

**TYRONZA CITY COUNCIL MEETING
REGULAR MEETING
July 21st, 2022**

The regular meeting of the Tyronza City Council was called to order at 7:00 p.m. by Mayor Charles Glover. With the roll having been called, the following council members were recorded as present: Barbara Ross, Tony Turner, Shirley Hindman, Michael Hood, Ann Humphrey and Angie Allison. A quorum was declared. Also at the meeting were Recorder/Treasurer Donna Wood and City Attorney Noyl Houston.

The invocation was given by Barbara Ross.

Sandi Carrol, the East Poinsett County, Tyronza Campus, Principle, announced there would be a Family and Community Engagement meeting held on July 25th, 2022 at 4:30 pm at the cafeteria. She invited the council members, mayor and everyone else to attend.

Mayor Glover asked if there was a motion to suspend the reading of the June 16th, 2022 regular city council meeting minutes. Angie Allison seconded by Shirley Hindman, moved to suspend the reading of the minutes. Upon a voice vote, the voting was as follows: Ayes: Unanimous.

Mayor Glover asked if there was a motion to approve the June 16th, 2022 regular city council meeting minutes. Michael Hood seconded by Tony Turner, moved to approve the minutes. Upon a voice vote, the voting was as follows: Ayes: Unanimous

The expenditures were next on the agenda.

Charles asked for a motion to approve the expenditures for June 2022, Shirley Hindman, seconded by Barbara Ross moved to approve the expenditures.

The floor was then open for discussion on the expenditures.

There was no discussion on the expenditures.

A voice vote was then taken, upon the voice vote, voting was unanimous to approve.

The meeting then moved to new business.

Charlie Montgomery who represented the developer who builds Dollar General Stores was present at the meeting.

The Planning and Zoning Commission held a public meeting before the city council meeting. The meeting was held to obtain public input on rezoning the property located at 190 East Drive from a R-1 zone to a Commercial zone. Dollar General had chosen 190 East Drive to build a store.

David Wood the chairman of the Planning and Zoning Commission, said the Planning and Zoning Commission voted unanimously to rezone the property from a R-1 to Commercial. The Planning and Zoning Commission's recommendation to the City Council was to rezone the property.

Tony said he had a question for Mr. Montgomery. He listened to the Planning and Zoning meeting and one of the members had concerns about the store being built close to a residential area. He said it was also his concern from the beginning. He said he was 110% for the building of the store too. He said he was not happy with the location. He said he heard where it was stated that a fence would be built in between the store and the residential area. He said he thought that was something that definitely needed to take place. He was concerned about the smell from the trash dumpsters and asked where the dumpster would be located on the property.

Mr. Montgomery said the plan was for the dumpster pad to be located on the parking lot side which is closest to the road.

Charles said on the plans the dumpster pad would be 90' from the residential property line and there would be a fence.

Tony asked if the plans were set in concrete or was it something that could be discussed and possibly changed to where the dumpsters could be further away from the residential property.

Mr. Montgomery said he could not answer that. He said the plans that had been presented were approved by Dollar General. He said the plans were what his client had a lease in hand on to build. To change the plans, they whole have to go back through the whole thing. He said it would take a while for the plans to go back through to change.

The Mayor then asked Noyl to read the proposed ordinance entitled AN ORDINANCE REZONING 190 EAST DRIVE, TYRONZA, ARKANSAS FROM R-1 TO C FOR GENERAL COMMERCIAL in full, thereby placing it upon its first reading.

Angie Allison, seconded by Michael Hood, moved that the rule requiring the reading of any ordinance in full on three different days be suspended, and that the ordinance be placed on its second reading by title only.

The Mayor put the question on the adoption of the motion to the council, and the roll was called. The vote was as follows: Ayes-Michael Hood, Angie Allison, Ann Humphreys, Barbara Ross and Shirley Hindman. Nay – Tony Turner

The Mayor declared that at least two-thirds of all members of the council having voted in favor of the motion to suspend the rule, the motion was carried and the rule suspended. The ordinance was then read by title only, thereby placing it upon its second reading.

Angie Allison, seconded by Michael Hood, moved that the rule requiring the reading of any ordinance in full on three different days be further suspended, and that the ordinance be read by title only.

The Mayor put the question on the adoption of the motion to the council the roll was called and the voting was as follows: Ayes- Michael Hood, Angie Allison, Ann Humphreys, Barbara Ross and Shirley Hindman. Nay – Tony Turner

Thereupon, the Mayor declared that at least two-thirds of all members of the council having voted in favor of the motion to suspend the rule, the motion was carried and the rule suspended.

The ordinance was then read by title only, thereby placing it upon a third and final reading.

Angie Allison, seconded by Shirley Hindman, moved the ordinance be adopted.

The question was put by the Mayor to the council on the adoption of the motion, and the roll was called, the voting was as follows: Ayes- Michael Hood, Angie Allison, Ann Humphreys, Barbara Ross and Shirley Hindman. Nay – Tony Turner

Mayor Glover thereupon declared the ordinance adopted and signed the ordinance which was attested by the city recorder, and sealed with the seal of the city. The ordinance was given NO 2022-03.

Charles said the closing date would be October 7th, 2022 construction would start within 60 days of the closing.

A resolution to apply for a Fun Park Grant.

