

**TYRONZA CITY COUNCIL MEETING
REGULAR MEETING
April 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, Ann Humphrey, Shirley Hindman and Michael Hood. Absent: Angie Allison. A quorum was declared. Also at the meeting was Recorder/Treasurer Donna Wood and City Attorney Noyl Houston.

The invocation was given by Barbara Ross.

Mayor Glover asked if there was a motion to suspend the reading of the March 17th, 2022 regular city council meeting minutes. Barbara Ross 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 March 17th, 2022 regular city council meeting minutes. Shirley Hindman 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 March 2022, Barbara Ross, seconded by Michael Hood moved to approve the expenditures.

The floor was then open for discussion on the expenditures.

Michael Hood questioned a check in the amount of \$2,600.00 written for a sewer camera.

Charles said the camera was needed to help find problems in the sewer lines. There was a problem found with the camera that would be fixed within the next week.

Barbara asked if the camera would be used to look at the culvert going to the drainage ditch beside the post office.

Charles said you could look in to culvert to see if it has a problem. The sink hole in the road was not a sewage line problem.

Barbara questioned the maintenance of the camera after it was used.

Danny Marrs explained the use of the camera and how it was maintained.

Michael Hood questioned a check written to Jimmy Swift for the McDaniel house.

Charles said he would like to address that later in the meeting.

Barbara said the utilities at the Senior Center were still high.

Charles said the thermostats had been checked.

Barbara suggested the filters in the heating/air units be checked.

Ann questioned a check written to Barbara Phillips.

Charles said there was an employee meeting to introduce the new police chief and his family. Barbara Phillips provided the meal for the lunch.

Barbara said she thought the council had agreed that any city equipment that was to be sold was to be posted on the City's website so the citizens would know what equipment was being sold and could bid on it. She asked Noyl if a city ordinance needed to be enacted to make sure the public knows when city equipment was for sale.

Noyl said if there was an ordinance, it would be a requirement. He also said the ordinance would need to be specific about what equipment that was to be listed for sale, did the council want the required listed equipment to have certain value before requiring it to be listed.

Charles said two old vehicles that didn't run were sold for what he thought was a fair price for the vehicles. He said an individual came in and made him an offer that he felt was a good offer and he accepted the offer and sold the vehicles.

Shirley said she felt any city equipment that was to be sold should be listed, not only the vehicles.

Noyl said only equipment that had a certain monetary value should be listed. He said an ordinance could be prepared that would require the equipment to be listed before being sold.

Barbara said she felt there should be a general rule that in order to sell city vehicles, the vehicle should be listed for sale for one to two weeks before being sold so the public would know what was being sold and could.

Noyl said an ordinance could be prepared.

Charles said any future sale of city equipment would be put on the internet.

Charles asked if there was any further discussion on the finances before a vote was taken.

Barbara said she would like to discuss the repairs being made to the McDaniel house before taking a vote on the finances.

Charles said Mark Spain applied for the police chief position and would take the position if he could find a house in Tyronza to live in. Charles said he talked Mark McDaniel into letting Mark Spain rent his house on Main Street. The house needed some sheet rock work, a couple of water leaks needed to be repaired and there were rooms that needed to be painted. He said the City would keep track of the repairs being made and Mark McDaniel was agreeable to letting the \$600.00 rent that Mark Spain would be paying, go back to the City to reimburse for repairs the City had paid for.

Shirley Hindman asked who was doing the work on the house.

Charles said Billy Hamm started and couldn't finish so Robbie Drace had taken over and his son Brad was helping Robbie. Brad was not being paid to help.

Michael Hood asked if a rental contract had been drawn up.

Charles said there would be a rental contract between Mark McDaniel and Mark Spain.

Tony Turner asked if there was anything in place in case Mark Spain leaves employment with the City before the repairs were reimbursed.

Charles said that Mark Spain currently lived in Marianna and his kids were being home schooled. The kids would be going to EPC school the next school year and were excited to be moving to Tyronza. Mark's wife currently worked at Walmart in Forrest City and had put in a transfer to a Walmart that would be closer to Tyronza. He also said two months rent should cover the house repair cost and was hopeful that Mark would be moved in by the first of the month.

With there being no further discussion on the March 2022 financials, a voice vote was taken, and the voting was unanimous to approve.

Next on the agenda was to discuss defraying commuting expenses of the police chief.

Charles said since the new police chief was currently driving back and forth from Marianna and would soon be moving his family to Tyronza, he asked the council to consider giving Mark Spain some money to defer the cost of commuting and moving. Charles proposed the council pay Mark \$1,500.00 to defray the expense of commuting and moving.

Michael Hood suggested the City allow Mark to fill his personal vehicle up with the City's gas and keep up with it and pay him from the time he leaves Marianna to the time he gets back to Marianna.

Charles said he felt that would be ok if they wanted to start that the next day but also said he felt Mark needed to be compensated for the commuting he had already done.

Barbara asked what was the date the Mark started working for the City.

Charles said it was March 28th.

Barbara Ross seconded by Shirley Hindman moved to pay Mark Spain, the police chief \$1,500.00 for commuting and moving expenses. Upon a voice vote, the voting was unanimous to approve.

The council members were given a hand out for the Code Red system. Mayor Glover explained it was an emergency communication system that had been installed by Poinsett County. It would alert residents in Poinsett County of any bad weather. Cities could also use the system to send out alerts such as boil orders and any events the City might have coming up. Poinsett County would be paying for the system in 2022. There is a website that residents would have to sign up for the system. Information would be sent out through the City's website and water bills.

