



**Bryant City Council
Regular Meeting**
August 25th, 2015
Boswell Municipal Complex - City Hall Courtroom

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

Minutes

Approval of Special Minutes July 21 2015.
Approval of Regular Minutes July 28 2015.

Documents: [Special Meeting July 21, 2015.pdf](#), [Minutes July 28 2015.pdf](#)

COMMITTEE And COMMISSION REPORTS

Planning Commission Appointment

Presenting- Mayor Jill Dabbs
Joe Statton appointed to Bryant Planning Commission

ANNOUNCEMENTS And PRESENTATIONS

Presentation And Proclamation

Presenter- Mayor Jill Dabbs and Councilman Jerry Henson

Proclamation and presentation of Bishop Award to Margaret Sorrells for recognition of the contributions she has made in her local community and throughout the city.

DEPARTMENT REPORTS

- *Department Reports are given on a quarterly basis unless otherwise requested*

PUBLIC COMMENTS

- *Public Comments should be limited the three (3) minutes per speaker*

OLD BUSINESS

NEW BUSINESS

Code Enforcement - Presenter Greg Huggs

1. Public Hearing regarding Code Enforcement Clean up of unsanitary and unsightly properties located within the City of Bryant. (*Open the public hearing, allow for property owners or interested parties to speak regarding the costs paid by the City of Bryant to clean up unsightly and unsanitary properties, once all interested parties have been heard, close the hearing.*)

2. Resolution - Resolution approving Expenses Associated with Property Clean Up Under Ordinance No. 2012-30. (For clean up work completed as of this date in fiscal year 2015.)

Documents: [2015 ResolutionforLienPurposes.pdf](#)

Finance Department

3. Presentation and Approval of the 2015 July Year to Date City Financial Report (attachment pending)

4. Ordinance with Emergency Clause - An Ordinance Amending Ordinance 2015-20, Clarifying Cost of Living Adjustment and Amortization Schedule to Transfer Administration of Retirement Coverage for Eligible Members of the Bryant Fire and Pension and Relief Fund to the Arkansas Local Police and Fire Retirement System (LOPFI) and Authorizing the Chief Administrative Officer to Enter Into an Irrevocable Agreement with LOPFI, and Declaring an Emergency (*Pension Board requested that the enabling ordinance include an automatic 3% COLA annual adjustment which would be the City's responsibility to fund on an annual basis.*)

Documents: [Ord Trans Pension to LOPFI 3 percent cola.pdf](#)

Legal Department - Presenter Chris Madison Staff Attorney - New Business

5. Ordinance - An Ordinance Authorizing the Sale of Alcoholic Beverages for On-Premises Consumption in the City of Bryant; and for Other Purposes.

Documents: [Ord On Premises Alcohol Consumption.pdf](#)

Parks Department

Presenter: Brandon Griffin, Parks Director

6. Ordinance- An Ordinance Authorizing; a Cooperative Agreement with Unlimited Play, Inc., A Missouri Non-Profit Corporation; Waiving Competitive Bidding; and for Other Purposes. (*Authorizing the Mayor to Negotiate and Execute an Agreement and Recommended by Parks Committee*) (*contract attachment pending ongoing negotiations*)

Documents: [Ord Waive Bid Unlimited Play inclusive playground consult.pdf](#)

Planning Department, Presenter: Dave Green - New Business

7. Ordinance with Emergency Clause - An Ordinance Changing the Zoning Classification of a 12.6 Acre Tract of Land from R-E Residential (no sewer) to R-2 Residential. (Approved by the Planning Commission)

Documents: [JohnswoodRZ.pdf](#)

Public Works Department

Presenter: Monty Ledbetter

8. Ordinance with Emergency Clause - An Ordinance Authorizing; Purchase of New

Vehicle Waiving Competitive Bidding; Declaring an Emergency; and for Other Purposes

9. Summary Letter-Rate Review for Water and Wastewater

Documents: [2015 Ord Waive Bidding new street department vehicle.pdf](#),
[LtrtoCnclRteRev2015.pdf](#)

MAYOR COMMENTS

COUNCIL COMMENTS

ADJOURNMENT

210 SW 3rd St.
Bryant. AR 72022
[\(501\)943-0999](tel:(501)943-0999)



**Bryant City Council
Special Meeting**

July 21st, 2015

7:00 PM

Boswell Municipal Complex-City Hall Courtroom

Special Meeting July 21, 2015

CALL TO ORDER

- Mayor Dabbs called the Council meeting to order at 7:00 pm
- Invocation by Aldermen Chandler
- Pledge of Allegiance

PUBLIC COMMENTS

- Rayann Fields RE: Raymar Overpass

OLD BUSINESS

NONE

NEW BUSINESS

Finance Department *Presenter Joy Black*

1- Requesting Authorization to engage Bond Council to prepare documents and package for Council consideration to refinance Franchisee Fee Bonds for the purpose of constructing on and off ramps along I-30 at Raymar overpass, and directing staff to prepare a formal proposal and contract with the Arkansas Highway and Transportation Department to build the on and off ramps with City funds with reimbursement portions, as negotiated, from AHTD.

Action Taken: Motion made to approve by Aldermen Higginbotham, Seconded Aldermen Gladden. Voice Vote: 7 yeas and 1 nay (Aldermen Miller- Absent) Passed

Police Department *Presenting Chief Mark Kizer, Captain JW Plouch*

2-Requesting Council Approval on **Ordinance** Authorizing Purchase of New Vehicle Waiving Competitive Bidding; Declaring an Emergency; and For Other Purposes.

Action Taken: Motion made to suspend the rules and read 1st 2nd and 3rd reading of Ordinance by title only by Aldermen Chandler, Seconded by Aldermen Gladden. Clerk Ashcraft read Ordinance by title only. Voice Vote: 7 yeas and 1 nay (Absent Aldermen Miller) Passed

Action Taken: Motion made to approve by Aldermen Chandler, Seconded Aldermen Gladden. Roll Call Vote: 7 yeas and 1 nay (Absent Aldermen Miller) Passed

Action Taken: Motion made for and Emergency Clause by Aldermen Chandler, Seconded Aldermen Roedel. Roll Call Vote: 7 yeas and 1 nay (Absent Aldermen Miller) Passed ORDINANCE 2015-26

MAYOR COMMENTS

NONE

COUNCIL COMMENTS

NONE

ADJOURNMENT

Motion made to adjourn by Aldermen Roedel, Seconded by Aldermen Permenter.

