



**Bryant City Council
Regular Meeting**
Thursday, January 23, 2014
7:00 PM
Boswell Municipal Complex - City Hall Courtroom

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

- Approval of the December 19, 2013 Regular City Council Meeting Minutes
- Approval of the January 16, 2014 Special City Council Meeting Minutes

Documents: [12192013CCMM.pdf](#), [01162014SCCMM.pdf](#)

ANNOUNCEMENTS And PRESENTATIONS

COMMITTEE And COMMISSION REPORTS

- F&P Committee Report presenter Chairman Mayor Jill Dabbs
- W/WW Committee Report presenter Liaison Alderman Chandler
- Parks Committee Report presenter Liaison Alderman Randy Cox
- Planning Commission Report presenter Liaison Alderman Rob Roedel
- Streets Operations Meeting presenter Liaison Alderman Adrian Henley
- Mayor's Youth Advisory Council presenter Gray Orman, MYAC president
- Keep Bryant Beautiful presenter Meagan Vanderpool or Linda Chandler
- Bryant Historical Society presenter Patsy Kuhn or Debbie Broadway

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

Planning And Community Development Department

Presenter: Dave Green, Planning Director

1. SECOND READING: An Ordinance to rezone a certain tract of land from C-1 Commercial to R-1 Residential in the 200 block of Walnut Street

Documents: [brownrezone.pdf](#)

NEW BUSINESS

Legal Department

Presenters: Chris Madison, City/Staff Attorney and Mike Mosley, Municipal League Attorney

1. *Hall v. City of Bryant* - Discussion and Approval of proposed settlement agreement

Finance Department

2. Discussion and Approval of Proposed 2014 Operating Budget for the City of Bryant (*Attachment in progress - will be emailed after final budget workshop*)

City Council Requested Items

Requested by Alderwoman Brenda Miller

3. FIRST READING: An Ordinance Amending Ordinance ____ Establishing a Procedure for the Purchasing of Property and Services in the City of Bryant, Arkansas, and for other purposes (Attachment not received)

Requested by Alderman Randy Cox

4. Discussion regarding Certificate of Deposits

Requested by Alderwoman Brenda Miller

5. Executive Session for the purpose of discussion the hiring and firing of personnel

MAYOR COMMENTS

COUNCIL COMMENTS

ADJOURNMENT

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



**City of Bryant
Bryant City Council
Regular Meeting Minutes**

12/19/2013 - Minutes

CALL TO ORDER

Mayor Dabbs and Ethan Harris called the meeting to order at 7:10 PM.

Clerk McKim called the roll to establish a quorum was present.

Aldermen Present: Mike Chandler, Randy Cox, Adrian Henley, Steve Gladden, Rob Roedel, and Wade Permenter

Aldermen Absent: Scott Curtis and Brenda Miller

INVOCATION

Alderman Rob Roedel offered the invocation.

PLEDGE OF ALLEGIANCE

Ethan Harris led the Pledge of Allegiance.

APPROVAL OF MINUTES

- Approval of the November 21, 2013 Regular City Council Meeting Minutes

Action: Alderman Chandler made a motion to approve and Alderman Permenter seconded. Motion carried by voice vote - 6 Yeas.

APPROVAL OF FINANCIAL REPORTS

- Approval of the August 2013 YTD General, Streets, and Other Financial Report

Action: Alderman Gladden made a motion to approve and Alderman Roedel seconded. Motion carried by voice vote - 6 Yeas.

- Approval of the August 2013 YTD Water/Wastewater Financial Report

Action: Alderman Roedel made a motion to approve and Alderman Cox seconded. Motion carried by voice vote - 6 Yeas.

COMMITTEE And COMMISSION REPORTS

- F&P Committee Report - Mayor Dabbs
- W/WW Committee Report - none
- Parks Committee Report - none
- Planning Commission Report - Dave Green, Planning Director

- Streets Operations Management - none
- MYAC - none
- Keep Bryant Beautiful - none
- Bryant Historical Society - Ms. Patsy Kuhn

DEPARTMENT REPORTS

ANNOUNCEMENTS And PRESENTATIONS

Alderman Roedel presented Ethan Harris with the Mayor Roy Bishop Award for his dedication to the community and the Bryant Boys and Girls Club. Ethan was the winner of the 2013 Maytag Leadership Award and was presented with a check for \$20,000 for the Bryant Boys and Girls Club.

