

**AGENDA**  
**OSCEOLA CITY COUNCIL SPECIAL MEETING**  
**October 9, 2020      3:00 P.M.**  
**303 HALE AVENUE - COUNCIL CHAMBERS AND ZOOM**

1. PRAYER
2. MEETING CALLED TO ORDER, Roll call
3. BUSINESS
  - a. Ordinance and Emergency to permit doing business with Watson Trucking – Improvement Task Force
  - b. Resolution to approve bid to demolish the old Mobil Station by Watson Trucking for \$17,500
  - c. Resolution to accept property at 4850 Deaton Road in Osceola

Ordinance 2020-\_\_

**AN ORDINANCE PERMITTING WATSON TRUCKING TO CONDUCT BUSINESS WITH THE CITY OF OSCEOLA, ARKANSAS, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES.**

**WHEREAS**, pursuant to Section 14-42-107(b)(1) of the Arkansas Code Annotated, a municipal corporation may permit an alderman, council member, official, or municipal employee to conduct business with the city, prescribing the extent of such authority; and

**WHEREAS**, Watson Trucking has submitted bids and performed satisfactory work for the City of Osceola, Arkansas, in the past;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF OSCEOLA, ARKANSAS:**

**SECTION 1:** Linda Watson, council member, is co-owner of Watson Trucking and has a financial interest in Watson Trucking.

**SECTION 2:** The services provided by Watson Trucking is not of the same type as performed by Linda Watson in her regular city employment as council member.

**SECTION 3:** Watson Trucking is hereby authorized and permitted to conduct business with the City of Osceola, Arkansas, including but not limited to submitting bids for projects, and to earn and be paid as approved therefor, as long as the purchasing process outlined in City of Osceola, Arkansas, Ordinance 1985 -601 is followed.

**SECTION 4:** All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of any such conflict with this Ordinance.

**EMERGENCY CLAUSE:** Recognizing that time is of the essence, it is hereby found and declared by the City Council of the City of Osceola, Arkansas, that an emergency is declared to exist and this Ordinance, being necessary for the preservation of public peace, health and safety, to allow Watson Trucking to bid on and perform work on upcoming projects, the Ordinance shall take effect and be in full force from and after this passage.

**PASSED AND APPROVED** in this special called meeting on this 9<sup>th</sup> day of October, 2020.

ATTEST:

\_\_\_\_\_  
Sally Wilson, Mayor

\_\_\_\_\_  
Jessica Griffin, City Clerk

RESOLUTION NO. 2020- \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE APPROVAL OF THE BID FROM WATSON TRUCKING TO DEMOLISH "THE OLD MOBIL STATION"**

**WHEREAS**, the City of Osceola, acting by and through its City Council, has found that the gas station, located at 4701 W. Keiser in Osceola, Arkansas, more commonly known as "The Old Mobil Gas Station," is a nuisance; and

**WHEREAS**, on September 17, 2020, the City ran an invitation to bid for the demolition of this building in the local newspaper; and

**WHEREAS**, Watson Trucking was the only bid received as a result of this invitation to bid; and

**WHEREAS**, Watson Trucking's bid for \$17,500 is reasonable for the scope of work that includes \$15,000 for tearing down the building to concrete and \$2,500 for removing the building's foundation and concrete slab to pavement; and

**WHEREAS**, a donation to cover the cost of this demolition has been pledged to the city;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF OSCEOLA, ARKANSAS:**

Sally Wilson, Mayor, is hereby authorized to contract with Watson Trucking for the demolition of the building as stated in this Resolution.

**PASSED AND APPROVED** this 9<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Sally Wilson, Mayor

ATTEST:

\_\_\_\_\_  
Jessica Griffin, City Clerk

**WATSON TRUCKING**  
P. O. Box 831  
Osceola, Ar. 72370  
870-281-5484

# Mobile Station Bid

# 1

Bill To:

**City Of Osceola**  
303 W. Hale  
Osceola, Ar. 72370

Date: Oct 5, 2020

**Balance Due: \$17,500.00**

Item	Quantity	Rate	Amount
<b>Tear Existing Mobile Station Building to concrete</b>	1	\$15,000.00	\$15,000.00
<b>Remove foundation &amp; Concrete slab pavement</b>	1	\$2,500.00	\$2,500.00
		Total:	\$17,500.00

Notes:

City of Osceola will help haul off foundation and slab pavement

Signature:



