

Bryant City Council Meeting Minutes

December 17, 2024 - 6:30 PM

Boswell Municipal Complex - City Hall Court Room 210 SW 3rd Street Bryant, Arkansas

YouTube: <https://www.youtube.com/c/bryantarkansas>

UNAPPROVED MINUTES

A prayer was voiced by Jack Moseley and the Pledge of Allegiance was led by Mayor Treat.

Call to Order- Mayor Treat at 6:31 pm.

Roll Call

Council Members Present: Star Henson, Jon Martin, Lisa Meyer, Jack Moseley, Jordan O’Roark, and Wade Permenter. Absent: Rob Roedel.

Quorum Present. City Clerk Mark Smith and Ashley Clancy was also present.

Clerk Note: Due to changes during the meeting, the Minutes numbering sequence is different from the Agenda.

Approval of Minutes

1. Approval of November 17, 2024 Regular Council Meeting Minutes

[YT 3:20]

Motion to approve - Council Member Meyer, Second by Council Member Henson.
Voice Vote. Motion Passed 7-1.

Presentations and Announcements

[YT 3:40]

2. Bryant Fire Department Presentations—

2024 Firefighter of the Year: Chris Abney & 2024 Officer of the Year: Randy Harmon

Public Comments

Scott Staples spoke in favor of the Entertainment Venue.

Thomas Mears spoke against the Entertainment Venue.

New Business

Finance – Presented by Joy Black, Director

3. Finance Report - Month ending November 30, 2024

[YT 5:15]

Approval and acceptance of the financial report for the period ending November 30, 2024.

Motion to approve - Council Member Moseley, Second by Council Member O’Roark.

Director Black answered Council Members questions.

Voice Vote. Motion Passed.

4. Resolution 2024-53 - A resolution providing for the adoption of an amended budget

[YT 19:30]

for the City of Bryant for the period beginning January 1, 2024 and ending December 31, 2024.

Motion to approve - Council Member Martin, Second by Council Member Meyer.

Director Black answered Council Members questions.

Mayor Treat gave an update on the Westpointe project.
Voice Vote. Motion Passed.

- 5. Resolution 2024-54** - Resolution to approve the city budget for the period beginning January 1, 2025 and ending December 31, 2025. [YT 26:55]
Motion to approve - Council Member Martin, Second by Council Member Henson.
Director Black answered Council Members questions.
Voice Vote. Motion Passed.

City Attorney – Presented by Ashley Clancy

- 6. Discussion on 2025 Meeting Dates** – Discussion regarding City Council 2025 meeting dates. Attorney Clancy said she would review before 1/2/25 meeting. [YT 32:25]

Attorney Clancy explained that the city can contract for services and will pay the Bryant Youth Association \$50,000, the Bryant Senior Center \$30,000 and the Historical Society \$10,000 and the Mayor has the authority to sign the Program Agreements. [YT 35:00]
- 7. Resolution 2024-55** - A resolution authorizing the Mayor to execute a program agreement with the Bryant Youth Association Inc., and for other purposes. [YT 37:15]
Motion to approve - Council Member Roedel, Second by Council Member Martin.
Voice Vote. Motion Passed.
- 8. Ordinance 2024-25** - An ordinance authorizing a contract for services with the Bryant Youth Association. [YT 38:30]
Motion to suspend the rules and read first, second and third reading by title only – Council Member Meyer, Second - Council Member Henson.
Voice Vote. Motion Passed.
Ordinance title read by Mayor Treat
Motion to adopt - Council Member O’Roark, Second - Council Member Roedel.
Roll Call Vote. YES: Henson, Martin, Meyer, Moseley, O’Roark, Permenter, Roedel. ABSENT: Brown. Motion Passed 7-0.
Motion to adopt Emergency Clause - Council Member Martin, Second by Council Member O’Roark.
Roll Call Vote. YES: Henson, Martin, Meyer, Moseley, O’Roark, Permenter, Roedel.
ABSENT: Brown. Ordinance Passed 8-0.
- 9. Resolution 2024-56** - A resolution authorizing the Mayor to execute a program agreement with Bryant Senior Adult Center. [YT 39:30]
Motion to approve - Council Member Meyer, Second by Council Member Permenter.
Voice Vote. Motion Passed.
- 10. Ordinance 2024-26** - An ordinance authorizing a contract for services with the Bryant Senior Adult Center Council. [YT 39:50]
Motion to suspend the rules and read first, second and third reading by title only - Council Member Martin, Second - Council Member Roedel.
Voice Vote. Motion Passed.
Ordinance title read by Mayor Treat
Motion to adopt - Council Member Meyer, Second - Council Member Roedel.

Roll Call Vote. YES: Henson, Martin, Meyer, Moseley, O’Roark, Permenter, Roedel. ABSENT: Brown. Motion Passed 7-0.

Motion to adopt Emergency Clause - Council Member Permenter, Second by Council Member Henson.

Roll Call Vote. YES: Henson, Martin, Meyer, Moseley, O’Roark, Permenter, Roedel. ABSENT: Brown. Ordinance Passed 7-0.

- 11. Resolution 2024-57** - A resolution authorizing the Mayor to execute a program agreement with the Bryant Historical Society. [YT 41:15]
Motion to approve - Council Member Meyer, Second by Council Member Henson.
Voice Vote. Motion Passed.

