

# **REGULAR CALLED MEETING BOARD OF DIRECTORS**

**Boardroom**

**August 20, 2019**

**5:30 p.m.**

## **AGENDA**

1. Call to Order Mayor James Calhoun
2. Invocation
3. Approval of Board Minutes from August 6, 2019 – Mayor Calhoun
4. Citizen to Address the Board – Gary Brinkley
5. Zoning Items from Planning Comm. Aug. 15 meeting – Gary Brinkley
6. Airport Runway Project Update – Gary Brinkley
7. City Manager's Report – Gary Brinkley
8. Routine Business – Mayor Calhoun
9. Adjournment – Mayor Calhoun

**REGULAR CALLED MEETING  
BOARD OF DIRECTORS**

**Boardroom**

**August 6, 2019**

**5:30 P.M.**

**MEMBERS:**

Taylor Chaney, *Ward 1 Director*  
Chris Porter, *Ward 2 Director*  
Scott Byrd, *Ward 3 Director, Assistant Mayor*  
Joann Nelson, *Ward 4 Director (Absent)*  
Jason Jones, *Ward 5 Director*  
Roland Gosey, *Ward 6, At Large Director*  
James Calhoun, *Ward 7, Mayor (Absent)*

**OTHERS:**

Gary Brinkley, *City Manager*  
Jessica Davis, *City Clerk*  
Tammy Beeler, *City Treasurer*

**CALL TO ORDER**

The Assistant Mayor called the meeting to order at 5:30 p.m.

**INVOCATION**

Director Gosey

**APPROVAL OF BOARD MINUTES FROM JULY 16, 2019**

A motion was made by Director Jones, seconded by Director Chaney to approve the minutes from the July 16, 2019 regular called meeting of the Board of Directors.

**The motion passed on a roll call vote and the vote was as follows:**

<b>Taylor Chaney</b>	<b>“Aye”</b>	<b>Roland Gosey</b>	<b>“Aye”</b>
<b>Chris Porter</b>	<b>“Aye”</b>	<b>Jason Jones</b>	<b>“Aye”</b>
<b>Joann Nelson</b>	<b>Absent</b>	<b>Mayor Calhoun</b>	<b>Absent</b>
<b>Scott Byrd</b>	<b>“Aye”</b>		

**INTRODUCTION OF NEW PARKS & RECREATION DIRECTOR**

Mr. Brinkley introduced Mr. Wayne Rodemeyer Jr. as the new Parks & Recreation Director. He began employment on August 5, 2019 Mr. Rodemeyer briefly addressed the Board of Directors.

**INTRODUCTION OF NEW AIRPORT MANAGER**

Mr. Brinkley introduced Mr. Michael Sellers as the new Airport Manager. He will begin employment on August 19, 2019. Mr. Sellers briefly addressed the Board of Directors.

**PRESENTATION BY LEADERSHIP CLARK COUNTY VIII**

Mr. Brinkley invited Mr. Clay Sexton to the podium to address the Board. Mr. Sexton gave a brief presentation on a proposed dog park in Feaster Park at Field 2. A discussion was held regarding the implementation of the dog park.

A motion was made by Director Jones, seconded by Director Chaney to approve the use of Field 2 at Feaster Park allowing the Leadership Clark County VIII group to move forward with fundraising.

**The motion passed on a roll call vote and the vote was as follows:**

<b>Taylor Chaney</b>	<b>“Aye”</b>	<b>Roland Gosey</b>	<b>“Aye”</b>
<b>Chris Porter</b>	<b>“Aye”</b>	<b>Jason Jones</b>	<b>“Aye”</b>
<b>Joann Nelson</b>	<b>Absent</b>	<b>Mayor Calhoun</b>	<b>Absent</b>
<b>Scott Byrd</b>	<b>“Aye”</b>		

### **CONSIDER PARKS & RECREATION COMMITTEE MEMBER**

Mr. Brinkley requested the approval of the Board of Directors for Ms. Carrie Burt to serve on the Parks & Recreation Committee in Place One expiring on June 30, 2021.

A motion was made by Director Chaney, seconded by Director Porter to approve Ms. Carrie Burt on the Parks & Recreation Committee.