Charles then gave an update on the electronic meters. The meters use cell phone signals to transmit information. There would be 270 meters that would use the AT&T system and 130 that would use the Verizon system. The 270 meters have been delivered to the City. The Verizon meters should be delivered in May. The city was currently in the process of getting bids to do the installation and hoped to get an installer to start installing the meters gradually.

An update on the Dollar General store was next. Charles said he had filled out an environmental questionnaire on the land where the proposed store would be located. A surveyor was doing the topographical survey. Due diligence work was currently being done. The closing of the land would be in October 2022 and if everything keeps going the way it should, the Dollar General would be open in April of 2023.

The land currently being looked at by Dollar General was zoned as an R-1. It would need to be rezoned to commercial in order for Dollar General to build the store. Charles said when he got the survey a zoning meeting would be called to consider the rezoning.

Charles reported that the following had been contacted to serve on the zoning board: David Wood, James Smith, Joey Cavitt, Hank Emrich, Steve Griffin and Sandy Carroll.

Barbara Ross seconded by Tony Turner moved to accept the appointment of the Zoning Committee. Upon a voice vote, the voting was unanimous to approve.

Tony Turner asked if the proposed location was the only location that Dollar General was looking at to build the store. He said he had some property owners come to him and weren't really happy that the Dollar General was being built at the proposed location.

Charles said their first choice was the area across from the post office. The land owners did not want to sell the property.

Charles asked what the complaint was.

Tony said the traffic was a complaint.

Charles said the traffic would be going down the service road.

Tony asked if the property owners had already agreed to sell the land.

Charles said yes and that a contract had already been drawn up and signed.

The third place Dollar General had looked at down the service road by Mayor Glover's house. The problem with that location was that there wasn't any sewer service at the location.

Barbara asked if the City could make it a requirement for Dollar General to put up a privacy fence.

Charles it was in the design to put up a fence.

Barbara asked if there would be a back entrance.

Charles said there would not be a back entrance, entrance to the store would be from the service road.

Chris McCorkle asked if there would still be a turn road for him to get his farm equipment to his land located near the proposed site.

Charles said there would still be a turn road.

Barbara asked if the proposed Dollar General site and the land next to it would be zoned as commercial.

NO 2021

Charles said he wanted to zone just the land that Dollar General was buying as commercial and leave the land beside it zoned as R-1 to see what happens in the future and then re-zone it for that use.

Tony suggested having the Dollar General on the other side of the interstate.

Charles said he offered the land on the other side of the interstate and Dollar General did not want the other side of the interstate.

Charles then reported the bid to repair the "Welcome to Tyronza" sign was \$1,725.00. He said he emailed the people at the museum and they said their money was currently tight but in July they could pay part of the repair cost. Charles asked the council if they wanted to go ahead and repair the sign now or wait until July for the museum to help with the cost of the repairs.

Barbara asked if it was the same people who repaired it the last time.

Charles said that it was.

Barbara said she would say no because of the number of times the sign has already been blown down. She said she would like for the City to look at a different design.

Danny said the repair this time would include a metal plate behind the sign.

Barbara said she would like to wait.

Shirley suggested pulling up what was left of the sign.

The council was given a letter that stated the City of Tyronza's Christmas Parade Committee had been nominated and awarded the Arkansas Delta Byways Innovation Award. Linda Hinton nominated the City for the award. The award would be presented on May 2nd at 1:30 pm at the Tyronza Senior Center.

Charles asked the council if they had any other business for discussion.

Shirley Hindman asked if the lady was still living in the old Mid-Way Café.

Charles said the lady was not living in the Café.

Shirley asked if the dogs were still in the dog pen.

Charles said the dogs were still in the dog pen.

Shirley said she thought the City was going to tear down the old car wash and building when it purchased the land.

Barbara asked if the carwash could be refurbished.

Charles said he felt that a new one would have to basically be built.

Barbara said she was mostly wondering about the sewer part of the car wash.

Tony said he seemed to remember that Willie Joe checked into reopening the car wash and there were some problems with it.

Chris Daniel said the City needed to look at installing a water hydrant at the end of Church Street where three new houses had been built.

Charles said he would get with Chris and see if they could get a price on what it would cost to put a hydrant at the end of Church Street.

Barbara asked had anyone checked into the walking trail grant being offered through AR Dot.

Charles said he would be going to a grant workshop on the AR Dot grant at the East Arkansas Planning Development on April 28th.

Shirley asked if the City was checking and maintaining the drainage ditches once a week that Chris McCorkle had dug out.

Charles said they were not being maintained once a week. The ditches had been wet and they were unable to get out to the ditches.

Shirley asked if the part of the ditch at the interstate was being maintained by the City.

Charles said that was private farm land and the City could not go onto farmland to maintain the ditch.

Barbara said she thought the City could tear down the beaver dams at that location.

Charles said they could get the beaver dams out but the beavers would out work a person building them right back. He said if they didn't get rid of the beavers, they would not get rid of the beaver dams. He said he had been talking to some trappers and they did not want to come out. It was hard to find anyone to trap the beavers because there was not a lot of pay to trap them.

Charles said when it got dry the City's corn patch would be planted.

Michael Hood said he would like for the Zoning Committee to have a meeting to discuss who was responsible for ditches, water lines and sewer lines.

Noyl said if the ditch, water line or sewer line was on a person's property, then the property owner would be responsible.

Barbara Ross asked if the same contractor who paved the streets a couple of years ago was going to be the same contractor to repave the streets this year.

Charles said the bids had not been done yet.

Shirley Hindman said the ditches on Norcross and Beley needed to be dug out.

Tony Turner said the culvert on Norcross and Ritter had been damaged at the end of the culvert.

Charles said he would look at the culvert.

There being no further business, the meeting was adjourned.



Charles Glover, Mayor



Donna D Wood, Recorder/Treasurer