

Brookland City Council Minutes
September 11, 2017

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

Mayor Jones asked that a moment of silence be taken in remembrance of Harry Johnson, former mayor of Brookland who recently passed away.

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 August 14, 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 August 14, 2017 passed 6 yeas to 0 nays.

Martin Crain made a motion to approve August 28, 2017 Brookland Special City Council minutes as written. The motion was seconded by Wilson Shipman. 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 August 28, 2017 passed 6 yeas to 0 nays.

New Business

Vector Disease Control – Jim Stark: – Jim Stark passed out booklets recapping the mosquito surveillance and control report for the month of August. He stated that mosquito season is on its way out. Vector will keep working to keep the mosquitoes under control for the remainder of the season. Jim also stated that this would be his last report of the year but there would be a report send to the Mayor recapping September’s assessments.

City Attorney Kevin Orr- Discussion on vote to repeal annexation vote on August 14, 2017. – Mayor Jones read a letter from Attorney Orr for the reasoning for his absence. The letter also discussed the motion to repeal the annexation vote on August 14th, 2017. There was no period allowed for discussion on this motion prior to the vote. The mayor issued a veto for the vote once the error was brought to light, but the grace time period had expired. However, the Mayor wanted to allow the council to discuss the matter. The council can always discuss the matter and either vote to annex the property or leave it as having been, voted down.

After a discussion on the matter, David Gambill made a motion to let the vote stand “as is” on the repealing of the annexation vote from the calendar that was made in August 14th Brookland City Council meeting. The motion was seconded by Martin Crain. Mayor Jones stated motion and second and then opened motion to the council for discussion. Being no more discussion, Mayor Jones then called for a roll call vote.

Mike Bishop: Yes Jean Gandy: Yes David Gambill: Yes
Wilson Shipman: Yes Martin Crain: Yes Maghen Carpenter: Yes

Mayor Jones announces the motion to keep the vote “as is” on the repealing of the annexation vote from the calendar that was made in August 14th had passed by a vote of 6 yeas to 0 nays.

101 Fordyce has requested a street light: *(Please view this address after dark)* – Mayor Jones stated that the resident at 101 Fordyce has requested a street light be added. The mayor asked if any of the council members had a chance to view the property after dark as requested and no one did. The Mayor stated that this area was one of the well-lighted spots in the city. After a discussion, it was decided not to take any action on this matter.

2017 Go Pink Day Proclamation – Mayor Jones read Proclamation 2017-P2, the Go Pink Day Proclamation to the council and floor. He proclaimed as Mayor that October 6th of 2017 as Go Pink for the Cure Day to promote efforts for the prevention and treatment of breast cancer.

2011 Chevy Heavy Duty 4 x 4 Truck – Mayor Jones stated that Robert (Jeff) Townsend has a 2011 Chevy Heavy Duty 4 x 4 Truck for sale. It has a towing package and V8 vortex 6-liter engine. His asking price is \$14,500.00. After a lengthy discussion of the pros and cons of purchasing this vehicle, it was decided not to take any action now.

Old Business

3rd Reading of Ordinance 2017-13 to accept Phase I Brookland Hills infrastructure to city – Mike Bishop made a motion to read Ordinance 2017-13 3rd and final reading by title only. The motion was seconded by David Gambill. Mayor Jones states motion and second, opens to council for any further discussion. Being none, Mayor Jones then called for a vote. Mayor Jones announced motion to read Ordinance 2017-13 3rd and final reading by title only had passed 6 yeas to 0 nays.

Mayor Jones read Ordinance 2017-13 by title only for the third and final reading.

Mike Bishop made a motion to accept the third and final reading of Ordinance 2017-13. Motion was seconded by Jean Gandy. Mayor Jones states motion and second, opens Ordinance 2017-13 to council for discussion. With no discussion, Mayor Jones then called for a Roll Call Vote.

Mike Bishop: Yes	Jean Gandy: Yes	David Gambill: Yes
Maghen Carpenter: Yes	Martin Crain: Yes	Wilson Shipman: Yes

Mayor Jones announces the motion to accept Ordinance 2017-13 had passed by a vote of 6 yeas to 0 nays.

401 Holman – Possible Purchase – Mayor Jones stated that the City Inspector, Doug Frederick had inspected 401 Holman and it had a passing grade. These two buildings, if purchased would be used for the Museum/Brookland Library. The asking price is \$125,000. Mayor Jones stated that this would be a good buy for the city and that he would like to see the city purchase this property. Martin Crain asked if the property has been appraised. Mayor Jones said that we haven’t had it appraised yet but the motion to purchase could be contingent on the appraisal meeting the loan/asking price. Mr. Crain asked if the appraisal didn’t meet the asking price what would we do? David Gambill stated we wouldn’t want to purchase the property. Wilson Shipman asked if the city has really considered what the cost of the Museum/Brookland Library project would be? The Mayor stated that people have said they will volunteer their time to help run the museum and the library possibly could be ran by the Jonesboro Craighead County Library if the city can meet their required criteria. Mr. Crain raised the question of

how much it would cost to prepare the inside of the buildings? Mayor Jones stated we really wouldn't know that until the layout was done but there would be volunteer help. Mr. Crain asked if the seller would be interested in a lease agreement or rental? Mayor Jones stated that he would think the seller wouldn't be interested because he was in the process of buying property himself. Mayor Jones stated he had spoken with Marshall Hughes of Crews & Associates Investment Banking. Mr. Hughes stated that the city could dedicate part of its franchise tax that is collected to the payment so that the note could be for 20 years instead of the normal 5 years. USDA said that a loan could possibly go through them as well. David Gambill stated that he thought the city should pursue the purchase of 401 Holman. Maghen Carpenter also agreed. David Gambill made a motion that the city makes 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. Maghen Carpenter seconded the motion. Mayor Jones stated motion and second, opened the motion up to council for anymore discussion. Mr. Shipman and Mr. Crain both voiced concerns on how much the Museum/Brookland Library would be used and the cost to build and maintain the buildings. With no more discussion, Mayor Jones then called for a Roll Call Vote.