**The motion passed on a roll call vote and the vote was as follows:**

<b>Taylor Chaney</b>	<b>“Aye”</b>	<b>Roland Gosey</b>	<b>“Aye”</b>
<b>Chris Porter</b>	<b>“Aye”</b>	<b>Jason Jones</b>	<b>“Aye”</b>
<b>Joann Nelson</b>	<b>Absent</b>	<b>Mayor Calhoun</b>	<b>Absent</b>
<b>Scott Byrd</b>	<b>“Aye”</b>		

### **AIRPORT CONSTRUCTION UPDATE**

Mr. Brinkley gave an update on the two projects in progress at the Airport. A runway rehabilitation and a drainage project. The Airport is scheduled to reopen towards the end of August.

### **CITY MANAGER’S REPORT**

**August 6, 2019**

- The Clark County Emergency Management official along with Arkadelphia staff, OBU and HSU staff convened on July 26<sup>th</sup> to discuss the county’s Hazard Mitigation Plan. This is an annual event and the Hazard Mitigation Plan is included in the Information Only portion of your packet. Please let me know if you have any questions or concerns.
- Although a slow start to the airport drainage and runway projects, on July 29<sup>th</sup> Redstone showed up with a significant crew and began work in earnest. They have until August 28<sup>th</sup> to complete the drainage projects and runway overlay.
- Officer Free wrote over 112 violations last month primarily grass issues. The rains have caused issues but that reason is coming to an end. Thank you for your patience as he works through the entire city.
- We did try to file the water line damages with our insurance carrier but the claim was denied as it fell within the exclusions. We are working with the

County on their FEMA claim. Much like we did when the airport was flooded and sustained significant losses.

- Welcome Week at HSU will consist of 8 major events. One we are pleased to discuss is the Henderson Street Fair on August 23rd. Henderson St. from 10<sup>th</sup> to 12<sup>th</sup> will be closed for this community wide event. Bands, music and festival atmosphere for all. Event time is from 6:00 pm to 10:00 pm.
- Street crews overlaid S. 5<sup>th</sup> from Crawford to the Train Depot (Laurel St.). The Street crew also addressed the drainage system that had collapsed by removing the pipe, preparing the area and installing rip rap for a fully functional open ditch.
- Street crews also began painting the school crosswalks and refreshing the street markings downtown this week.
- I participated in a Conference Call Friday, August 2<sup>nd</sup> with the White House regarding Opportunity Zones.
- Water Dept crews completed the replacement of a large portion of the sewer line that runs from town out to the sewer ponds. We had begun to have some integrity issues with the existing pipe. While they were replacing the line, they moved it away from the river shoreline which was eroding and placed it inland to a safer location. They also removed 2 90-degree fittings with 2 45-degree fittings which helps with flow and pressure.
- The Water Dept. sent a pallet of water to Carthage, AR who had a total water system failure which will be out of service for maybe a month. Thinking back on the 1 day we were without water and then a 3-day boil notice, imagine having to deal with that for more than 30 days.

#### Dates to Remember:

- School starts on August 13th. Chief Jackson and crew will be at all the school zones with special attention to Goza as they need to review preplanned routes for drop off and pick up to ensure they are having the desired results. We are sure some tweaking of routes or traffic patterns will be required. This is the first new school built in 40 years, please be patient.
- October 23<sup>rd</sup> at 4:00 pm, there will be a ribbon cutting at DeSoto Bluff for the Ross Pavilion. The facilities are beautiful. The foundation has gone above and beyond with the design and construction. Please make every effort to attend.

**ROUTINE BUSINESS**

**Taylor Chaney, Ward 1** – He mentioned an exposed sewer pipe near his home. Mr. Brinkley will have it looked at.

**Chris Porter, Ward 2** – He welcomed our new employees to their new roles at the city. He is glad to see good things happening and hopes the momentum continues.

**Joann Nelson, Ward 4** – Absent

**Jason Jones, Ward 5** – Nothing

**Roland Gosey, Ward 6 Director at Large** – He inquired on the progress of the city placing a lien on property that is condemned. Mr. Brinkley will follow up with him.

**Scott Byrd, Ward 3, Assistant Mayor** – He welcomed Mike Sellers and Junior Rodemeyer to the city. He also thanked Clay Sexton for his presentation of the dog park.

