

**TYRONZA CITY COUNCIL MEETING
REGULAR MEETING
August 21st, 2025**

The regular meeting of the Tyronza City Council was called to order at 7:00 p.m. by Mayor Jeff Woods. A roll call was taken, and the following council members were recorded as present: Willie Harris, Michael Hood, Barbara Ross, Patty Barger, Daniel Brewington and Kristina Woods. A quorum was declared. Recorder/Treasurer Donna Wood and City Attorney Jimmy Gazaway 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 July 16th, 2025, council meeting minutes. Willie Harris, seconded by Barbara Ross, 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 July 16th, 2025, regular council meeting minutes. Kristina Woods, seconded by Michael Hood, moved to approve the minutes. Upon a voice vote, the voting was as follows: Ayes: Unanimous

The expenditure reports were next on the agenda.

Mayor Woods asked for a motion to approve the expenditures for July 2025.

Barbara Ross, seconded by Kristina Woods, moved to approve the expenditure reports.

Mayor Woods asked if there was any discussion on the expenditure reports.

Michael Hood said he saw a check written to Ethan Gann and asked if he was a firefighter.

The R/T said yes.

Michael then questioned a check written out of the Street Fund to James Field Service in the amount of \$1,069.56.

The R/T said the check was written to replace a tire on the tractor.

Mayor Woods said it was to replace one of the rear tires on the tractor.

Michael asked if James Field Service was part of the BAK tire service in Marked Tree.

Mayor Woods said James Field Service was not part of the BAK tire service in Marked Tree. He also said that BAK could not come out to replace the tire, but James Field Service was able to come out and replace the tire.

Barbara requested the council to approve moving \$30,000.00 from the General Fund Checking account to a six-month CD.

The council agreed to move \$30,000.00 from the General Fund Checking account to a CD.

Barbara Ross seconded by Willie Harris moved to move \$30,000.00 from the General Fund Checking account and for the Recorder/Treasurer to check on the terms to get the best rate. The CDs would have the same signatures as the other CDS. Upon a voice vote, the voting was unanimous to approve.

With there being no further discussion on the financial reports, Barbara Ross, seconded by Kristian Woods, moved to approve the financial reports. Upon a voice vote, the voting was unanimous to approve.

The meeting moved them to the new business on the agenda.

A resident of Tyronza asked to be put on the agenda to address a neighbor's yard.

Douglas Gardener then addressed the council. He presented the council members, mayor and city attorney with a petition to cease and desist nuisance along west property line of Gardner property located in Tyronza Arkansas.

He said in the packet the council could see where the property went from a maintained area in 2019 to continuous foliage barrier in 2020. He stated the property was not in conformance with the zoning regulations and city ordinances.

He then asked the city attorney did he consider a continuous foliage barrier along a property line a living fence.

City Attorney Gazaway asked if the term living fence was used in the zoning regulations and ordinances.

Mr. Gardner said the term living fence was not, but a continuous foliage barrier was. He then asked if a continuous foliage barrier that was running along a fence, would it be considered a living fence.

Mr. Gazaway said he would not know what a living fence was unless it was defined in a city ordinance or part of the zoning regulations. He said a continuous foliage barrier was referenced in the zoning regulations and as something that is recognized. He then asked Mr. Gardener what he thought the distinction was between the two.

Mr. Gardener said the definition of a fence was a barrier for different purposes. He then said a continuous foliage was a barrier for different purposes. He then said a fence was normally placed along the property line and a fence could also be put somewhere else in the yard if the property owner wanted to. His neighbor has a continuous foliage along the property line. He said he would not consider it a fence if it did not go all the way down the property line.

Mr. Gazaway asked Mr. Gardner if he was the one bringing the complaint.

Mr. Gardener said he and his mother were the ones bringing the complaint.

Mr. Gazaway said that it was his understanding that Mr. Gardner felt that his neighbor's foliage was a continuous foliage barrier and as a consequence of that, it was not being maintained as it should and that was why they were bringing the complaint. He asked Mr. Gardner if that was not right.

Mr. Gardner said that was right.

Mr. Gazaway said he did not know about a living fence, he was not familiar with that term, but it did seem to be a continuous foliage barrier that has built up around an existing fence from the pictures that were presented to him.

Mr. Gardner said that fence was on his property, but the other one was on his neighbor's property.