Mayor Dabbs announced the following awards:

- Funding was awarded to the Senior Adult Center for new electronic doors
- Fire Department received \$15,000 in general improvement funds from the state legislature
- Parks & Tourism awarded a grant for \$50,000 to fund Phase II Mills Park pool

Fire Department

Chief J.P. Jordan presented the Firefighter of the Year Award to Firefighter Randy Harmon.

New Appointment To The Parks And Recreation Advisory Committee Water/Wastewater Advisory Committee Re-Appointments

Alderman Cox made a motion to affirm the appointment of Mr. Bob Joiner, Ward 2, Position 1, to the Parks and Recreation Advisory Committee, and Alderman Gladden seconded. Motion carried by voice vote - 6 Yeas.

Alderman Roedel made a motion to affirm the re-appointment of the following members of the Water/Wastewater Advisory Committee, and Alderman Chandler seconded. Motion carried by voice vote - 6 Yeas.

- Alan Kays
- Robert Griffen
- Linda Levart
- Jason Patterson
- Wade Boon

PUBLIC COMMENTS

Mr. Joe Statton, on behalf of the Bryant Chamber expressed appreciation to all officials for their service and stated the Chamber is still in support of a Raymar Southern route from I-30.

OLD BUSINESS

Finance Department

Presenter: Dennis Edwards, Finance Director and Chris Madison, Staff Attorney

1. Selection of an Underwriter for the proposed parks and streets bond issue

Action: Alderman Chandler made a motion to have both firms as co-underwriters on a 50/50 split and Alderman Roedel seconded. Motion carried by voice vote - 6 Yeas.

After a coin flip, Crews will take the lead on the project.

2. Approval of updates to the employee policy for travel and training

Action: Alderman Cox made a motion to approve and Alderman Chandler seconded. Motion carried by voice vote - 6 Yeas.

Planning Department

Presenter: Dave Green, Planning and Community Development Director

3. SECOND READING: An Ordinance Amending the Comprehensive Zoning Ordinance of the City of Bryant to Rezone Certain Property from R-2 to C-2 (4425 Hwy. 5 North)

Action: Alderman Roedel made a motion to suspend the rules and place on second and third reading by title only and Alderman Chandler seconded. Motion carried by voice vote - 6 Yeas. Clerk McKim read the ordinance by title only.

Alderman Roedel made a motion to adopt [Ordinance 2013-16] and Alderman Chandler seconded. After a roll call vote, motion carried - 6 Yeas (2 Absent).

NEW BUSINESS

Legal Department

Presenter: Chris Madison, Staff Attorney

1. 2013 JESAP study adoption and discussion regarding effect on staff and/or elected officials minimum pay through application of Ordinance 2009-24

Action: After lengthy discussion, Alderman Henley made a motion not to adopt the 2013 JESAP study and Alderman Chandler seconded. Motion carried by voice vote - 6 Yeas.

Alderman Roedel requested that HR immediately begin the process for dissolving JESAP.

Parks Department

Presenter: Derek Phillips, Parks Director

2. Approval of 2014 Use Agreements - **Item removed from agenda per Mayor Dabbs**

Planning Department

Presenter: Dave Green, Planning and Community Development Director

3. FIRST READING: An Ordinance to rezone a certain track of land from C-1 Commercial to R-1 Residential in the 200 block of Walnut Street

Action: Alderman Henley made a motion to suspend the rules and place on first reading by title only and Alderman Permenter seconded. Motion carried by voice vote - 6 Yeas

Clerk McKim read ordinance by title only. The second reading will be on the January 2014 regular meeting agenda.

Public Works Department
MAYOR COMMENTS

Budget Workshop scheduled for December 30, 2013 at 6:30 PM.

COUNCIL COMMENTS
ADJOURNMENT

Alderman Roedel made a motion to adjourn and Alderman Cox seconded. Motion carried.

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



**City of Bryant
Bryant City Council
Special Meeting Minutes
UNAPPROVED DRAFT**

1/16/2014 - Minutes

CALL TO ORDER

Mayor Dabbs called the meeting to order at 7:00 PM.

Clerk McKim called the roll to establish a quorum present.

Aldermen Present: Mike Chandler, Randy Cox, Scott Curtis, Steve Gladden, Adrian Henley, Brenda Miller, Rob Roedel, and Wade Permenter

INVOCATION

Alderman Steve Gladden offered the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None

Special Meeting Agenda

1. Financials - update on September through December 2013 financial reports

Action: After a lengthy discussion, Alderman Cox offered the following motion:

"In order to ensure clear transparency to the public and council, I am making the following motion:

In order for council to pass a budget for 2014, the following must be supplied and approved by council.

