

Brookland City Council Minutes
October 9, 2017

Meeting called to order at 7:00 PM by Mayor Jones

Roll Call: Council present: Mike Bishop, Jean Gandy, David Gambill, Wilson Shipman, Martin Crain, Maghen Carpenter, Mayor Kenneth Jones, and City Clerk Billy Dacus. Absent was Attorney Kevin Orr.

Mike Bishop made a motion to approve September 11, 2017 Brookland City Council minutes as written. The motion was seconded by David Gambill. Mayor Jones stated motion and second and then opened motion to the council for discussion. Being no discussion, Mayor Jones called for a vote. Mayor Jones announced the motion to accept the city council minutes from September 11, 2017 passed 6 yeas to 0 nays.

New Business

Haag Brown Commercial Development Announcement. – Joshua Brown principal, CCIM from Haag Brown addressed to the council and floor that Haag Brown is extremely excited for the opportunity to develop 20 acres at the signalized intersection of Highway 49 North and Highway 760 (School Street) in the city of Brookland. He stated that this development is being created to address the rising need of retail in the surrounding area. There will be room for a big box retailer in the rear of the development and 3 to 5 out-pads lining the corner. Space will be available as early as 2018. Questions were raised by the council as to who might be interested and how long. Mr. Brown stated that it is in the negotiating stage as of now with talks with the major retailers that are in the surrounding areas and constructing and planning could begin in 6 to 9 months.

Vector Disease Control – Final Report: – Mayor Jones passed out booklets recapping the mosquito surveillance and control report for the month of September. He stated that this would be the last report for this season. He asked if there were any question or discussion on the report. There was none.

Resolution 2017-17 – to approve reducing current millage rate from 1.25 to .75 mills: Mayor Jones read Resolution 2017-17 in its entirety to the council. Mike Bishop made a motion to adopt Resolution 2017-17 as read. The motion was seconded by David Gambill. Mayor Jones stated motion and second and then opened motion to the council for discussion. Martin Crain asked if the Resolution needed to be read on 3 different occasions? Mayor Jones stated no, since this was a resolution and not an ordinance. Wilson Shipman asked if this had anything to do with the Brookland School millage? Mayor Jones stated no, this is just the city. David Gambill stated that we have been trying to decrease this millage for the citizens, if it was all possible in the past. Being no further discussion, Mayor Jones called for a vote. Mayor Jones announced the motion to adopt Resolution 2017-17 had passed 6 yeas to 0 nays.

Old Business

WIP 2016-01 – well & tank-field project update from Jason MacDonald with Civil Engineering Associates– Jason MacDonald updated the council on the process of the new well. He stated that they were in the process of laying the new water line on Holman. He said the new well would be able to

pump at least 650 gallons per minute, which was well inside the perimeters required. Also, the painting of the tank was scheduled to be done in October. It was stated by Martin Crain that there was still places that didn't look smooth where pipes were already laid down. Jason said those areas would be address toward the end of the process. The main concern now was getting the lines down before the bad weather begins.

401 Holman – Possible Purchase; No Updates-waiting on appraisal – Mayor Jones stated that Mr. Nightingale hasn't sign the offer of acceptance because he was concern that his new building wouldn't be finished before the city purchased the property. Mayor Jones asked if the council was ok with Mr. Nightingale paying rent until he could move out. The council agreed that what the payment for the note could be the rental agreement. It was approved that an offer of acceptance on 401 Holman in the amount of \$125,000 contingency on the appraisal meeting the loan requirements and the note be on the 20-year term at September's meeting. The property is still waiting to be appraised.

307 N. Bernis – Owner made counter offer of \$77,000 and signed offer of acceptance contingent on council approval and appraisal– Mayor Jones passed out some papers that had information about the property on 307 N. Bernis. He stated that the owner made a counter offer of \$77,000 and he (Mayor Jones) has signed an offer of acceptance contingent on the council approval and appraisal. It was decided that there the property could be divided into two lots to sale with still enough room for the detention pond. This would help with revenue to offset the cost of the property. Mayor Jones stated that the appraisal should be completed by next month's meeting.

Ted Cox property for sale @ 202 W. Smith St.– Mayor Jones stated Mr. and Mrs. Smith have signed offer of acceptance and we are waiting on the appraisal. Mayor Jones passed out information on the property. Martin Crain asked who would be doing the appraisal for the city. Mayor Jones stated DYNASTY Auction & Realty are the ones doing the appraisal. Mr. Crain asked if the owners have said they would take less than the asking price if the appraisal was less and Mayor stated they have not said they would. The Mayor is hoping that the appraisal would be completed before the meeting in November.

ADEQ MS-4 storm water audit review – Mayor Jones reported to the council he has written replies to the ADEQ personal and is waiting for their response. Mayor Jones stated several city employees got certified as storm water site inspectors last week. He also stated that rules and regulations would need to improve in the city going forward.

Previous Month's Financial s – Mayor Jones reviewed September's Financial Checking Account Reports. The following are 9-30-17 ending balances for the main operating checking accounts:

1. General Fund ending balance was \$192,060.98
2. Street Fund ending balance was \$122,968.22
3. Utility Fund ending balance was \$270,705.05

Mayor Jones passed out information about one-time monthly expenses in the General and Street Fund accounts.

Mayor's Notes –

Detective Blake Miller presentation – Blake Miller made a presentation to the council about a clean-up policy that the police department was trying to enact. Twelve letters were sent out to certain individuals that had unsightly issues inside the city. They were asked to clean up their properties in a timely matter or risk of getting a citation. Seven of the twelve have meant the challenge to clean up their properties. Hopefully the others would soon respond.

Mayor Jones asked if there is anything else from the council? Martin Crain asked about the red light at CR 928 and 49 North by Busch Agri. He was wanting to know who enforces the law for no right turn at this intersection. Chief Jon Moore stated that he thought it would be Craighead County's jurisdiction. Mayor Jones said he would check into this situation.

Mayor Jones ask if there is anything from the floor? There was no discussion.

Wilson Shipman made a motion to adjourn. It was seconded by Martin Crain. Mayor Jones stated motion and second, called for a vote. Mayor Jones announced motion to adjourn passed 6 yeas to 0 nays. Meeting adjourned at 7:47 PM by Mayor Jones.

Kenneth Jones, Mayor

Billy Dacus, City Clerk/Treasurer