Motion Carried.

Time: 7:09pm

Special Meeting July 21, 2015 was approved on August 25th 2015

Mayor Dabbs

ATTEST

City Clerk Sue Ashcraft



Bryant City Council
Regular Meeting
July 28th, 2015
Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINUTES

5 pages

CALL TO ORDER

- Mayor Dabbs called the Council Meeting to order at 7:01 pm.
- Pledge of Allegiance
- Clerk Ashcraft called Roll, Quorum Present
- Aldermen Present: Billingsley, Chandler, Gladden, Hensen, Higginbotham, Miller,
- Permenter, Roedel,
- Invocation by Alderman Higginbotham
- Pledge of Allegiance

Approval of Minutes

Approval of Minutes for June 28, 2015 Regular Council Meeting.

Action taken: Motion made to approve by Aldermen Billingsley, Seconded by Aldermen Miller. Voice vote: 8 yeas and 0 nays Passed

COMMITTEE and COMMISSION REPORTS

NONE

ANNOUNCEMENTS and PRESENTATIONS

Summary of Internship Program Sarah Giammo Presenting

As Bryant's 2015 Summer Intern the items following are just some of the project that Sarah Giammo worked on.

- SESEM Conference
- Fire Department \$25,000 Grant
- Jump Start \$250,000 Grant
- Imagination Library of Saline County

Bryant Girls Soccer Team

Recognition: for the Bryant High School Girls Soccer Team.

They won the State 7A School Championship for 2015.

Parks Committee Appointment

David Work has been appointed to the Bryant Parks Committee. He represents Ward 3.

Council Presentation to Bryant 101 Rob Roedel Presenting

DEPARTMENT REPORTS

NONE

PUBLIC COMMENTS

- Leewood Thomas Re: 101 Graduation
- Mike Funk Re: Bryant Soccer Teams

OLD BUSINESS

Planning Department Sarah Giammo Presenting

1. **Ordinance** - An Ordinance Adopting the Heart of Bryant Zoning and Code Regulations; Amending the Zoning Map and Master Street Plan to Adopt the Heart of Bryant Zoning and Code Regulations As Needed; and for Other Purposes.

Action taken: Motion made to suspend the 1st reading and read by title only by Aldermen Chandler, Seconded by Alderman Miller. Clerk Ashcraft read Ordinance by title only. Voice Vote: 8 yeas and 0 nays. Passed

Action taken: Motion made to suspend the 2nd and 3rd reading and read by title only by Aldermen Chandler, Seconded by Alderman Gladden. Clerk Ashcraft read Ordinance by title only. Voice Vote: 8 yeas and 0 nays. Passed

Action taken: Motion made to Adopt by Aldermen Chandler, Seconded by Aldermen Permenter. Roll Call Vote: 8 yeas and 0 nays, Passed ORDINANCE #2015-27

NEW BUSINESS

Courts Legal Chris Madison presenting

1. **Resolution** - Resolution authorizing the Mayor to enter into an Interlocal Agreement with the City of Shannon Hills regarding Shannon Hills District Court Clerk Duties.

Action taken: Motion to approve by Aldermen Billingsley, Seconded by Aldermen Miller. Voice Vote: 8 yeas and 0 nays Passed RESOLUTION 2015-36

Finance Department Joy Black Presenting

2. **Presentation and Approval** of the 2015 June Year to Date City Financial Report .

Action taken: Motion made to approve by Aldermen Miller, Seconded by Aldermen Henson. Voice Vote: 8 yeas and 0 nays Passed

3. **Resolution** - A Resolution Providing for the Adoption of an Amended Budget for the City of Bryant for the twelve month period beginning January 1, 2015 and ending December 31, 2015

Action Taken: Motion made to approve by Aldermen Roedel, Seconded by Aldermen Henson. Voice Vote: 8 yeas and 0 nays Passed

Joy added an amended page. Action taken: Motion made to approve as amended by Aldermen Billingsley and Seconded by Aldermen Gladden. Voice Vote: 8 yeas and 0 nays Passed RESOLUTION 2015-37

4. **Ordinance** - An Ordinance Levying a Tax on all Real Property in the City of Bryant, Saline County, Arkansas for the Purposes provided by Law.

Action Taken: Motion made to suspend the 1st 2nd and 3rd reading and read by title only by Aldermen Roedel, Seconded by Aldermen Miller. Clerk Ashcraft read Ordinance by title only. Voice Vote: 8 yeas and 0 nays. Passed

Action Taken: Motion made to Adopt by Aldermen Roedel, Seconded by Aldermen Billingsley. Roll Call Vote: 8 yeas and 0 nays, Passed ORDINANCE #2015-28

5. **Ordinance** - An Ordinance Levying a Tax on all Personal Property in the City of Bryant, Saline County, Arkansas for the Purposes provided by Law.

Action Taken: Motion made to suspend the 1st 2nd and 3rd reading and read by title only by Aldermen Billingsley, Seconded by Aldermen Permenter. Clerk Ashcraft read Ordinance by title only. Voice Vote: 8 yeas and 0 nays. Passed

Action Taken: Motion made to Adopt by Aldermen Miller, Seconded by Aldermen Chandler. Roll Call Vote: 8 yeas and 0 nays, Passed ORDINANCE #2015-29

Legal Department Chris Madison Presenting

6. **Resolution** - A Resolution approving the attached formal contract and proposal to the Arkansas Highway and Transportation Department.

Action taken: Motion to approve by Aldermen Permenter, Seconded by Aldermen Gladden. Voice Vote: 8 yeas and 0 nays Passed RESOLUTION 2015-38

7. **Ordinance with Emergency Clause** - An Ordinance authorizing the use of video conference technology to allow council member Jerry Henson to participate in city council meetings remotely, as needed for the remainder of 2015 because of medical reasons affecting Alderman Henson.