RESOLUTION NO. 2020-\_\_\_\_\_

**A RESOLUTION ACCEPTING THE PROPERTY LOCATED AT 4850 DEATON,  
OSCEOLA, ARKANSAS, BY QUITCLAIM DEED**

**WHEREAS**, the City of Osceola, acting by and through its City Council, hereby finds that the property owned by Barbara Openlander ("Openlander"), located at 4850 Deaton in Osceola, Arkansas, is a nuisance; and

**WHEREAS**, Openlander has offered the property with parcel number 317-0003 5-000 to the City by Quitclaim Deed for "Ten Dollars (\$10.00) and Other Valuable Consideration"; and

**WHEREAS**, the Arkansas Commissioner of Lands has estimated that \$1,900 is owed in back taxes; and

**WHEREAS**, the Arkansas Commissioner of Lands has offered to forgive a portion of these back taxes; and

**WHEREAS**, the City plans to raze or burn the buildings on this property.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF OSCEOLA,  
ARKANSAS:**

The City Council of the City of Osceola hereby accepts receipt of said real estate and Sally Wilson, Mayor, is hereby authorized to execute the Quitclaim Deed on behalf of the City of Osceola, Arkansas, and cause same to be filed for record in the Osceola Circuit Clerk's Office.

**PASSED AND APPROVED** this 9<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Sally Wilson, Mayor

ATTEST:

\_\_\_\_\_  
Jessica Griffin, City Clerk



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## QUITCLAIM DEED

Grantor(s): Barbara Openlander, a single person

This document prepared by:

Grantee(s): City of Osceola, Arkansas

**DEAN LAW FIRM, PLLC**

P.O. Box 552

Osceola, Arkansas 72370

(870) 563-0504

KNOW ALL MEN BY THESE PRESENTS:

THAT Barbara Openlander, a single person, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by the City of Osceola, Arkansas, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto her successors and assigns forever, the following described lands situated in the County of Mississippi, State of Arkansas:

Tract A of the Harold Cook Development, a Subdivision of the Southwest Quarter (SW1/4) of Section 32, Township 13 North, Range 10 East, in Mississippi County, Arkansas.

To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS my hand and seal this \_\_\_\_\_ day of October, 2020.

\_\_\_\_\_  
Barbara Openlander - GRANTOR

**ACKNOWLEDGMENT**

**STATE OF ARKANSAS**

**COUNTY OF MISSISSIPPI**

On this \_\_\_ day of October, 2020, before me, a Notary Public, personally appeared Barbara Openlander, known to me or satisfactorily proven to be, the person whose name is subscribed to the within instrument and acknowledged that she hereby executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

The Undersigned certifies under penalty of perjury that at least the legally-correct amount of revenue stamps have been affixed to the foregoing instrument.

City of Osceola, Arkansas - GRANTEE

**SCRIVNER ONLY**

**BY:**

\_\_\_\_\_  
Sally Longo Wilson, Mayor

\_\_\_\_\_  
Mailing Address  
\_\_\_\_\_

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

## QUITCLAIM DEED

Grantor(s): Barbara Openlander, a single person

This document prepared by:

Grantee(s): City of Osceola, Arkansas

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Tract A of the Harold Cook Development, a Subdivision of the Southwest Quarter (SW1/4) of Section 32, Township 13 North, Range 10 East, in Mississippi County, Arkansas.

To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS my hand and seal this \_\_\_\_\_ day of October, 2020.

\_\_\_\_\_  
Barbara Openlander - GRANTOR

**ACKNOWLEDGMENT**

**STATE OF ARKANSAS**

**COUNTY OF MISSISSIPPI**

On this \_\_\_ day of October, 2020, before me, a Notary Public, personally appeared Barbara Openlander, known to me or satisfactorily proven to be, the person whose name is subscribed to the within instrument and acknowledged that she hereby executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary Public

The Undersigned certifies under penalty of perjury that at least the legally-correct amount of revenue stamps have been affixed to the foregoing instrument.

City of Osceola, Arkansas - GRANTEE

**SCRIVNER ONLY**

BY:

\_\_\_\_\_  
Sally Longo Wilson, Mayor

\_\_\_\_\_  
Mailing Address  
\_\_\_\_\_

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

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Grantor(s): Barbara Openlander, a single person

This document prepared by:

Grantee(s): City of Osceola, Arkansas

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Osceola, Arkansas 72370  
(870) 563-0504

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THAT Barbara Openlander, a single person, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by the City of Osceola, Arkansas, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto her successors and assigns forever, the following described lands situated in the County of Mississippi, State of Arkansas:

Tract A of the Harold Cook Development, a Subdivision of the Southwest Quarter (SW1/4) of Section 32, Township 13 North, Range 10 East, in Mississippi County, Arkansas.