Mrs. Gardner said their fence was a foot off the line and the neighbor's foliage and barrier were coming over their fence. She said it had become a very bad nuisance and was encroaching on their property.

Mr. Gardner said he was asking for his neighbor to be in compliance with the zoning regulations and the ordinances. He also suggested that ordinances be made to address property lines and growing trees near property lines.

Mayor Woods asked the chairman of the zoning to committee to address the council concerning the meeting the committee had with Mr. Gardner and Mrs. Gardner.

The chairman, David Wood, said the committee did meet with Mr. Gardner and Mrs. Gardner. He said they tabled any decision on the complaint for someone to define the meaning of foliage in the zoning regulations. He said part of the ordinance concerning foliage on property dealt with not blocking the visibility of roads.

Mayor Woods then moved to the next item on the agenda.

The R/T said she was contacted by a representative with a software program called Textmygov, It was a messaging software in which the City could text messages to residents in Tyronza and the residence could text the City with any concerns or questions. The price for the program was \$1,500.00 a year and then there was a \$750.00 initial set-up fee.

The council was not interested in the program at this time.

The council then reviewed quotes on updating the current sound system used for publishing the council meetings on Facebook live and for a sound system for the court room.

The quotes were as follows:

Arkansas Communications - \$11,363.55, which included updating microphones to wireless lapel mics, replacing the analogue sound board with a digital board, speakers for the court room, and an amplifier and labor for installation.

Gateway Sight & Sound - \$42,927.23 -replacing the web camera, adding a recorder, a new digital mixer, two ceiling speakers, new wireless microphones, control pad, a new processor and labor for installation.

Gateway Sight & Sound – \$25,754.54-replace web camera, processor, two in ceiling speakers, wireless microphones, recorder, control pad and labor for installation.

The R/T said the council had set aside \$4,000.00 of the ARPA funds to get a sound system for the court room.

She also said she wanted to present the quotes to see if the council would set a budget for what to spend on the sound system.

Daniel Brewington asked the R/T had she reached out to Sound Concepts in Jonesboro.

The R/T said they did give a quote, but she had questions about the quote, and they never responded back to the questions.

Barbara suggested getting one more bid from someone else.

Patty suggested getting a bid from Gateway that would be comparable to the Arkansas Communications quote.

The R/T asked City Attorney Gazaway if the bill to require cities to live stream the meetings passed.

He said he remembered the bill but was not sure if it had passed. He looked it up and said House Bill 1879 was filed during the 2025 session. It made it to the Senate but did not pass out of the Senate committee. He also said the current law required a city council to capture the sound from the meetings and it must be kept for one year in a reproducible format. He said he would like to get a definite answer because sometimes when things are looked up online it is not the most recent information. He did say that he thought that all the other cities he represented were video recording and live streaming their meetings. He said even though it is not required he felt it was trending that way.

The council suggested a budget of \$10,000.00 to \$15,000.00.

The council asked to see more bids.

Next on the agenda were the bids to repair the city hall's roof.

Bids received were:

Mike Costelloe DBA McCoatings LLC-\$23,700.00 – Install metal edge flashing over brick firewall, Remove and replace plywood in a 10' x 10 'area of rotten decking, seam seal all existing seams, apply a fabric- reinforced roof coating system across entire roof, 10 year labor and material warranty.

Roof and Gutter Pros LLC - \$34,773.00-Tear off old roof to wood deck, install fanfold insulation, install 30 mil TPO, install new wall flashing, install new pipe flashing, remove debris.

Roof and Gutter Pros LLC - \$23,415.00 – Install new fanfold insulation, install 60 Mil TPO, Install new wall flashing, install new pipe flashing, Remove all debris.

The R/T said there was some FEMA money that could be applied toward repairs to the roof.

The council asked to see more quotes.

The meeting then moved to sewer pond grant discussion.

Mayor Woods said there was a grant available that the City could apply for to make repairs to the sewer pond. He said there was a lot of work involved in applying for the grant. He called Bill Campbell, who is a grant writer, and he said he would do the work to apply for the grant for \$1,000.00. Mayor Woods said he advised Mr. Campbell to go ahead with the application.

The council was agreeable to the Mayor hiring Bill Campbell to apply for the grant.

The meeting then moved to old business on the agenda.

