Council Member Adella Gray
Ward 1 Position 1

Council Member Sarah Marsh
Ward 1 Position 2

Council Member Mark Kinion
Ward 2 Position 1

Council Member Matthew Petty
Ward 2 Position 2

Council Member Justin Tennant
Ward 3 Position 1

Council Member Sarah Bunch
Ward 3 Position 2

Council Member John La Tour
Ward 4 Position 1

Council Member Kyle Smith
Ward 4 Position 2

Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra E. Smith

City of Fayetteville Arkansas
City Council Meeting
February 6, 2018

A meeting of the Fayetteville City Council was held on February 6, 2018 at 5:30 p.m. in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Mayor Jordan called the meeting to order.

PRESENT: Council Members Adella Gray, Sarah Marsh, Mark Kinion, Matthew Petty, Justin Tennant, Sarah Bunch, John La Tour, Kyle Smith, Mayor Lioneld Jordan, City Attorney Kit Williams, City Clerk Sondra Smith, Staff, Press, and Audience.

Council Members Petty and Bunch arrived late.

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions:

Mayor Jordan recognized Brazilian teachers from the Spring International Language Center.

Brazilian Teacher Representative from the University of Arkansas thanked Mayor Jordan for speaking with their group. She stated she would always remember Mayor Jordan speaking about his policy of having an Open Heart, Open Mind, and Open Door.

City Council Meeting Presentations, Reports, and Discussion Items:

Monthly Financial Report - Paul Becker

Paul Becker, Chief Financial Officer gave a summary of the Monthly Financial Report.

Housing Authority Board Appointment - Re-Appoint Christopher White

Council Member Kinion: The Nominating Committee met and we had the opportunity to interview Mr. White. I would like to reconsider the motion to approve the appointment.

Council Member Marsh: I will be voting no on the reappointment. The work that the board performed this last year did not meet the standards for transparency and citizen engagement.

City Attorney Kit Williams: There would be a motion to reconsider the vote. After that, there would be a motion to approve.

Council Member Kinion moved to reconsider the motion to approve the appointment of Christopher White. Council Member Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams: With that vote, the motion to approve is automatically on the floor.

Mayor Jordan: Do we need a motion and a second?

City Attorney Kit Williams: No, the motion has been brought back onto the floor.

Council Member La Tour: Council Member Marsh brought up a point. Is there a lack of transparency on the board?

Council Member Marsh: There was no submission of meeting minutes or agendas prior to the meetings. There was a lack of citizen engagement before they made the decision to sell off the parcel at Willow Heights. They've not done a good job being transparent with what they were doing and engaging citizens in the management of millions of dollars in public assets. They could do a much better job than what they did. I would like to see new appointments on that board.

Council Member Gray: I was at the interview with Mr. White. I have worked closely with him for several years on a committee in town. I have never seen any objectionable behavior. It is an appropriate assignment to ask him to continue on the board.

Council Members Smith, Gray, Kinion, Petty, Tennant, Bunch, and La Tour voted yes to approve the appointment of Christopher White. Council Member Marsh voted no.

A copy of the report is attached.

Ozark Regional Transit Operating Statistics - Calendar Year 2017

Jeff Hatley, Ozark Regional Transit Public Information Officer gave a brief presentation of ORT's Operating Statistics for 2017. He invited citizens to a stakeholders meeting being held at the Northwest Arkansas Regional Planning Commission on February 15, 2018 at 3:00 p.m.

Agenda Additions: None

Consent:

Approval of the January 16, 2018 City Council Meeting Minutes.

Approved

Bid #17-26 Superior Automotive Group: A resolution to award Bid #17-26 and authorize the purchase of a Ford F550 4x4 Crew Cab with Knapheide Dump Body from Superior Automotive Group of Siloam Springs, Arkansas in the amount of $54,429.00 for use by the Transportation Department.

Resolution 36-18 as recorded in the office of the City Clerk

Bid #17-34 Grand Truck Equipment Company: A resolution to award Bid #17-34 and authorize the purchase of a Ford F550 with Dakota Body and Aerial Platform from Grand Truck Equipment Company of Afton, Oklahoma in the amount of $103,115.00 for use by the Transportation Department.