**James Calhoun, Mayor** – Absent

**ADJOURNMENT**

There being no further business to discuss, Director Chaney made the motion, seconded by Director Jones to adjourn. **The motion passed unanimously and the meeting adjourned at 5:59 p.m.**

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Scott Byrd, Assistant Mayor

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Jessica Davis, City Clerk

**REGULAR CALLED MEETING  
BOARD OF DIRECTORS**

**Boardroom**

**August 6, 2019**

**5:30 p.m.**

Jason Jackson

Jason Hunt

Carrie Burt

Bruce Bell

Clay Sexton

Shelley Loe

Stephen Bell

Lisa Jaskey

Michael Sellers

Lesley Galbraith

Tiffany Burke

Keith Beason

Alvin Johnson

E'Lyse Golden – **Press**

Joe May - **Press**



Office of the City Manager  
700 Clay Street  
Arkadelphia, Arkansas 71923  
870-246-9864 phone  
870-246-1813 fax

**To:** Arkadelphia Board of Directors  
**CC:** Ed McCorkle, City Attorney  
**From:** Gary Brinkley, City Manager  
**Date:** August 15, 2019  
**Re:** Citizen to Address the Board

*Gary Brinkley - JB*

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Mr. Henry Wilson will be addressing the Board regarding Arkadelphia Forward.

Thank you.



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Arkadelphia, Arkansas 71923  
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**To:** Arkadelphia Board of Directors  
**CC:** Ed McCorkle, City Attorney  
**From:** Gary Brinkley, City Manager  
**Date:** August 7, 2019  
**Re:** Zoning of Annexed Property on Red Hill Road

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When we annexed the Milestone Property earlier this year, we did not assign a zoning classification to the property.

That said, we have taken the time to amend the C-2 (Highway Commercial) zoning to better reflect our image of what we want on I-30 to represent Arkadelphia. We removed egregious uses and improved language to current development lexicon:

- Removed work on vehicle outside of a building
- Removed Motels & Mobile Home Parks and inserted Hotels and Recreational Vehicle Parks (defined Recreational Vehicle Parks)
- Remove Salvage Yards
- Studios edited to Educational Institutions. Studios were not defined
- Removed Cemeteries
- Removed Clinics and added Hospitals, Medical and Dental Clinics (all which were defined)
- Edited Mobile Home to Manufactured Home sales to meet current definitions
- Increased the heights of buildings from 2 stories or thirty-five feet (35') to six (6) stories or eighty feet (80") in height

The attached zoning was approved by the Planning Commission at last Thursday night's meeting.

Staff recommends you place the ordinance on its first reading and following the reading, place it on its second reading at the next Board meeting.

Thank you.



**ORDINANCE NO. 0-19-\_\_\_\_\_**

**AN ORDINANCE TO ZONE CERTAIN PROPERTY WITHOUT A ZONING CLASSIFICATION IN THE CITY OF ARKADELPHIA, ARKANSAS, IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 20 WEST, CONTAINING IN AGGREGATE 93.02 ACRES MORE OR LESS; AMENDING THE ZONING MAP OF THE CITY OF ARKADELPHIA, ARKANSAS; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Arkadelphia Board of Directors passed an resolution on February 5, 2019 annexing this property generally described as the Northwest Quarter Southeast Quarter and the Southeast Quarter Southwest Quarter and the Northeast Quarter Southwest Quarter and the Northeast Quarter Southeast Quarter of Section 24, Township 7 South, Range 20 West, containing in aggregate 93.02 acres more or less, into the City of Arkadelphia, Arkansas, and

**WHEREAS**, the Planning Commission held a public hearing on August 15, 2019 and voted to recommend that the Arkadelphia City Board of Directors zone said unclassified property to Highway Commercial District (C-2) amended, here to attached, therefore,

**BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF ARKADELPHIA, ARKANSAS, THAT:**

SECTION 1. The following property, to-wit:

