



City Council Meeting Minutes April 3, 2023

Sammy Hartwick, Mayor	Present
Kelly Knowland	Present
Mark Hardin	Present
Ty Kelso	Present
Larry Johnson	Present
Richard Weaver	Present
Matt Reynolds	Present

Roll call indicated a quorum was present.

Ty Kelso made a motion to approve the minutes from the February meeting, Mark Hardin seconded. Motion passed 6-0.

Chamber of Commerce Report – Ashton Pruitt

The Chamber now has over 300 members, with several joining in the month of March. The Chamber Banquet was a great event with 300 in attendance, and raised almost \$8000. The month of April holds three ribbon cuttings, and preparing for the Junk and Drive on 65 event, where we will have several other cities along Highway 65 joining in.

Event Center 2022 Presentation – Shellie O’Quinn

The Event Center Director, Shellie O’Quinn, reported that attendance at the Event Center was over 35,000 people in 2022. There were 500 reservations for the gym, with volleyball, basketball, and pickleball making up the majority of those. 638 Community Room reservations in the year. Shellie attended several conferences throughout the year. The Event Center transitioned to using RecDesk to reserve spots, track use, and for team signups. There were many activities through the Event Center this year: Art Jam 2022 had about 2000 people in attendance, the new mural was dedicated, and the Event Center held several camps and events: volleyball camp, art camp, pickleball tournaments, boo brier, Dr. Seuss Day. The City received the Arkansas Festival Advertising Grant for Art Jam. The City was rejected for an Outdoor Recreation Grant of \$150,000, but will be applying again

this year. The Event Center be adding line dancing classes, art classes, Narcan training, kids pickleball league, Community garden programs and events in 2023 and will be planning for the 2024 eclipse.

Shellie introduced Mayor Lipsmeyer from Morrilton to speak on the 2024 Eclipse. Morrilton has been having meetings with several of their public services such as ambulances, police departments, and others to begin preparing. They will pass an ordinance saying that “villages” (land acting as meetups for the event) must meet certain requirements. Concerns are traffic, 911 response, etc. They have high expectations for how many people will come, and are expecting it to be an economic boom. They are also planning several events/entertainment the week of. Central Arkansas is in the “four minute path” for the eclipse, a central part of the line.

Ordinance #2023-02 – Rezone #6 Lake Street from R-1 to O-1

The ordinance to rezone the property has been submitted by First Service Bank, and passed through the Planning Commission unanimously. A motion to suspend the rules and read the ordinance by title only was made by Mark Hardin, seconded by Ty Kelso, and passed 6-0. The Council heard public discussion on the matter:

Attorney Gary Jiles represented First Service Bank, requesting to rezone lot 23 of the Good Haven Subdivision (6 Lake St) to O-1. Attorney Jiles stated that the land will be used as a private driveway to the corporate office. He stated that there have been amendments to the Bills of Assurance to allow for commercial properties. Stated there are currently several commercial properties in surrounding lots.

Attorney Mark Carter, represented owners of lots in the subdivision who have some concerns. Attorney Carter introduced several of the owners, and said there are Bills of Assurance for the neighborhood restricting commercial properties in the subdivision. Other concerns are that there are no assurances of what the property will be used for. Stated that the residential should be considered in the decision. Spoke against the rezoning on behalf of those he is representing.

A motion to table the ordinance until the May meeting at 6:30pm, to allow time to assess the property in question was made by Richard Weaver, seconded by Mark Hardin, and passed 5-1.

Ordinance #2023-03 – Rezone #19 North Hills Drive from C-2 to R-4

The ordinance to rezone the property was approved unanimously by the Planning Commission. A motion to suspend the rules was made by Mark Hardin, seconded by ty Kelso, and passed 6-0. The Council then heard public discussion on the matter:

Dena DeValle – 41 North Hills Dr. – is a resident near the property requesting to be rezoned. She expressed concerns about previous developments near the subdivision that were on a lot zoned as a PUD. She said that other property owners in the subdivision have concerns about traffic and with people paring on the road. There were also some concerns about property value decreasing near areas zoned R-4.

A motion to approve the ordinance was made by Richard Weaver, seconded by Mark Hardin, and passed 4-2. A motion was made by Larry Johnson to accept the Emergency Clause, was seconded by Matt Reynolds, and passed 4-2.

Bobby Gilmore – Sewer Line West of Harps

Mr. Gilmore owns land directly behind Harps that was previously rezoned for duplexes. He stated that the property was not able to close due to issues with the sewer line. He approached the council inquiring how the sewer line could be improved so the property could be sold. Mayor Hartwick stated that the policy of the City has been that if a builder wants to build something where the sewer line is not adequate, then the builder is responsible to improve the line.

There is currently a plan, as was discussed in the March meeting, for there to be wide spread improvements. This plan has already been approved by the City, and is waiting to go out to bid in the summer. It is a proposed 24in line in several areas around the City. Caleb Mack, Wastewater Superintendent, said that a temporary improvement could be to improve an entire section of the sewer line from Mt. Drive going down to West Main to a 10 inch line – 800ft. This would be approx. \$100,000.

The Council intends to follow up, but with a long term solution in the works, a temporary solution may not be feasible.

Discuss Roof Over Slab at Matthews Park

Mayor Hartwick stated that the City would like to install a permanent roof over the slab at Matthews Park. This could then be used as an area for Art Jam, the Farmers Market, and other events. They have received three bids on a red iron roof that would cover the 100x60 foot slab with some hangover. The eaves of the roof would be 10 feet tall. The bids were \$152,000, \$132,700, and \$137,000, each with about a 40 day lead time. A motion to approve the lowest bid from Eric Moix was made by Mark Hardin, Seconded by Richard Weaver, and passed unanimously.

Resolution #2023-03 – Recognizing the Service and Tenure of Richard Snuggs

Councilman Richard Weaver requested that the Council pass a resolution to recognize Richard Snuggs for his long tenure on the City Council, the Planning Commission, and his leadership in the City of Greenbrier. A motion to approve the resolution was made by Matt Reynolds, seconded by Kelly Knowland, and passed unanimously.

A motion to adjourn was made by Ty Kelso, seconded by Kelly Knowland, and passed unanimously.

Sammy Hartwick, Mayor

Hunter Thrasher, City Clerk/Treasurer