Action Taken: Motion made to suspend the 1st 2nd and 3rd reading and read by title only by Aldermen Roedel, Seconded by Aldermen Miller. Clerk Ashcraft read Ordinance by title only. Voice Vote: 8 yeas. 0 nays Passed

Action Taken: Motion made to adopt by Aldermen Higginbotham, Seconded Aldermen Permenter. Roll Call Vote: 8 yeas and 0 nay Passed

Action Taken: Motion made for an Emergency Clause by Aldermen Roedel, Seconded Aldermen Permenter. Roll Call Vote: 8 yeas and 0 nays Passed
ORDINANCE 2015-30

Public Works Presenter: Monty Ledbetter

8. **Ordinance** - An Ordinance of the City of Bryant, Arkansas, Amending Ordinance No. 2010-15, A policy for Determining Swimming Pool Water Consumption and for Other Purposes.

Action taken: Motion made to suspend the 1st 2ND and 3RD reading and read by title only by Aldermen Permenter, Seconded by Alderman Higginbotham. Clerk Ashcraft read Ordinance by title only. Voice Vote: 8 yeas and 0 nays. Passed

Action taken: Motion made to Adopt by Aldermen Roedel, Seconded by Aldermen Permenter. Roll Call Vote: 8 yeas and 0 nays, Passed ORDINANCE 2015-31

ORDINANCE 2015-30

Action Taken: Motion made by Alderman Chandler to expunge the previous votes on Ordinance 2015-30, Seconded by Aldermen Miller. Voice Vote 8 yeas and 0 nays. Passed.

Ordinance with Emergency Clause - An Ordinance authorizing the use of video conference technology to allow council member Jerry Henson to participate in city council meetings remotely, as needed for the remainder of 2015 because of medical reasons affecting Alderman Henson.

Action taken: Motion made to suspend the 1st 2ND and 3RD reading and read by title only by Aldermen Chandler, Seconded by Alderman Miller. Clerk Ashcraft read Ordinance by title only. Voice Vote: 8 yeas and 1 abstain (Henson) Passed

Action taken: Motion made to Adopt by Aldermen Higginbotham, Seconded by Aldermen Permenter. Roll Call Vote: 7 yeas and 1abstain, (Alderman Henson) Passed.

Action Taken: Motion made for an Emergency Clause by Aldermen Roedel, Seconded Aldermen Gladden. Roll Call Vote: 7 yeas and 1 abstain (Alderman Henson) Passed
ORDINANCE 2015-30

MAYOR COMMENTS

Mayor Dabbs reminded everyone that Taste of Bryant is this Thursday. Tickets are still on sale at the Chamber's office. Tickets will be more at the door. Mark your calendars for Bryant Fall Fest it is going to be Saturday September 26th. There are a lot of new additions this year you can find information on the Chamber's Facebook and it is being promoted on social media. There will be a BBQ contest - national and your back yard BBQ contenders.

COUNCIL COMMENTS

Aldermen Miller RE: Shoal Road has a dead Tree. RE: Bryant Cemetery a Highway Department sign has gone up that residents are complaining about. It needs to be moved down a few feet.

Aldermen Henson RE: Stoney Brook, Aldermen Henson thanked Monty for the cleanup that is going on at the detention pond. Mayor Dabbs commented that the Goats will be here Monday.

Mayor Dabbs commented on Ashley Park. We need people to take on Ashley Park. We don't have all the resources that we need. We are just going to ask for help. We have a list that you can get on that we send out. Contact Mayor Dabbs or Brandon Griffin.

Alderman Rob Roedel RE: Residential Homes, the trailer's and garden's in people's front yard. Do we need to review code enforcement?

ADJOURNMENT

Motion made to adjourn by Aldermen Higginbotham

Seconded by Aldermen Miller

Motion carried

Time 8:20

July 28th, 2015 Minutes Approved this day August 25th 2015.

Mayor Jill Dabbs

ATTEST

City Clerk Sue Ashcraft

RESOLUTION NO. 2015 - ____

RESOLUTION APPROVING EXPENSES ASSOCIATED WITH PROPERTY CLEAN UP UNDER ORDINANCE NO.: 2012-30

WHEREAS, the City of Bryant enacted Ordinance No. 2012-30 for the purpose of establishing procedures and processes to clean up unsightly and unsanitary conditions of real property;

WHEREAS, the City of Bryant has certain properties located within its corporate limits that are in need of clearance of unsightly and unsanitary conditions;

WHEREAS, the City of Bryant Code enforcement has taken all steps required under Ordinances and State Law to provide notice to interested parties to certain real property that is unsightly and unsanitary, and has provided sufficient notice of Hearing before the City Council; and

WHEREAS, the City of Bryant has taken steps to remedy the below listed properties of their unsightly and unsanitary conditions, and in so doing has incurred certain expenses that are hereby affirmed as true and correct expenses incurred by the City of Bryant associated with each below listed property.

WHEREAS, notice of a public hearing was provided to interested parties in the below listed properties, such hearing being held on August 25, 2015 at the regularly scheduled City Council Meeting, and the City Council finds that the procedural requirements have been met, the property owners given the appropriate opportunity to remedy the locations, and therefore finds that the costs identified herein were incurred by the City to remediate the unsightly and unsanitary conditions and therefore Directs that the appropriate steps be taken to list these amounts owed to the City of Bryant as a lien on the below listed properties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS:

SECTION 1. The City of Bryant confirms the City incurred the following expenses for each described property or address provided herein below:

<i>Property address, or legal description.</i>	<i>Cost of Cleanup</i>	<i>Date Performed</i>
<i>108 N Hazel</i>	<i>\$250.00</i>	<i>6/30/15</i>
<i>#17 Crain Dr.</i>	<i>\$200.00</i>	<i>6/3/15</i>
<i>2624 Robinhood</i>	<i>\$200.00</i>	<i>5/28/15</i>
<i>2210 Chelsea</i>	<i>\$150.00</i>	<i>5/22/15</i>
<i>2302 E Meadowbrook</i>	<i>\$150.00</i>	<i>5/19/15</i>
<i>2815 Henson Place</i>	<i>\$75.00</i>	<i>6/3/15</i>
<i>1000 S. Shobe</i>	<i>\$100.00</i>	<i>6/30/15</i>