- 1) A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER SOUTHWEST QUARTER AND THE NORTHEAST QUARTER SOUTHWEST QUARTER AND THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 20 WEST, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGIN AT HE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER THENCE SOUTH 02 DEGREES 12 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER, A DISTANCE OF 815.61 FEET; THENCE NORTH 87 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 486.85 FEET TO THE EASTERN RIGHT OF WAY LINE OF INTERSTATE #30; THENCE THE FOLLOWING COURSES ALONG SAID INTERSTATE 30 RIGHT OF WAY LINE: THENCE SOUTH 24 DEGREES 42 MINUTES 32 SECONDS WEST, A DISTANCE OF 1280.66 FEET: THENCE SOUTH 85 DEGREES 34 MINUTES 35 SECONDS WEST, A DISTANCE OF 56.33 FEET; THENCE SOUTH 22 DEGREES 57 MINUTES 19 SECONDS WEST, A DISTANCE OF 647.32 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE LEAVING SAID RIGHT OF WAY SOUTH 87 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 212.16 FEET TO THE CENTERLINE OF RED HILL ROAD; THENCE NORTH 19 DEGREES 40 MINUTES 52 SECONDS EAST ALONG THE CENTERLINE OF SAID RED HILL ROAD, A DISTANCE OF 238.61 FEET; THENCE LEAVING SAID RED HILL ROAD SOUTH 87 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 183.21 FEET; THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS WEST, A DISTANCE OF 228.01 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 797.84 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE NORTH 02 DEGREES 12 MINUTES 08 SECONDS EAST , A DISTANCE OF 1310.61 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER;

THENCE SOUTH 87 DEGREES 02 MINUTES 03 SECONDS EAST, A DISTANCE OF 1288.44 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 02 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER SOUTHEAST QUARTER, A DISTANCE OF 636.78 FEET, THIS POINT BEING 7.44 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE NORTH 01 DEGREE 45 MINUTES 43 SECONDS EAST ALONG A FENCE, A DISTANCE OF 1322.08 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTHEAST QUARTER, THIS POINT BEING 14.53 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST HALF NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 628.63 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 1286.31 FEET TO THE POINT OF BEGINNING. CONTAINING 93.02 ACRES, MORE OR LESS.

should be and is hereby zoned **Highway Commercial District (C-2) amended** and the zoning map of the City of Arkadelphia, Arkansas is hereby amended to show said classification.

SECTION 2. Any ordinance and parts of ordinances in conflict herewith are hereby repealed.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED: \_\_\_\_\_

**James Calhoun, Mayor**

ATTEST: \_\_\_\_\_

**Jessica Davis, City Clerk**

## Highway Commercial District (C-2) Amended

**Highway Commercial District (C-2):** This district is usually located along highways or arterial streets, and is used for the retailing of durable goods, convenience goods, and providing services and lodging for transients. Uses in this district characteristically generate large volumes of automotive traffic.