Resolution 37-18 as recorded in the office of the City Clerk

Lewis Automotive Group: A resolution to authorize the purchase of a 2018 Dodge Ram 1500 Regular Cab 4x2; a Ram 1500 Quad Cab 4x4; and a Ram 2500 Crew Cab 4x2 from Lewis Automotive Group of Fayetteville, Arkansas in the total amount of $64,146.00, pursuant to a state procurement contract, for use by the Parks and Recreation Department.

Resolution 38-18 as recorded in the office of the City Clerk

Superior Chevrolet: A resolution to authorize the purchase of a Chevrolet Tahoe, Special Service Utility Vehicle from Superior Chevrolet of Siloam Springs, Arkansas in the amount of $34,524.85, pursuant to a state procurement contract, for use by the Fire Department.

Resolution 39-18 as recorded in the office of the City Clerk

Lewis Ford: A resolution to authorize the purchase of a Dodge Ram 2500 4WD Crew Cab truck from Lewis Ford of Fayetteville, Arkansas in the amount of $26,971.00, pursuant to a state procurement contract, for use by the Police Department.

Resolution 40-18 as recorded in the office of the City Clerk

Fayetteville Fire Department Annual Service Awards Donation Revenue: A resolution to approve a budget adjustment in the amount of $400.00 representing donation revenue to the Fayetteville Fire Department for the annual employee service awards event.

Resolution 41-18 as recorded in the office of the City Clerk

Flying Investments/LC Joint Adventures, LLC: A resolution to approve the agreement for assignment of a ground lease for airport property located at 4560 South School Avenue from Flying Investments, LLC to LC Joint Adventures, LLC.

Resolution 42-18 as recorded in the office of the City Clerk

Seven Hills Homeless Center Funding Assistance: A resolution to approve a contract with Seven Hills Homeless Center to provide funding assistance in the amount of $57,000.00 for maintenance and repairs at the Walker Family Residential Community complex in 2018.

Resolution 43-18 as recorded in the office of the City Clerk

JWC Environmental, LLC: A resolution to approve an agreement with JWC Environmental, LLC in the amount of $49,047.06 for the repair of a Channel Monster grinding and screening unit used at the Hamestring Sewer Lift Station.

Resolution 44-18 as recorded in the office of the City Clerk

McClelland Consulting Engineers, Inc.: A resolution to approve Supplemental Agreement No. 1 to the contract with McClelland Consulting Engineers, Inc. in the amount of $66,545.27 to add engineering services for the replacement of an existing 24-inch water main adjacent to Morningside Drive associated with utility relocations necessary for Arkansas Department of Transportation Job 040579.

Resolution 45-18 as recorded in the office of the City Clerk

Arkansas One-Call System, Inc.: A resolution to approve the purchase of utility locating services for 2018 from Arkansas One-Call System, Inc. in an amount up to $25,000.00.

Resolution 46-18 as recorded in the office of the City Clerk

Beaver Water District Third Agreement: A resolution to authorize Mayor Jordan to sign the third agreement with Beaver Water District related to protection of and nutrient reduction in the Beaver Lake Watershed.

Resolution 47-18 as recorded in the office of the City Clerk

Council Member Marsh moved to accept the Consent Agenda as read. Council Member Tennant seconded the motion. Upon roll call the motion passed unanimously.

Public Hearing:

Raze and Removal 171 E Meadow Street: A resolution to order the razing and removal of a dilapidated and unsafe structure on property owned by Paul Brickman located at 171 East Meadow Street in the City of Fayetteville, Arkansas, and to approve a budget adjustment of $4,715.00. *This resolution was tabled to the February 6, 2018 City Council meeting.*

Mayor Jordan opened the Public Hearing.

David Carver, Code Compliance Administrator: This item was tabled at the January 2, 2018 City Council meeting at the request of the property owner. Since that time the property owner has submitted an application for a building permit. The application is incomplete and lacking required and pertinent information. Therefore, the permit has yet to be issued. Staff is recommending the approval of this resolution with the consideration of the following: After approval, the property owner is granted or required a 30-day grace period to obtain a building permit. This grace period may be extended if staff is able to observe significant efforts are being made by the responsible parties to obtain a building permit and begin work. Once a permit is issued, the Raze and Removal order will cease.

