

**TYRONZA CITY COUNCIL MEETING
REGULAR MEETING
February 15th, 2024**

The regular meeting of the Tyronza City Council was called to order at 7:00 p.m. by Mayor Jeff Woods. With the roll having been called, the following council members were recorded as present: Barbara Ross, Willie Harris, Michael Hood, Daniel Brewington, Angie Allison and Candace Drace. A quorum was declared. Recorder/Treasurer Donna Wood and City Attorney Noyl Houston were also at the meeting.

The invocation was given by Barbara Ross.

Mayor Woods asked if there was a motion to suspend the reading of the January 18th, 2024, regular council meeting minutes. Barbara Ross, seconded by Michael Hood, moved to suspend the reading of the minutes. Upon a voice vote, the voting was as follows: Ayes: Unanimous.

Mayor Woods asked if there was a motion to approve the January 18th, 2024, regular council meeting minutes. Willie Harris, seconded by Barbara Ross, moved to approve the minutes. Upon a voice vote, the voting was as follows: Ayes: Unanimous

The expenditures were next on the agenda.

Mayor Woods asked for a motion to approve the expenditures for January 2024.

Barbara Ross seconded by Michael Hood moved to approve the expenditures.

The expenditures were then open for discussion.

Willie Harris asked about a \$2,300.00 receipt from Jeff Woods for health insurance reimbursement.

Mayor Woods said he was getting his health insurance from the Arkansas Municipal League through the City. He was paying the premium for his insurance.

Barbara Ross said she saw where an encoder to a water meter had to be replaced due to a mouse getting into the box and chewing the wires. The cost to replace the encoder was \$122.94. Barbara was wondering if the Water Department needed to do something to keep the mice from getting into the box.

The Recorder/Treasurer said Matt Huff had put something around the top of the box that a mouse would not chew through.

Michael Hood asked about a check written to Jamie Phillips in the amount of \$106.20.

The Recorder/Treasurer said the check was written for Jamie's fire pay.

Barbara Ross asked if the rental fee for the Senior Center had gone up.

The Recorder/Treasurer said the rental fee was proposed to go up from \$70.00 to \$100.00 when the 2024 Budget was approved. It was at the January 2024 meeting and there were people who rented it before the new budget was passed so they were charged the old rate of \$70.00.

Mayor Woods said the lunch fee would be going from \$5.00 to \$6.00 with the new budget also. The old rate of \$5.00 was charged until the budget was approved.

Barbara asked if the water bill software had been fixed so that people could donate to the senior center.

The Recorder/Treasurer said the software had been fixed and people were donating.

Barbara said she did not have any other questions but would like to thank Tyronza Truck and Trailer for the donation to purchase a police radio.

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

The meeting then moved to new business on the agenda.

The council members were given a quote from U S Underwater Consor Engineers LLC. The amount was \$3,950.00 to inspect the water tank for any needed repairs.

Barbara asked if this was a company the City had used in the past.

Mayor Woods said Arkansas Rural Water had sent a list of companies that would do water inspections and this company was on the list. He said U S Underwater Consor was from Texas. They would use a robot to go into the water tank and do the inspection.

Barbara asked if the quoted price was just for the inspection or did it include any repairs.

Mayor Woods said the quoted price was just for the inspection.

Barbara Ross seconded by Willie Harris moved to give Mayor Woods the discretion to use U S Underwater Consor LLC or check with someone else if he felt he needed too. Upon a voice vote, the voting was unanimous to approve.

Mayor Woods said the City needed to find out whether the water service lines from the water meter to the house were lead or copper. While at the Mayor's caucus meeting, he was told of a company that would provide the service inspections for free. The company will do it for free because they applied for and received a grant to inspect service lines for lead and copper. Their company would also make any repairs at no cost to the customers. The Mayor said he had already contacted the company and scheduled their service and the company had already emailed Matt and said they would be on their way as soon as they could. The City would only have to have an inspection of Tyronza customers. Heifer/Black Oak will have to have their customers inspected.

Rob Fox asked to be put on the agenda to discuss his garbage pick-up service. Mr. Fox called before the meeting and told Mayor Woods that he would not be able to attend the meeting but would like the council to be made aware of the problems he was having. Mr. Fox said Dedman had missed picking up his garbage several times and they were rutting up his yard when it was picked up.

Barbara asked if Mr. Fox was pulling his cart to the street.

Mayor Woods said that he had a dumpster.

Daniel asked if anyone had called Dedman and asked them about fixing the ruts.

Mayor Woods said he called and talked to Mr. Dedman but he did not talk to them about fixing the ruts. Mr. Dedman said he would get someone out to Mr. Foxes house to pick up the garbage that day. He said one of the problems was that he had a new driver. He said there was a new driver for the Tyrnza route.

Michael asked if the City billed Mr. Fox for his garbage pick up.