### A. Permitted uses:

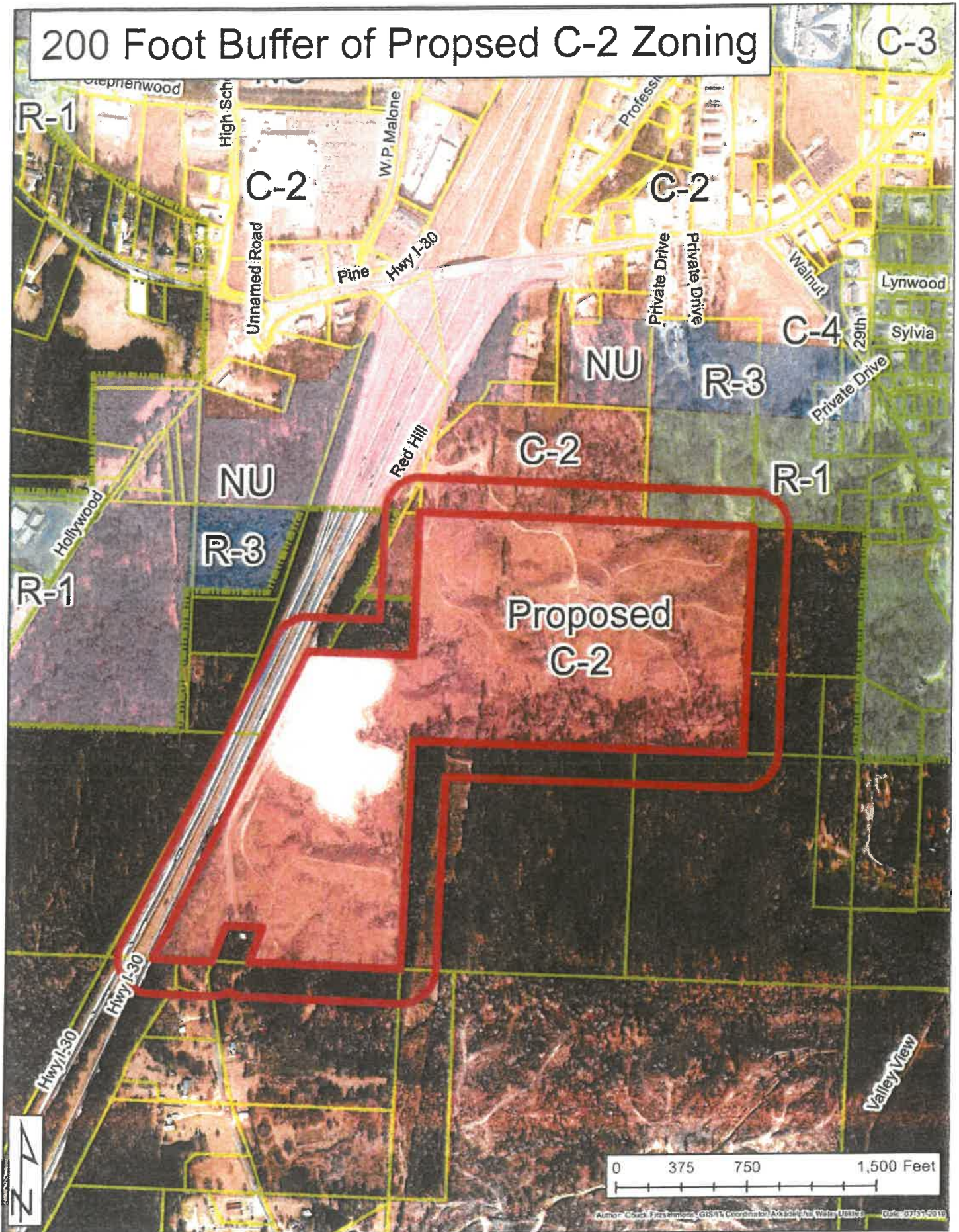
1. Retail establishments providing goods or services
2. Office buildings and uses
3. Garages and gasoline service stations subject to the following provisions:
  - a. No repair work is performed out of doors
  - b. Pumps, lubricating or other devices are located at least twenty (20) feet distance from any street or highway right-of-way and screened from public view
  - c. All automobile parts, dismantled vehicles, and similar articles are stored within a building.
4. Hotels or Recreational Vehicle Park. Recreational Vehicle Park means a facility designed to provide two or more sites on which to park travel trailers, motor homes or similar recreational vehicles for periods not to exceed 30 days. Accessory uses to a Recreational Vehicle Park often include a swimming pool, playground equipment, convenience store, bathing and laundry facilities, and other camping/travel services.
5. Churches
6. Accessory uses that are incidental to the permitted uses and that are not detrimental to the adjacent properties or the character of the district.
7. Educational Institutions.
8. Automobile sales and service.
9. Building material sales and lumber yards.
10. Hospitals, Medical or Dental Clinics.
11. Drive-in restaurants.
12. Manufactured home sales.
13. Newspaper office and print shops.
14. Other uses deemed appropriate upon review of the Planning Commission including the accessory residential use for a manager or caretaker responsible for securing, maintaining or operating the commercial property. (Ord. No. 92-6, Sec. 2.)

Also:

D. **Height:** Maximum height of a structure within 1,000 linear feet from the SE roadway edge of I-30 as it currently exists, shall be six (6) stories and not to exceed eighty (80) feet.



# 200 Foot Buffer of Proposed C-2 Zoning





Office of the City Manager  
700 Clay Street  
Arkadelphia, Arkansas 71923  
870-246-9864 phone  
870-246-1813 fax

**To:** Arkadelphia Board of Directors  
**CC:** Ed McCorkle, City Attorney  
**From:** Gary Brinkley, City Manager  
**Date:** August 12, 2019  
**Re:** Airport Update

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The drainage and runway overlay projects is nearing completion.

You will be provided a written report from our engineering firm on Tuesday night.

Thank you.