- 1. Actual 2013 budget passed by council verses actual expenses and revenues for all of 2013 with overages in expenses and shortage in revenues shown by department and by line item.**
- 2. Resolution for any and all budget changes to include by line item, by department required to cover any line item over budget as well as any line item that needs to be lowered due to under budget for all departments separated for 2013.**
- 3. Once amendments have been approved by council, need a summary report of total cash on hand for the city of Bryant separated by the following accounts: (General, Street, and Water) as of end of business day December 31, 2013 yearend.**
- 4. Statement/Report, from any and all banks and financial institutions doing business with the city of Bryant, showing cash balances as of end of business day December 31, 2013 yearend.**
- 5. Report/Summary from city of Bryant finance department, showing reconciliation of all fund balances from bank/financial institution's statements that have been provided as stated above to include, any payments, checks, deposits, cash, CD's, bonds and/or any other items that have not posted to the said bank and/or financial institution's account as listed on their statement/reports provided for balance as of close of business December 31, 2013 yearend.**
- 6. Report/Summary from city of Bryant finance department of how many days cash, on hand**

and available to the city of Bryant for each account (General, Street, and Water).

Once all requested information has been supplied, reviewed and approved by city council, will a budget for the full year of 2014, be recommended and/or voted on by city council. Until such time a budget process will be used, with only essential expenses permitted and voted on by council."

Alderwoman Brenda Miller seconded the Motion.

Staff Attorney Madison recommended changing the language in the last paragraph to:

"Once all requested information has been supplied, reviewed and approved by city council, will a budget for the full year of 2014, will be recommended and/or voted on by city council. Until such time an essential operational and presently obligated expenses budget will be used and all non-essential expenses will be approved by council on a monthly basis."

Alderman Cox amended his motion to include the changes recommended by Attorney Madison to the language in the last paragraph, and Alderwoman Miller seconded. Motion carried unanimously by voice vote - 8 Yeas.

2. Discussion of Certificate of Deposit (\$1 Million CD that was cashed in prior to maturity date, without Council notification)

No Action: Discussion only - Council requested that they be notified of such actions in the future.

3. An Ordinance establishing a procedure for the purchasing of property and services in the City of Bryant, Arkansas and for other purposes

Action: Alderman Curtis made a motion to place this item on the regular city council agenda for January 23, 2014 and Alderman Chandler seconded. Motion carried unanimously by voice vote - 8 Yeas.

4. Discussion of IT Department current contractor

No Action: Discussion only. Mayor Dabbs announced that a new IT Director had been hired and would be starting the following week.

5. Training and Travel Expenses

Action: Alderman Curtis made a motion to allow the Mayor, City Clerk, and City Attorney to attend the Arkansas Municipal League Conference as the registration has already been paid for. Alderman Chandler seconded the motion. Motion carried by voice vote - 7 Yeas, with Alderwoman Miller voting No.

6. Dates and times of 2014 Finance and Personnel Meetings

No Action: Discussion only.

7. Dates and Times of 2014 City Council Meetings

Action: Alderman Henley made a motion to approve Resolution 2014-01, Establishing the Time of Council Meetings, Rules for Conducting Council Meetings, Setting Meeting Agendas, and for other purposes. Alderman Curtis seconded the motion. Motion carried unanimously by voice vote - 8 Yeas.

8. Dates and Times of Budget Workshops

Action: Alderman Cox made a motion to schedule Budget Workshops for Monday, January 20 and Wednesday, January 22, 2014 and Alderwoman Miller seconded. Motion carried unanimously by voice vote - 8 Yeas.

MAYOR COMMENTS

COUNCIL COMMENTS

ADJOURNMENT

Alderman Curtis made a motion to adjourn. Motion carried unanimously.

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**Re-Zoning
Lots 11 & 12 and that Portion
of the Alley Directly North of
Lots 11 & 12,
All being in Block 37,
Original Town of Bryant
Property owned by
Reagon Brown**

ORDINANCE NUMBER 2013-__

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM C-1 (COMMUNITY COMMERCIAL) TO R-1 (SINGLE FAMILY - DUPLEX).

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 C-1 (Community Commercial) to R-1 (Single Family - Duplex) located in Ward 3.

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:

Section 4. This ordinance shall be effective from and after January 30, 2014.

Lots 11 and 12 and that portion of the alley directly north of Lots 11 and 12, all being in Block 37, Original Town of Bryant, Saline County, Arkansas.