<i>3311 N. Crescent</i>	<i>\$100.00</i>	<i>6/3/15</i>
<i>Midtown 66 Lots</i>	<i>\$1200.00</i>	<i>6/5/15</i>
<i>505 North Street</i>	<i>\$200.00</i>	<i>6/2015</i>
<i>3011 Whispering Oak</i>	<i>\$175.00</i>	<i>5/19/15</i>

SECTION 2. The City of Bryant, through its City Council confirms that the above listed expenses were incurred on the dates provided in service of cleaning unsightly and unsanitary properties located within the City of Bryant’s corporate limits.

SECTION 3. The City of Bryant desires to place a lien on the above listed properties for the work and expenses incurred in correcting the unsightly and unsanitary conditions thereon.

SECTION 4. The City of Bryant seeks to have the affirmed lien amount approved herein pursued by filing the lien with the County Tax Collector plus Ten percent (10%) penalty or via foreclosure in the Circuit Court of Saline County.

SECTION 5. Any resolution, resolution section, policy or directive in conflict with this Resolution is repealed or amended to reflect and achieve the purposes stated herein.

PASSED AND APPROVED this _____ day of August, 2015.

ATTEST:

APPROVED:

Sue Ashcraft, City Clerk

Jill Dabbs, Mayor

APPROVED AS TO FORM:

Chris Madison, City Attorney

ORDINANCE NO. 2015- ____

AN ORDINANCE AMENDING ORDINANCE 2015-20, CLARIFYING COST OF LIVING ADJUSTMENT AND AMORTIZATION SCHEDULE TO TRANSFER ADMINISTRATION OF RETIREMENT COVERAGE FOR ELIGIBLE MEMBERS OF THE BRYANT FIRE PENSION AND RELIEF FUND TO THE ARKANSAS LOCAL POLICE AND FIRE RETIREMENT SYSTEM (LOPFI) AND AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN IRREVOCABLE AGREEMENT WITH LOPFI, AND DECLARING AN EMERGENCY

WHEREAS, the Board of Trustees of Bryant Fire Pension and Relief Fund has elected to have its Pension Fund administered by LOPFI as stated by Resolution dated June 16, 2015, and that

WHEREAS, the Board of Trustees has requested by Resolution that the City of BRYANT, Arkansas to act as its agent henceforth; and

WHEREAS, the City of Bryant adopted Ordinance No. 2015-20 authorizing the transfer of the Bryant Fire Pension and Relief Fund to LOPFI; and

WHEREAS, the Board of Trustees of the Pension fund requested an annual 3% cost of living adjustment to be included in the ordinance transferring the fund to LOPFI, that was not included in Ordinance No. 2015-20.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS THAT:

SECTION 1. If accepted by LOPFI, the administration of the BRYANT Fire Pension and Relief Fund shall be transferred to LOPFI under authority of ACT 364 of 1981, as amended. Such transfer shall mean the administration of the Pension Fund only and not a change in the Pension Fund's benefit program. The City of Bryant approves an annual benefit increase of 3% cost of living adjustment.

SECTION 2. The Chief Administrative Officer is hereby authorized to enter into an irrevocable agreement, using a twenty – five (25) year amortization schedule, with LOPFI to administer the BRYANT Fire Pension and Relief Fund as stated in Section 1 hereof.

SECTION 3. It is the intent of the City Council and it is hereby ordained that the provisions of this Ordinance shall be codified into Code of Ordinances of Bryant, Arkansas and the section thereof may be re-numbered and re-lettered as necessary to accomplish such intention.

SECTION 4. EMERGENCY CLAUSE - Due to the need to consolidate administration of the Bryant Fire Pension and Relief Fund with LOPFI, an emergency is hereby declared to exist and this Ordinance shall be in full force from and after the date of its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2015.

Mayor Jill Dabbs

ATTEST:

Sue Ashcraft, City Clerk

ORDINANCE NO. 2015-__

AN ORDINANCE AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION IN THE CITY OF BRYANT; AND FOR OTHER PURPOSES

WHEREAS, Saline County voted to authorize the manufacture and sale of intoxicating liquor during the general election in November 2014; and

WHEREAS, Saline County authorized the manufacture and sale of intoxicating liquor after November 1, 2012, and has more than one hundred (100) active Alcoholic Beverage Control Division permits within the county; and

WHEREAS, Arkansas Code Ann. § 3-9-201 et. seq, authorizes the City of Bryant to authorize the sale of alcoholic beverages for on-premises consumption; and

WHEREAS, Surrounding cities have authorized similar measures for their respective business; and

WHEREAS, The City of Bryant finds that to remain competitive with surrounding Cities and to maintain parity with those Cities' business, adoption of this Ordinance is necessary for the continued economic competitiveness of the City of Bryant.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYANT;

SECTION 1: Grant of Authority

The Sale of alcoholic beverages for on-premises consumption as provided for in Ark. Code Ann. § 3-9-201 et. seq. is hereby authorized in the City of Bryant at those locations licenses for such sales by the Alcoholic Beverage Control Division of the State of Arkansas and as permitted by the City of Bryant under its alcohol sales licensing Ordinance

SECTION 2. Severability

Should any title, section, paragraph, item, sentence, clause, or phrase of this ordinance be declared or adjudged invalid or unlawful by a court of competent jurisdiction, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged or unconstitutional was not originally a part of the ordinance.