To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS my hand and seal this \_\_\_\_\_ day of October, 2020.

\_\_\_\_\_  
Barbara Openlander - GRANTOR

**ACKNOWLEDGMENT**

**STATE OF ARKANSAS**

**COUNTY OF MISSISSIPPI**

On this \_\_\_ day of October, 2020, before me, a Notary Public, personally appeared Barbara Openlander, known to me or satisfactorily proven to be, the person whose name is subscribed to the within instrument and acknowledged that she hereby executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

The Undersigned certifies under penalty of perjury that at least the legally-correct amount of revenue stamps have been affixed to the foregoing instrument.

City of Osceola, Arkansas - GRANTEE

**SCRIVNER ONLY**

BY: \_\_\_\_\_  
Sally Longo Wilson, Mayor

\_\_\_\_\_  
Mailing Address  
\_\_\_\_\_

BOOK 278 PAGE 557

# Warranty Deed

Warranty Deed Prepared by:  
First Real Estate Transfer Service  
1207 W. Kingshighway  
Paragould, AR 72450

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:  
THAT WE, Larry P. Deaton and Felicia A. Deaton, his wife,  
for and in consideration of the sum of Ten Dollars (\$10.00),  
\_\_\_\_\_ DOLLARS  
and other good and valuable consideration

do hereby grant, bargain, sell and convey unto the said Barbara Openlander, a single person  
and unto her heirs and assigns forever, the following lands lying in the County of Mississippi and  
State of Arkansas, to-wit:

Tract A of the Harold Cook Development, a Subdivision of the Southwest  
Quarter (SW $\frac{1}{4}$ ) of Section 32, Township 13 North, Range 10 East, in  
Mississippi County, Arkansas.

FILED FOR RECORD  
This 2 Day of Feb 2002  
at 9:00 o'clock A.M.  
DONNA DICICCO, Clerk  
By Felicia Mason D.C.



To have and to hold the same unto the said grantee  
and unto her heirs and assigns forever, with all appurtenances thereunto belonging.  
And we hereby covenant with said grantee  
that we will forever warrant and defend the title to the said lands against all claims whatever.  
And we, grantors  
for and in consideration of the said sum of money, do hereby release and relinquish unto the said grantee  
our rights of dower, curtesy and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 2th day of February, 2002.  
Larry P. Deaton (L.S.) Felicia A. Deaton (L.S.)  
Larry P. Deaton Felicia A. Deaton

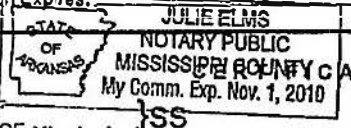
STATE OF ARKANSAS ACKNOWLEDGMENT  
COUNTY OF Mississippi } ss \_\_\_\_\_ } ss

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid,  
duly commissioned and acting Larry P. Deaton and Felicia A. Deaton

to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration  
and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the  
absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed  
and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein  
contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 2th day of February, 2002.  
My Commission Expires Nov. 1, 2010  
Julie Elms Notary Public  
Julie Elms



STATE OF ARKANSAS } ss \_\_\_\_\_ } ss  
COUNTY OF Mississippi

Donna DiCicco, Circuit Clerk and Ex-Officio Recorder  
for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record  
in my office on the 2th day of Feb., A.D. 2002 at 9:00 o'clock A.M. and the same  
is now duly recorded, with acknowledgements and certificates thereon, in "Record Book" 278 Page 557

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Court this 2th day  
of Feb., 2002  
Donna DiCicco, Circuit Clerk

Circuit Clerk and Ex-Officio Recorder

Felicia Mason  
D.C.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument

Buyer Barbara Openlander Address 4850 Deaton Rd., Osceola, AR 72370

BOOK 278 PAGE 557

# Warranty Deed

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First Real Estate Transfer Service  
1207 W. Kingshighway  
Paragould, AR 72450

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS  
THAT WE, Larry P. Deaton and Felicia A. Deaton, his wife,  
for and in consideration of the sum of Ten Dollars (\$10.00)  
\_\_\_\_\_ DOLLARS  
and other good and valuable consideration

do hereby grant, bargain, sell and convey unto the said Barbara Openlander, a single person  
and unto her heirs and assigns forever, the following lands lying in the County of \_\_\_\_\_ and  
State of Arkansas, to-wit:

Tract A of the Harold Cook Development, a Subdivision of the Southwest  
Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section 32, Township 13 North, Range 10 East, in  
Mississippi County, Arkansas.