Dated: _____, 20__

Approved: _____

Mayor Jill Dabbs

Attest: _____

Heather McKim, City Clerk

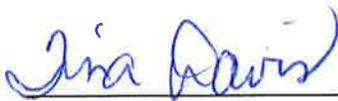
Re-Zoning
Lots 11 & 12 & that portion
of the alley directly north
of Lots 11 & 12, Block 37,
Original Town of Bryant
Reagon Brown property

BRYANT PLANNING COMMISSION

WHEREAS, the Bryant Planning Commission has considered the rezoning of certain property in Bryant, Arkansas from a classification of C-1 (Community Commercial) to R-1 (Single Family - Duplex) for which a public hearing was held on December 9, 2013, 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 R-1 located in Ward 3 and will be submitted to the Bryant City Council in said form.

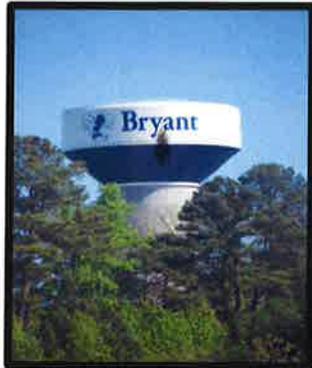
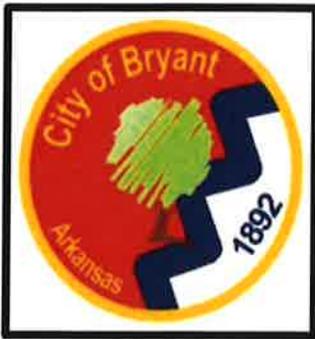
PASSED this 9th day of December, 2013.



Tina Davis, Secretary



Jim Erwin, Chairman



City of Bryant Planning Commission December 9, 2013

Request to rezone property in
the 200 block of Walnut
Street from C-1 Commercial
to R-1 Residential

Applicant/Owner: Charlie Best (applicant) for Reagon and Carl Brown (property owners).

Request: To rezone two platted lots from C-1 Commercial District to R-1 Residential District.

Location: The northwest corner of the intersection of south Walnut Street and southeast 3rd Street.

Site Characteristics: The site contains a single family residence. In the recent past the site contained an additional residential structure which has since been removed. The applicant is requesting to rezone the site so that the existing residential structure is protected and a new residential structure can be built.

Adjacent Zoning/Land Use:

Direction	Existing Zoning	Existing land Use
North	R-1	single family residence
East	R-2	single family residences / duplexes
South	C-1	single and multi-family residences
West	C-1	vacant

Area Street System:

Street	Existing	Classification
South Walnut Street	local	same
Southeast 3 rd Street	local	same

Utility Availability: All utilities are available to the site.

Ward: 3

Notification Requirements: The applicant has notified property owners within 300' of the public hearing and has placed a rezoning sign on the site. A public hearing announcement was also placed in the Saline County Courier per requirements.

Comprehensive Growth Plan: The Comprehensive Plan identifies this area as the Township District. This district is intended to develop as the city center of Bryant. A mix of uses are allowed as one might find within a downtown environment. All development should enhance the visual aesthetic of the city, however, the district should development as an economically viable area. This sector is intended to become the city's heart and focal center. The area will likely be subject to further study and may be regulated via an overlay code.

Just recently the city was awarded a \$200,000 grant from MetroPlan to study and provide a plan for develop/redevelop of this area. This study has only recently begun and will not be finalized until later next year.

DRC Recommendation: The DRC and the property owners have been working over the last few months on a plan to redevelopment this area for residential development. The rezoning request is part of this process. The site will need to be re-platted as the owners intended to change the frontage of future residential development to face an east-west direction (Walnut Street) as opposed to the current north-south layout (Southeast 3rd Street) of the existing lots.