Barbara said the grant was for \$100,000.00 and cities with less than 2,500 population could apply for the grant. The application would be to resurface the quarter mile walking trail, install a handicap trail to each of the playground structures and to add new playground equipment and a handicap swing. The deadline to apply would be August 26th, 2022. The City would know if the application was approved in December.

Noyl then read the proposed resolution entitled "RESOLUTION FOR RECREATIONAL FACILITIES" in full.

Angie Allison seconded by Michael Hood moved to adopt the resolution.

Upon on a voice vote, the voting was unanimous to approve.

The five public places to post ordinances needed to be updated. The five public places chosen by the City Council were: City Hall, Post Office, Armor Bank, Tyronza Express and the Police Department's front door.

Charles reported the air conditioners in the police department and the city hall were not working. They had been checked out and it was reported they needed to be replaced. Bids were being requested.

Bids for installing the electronic water meters would be opened at the Tyronza Senior Center on August 2, 2022 at 11:00 am.

Barbara gave information on the Spay & Neuter Grant. She said there were people who were going to mail in some contributions and there were some more who were interested in donating also.

Michael said he would move for the City to give a matching contribution to the grant.

Angie said she agreed.

Barbara said the grant would be for Tyronza residents. An application would be filled out and if the application was approved a voucher would be given to the applicant to take their pet to a clinic to be spayed or neutered. The amount of the grant would be determined by the applicant's income. If someone was not able to take their pet to a clinic, there would be a pick-up date schedule for pets to be picked up and taken to the clinic. The pick-up date would be advertised.

Two hundred dollars had already been donated.

Shirley Hindman seconded by Michael Hood move for the City to contribute up to \$800.00 to the matching grant. Upon a voice vote, the voting was unanimous to approve.

Noyl gave an update on Bill Carwell donating the grain elevator and grain bins to the City. There was a problem in how the land was deeded. It was deeded in an entity that would not benefit from a tax credit. Mr. Carwell will be working on getting the deed changed.

Barbara asked if the turn around would be included in the property that Mr. Carwell would be donating to the City. She asked if an easement was needed to keep it a turn around.

Angie said that ASU said they were going to keep it a turnaround.

Barbara said she thought the City needed to own the turn around property or have an easement.

Charles said when the City got the title to the property, then they would know if the turnaround property was included. The City could exclude the turn around property from its proposed donation to ASU.

Noyl said there was a prescriptive easement that could apply to the turn around. He also said the Mayor was correct, when the property was conveyed to ASU, the turn around property could be excluded.

Charles gave an update on Act 605 which addressed Municipal Water Systems. The Act required water boards to undergo eight hours of training. The council members were given information on the training and the Act. The majority of the council would have to take the training. There was an exemption for any council who had been on the council for ten or more years. There was a class in Jonesboro scheduled and there was also internet training that could be done.

There was also a requirement that if twenty percent of the water customers were outside of the city limits, an advisory board would have to be created. The Tyronza Water Works did have twenty percent of water customers that were outside of the city limits.

The advisory board was a non-voting board but could advise the council.

The Act also stipulates that every five years there should be a study of water rates. The Tyroneza Water just had the rate study when working on the water tower repairs.

If these requirements weren't met, the water system would be considered in physical distress and the state water board would have control of the water system.

The training was discussed and Charles said he would work on setting up a time for internet training at the Senior Center.

Charles announced that Dave Wallace's environmental company, Buffalo Island Services, LLC, donated \$1,600.00 for the police department to purchase new body cameras. Jason Simpson was instrumental in getting the donation.

Tony Turner said he listened to the Planning and Zoning meeting and the discussion of the water lines, fire hydrants and FDC connections needed for the Dollar General Store and heard after the discussion that the City would do whatever it had to get they fire hydrants and what was needed for the Dollar General Store. He said that was fine and he was not against the Dollar General Store. He said he thought things needed to be thought out a little bit more and he had voiced his concerns. He said he had bigger concerns. He said several months ago Fire Chief Chris Daniels addressed a need for fire hydrants in a residential area on Church Street. He said it was told to them that it would be a very high cost to get the fire hydrant and the City would look into it and it would have be revisited next year.

Charles said it would not be next year. He said the City would find out exactly what was needed for Dollar General and he knew that a fire hydrant needed to be installed on Church Street. He said he was looking at getting one bid to put what was needed for Dollar General and what was needed for Church Street. He said a contractor would have to do the work. He said Church Street would get a fire hydrant.

Charles also said he had been talking with someone about building some houses west of Memphis Street and he wanted to see how far down the City needed to go and do some planning before just sticking a fire hydrant in.

Barbara asked for an update on hiring another police officer.

Charles said the City was still looking for another police officer. He said Chief Spain was staggering his time and coming out at night time. He was also taking calls during the night. He said they were looking for one full time or two part time officers.

Barbara addressed concerns that he might be getting burned out.

Shirley asked how the City was advertising for another officer.

Charles said mainly by word of mouth.

Barbara asked if the school was considering hiring a resource officer and thought the City might be able to work with the school in sharing an officer. She said she would like for the City Council to be in discussion with the school about sharing an officer. If the school was to get a school resource officer, he might want to work for the City for a little while. She said that she was afraid that Mark was going to get burned out and he needed to be able to take time off of work.

With there being no further discussion, the meeting was adjourned.



Charles Glover, Mayor



Donna D Wood, Recorder/Treasurer