Allowing food trucks to do business at the stage park was next to be discussed.

The council were given a copy of Trumann's food truck ordinance to review before the meeting.

Mayor Woods said Trumann's ordinance did not allow food truck on city property.

Michael Hood said he looked at Trumann's regulations and did not think some of the regulations would be good for Tyronza. He also said there were some that would be good.

Mayor Woods said the council would need to look at them and decide which ones would be good for Tyronza.

Barbara said her thoughts were to let the food trucks set up on gravel spots at the Tyronza Park. She said she did not like requiring a food truck to have a million-dollar policy.

She asked City Attorney Gazaway if he knew why Trumann set the liability insurance at that amount.

Mr. Gazaway said he did not remember that being discussed. He then said a concern with opening up food trucks to city property was that if it was allowed for one person it would have to be allowed for any other person who wanted to set up on city property.

Mayor Woods suggested the council mark the regulations they did like and the ones they did not like and then have a meeting to discuss the regulations.

Barbara said she did not think food trucks were listed on the occupation ordinance.

The R/T said it could fall under other businesses.

Barbara said a food truck business may need to be added to the occupation permit list.

Mayor Woods asked if there was any other business that the council wanted to discuss.

Barbara Ross said the City's 100th year celebration was coming up in 2026. A committee had met to start planning the celebration. She said there would be another meeting on August 20th at 6:30 pm at the Sr. Center for anyone interested in helping to plan celebration.

Kristina Woods said the committee would like the City Council to set a budget for the celebration.

City Attorney Gazaway said he would like to say there wasn't any action taken on Mr. Gardner's petition that was filed. He said the chairman spoke saying that he felt that it could not be enforced due to there not being a definite definition of foliage.

Chairman David Wood said the members were wanting to get clarification on what was presented as foliage.

Mr. Gazaway said there were provisions in the regulations on where the City can ask the city attorney to pursue a nuisance abatement through court and have it cleaned up and then try to file a lien. He said he understood that the zoning committee was not asking for that.

Chairman Wood said, the committee was not asking for that. He was just asking for further clarification.

Mr. Gazaway said the way he interpreted it when he looked at it was that two things could happen. He said the regulations would be enforceable by the building inspector. He then said the ordinance said a person could be fined for violating the ordinance and said he thought that would be done by a ticket from the building inspector. It would then come to court in district court.

He said there was a second option to abate the nuisance. This is where it come to the council and the council certifies that they believe the condition is a nuisance and if it is then they instruct the city attorney to file a proceeding in court to declare it a nuisance and abated, clean it up and then the city seeks a lien for the cost of the clean-up.

He said there were different options to proceed but it sounded like there were some questions on definitions before the zoning committee was ready to proceed. He said he was wanting to make sure it was clarified.

Stephanie Tacker said she would like to speak before any decision was made.

Mayor Woods said there would not be a decision made that night.

She said she understood that a barrier was something that you could not cross and the letter she and her husband received said there was a continuous barrier. She said she could walk onto her neighbor's property through what was being called a continuous barrier and that it was not a continuous barrier. She said they moved into their house in December 19, 2019 and for about two years their land was all dirt.

Ms. Tacker said her neighbor's property had equipment that was not maintained and there was grass and vines growing on the equipment.

She said she did not come to the meeting prepared to speak but wanted to highlight some of the complaints that had been made against her and her husband.

Mayor Woods said the council would wait on the zoning committee to get more clarification before a decision was made.

Barbara said she and some other council members went to the property on which the complaint had been filed. The husband came out and told them he had to buy a lot of acreage to build a house on the property. He said the property in question was not being used as a R1 property and asked how he could have that part of his property rezoned back to an Agricultural Zone and keep the property that his house was on in a R1 Zone. He said that the property would be in the same zone as the Gardner's property and have the same regulations. He also said the trees that were coming up on his property were from pecans that had fallen from the Gardner's property to his property. He did not plant the trees. He said he did not want to cut the trees down because he wanted a tree line of pecans too.

Mr. Gazaway said Mr. Tacker would need to file a request for rezoning and it would be up the Zoning Committee and the council whether or not to decide to rezone the property.

With there being no further business, Willie Harris seconded by Kristina Woods moved to adjourn.



Jeff Woods, Mayor

Donna D Wood, Recorder/Treasurer