y, Mayor Jones announce the motion to reject the bids received on Tuesday, September 13, 2022 for the Brookland Sportsplex project has passed 5 ayes to 0 Nays.

2. Mayor Jones stated that 301 Stevens Street (Pasmore Place) was back on the market for sale. They approached the city to see if we still had interest in the property. They are asking the city \$140,000.00 it is approximately 3 acres plus. Alderperson Wilson Shipman asked where this was at. Mayor Jones said the old Pasmore place. Alderperson Pam McGee asked if this was possible for the purpose of new city hall/police department. Mayor Jones stated that they had discussed this option at one time but continued to look at other areas. However, Mayor Jones stated that he had Lance Powell with Civil Engineering look at the area, and they thought this would be an asset to city that would help with the flash flooding that occurred in this area. Mayor Jones stated that Civil Engineering on behalf of the City of Brookland has filed for ARPA mitigation money to clean Maple Slough Ditch from the south city limits all the way north through city. If approved, we would have to purchase the property along Maple Slough that runs along the south side. Mayor Jones said also Civil Engineering is looking for an area they can take water straight to Maple Slough Ditch to relieve the flash flooding in this area. Lance with Civil Engineering said we can modify Maple Slough and dig a detention pond on the north side of Maple Slough Ditch that would relieve stress on Maple Slough during a flash flood event. It was agreed to consider this options and bring it back before the council at the October 10, 2022, council meeting.

Mayor Jones said that was all the items on the special meeting agenda and would entertain a motion to adjourn. Wilson Shipman makes a motion to adjourn. Seconded by Jason Cooper. Mayor Jones stated motion and second and calls for a vote. Motion to adjourn has passed 5 yeas to 0 nays. Meeting adjourned at 7:24 pm.

Kenneth D. Jones , Mayor

Billy W. Dacus, Clerk/Treasurer

**BID TAB**

**Project:** City of Brookland Sportsplex Phase 1  
**Date/Time:** September 13, 2022 @ 2:00 pm  
**Job No.:** CTYBRKLD.0003PL

No.	Date	Name / Address	Envelope	Bid Bond	Bid	Notes
1	9/13/22	Wagner General Contractors, Inc. 1711 Higginson Road Searcy, Arkansas 72143	yes	yes	\$5,299,817.00	
2	9/13/22	Frank A. Rogers & Company, Inc. PO Box 805 Newport, Arkansas 72112	yes	yes	\$5,017,900.50	
3	9/13/22	Ideal Construction Company 11225 Huron Lane, Suite 105 Little Rock, Arkansas 72211	yes	yes	\$4,706,000.00	