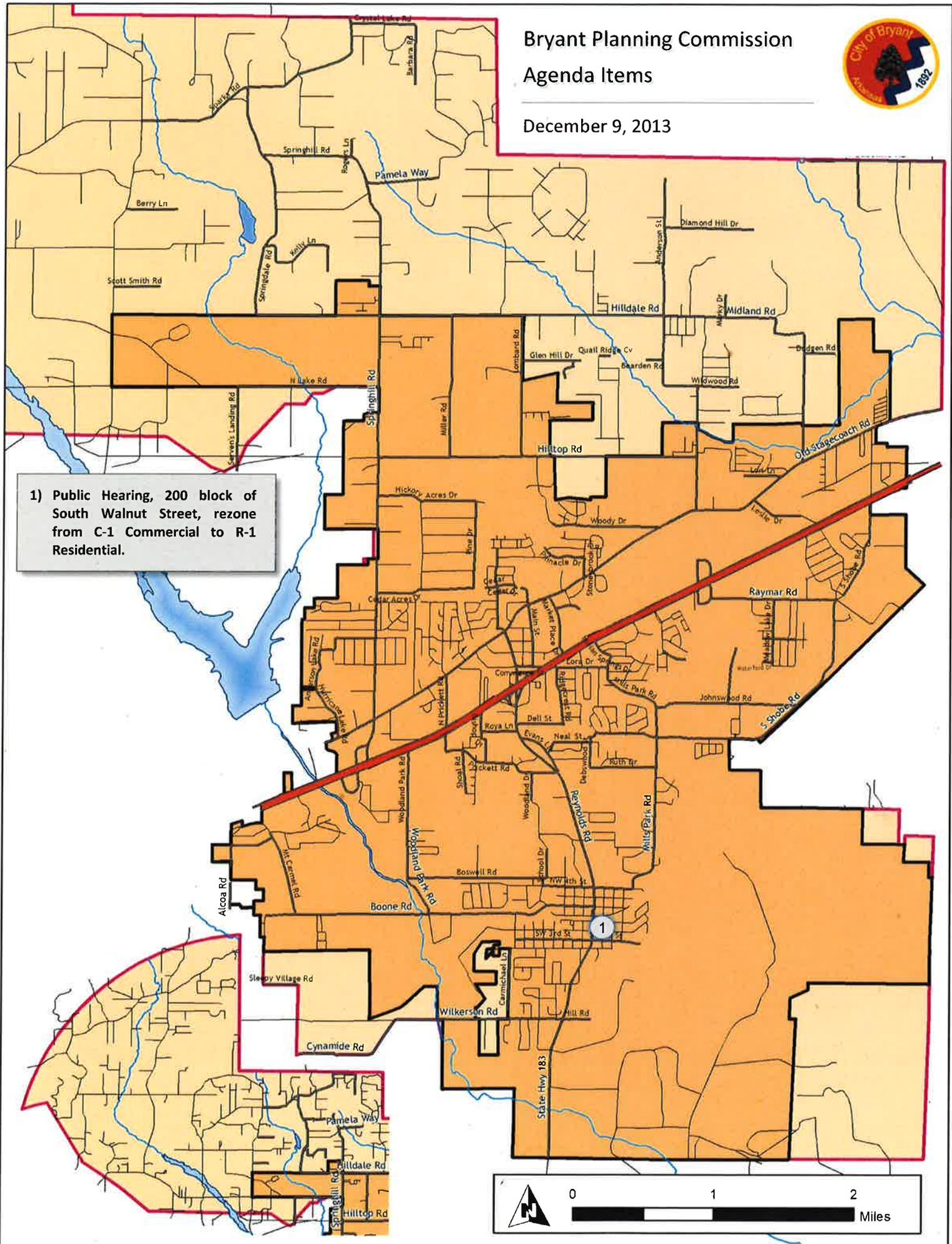
Recently the applicant rezoned the adjacent lots to the north of this site to R-1 Residential for the purpose of redevelopment. The DRC has voted to recommend approval of this requested rezoning to the Planning Commission.