SECTION 3. General Repealer

All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this ordinance, are hereby repealed to the extent of such inconsistency.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the _____ day of _____, 2015

Jill Dabbs, Mayor

ATTEST:

Approved at to form:

Sue Ashcraft, City Clerk

Richard Chris Madison, Staff Attorney

ORDINANCE NO. 2015-___

AN ORDINANCE AUTHORIZING; A COOPERATIVE AGREEMENT WITH UNLIMITED PLAY, INC., A MISSOURI NON-PROFIT CORPORATION; WAIVING COMPETITIVE BIDDING; AND FOR OTHER PURPOSES

WHEREAS, The City of Bryant seeks to enter into a cooperative agreement with Unlimited Play Inc., for the purposes of developing a fund raising program and corporate partnerships for the reconstruction of playground facilities at Mills Park; and

WHEREAS, The City of Bryant has negotiated with Unlimited Play, a Missouri Non-Profit corporation whose business is the development, partnership, and fundraising activities for the development of inclusive playground equipment such as the City of Bryant seeks to construct at Mills Park; and

WHEREAS, Unlimited Play's expertise and experience in design, construction, costing and fundraising for development of inclusive, i.e. handicapped accessible playground facilities, is of particular need to the City of Bryant; and

WHEREAS, The City of Bryant has an immediate need to develop a fund raising plan and program, identify willing corporate sponsors locally, regionally, and nationally, and design and construct inclusive playground facilities at Mills Park; and

WHEREAS, The City of Bryant finds that Unlimited Play is well suited to provide the cooperative agreement services for fund raising planning, implementation, corporate sponsor identification, design and construction of an inclusive playground at Mills Park and is therefore best suited to serve the immediate needs of the City of Bryant.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYANT;

SECTION 1: The Mayor is hereby authorized to negotiate and execute a contract with Unlimited Play to enter into a cooperative agreement for fundraising plan development, sponsorship identification and pursuit, design and construction oversight assistance and other functions as may be necessary and practical to fulfill the purpose of funding, designing and constructing inclusive playground facilities at Mills Park.

SECTION 2: The City Council of the City of Bryant makes a specific finding that an exceptional circumstance exists making competitive bidding neither practicable nor feasible, and that the requirements of competitive bidding should be waived pursuant to §14-58-303(b)(2)(B) Arkansas Statutes Annotated as Unlimited Play's particular skills and experience align directly with the specific needs and goals of the City of Bryant.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the _____ day of _____, 2015

Jill Dabbs, Mayor

ATTEST:

Sue Ashcraft, City Clerk

Re-Zoning
Johnswood Road
(East of Cambridge Place)
Owned by Landers
Development

BRYANT PLANNING COMMISSION

WHEREAS, the Bryant Planning Commission has considered the rezoning of certain property in Bryant, Arkansas from a classification of R-E (Residential - No Sewer) to R-2 (Single Family) for which a public hearing was held on August 10, 2015 authorized by Act 185 of the 1957 General Assembly, as amended.

NOW, THEREFORE, BE IT RESOLVED by the Bryant Planning Commission that said property is hereby adopted for a classification of PUD (Planned Unit Development) located in Ward 1 and will be submitted to the Bryant City Council in said form.

PASSED this 10th day of August, 2015.



Lance Penfield, Chairman



Tina Davis, Secretary

ORDINANCE NUMBER 2015-__

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY (JOHNSWOOD VILLAGE) FROM R-E (RESIDENTIAL - NO SEWER) to R-2 (SINGLE FAMILY).

BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;

Section 1. That certain real property described more fully below is hereby rezoned from a classification of R-E to R-2 located in Ward 1.

Section 2. The comprehensive zoning ordinance and map of the City of Bryant is hereby amended to reflect the change of zoning classification set out in Section 1.

Section 3. The property affected by this ordinance is described as:

All that part of the Southwest quarter of the Southeast quarter of Section 23, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows:

Commencing at a railroad iron accepted as the Northeast corner of said Southwest quarter, Southeast quarter, Section 23, Thence South 03 Degrees 20 Minutes 31 Seconds East, along the East line thereof, 56.45 feet to a ½" rebar, Thence continue South 03 Degrees 20 Minutes 31 Seconds East 3.79 feet to a point on the South right-of-way of Johnswood Road and the point of beginning, Thence continue South 03 Degrees 16 Minutes 46 Seconds East, leaving said road and along the East line of said Southwest quarter, Southeast quarter 819.89 feet to a ½" rebar, Thence South 88 Degrees 19 Minutes 39 Seconds West, 265.29 feet to a ½" rebar, Thence North 88 Degrees 23 Minutes 51 Seconds West, 195.38 feet to a ½" rebar; Thence South 88 Degrees 25 Minutes 36 Seconds West 201.21 feet to a ½" rebar on the East line of Cambridge Place Subdivision, Thence North 03 Degrees 19 Minutes 15 Seconds East 361.63 feet along said East line of Cambridge Place Subdivision to a ½" rebar, Thence North 03 Degrees 26 Minutes 24 Seconds East 480.33 feet along said East line of Cambridge Place Subdivision to the South right-of-way of Johnswood Road, Thence South along said South right-of-way line the following calls, South 86 Degree 34 Minutes 46 Seconds East 140.45 feet, South 85 Degrees 42 Minutes 33 Seconds East 50.01 feet, South 86 Degrees 51 Minutes 54 Seconds East 279.62, South 86 Degrees 04 Minutes 49 Seconds East 50.00 feet South 85 Degrees 58 Minutes 07 Seconds East 139.94 feet to the point of beginning.

Section 4. This ordinance shall be effective from and after _____ 2015.

Section 5. This ordinance is necessary for the orderly development of the City of Bryant, Arkansas. Therefore, an emergency is declared and this ordinance shall become effective immediately upon its adoption.

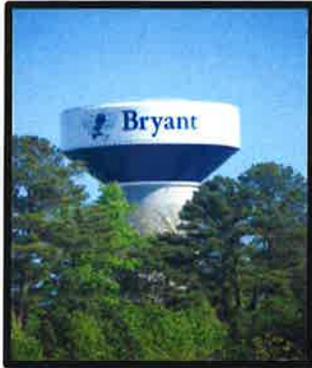
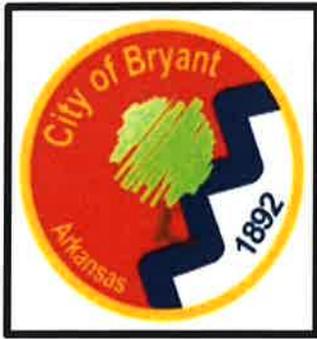
Dated: _____

Approved: _____

Mayor Jill Dabbs

Attest: _____

Sue Ashcraft, City Clerk



Hearing



City of Bryant Planning Commission August 10, 2015

Public Hearing Request to Rezone a 12.6 acre site from R-3 Residential to R-2 Residential.