- 12. Ordinance 2024-27** - An ordinance authorizing a contract for additional services with the Bryant Historical Society of Bryant. [YT 41:35]
Motion to suspend the rules and read first, second and third reading by title only - Council Member Roedel, Second - Council Member Henson.
Voice Vote. Motion Passed.
Ordinance title read by Mayor Treat
Motion to adopt - Council Meyer, Second - Council Member Permenter
Roll Call Vote. YES: Henson, Martin, Meyer, Moseley, O’Roark, Permenter, Roedel. ABSENT: Brown. Motion Passed 7-0.
Motion to adopt Emergency Clause - Council Member Roedel, Second by Council Member Meyer.
Roll Call Vote. YES: Henson, Martin, Meyer, Moseley, O’Roark, Permenter, Roedel. ABSENT: Brown. Ordinance Passed 7-0.

The Mayor approved the following Agreements and Contracts:

Bryant Youth Services Agreement
Bryant Youth Services Contract
Bryant Senior Adult Center Program Agreement
Bryant Senior Adult Center Contract
Bryant Historical Society Contract
Bryant Historical Society Program Agreement

City Government-proposed Entertainment Venue- Mayor Treat, Ted Taylor, Ashley Clancy [YT 43:40]

Rick Wilson, President and CEO of Wilson Enterprises spoke to the Council about the Entertainment Venue.

A 50,000 square foot building (approximately) would be built on the 15.57 acres that the City has an agreement to purchase on Highway 5 in Bryant near Lowery Lane (½ mile from Interstate 30).

As a Construction Manager at Risk (CMAR), the General Manger would be responsible for all cost over-runs.

The building would be designed for the amount money that is available.

Based on his years of experience with these types of venues, Mr. Wilson thinks the right operator is critical.

Peter Lane, President and CEO the Walton Arts Center in Rogers, Arkansas operates the AMP (Arkansas Music Pavilion) has already been to Bryant and spoken at the Council Workshop.

As the Operator, Mr. Lane can use his contacts to direct some of the elite artists available in this region to Bryant.

Interstate 30 is a critical element to the project since acts can easily travel here as can large numbers of customers.

There would be two phases: the design phase and the construction phase.

The design phase would take 4-6 months. Wilson Global General Contracting is the CMAR and engineering and architecture by Crafton Tull and Polk Stanley Wilcox with a creative team of subcontractors for acoustical, theatrical, lighting, electrical and landscaping.

Construction would take 14-18 months depending on the weather.

There would be a dedicated Project Manager, as well as construction security gates and staff.

Costs would be approximately \$3 M for the property, \$4.5 M for professional fees and \$24 M for the building which works out to approximately \$445 per square foot.

All bids would be available to local craftsman first.

The City of Bryant would have the use of the building for up to 12 events a year as would local non-profits the City works with and the building would be available for others to rent.

Shane Knight, President and CEO of the Bryant Chamber said this project will provide big momentum for the City.

He said an election for the citizens to approve the extension of an existing bond to pay for the project would occur on May 13, 2025 and the Chamber would be the driving force to get out the vote working with the 525 Chamber members.

13. Memorandum of Understanding (MOU) for Ballroom Property

[YT 1:41:20]

Motion to approve - Council Member Permenter, Second by Council Member Henson.
Voice Vote. Motion Passed.

14. Contracts for Construction Manager At-Risk (CMAR) & Architect/Engineer (A & E)

[YT 1:41:40]

Motion to approve - Council Member Roedel, Second by Council Member Henson.
Voice Vote. Motion Passed.

15. Ballroom Program Operator Agreement

[YT 1:42:05]

Motion to approve - Council Member Henson, Second by Council Member O'Roark.
Voice Vote. Motion Passed.

16. Ballroom Debt Service Schedule

[YT 1:42:20]

For information only that includes bond details that would go to the voters. The City has been working with Stephens Inc., Cruz and Associates and Ryan Bowman.

Community Development – presented by Rebecca Kidder, Grants Coordinator

17. Resolution 2024-58 - A resolution expressing the willingness of the City of Bryant [YT 1:43:15] to apply, participate, and utilize federal-aid Transportation Alternatives Program funds for the Mills Park Trail to include resurfacing. This is an 80/20 grant which will come to \$129,264.35. This money will be ear-marked in the budget if the grant is awarded.
Motion to approve - Council Member Permenter, Second by Council Member Martin.
Voice Vote. Motion Passed.

18. Resolution 2024-59 - A resolution expressing the willingness of the City of Bryant [YT 1:45:39] to apply for and participate in the Assistance to Firefighters Grant (AFG). The City's portion would be \$45,873.35 and it would be used to replace out of date breathing apparatuses.
Motion to approve - Council Member Roedel, Second by Council Member Permenter.
Voice Vote. Motion Passed.

Council Comments

Council Member Brown's comments read by Council Member Meyer expressing his appreciation and thanks for the opportunity to serve.

Council Member Martin expressed his thoughts and prayers for the Bryant Police and the family of Officer Peck.

Adjournment

Motion to adjourn by Council Member Henson, second by Council Member Permenter.

Adjourn time: 7:50 pm.