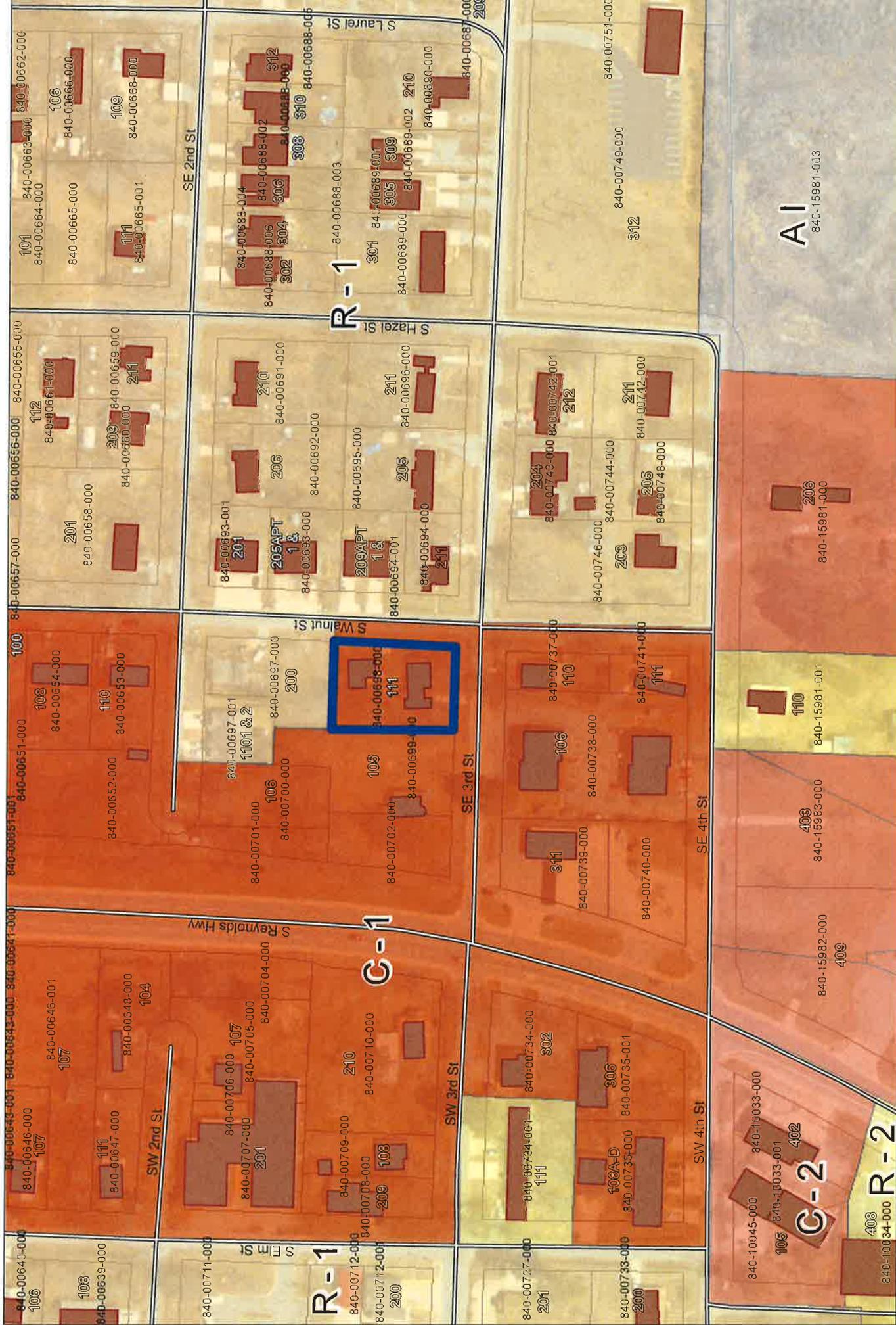
Bryant Planning Commission Agenda Items



December 9, 2013

1) Public Hearing, 200 block of South Walnut Street, rezone from C-1 Commercial to R-1 Residential.





GIS



Requested Action

Rezoning
 Requested Zoning: R-1
 Future Land Use District: S2

Applicant

Charlie Best
 Lots 11-12, Bk 37
 Original Town of Bryant
 111 SE 3rd St

LOCATION MAP

Zoning



210 S.W. 3rd Street
Bryant, AR 72022
PHONE: 501-943-0301
FAX: 501-943-0992

EMAIL: ljones@cityofbryant.com

APPLICATION FOR CHANGE IN ZONING DISTRICT BOUNDARIES

Property Owner
Name/Signature: REAGON A. BROWN

Spouse
Name/Signature: CARL R. BROWN JR

Property Address: _____

Legal Description: Lots 11 & 12 AND THAT PORTION OF THE
ALLEY DIRECTLY NORTH OF LOTS 11 & 12, ALL BEING
IN BLOCK 37, ORIGINAL TOWN OF BRYANT, SALINE CO., AR.

Existing Zoning
Classification: C-1

Requested Zoning
Classification Change: R-1

Plat of Property
Is Attached: YES

Vicinity Map of
Property is attached: YES

The undersigned property owner designates the following agent or attorney to represent the applicant at all hearings:

CHARLES BEST P.O. Box 118 BRYANT, AR
501-847-7282

Name Address City State Phone No.

Reagon Brown
Property Owner Signature Spouse Signature

500 Haydie Lane Alexander, AR 72002
Property Owner Mailing Address City State Zip

Phone: 501-912-0908

Vicinity Map

Bryant, Arkansas