Request to Approve the Preliminary Plat of Johnswood Village Addition

Applicant/Owner: Hope Engineering and Landers Development on behalf of Rita Billing.

Requests: **1)** Rezone a 12.61 acre tract of land from R-E Residential (no sewer) to R-2 Residential. This district permits only single family residences on minimum 10,000 square foot lot. **2)** Approval of the Preliminary Plat of Johnswood Village Addition.

Location: 2100 Block of Johnswood Road (immediately east of Cambridge Place Addition).

Site Characteristics: The site is densely wooded with overall drainage from Northwest to Southeast.

Adjacent Zoning/Land Use:

Direction	Existing Zoning	Existing land Use
North	R-E	Large lot residential/undeveloped
East	"	"
South	"	"
West	R-2	Cambridge Place Addition

Rezoning Notification Requirements: The applicant has notified all property owners (within 300' of the site) of the scheduled public hearing. A public hearing announcement was also placed in the Saline County Courier (by city staff) per requirements. As of the date of this report, staff has received one call in support of the request.

Comprehensive Growth Plan: The Comprehensive Plan designates this area as **G4 Intended Growth**. This designation is characterized by a mixture of residential densities, mixed use development and commercial uses near intersections. The proposed rezoning is consistent with a low density residential nature for this area and is similar to the existing, adjacent Cambridge Place Addition.

Preliminary Plat: The proposed preliminary plat (Johnswood Village) indicates a total of 41 residential lots. All lots exceed the minimum 10,000 square foot lot size for the requested R-2 Residential Zoning. Landers Development, also developed the adjacent Cambridge Place Addition. They're stated intent is to build a similar development.

Proposed Street System:

Street	Existing	Classification
Johnswood Village Drive	n/a	local residential

The proposed Johnswood Village Drive will connect with Johnswood Road at two separate locations. No roadway connections to adjacent properties are proposed.

Availability of Utilities: Both water and sewer connections are available nearby.

Floodplain: No portion of the proposed site lies within a FEMA recognized 100-year floodplain.

Drainage Detention: Tract A (located in the southeast corner of the site) will be utilized as a drainage detention facility.

Trail Plan: No portion of the site is designated for a trail system as identified by the **Transportation Plan.**

Fire Response Times: Fire response times are considered adequate.

DRC Recommendation: The Development Review Committee (DRC) has reviewed both the rezoning and preliminary plat requests and recommends approval.



210 S.W. 3rd Street
Bryant, AR 72022
PHONE: 501-847-5559 ext. #505
FAX: 501-847-5332
EMAIL: ljones@cityofbryant.com

Subdivision Checklist

Subdivision Name Johnswood Village
Contact Person JONATHAN HOPE Phone 501-315-2626
Mailing Address 117 S. MARKET STREET BENTON, AR

I. BASIC INFORMATION NEEDED ON THE PLAT

1. Name of Subdivision/Project
2. Current zoning _____
3. Name and Address of owner of Record
4. Illustrate Source of Title giving deed record book and page number
5. Name & address of the sub-divider
6. Date of Survey
7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
8. Legal description of the property with exact boundary lines
9. Acreage of property
10. Number of Lots
11. Lot area in square feet
12. Lot lines with appropriate dimensions
13. Building setback lines
14. Preliminary Engineering certificate seal and signature on each page
15. Certificate of Engineering Accuracy
16. Certificate of Owner
17. Certificate of Final Plat Approval
18. Certificate of Recording
19. Show scale (not less than 1" = 100')
20. North Arrow
21. Show Title block
22. Show adjoining property owners
23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
24. Layout of all subdivision entrance street upgrades
25. Layout of all proposed alleys
26. Layout of all proposed sidewalk systems
27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation.
(Provide Corp of Engineers 404 Permit if required)
28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
29. Layout accommodates Master Street Plan segments within the boundaries
30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for

future adjoining subdivisions.

- 31. Street width and right-of-way properly shown for each functional classification
- 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- 33. Typical cross section of streets
- 34. Location and name of existing streets
- 35. New street names that are not similar to existing street names
- 36. Show street lights
- 37. Show Fire Hydrant placement
- 38. Show and label all permanent & proposed easements
- 39. Any proposed open space must be shown
- 40. Show the direction and flow of all water courses entering the tract
- 41. Show the direction and flow of all water courses leaving the tract
- 42. The drainage area of all water courses above the points of entry.
- 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- 44. Show source of water supply
- 45. Show location of waste water connection to municipal main & sanitary sewer layout
- 46. A phasing plan outlining the boundaries for each phase

II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

- 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- 50. Calculations and field notes, including drainage calculations along with support drawing
- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- 53. ADA Accessibility Standard Form completed (and attached)
- 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- 57. Made the "One Call" prior to site clearance or other excavation activity

III. PRELIMINARY PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- 58. Letter to Planning Commission stating your request
- 59. Completed Checklist
- 60. Completed agreement to provide performance assurance
- 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- 62. Landscaping plan of any proposed common open space
- 63. Draft of Bill of Assurance proposed for the subdivision (if applicable)
- 64. 20 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- 65. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF

- electronic file format
- 66. Copy of Stormwater Detention approval
- 67. 2 copies Plan and profile of all streets
- 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee $300 + (3 \cdot 43) = \$429$
- 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review $\$1,075$
- 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- 71. Letter to Planning Commission stating your request
- 72. Completed Checklist
- 73. 20 copies of Final Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- 74. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- 76. Copy of Water & Sewer Commission approval or....
- 77. State Health Department approval of any new water supply and/or sewage system.
- 78. Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- 79. Infrastructure Maintenance Bond or Cashier's check.
- 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee
- 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot)