Maghen Carpenter: Yes Mike Bishop: Yes Martin Crain: No

Jean Gandy: Yes Wilson Shipman: No David Gambill: Yes

Mayor Jones announces the motion had passed by a vote of 4 yeas to 2 nays.

WIP 2016-01 – well & tank-field project update from Jason MacDonald with Civil Engineering

Associates– Jason MacDonald updated the council on the new well process. He stated that there was sit back on the drilling of the well because they had to go deeper than the test well to obtain water. The test well was drilled at 240 feet but the main well was at 260-280 mark. This could result in lost water but Mr. MacDonald hoped this wouldn't be much of an issue. He stated that Tim Rainwater is still in the process of laying the new water lines in the city and is making progress. It was asked by Martin Crain if Mr. Rainwater was going to smooth out the places that he has already laid the pipes down. Jason said he would remind Tim to do so.

307 N. Bernis is for sale – Discuss detention pond for that area – Mayor Jones passed out some aerial pictures of the property located at 307 N. Bernis. Mayor Jones stated that this is the property that is for sale that is located by the old fire station. This area could be a great spot for a detention pond that could help with the flash flooding that occurs in the area. The property which is two large lots can be purchased for the asking price of \$80,000.00. Mayor stated that it would be possible to design the detention pond so one lot could be sold to build a house on, if council so chooses. After a lengthy discussion on the matter it was decided by the council to make a counter offer on the property. David Gambill made a motion to offer \$60,000 for the property of 307 N. Bernis. The motion was seconded by Martin Crain. Mayor Jones stated motion and second and then opened motion to the council for further discussion. Being none, Mayor Jones called for a vote. Mayor Jones announced the motion passed 6 yeas to 0 nays.

Later in the meeting a motion was made by David Gambill to rescind the motion to offer \$60,000 for the property of 307 N. Bernis. The motion was seconded by Martin Crain. Mayor Jones stated motion and second and then opened motion to the council for further discussion. Being none, Mayor Jones called for a vote. Mayor Jones announced the motion passed 6 yeas to 0 nays.

A new motion was made by David Gambill to offer \$67,000 for the property of 307 N. Bernis. The motion was seconded by Jean Gandy. Mayor Jones stated motion and second and then opened motion to the council for further discussion. Being none, Mayor Jones called for a vote. Mayor Jones announced the motion passed 6 yeas to 0 nays.

Ted Cox property for sale @ 202 W. Smith St.– Mayor Jones asked the council last month to consider looking at the property at 202 W. Smith St. for a possible site for a new park. The asking price for this property is \$80,000.00. The mayor said we could sell the property (two lots) where the current park is located and relocate to this bigger spot. The mayor had aerial photos of the property for the council to view. After a discussion on the pros and cons of relocating the park and purchasing the land at 202 W. Smith, Martin Crain made a motion that the property be appraised before making an offer. Seconded by David Gambill. Mayor Jones stated motion and second and then opened motion to the council for further discussion. It was asked who would pay for the appraisal. It was decided that the city would be responsible for the cost since the council is the one that wants the property to be appraised. Being no further discussion, Mayor Jones called for a vote. Mayor Jones announced the motion passed 6 yeas to 0 nays.

Recess - Wilson Shipman a motion to take a recess of 5 minutes. The motion was seconded by Martin Crain. 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 passed 6 yeas to 0 nays and the meeting would resume at 8:26 pm.

Back in Session - Wilson Shipman made a motion to go back into session. Seconded by Maghen Carpenter. 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 passed 6 yeas to 0 nays. The meeting was back in session at 8:28 pm.

ADEQ MS-4 storm water audit review – Mayor Jones reported to the council last month that ADEQ conducted their MS-4 storm water audit. They are stilling working on the report and hopefully will be available for next month’s meeting.

Justice Network County law suit –Mayor Jones said there was no new update on the law suit. They city is waiting to hear back from the legal team after the motion to dismiss had been filed.

Previous Month’s Financial s – Mayor Jones reviewed August’s Financial Checking Account Reports. The following are 8-31-17 ending balances for the main operating checking accounts:

1. General Fund ending balance was \$212,618.55
2. Street Fund ending balance was \$143,718.23
3. Utility Fund ending balance was \$253,520.53

Mayor’s Notes –

Remind council members to review Ordinance 2016-02 – Mayor Jones gave a copy of Ordinance 2016-02 to each council member. This Ordinance establishes the City Council meeting rules and procedures. He asked the council to take these copies home and review the ordinance. If there were any questions, they could be brought up at the next meeting.

Mayor Jones asked if there is anything else from the council? There was no discussion.

Mayor Jones ask if there is anything from the floor? Chad Moody asked if he could address the council. Mr. Moody offered his opinion on the pros of annexation. He stated he thought it was a good idea for the city to annex more property into the city to help it grow. He said he knows there was some opposition to the annexation, but there were also some people that were for the issue. Several people and council members gave their opinion on the pros and cons of the annexation. It was finally decided that not all the people would agree with the subject of annexation but the city of Brookland must do what needs to be done to grow the town and serve the residents of the area.

Martin Crain made a motion to adjourn. It was seconded by Maghen Carpenter. 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 9:12 PM by Mayor Jones.

Kenneth Jones, Mayor

Billy Dacus, City Clerk/Treasurer