The Recorder/Treasurer said the City did bill Mr. Fox for his garbage pick-up.

Willie asked if there was an ordinance that stated the trash cans were to be moved back to the house after being emptied or could they be left on the street.

Noyl said the City probably did have an ordinance.

Willie said there were some people on Norcross leaving their cans out in the street.

Jeff said he had complaints about the garbage cans being thrown everywhere and he drove around after they picked garbage up that day and only saw cans on Oak Street that had been thrown around. They had done a better job on the pick-up that day.

The meeting then moved to old business and discussion on condemning land at 164 Memphis Street was first to be discussed.

The council members were given a copy of the ordinance dealing with condemnation of property and a copy of the ordinance dealing with the accumulation of junk in yards.

Mayor Woods said he had complaints about the property before he became Mayor and he continues to get complaints about the property. He said he has helped the tenant haul off some stuff.

The Poinsett County tax records show that Ruby Rodges and Willis C Gulley are the owners of the property. Both have passed away.

Barbara asked had the children who inherited the property been notified.

Noyl said the City could check to see if there was a probate proceeding pending. He said the person representative of the estate could be notified. He said if there was not a probate pending and they had children the property would go to the children.

Barbara said she thought there was a daughter and she thought that when the property was discussed before, when Ms. Rodgers was in the nursing home, the daughter said that Medicaid had taken over the property.

Noyl said the identity of the actual owner would have to be identified and he recommended they be notified and asked for them to come before the council. They would also need to be notified that they needed to clean the property up within 10 days. The City was authorized to clean the property up and charge the cost of it to the owner. He said there was a process for that, and it would be expensive.

Candace asked if the person living on the property could still live there during the condemnation process.

Noyl said the property owner could say that person does not have the right to live there. He said the City did not own the property so it could not tell that person he could not live there. The City could say it is not inhabitable and it was going to be removed. There would be a period of time, ten-day notice, and he doubted the City would start right after the ten-day notice.

Noyl went on to say that the City really needed to be able to communicate with the people.

He said there was a procedure under the statute where there had to be a hearing and a notice would have to be put in the paper. If the owners can't be located, an attorney ad litem would have to be appointed to try to give them notice. A notice in the paper would be published. There would be a hearing before the council to determine the amount of the lien which would be the cost, the lien would have to be filed, the lien would have to be foreclosed on. He said there was an option to have the tax authorities collect the lien as a tax but if people weren't taking care of their property and paying their taxes that would not accomplish anything. To foreclose on the lien and sell the property would require the City to file suit.

Noyl said the first step is to give them a formal notice that they have ten days to correct. If they don't the City would have the right to go onto the property and clean it up.

Mayor Woods asked if the City would need to find out who the actual property owners were first, then give notice to the owner and the occupants.

Noyl said yes, the City would need to identify the actual property owners. The owner and occupant could also be cited for violation of the ordinance.

Noyl said the litigation was not a regular part of his work for the City. He would have to charge the City for any litigation he did for this case.

Mayor Woods gave an update on the proposed Ritter Subdivision. He said he had received the preliminary drawings for the subdivision. The council members were given a copy of the drawings. He asked if the council had any comments.

Candace asked the Mayor if he knew how the duplexes were going to fit in with the houses.

The Mayor said he had been shown the drawings of the duplexes but the engineers didn't want to release them to the public yet. They would have to schedule a meeting for them to meet with the planning and zoning to make sure they were ok.

The council said they like the layout of the lots and were excited for the subdivision.

Daniel asked if one of the roads was going to be an extension of Chickasaw.

The Mayor said he wasn't sure.

The East students magnet quote was next on the agenda.

The magnet quote was \$680.00 for 600 magnets. The magnets would be 5 x 7.

Michael Hood asked if "compliments of the City of Tyrone" could be put on the magnets.

Angie said she would check and see.

Michael Hood seconded by Willie Harris moved for the City to purchase 600 magnets for \$680.00. Upon a voice vote, the voting was unanimous.

Mayor Woods said the streetlights had been installed on East Street.

Fire Chief Chris Daniels reported the grant to Arkansas Rural Services had been submitted for three pairs of fire turnouts.

Barbara said she saw where the fire department responded to a grain bin rescue. She asked if they used the new grain bin rescue equipment.

Chris said they did use the equipment.

Barbara asked if that was a service the department just offered and not charge for or would the insurance cover the cost of the fire department responding.

He said there were so many fire departments that responded it would be hard for the insurance company to know who to pay. There were three different sets of grain bin rescue equipment from three different departments that were used.

Daniel Brewington asked if the flagpole had been ordered.

The Recorder/Treasurer said it had not been ordered. She was waiting for a quote from another company.

With there being no further business, Daniel Brewington seconded by Michael Hood moved to adjourn. Upon a voice vote, the voting was unanimous to approve.



Jeff Woods, Mayor



Donna D Wood, Recorder/Treasurer