Name of Subdivision

Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature

Engineer Signature

CITY USE

Preliminary Plat Approved _____ Planning Commission Meeting Date _____

Final Plat Approved _____ Planning Commission Meeting Date _____

Received Proof of Recording _____ By _____

HOPE
CONSULTING
ENGINEERS - SURVEYORS

July 17, 2015

Dave Green
City of Bryant
210 Southwest Third St., Bryant, AR 72022

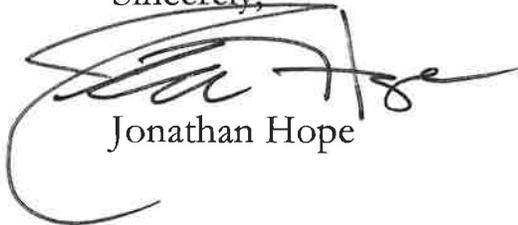
RE: Johnswood Village (Hope Job#15-0201)

Dear Mr. Green,

On behalf of Landers Development, Hope Consulting is formally requesting that the City of Bryant Planning Commission begin the review and approval process for the Preliminary Plat Approval of : Johnswood Village. The subdivision is located in the City of Bryant.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,



Jonathan Hope

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
WWW.HOPECONSULTING.COM
(P) 501-315-2626
(F) 501-315-0024

RECEIVED



CITY OF BRYANT CERTIFICATIONS

DEVELOPER:
LANDERS DEVELOPMENT, LLC
100 HUNTERS DR SUITE 5
BENTON, AR 72022

DATE: 08/14/2013

CERTIFICATE OF PROPERTY OWNERSHIP

I, the undersigned, being duly qualified, do hereby certify that the above described property is the property of the undersigned, and that the same is not subject to any lien or other claim of any person other than the undersigned.

DATE: 08/14/2013

CERTIFICATE OF SURVEYING ACCURACY

I, the undersigned, being duly qualified, do hereby certify that the above described property is the property of the undersigned, and that the same is not subject to any lien or other claim of any person other than the undersigned.

DATE: 08/14/2013

CERTIFICATE OF PRELIMINARY ENGINEERING ACKNOWLEDGMENT

I, the undersigned, being duly qualified, do hereby certify that the above described property is the property of the undersigned, and that the same is not subject to any lien or other claim of any person other than the undersigned.

DATE: 08/14/2013

CERTIFICATE OF PRELIMINARY PLAT ACKNOWLEDGMENT

I, the undersigned, being duly qualified, do hereby certify that the above described property is the property of the undersigned, and that the same is not subject to any lien or other claim of any person other than the undersigned.

DATE: 08/14/2013

PLANNING COMMISSION CERTIFICATION

I, the undersigned, being duly qualified, do hereby certify that the above described property is the property of the undersigned, and that the same is not subject to any lien or other claim of any person other than the undersigned.

DATE: 08/14/2013

HOPE CONSULTING ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH: (501) 315-2626
FAX: (501) 315-8024
www.hopiconsulting.com

LANDERS DEVELOPMENT, LLC
PRELIMINARY PLAT
JOHNSWOODS VILLAGE
A SUBDIVISION IN THE CITY OF BRYANT, ARKANSAS

DATE: 08/14/2013
FILED BY: B. B. BENTON
RECORDED: 15-0201

PROPERTY INFORMATION

APPROXIMATE TOTAL AREA: 100.00 ACRES
APPROXIMATE TOTAL AREA: 100.00 ACRES



LEGEND

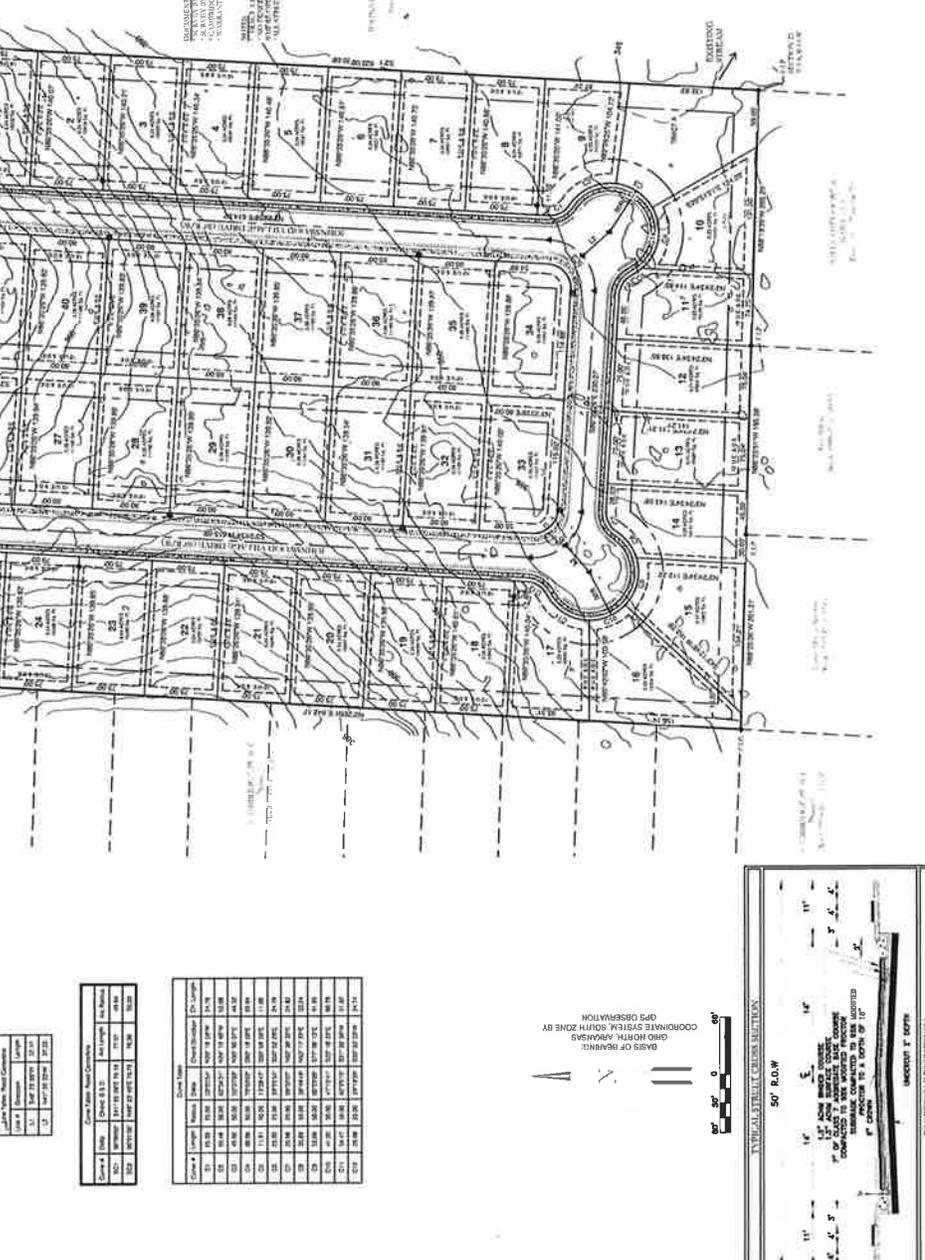
A - Contour
B - Easement
C - Right of Way
D - Utility

