



## **City Council Meeting Minutes December 4, 2023**

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

**Roll call indicated a quorum was present.**

**Ty Kelso made a motion to approve the minutes from the November meeting, Kelly Knowland seconded and the motion passed unanimously.**

### *Chamber of Commerce Report*

**Dena DeValle presented the Chamber report for the month. The Chamber received four new members, had one ribbon cutting at Around the Table, hosted the Hometown Holiday Open House and Mistletoe Market. The Chamber election results were as follows: Treva Branscum, Katie Hussman, and Paula Winn. Glisten in Greenbrier kicked off on December 2, and there will be events at the park each night. The Christmas Parade will be on December 7.**

**City Basketball games begin this evening. There are 51 teams this year in the city league program, with 426 kids involved.**

### *2024 Budget*

**Mayor Hartwick presented the Council with the 2024 Budget, which will be voted on in the January 2024 meeting. Council members will have a month to review the budget before it is approved at the next meeting.**

*City Trucks*

**Trucks were ordered in 2022 for the City fleet, and were delivered recently. The trucks are leased each year, and when they are paid off, the City receives the title. The trucks will be financed through Arvest Bank A motion to purchase four trucks through the lease program was made by Matt Reynolds, seconded by Mark Hardin, and passed unanimously.**

*Ordinance #2023-09 – Rezone Tracy Lane & Linder Rd from R-1 to PUD*

**Tim Tyler presented the ordinance on behalf of the owner, Daniel Hawks. The property was annexed in by the owner. The annexation has passed through the City and County previously. The Ordinance would rezone part of the property to a PUD. Mr. Hawks has proposed a plan for residential lots on the parcel. It requires a PUD because there is an alleyway to allow access to some of the lots. The Planning Commission unanimously recommended the rezoning in the November meeting, and all department heads have signed off on the rezoning. A PUD zoning allows the City to hold the owner to specific requirements on the property that are in writing ahead of time. The current proposed PUD rezoning would require the approved site plan to be followed exactly, and would only allow for R-1 housing to be built on the properties. Only the portion of the property directly on Linder Rd. will be rezoned to a PUD. The remainder of the property will stay as an R-1 zone.**

**There were questions from council members about parking along the alleyway in the subdivision. There will be no parking signs posted along the alleyway.**

**City Attorney, Dustin Chapman, presented the ordinance, and pointed out that the ordinance requires the PUD to be bound to the approved plat.**

**Mayor Hartwick opened the topic up for public discussion, because there were many who wished to speak in opposition. The following spoke during the public hearing.**

**Shelly Gallina – 19 Cassidy Drive – spoke in opposition to the rezoning. She had safety concerns along Linder Rd. She claimed that the PUD rezoning was non-conforming to surrounding R-1 zoning. She presented a petition from 60 households on Linder Rd. who oppose the annexation and rezoning due to safety concerns.**

**Peggy Sjogren – 17 Cassidy Drive – spoke in opposition to the rezoning. She has concerns about future developments on surrounding properties, and additional pressure being added to city infrastructures. She also had concerns about traffic and safety along Linder Rd.**

**Joan Strack – 3 Cassidy Drive – spoke in opposition to the rezoning. She asked if the subdivision would have an HOA or covenants and restrictions governing it. The subdivision will have covenants and restrictions written by the developer. She also stated a concern about the narrowness of Linder Rd.**

**Tony Sjogren – 17 Cassidy Drive – spoke in opposition to the rezoning. Stated that the proposed property is being advertised for sale, and shouldn't be rezoned with that in mind. He also stated that there are already drainage issues along Linder Rd.**

**Carrie Felling - 7 Cassidy Drive – spoke in opposition to the rezoning. Had concerns about traffic and safety due to the extension of Tyler Street, and other homes being built in the area.**

**Mayor Hartwick addressed the topic of the narrowness of Linder Rd. Stated there is a real concern about traffic and safety issues on Linder, and it will be addressed in the future.**

**Kyler Harrison – 9 Cassidy Drive – Spoke in opposition to the rezoning due traffic and safety concerns along Linder Rd.**

**There were continued questions from concerned people about the roads, the justification of the rezoning, and lot sizes in the proposed subdivision.**

**Mr. Tyler spoke to make a clarification about lot sizes. All lots within the subdivision will meet R-1 standards in the city.**

**Mayor Hartwick closed the public hearing. Council members asked about the intent of the developer, if the land is still up for sale during the rezoning. The property is being advertised as for sale by the owner. Mr. Tyler stated that even if the property was sold, the property would still have to meet the site plan and zoning requirements stipulated in the ordinance.**

**A motion to suspend the rules and read the ordinance one time by title only was made by Kelly Knowland, the motion was seconded by Larry Johnson, and passed unanimously. The ordinance was presented by Dustin Chapman. A motion to approve Ordinance #2023-09 to rezone the property to a PUD was made by Ty Kelso, was seconded by Larry Johnson. The ordinance was passed with a vote of 4-2. A motion to pass the emergency clause was made by Ty Kelso, seconded by Matt Reynolds, and passed unanimously.**

*Approve 24 inch Sewer Line Bids*

**The bids for the 24 inch line were opened last week. Daniel Hollinger from Garver presented the bids. The line will be from Mountain Drive to the sewer plant. There were five bids received. The lowest bid was \$2,681,685 from Diamond Construction, which was lower than the estimated cost. A motion to accept the bid from Diamond Construction was made by Mark Hardin, seconded by Richard Weaver, and passed unanimously.**

**Maree Coats, the Justice of the Peace for Greenbrier, and County Administrator Randy Higgins were present, and gave an update on county funds and the improvements on the county jail. There are funds set aside for the animal shelter,**

**and they are expecting to build the property out soon, and may be able to begin operating in 2024. The county budget was passed in November.**

**Mayor Hartwick informed the council that the annual city employee Christmas meeting will be on Dec. 14 at the Event Center at 11:30.**

**A motion was made by Ty Kelso to adjourn. The motion was seconded by Kelly Knowland and all voted in favor.**

***Sammy Hartwick, Mayor***

***Hunter Thrasher, City Clerk/Treasurer***