FILED FOR RECORD  
This 6 Day of Feb 2002  
at 9:00 o'clock A.M.  
DONNA DICICCO, Clerk  
By Jessie Mason D.C.



To have and to hold the same unto the said grantee  
and unto her heirs and assigns forever, with all appurtenances thereunto belonging.  
And we hereby covenant with said grantee  
that we will forever warrant and defend the title to the said lands against all claims whatever.  
And we, grantors  
for and in consideration of the said sum of money, do hereby release and relinquish unto the said grantee  
our rights of dower, curtesy and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 6th day of February, 2002.  
Larry P. Deaton (I.S.) Felicia A. Deaton (I.S.)  
Larry P. Deaton Felicia A. Deaton

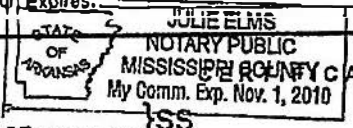
STATE OF ARKANSAS ACKNOWLEDGMENT  
COUNTY OF Mississippi } SS \_\_\_\_\_ } SS

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid,  
duly commissioned and acting Larry P. Deaton and Felicia A. Deaton

to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration  
and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the  
absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed  
and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein  
contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 6th day of February, 2002.  
My Commission Expires: \_\_\_\_\_  
Julie Elms Notary Public  
Julie Elms



STATE OF \_\_\_\_\_ } SS \_\_\_\_\_ } SS  
COUNTY OF Mississippi

I, Donna DiCicco, Circuit Clerk and Ex-Officio Recorder  
for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record  
in my office on the 12th day of Feb., A.D., 2002, at 9:00 o'clock A.M. and the same  
is now duly recorded, with acknowledgements and certificates thereon, in "Record Book" 278 Page 557

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Court this 12th day  
of Feb., 2002.  
Donna DiCicco, Circuit Clerk  
Jessie Mason D.C.

Circuit Clerk and Ex-Officio Recorder

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument  
Buyer Barbara Openlander Address 4850 Deaton Rd., Osceola, AR 72370

BOOK 278 PAGE 557

# Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

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1207 W. Kingshighway  
Paragould, AR 72450

KNOW ALL MEN BY THESE PRESENTS  
THAT WE, Larry P. Deaton and Felicia A. Deaton, his wife,  
for and in consideration of the sum of Ten Dollars (\$10.00)  
DOLLARS  
and other good and valuable consideration

do hereby grant, bargain, sell and convey unto the said Barbara Openlander, a single person  
and unto her heirs and assigns forever, the following lands lying in the County of Mississippi  
State of Arkansas, to-wit:

Tract A of the Harold Cook Development, a Subdivision of the Southwest  
Quarter (SW<sup>1/4</sup>) of Section 32, Township 13 North, Range 10 East, in  
Mississippi County, Arkansas.

FILED FOR RECORD  
This 20 Day of Feb 2002  
at 9:00 o'clock A.M.  
DONNA DICICCO, Clerk  
By Jessie Mason D.C.



To have and to hold the same unto the said grantee  
and unto her heirs and assigns forever, with all appurtenances thereunto belonging.  
And we hereby covenant with said grantee  
that we will forever warrant and defend the title to the said lands against all claims whatever.  
And we, grantors  
for and in consideration of the said sum of money, do hereby release and relinquish unto the said grantee  
our rights of dower, curtesy and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 10th day of February, 2002  
Larry P. Deaton (I.S.) Felicia A. Deaton (I.S.)

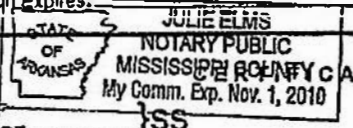
STATE OF ARKANSAS ACKNOWLEDGMENT  
COUNTY OF Mississippi } ss

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid,  
duly commissioned and acting Larry P. Deaton and Felicia A. Deaton

to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration  
and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the  
absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed  
and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein  
contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 10th day of February, 2002.  
My Commission Expires: Julie Elms Notary Public



STATE OF Mississippi } ss  
COUNTY OF Mississippi } ss

I, Donna DiCicco, Circuit Clerk and Ex-Officio Recorder  
for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record  
in my office on the 12th day of Feb., A.D., 2002, at 9:00 o'clock A.M. and the same  
is now duly recorded, with acknowledgements and certificates thereon, in "Record Book" 278 Page 557.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Court this 12th day  
of Feb., 2002.  
Donna DiCicco, Circuit Clerk

Jessie Mason  
D.C.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.  
Buyer Barbara Openlander Address 4850 Deaton Rd., Osceola, AR 72370