Table 1: Corner Stationing

Corner #	Station	Chain	Station	Chain
1	0+00	100.00	100+00	100.00
2	0+00	100.00	100+00	100.00
3	0+00	100.00	100+00	100.00

Table 2: Chain Stationing

Chain #	Station	Chain	Station	Chain
1	0+00	100.00	100+00	100.00
2	0+00	100.00	100+00	100.00
3	0+00	100.00	100+00	100.00



PRELIMINARY PLAT
JOHNSWOODS VILLAGE
A SUBDIVISION IN THE CITY OF BRYANT, SAUNDERS COUNTY, ARKANSAS

PROPERTY DESCRIPTION

THE PROPERTY DESCRIBED IN THIS PRELIMINARY PLAT IS A SUBDIVISION OF THE PROPERTY OWNED BY LANDERS DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF ARKANSAS, AND IS BEING OFFERED TO THE PUBLIC BY THE SALE OF LOTS. THE PROPERTY IS LOCATED IN THE CITY OF BRYANT, SAUNDERS COUNTY, ARKANSAS, AND IS BEING OFFERED TO THE PUBLIC BY THE SALE OF LOTS. THE PROPERTY IS LOCATED IN THE CITY OF BRYANT, SAUNDERS COUNTY, ARKANSAS, AND IS BEING OFFERED TO THE PUBLIC BY THE SALE OF LOTS.

DRAINAGE AREA
#32.00 ACRES



COORDINATE SYSTEM
NAD 83
GCS NAD83
NAD 83
GCS NAD83



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117 S. Market Street,
Benton, Arkansas 72015
PH: (501) 315-2626
FAX: (501) 315-8024
www.hopiconsulting.com

ORDINANCE NO. 2015-__

**AN ORDINANCE AUTHORIZING; PURCHASE OF NEW VEHICLE WAIVING
COMPETITIVE BIDDING; DECLARING AN EMERGENCY; AND FOR OTHER
PURPOSES**

WHEREAS, The City of Bryant normally purchases vehicles from Arkansas State Bid; and

WHEREAS, The City of Bryant is unable to purchase this particular vehicle from State Bid because of this size vehicle is not on the State Bid list; and

WHEREAS, The City of Bryant has appropriated the funds necessary to purchase this style vehicle as part of the fiscal 2015 City budget; and

WHEREAS, The City of Bryant has an immediate need to purchase this particular size and style vehicle; and

WHEREAS, the City diligently obtained several quotes for the necessary vehicle; and

WHEREAS, Everett Chrysler Jeep Dodge, located in Springdale, Arkansas, submitted the lowest quote in the amount of \$45,900 for a Dodge Ram 5500.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYANT;

SECTION 1: The Mayor is hereby authorized to execute a contract with Everett to Purchase the new asset which is in stock and available for immediate delivery to the Bryant Street Department.

SECTION 2: Because this particular size vehicle is not available under State Bid. Given the timeliness of this vehicle being located within the State, the fact that Everett is holding the vehicle pending passing of this Ordinance, and the Street Department needs to purchase the new vehicle, an emergency is declared and this Ordinance shall take effect immediately upon its passage.

SECTION 3: The City Council of the City of Bryant makes a specific finding that an exceptional circumstance exists making competitive bidding neither practicable nor feasible, and that the requirements of competitive bidding should be waived pursuant to §14-58-303(b)(2)(B) Arkansas Statutes Annotated.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the _____ day of _____, 2015

Jill Dabbs, Mayor

ATTEST:

Sue Ashcraft, City Clerk



CITY OF BRYANT

210 SW Third Street
Bryant, Arkansas 72011

August 25, 2015

The Honorable Jill Dabbs
Bryant City Council

RE: Review of Water and Wastewater Rates for 2016

Dear Mayor Dabbs and Council Members

The first half of 2015 brought the City of Bryant an exceptional amount of rainfall. Wet seasons tend to reduce the consumption of water while increasing the amount of wastewater that has to be treated. The 2015 Budgets for Water and Wastewater were developed based on lower consumption data.

The projected 2015 revenues for water are expected to fall below the budgeted amount while the wastewater revenues are projected to exceed the budgeted amount. The departments have been conservative in spending. Overall, water and wastewater expenses are expected to be lower than the budgeted amounts as well as below the available projected revenues.

The 2016 Budget will be prepared basing the anticipated revenues and expenses on much the same usage and operating activities as in the 2015 budget. Exceptions are the increase in the cost of water purchased and the implementation of the water and wastewater rates for 2016.

Six months into 2015, and based on historical usage information, it appears that water and wastewater revenues will continue to support the 110% debt service requirement in the bond documents and provide for adequate OM&R expenses.

Joy Black, Finance Director

Monty Ledbetter, Public Works Director