It was determined that the owner of the property was not in attendance at the City Council meeting.

Council Member La Tour: David, I appreciate you sending me the landowner's phone number. I tried to contact the landowner, to no avail. What were the deficiencies in the building permit application?

David Carver: Lack of a valid licensed contractor to perform the necessary work. His estimated value of work was significantly lower than what we would estimate necessary repairs to be. He was emailed a response from Building Safety. We have not received anything back from him.

Council Member La Tour: Building Safety had an email conversation with him before this time?

David Carver: I believe the last correspondence directly from the property owner was in November 2017. Since then we received the building permit, which lacked the pertinent information necessary to process a permit.

City Attorney Kit Williams: When you emailed him back, did you explain exactly what he needed to do, in relation to a building permit to make it where it would be acceptable?

David Carver: I would like to stipulate that all of this is from Building Safety, not out of my division. It was outlined very clearly to the property owner what would be needed to acquire a permit.

Garner Stoll, Development Services Director: I saw a very detailed email this afternoon outlining what's needed to access the value of the building permit, as well as the other items David mentioned. He has the information, assuming he got the email.

Mayor Jordan closed the Public Hearing.

Council Member Gray moved to approve the resolution. Council Member La Tour seconded the motion. Upon roll call the resolution passed unanimously.

Resolution 48-18 as recorded in the office of the City Clerk

Unfinished Business: None

New Business:

RFP #17-16 MSW Consultants: A resolution to award RFP #17-16 and authorize a contract with MSW Consultants, LLC in the amount of $47,932.00 for the development of a comprehensive rate study for the Recycling and Trash Collection Division, and to approve a project contingency in the amount of $4,793.20.

Paul Becker, Chief Financial Officer gave a brief description of the resolution.

Louise Mann, 629 Gray Avenue spoke briefly about the resolution and left a list of questions for Council Members.

City Staff, Paul Becker and **Jeff Coles** addressed Louise Mann's questions.

Mayor Jordan: Louise, we will get you a written response in the next few days to your questions.

Council Member Marsh moved to approve the resolution. Council Member Smith seconded the motion. Upon roll call the resolution passed unanimously.

Resolution 49-18 as recorded in the office of the City Clerk

Rebuilt-It Services Group, LLC: An ordinance to waive competitive bidding and to accept a repair quote of $26,100.00, plus any applicable tax with Rebuild-It Services Group, LLC to repair a clarifier drive for the Noland Water Resource Recovery Facility.

City Attorney Kit Williams read the ordinance.

Tim Nyander, Utilities Director gave a brief description of the ordinance.

Council Member Kinion moved to suspend the rules and go to the second reading. Council Member Tennant seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Council Member Kinion moved to suspend the rules and go to the third and final reading. Council Member Tennant seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 6032 as Recorded in the office of the City Clerk

U.S. Geological Survey Agreement: An ordinance to waive the requirements of formal competitive bidding and authorize a joint funding agreement with the U.S. Geological Survey for stream gauge operation and maintenance and water quality sampling and monitoring at various locations in the City of Fayetteville in 2018 with the amount paid by the city not to exceed $61,721.00.

City Attorney Kit Williams read the ordinance

Tim Nyander, Utilities Director gave a brief description of the ordinance.

Council Member Kinion: This went through the Water & Sewer Committee. This is a continuation of a long and good agreement with the U.S. Geological Survey. They provide a lot of data.

Council Member Kinion moved to suspend the rules and go to the second reading. Council Member Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Council Member Kinion moved to suspend the rules and go to the third and final reading. Council Member Marsh seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 6033 as Recorded in the office of the City Clerk

ADM 17-6051 (Lots 100-103/Timber Trails Sd): An ordinance to amend the Timber Trails Subdivision Planned Zoning District to allow Use Unit 8, Single-Family Dwellings as a use by right on lots 100-103.

City Attorney Kit Williams read the ordinance.

Jonathan Curth, Senior Planner gave a brief description of the ordinance. The Planning Commission recommended approval with a vote of 8-0. Staff recommends approval.

Council Member Marsh: I have not received any feedback on this item.

Council Member Marsh moved to suspend the rules and go to the second reading. Council Member Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Council Member Gray moved to suspend the rules and go to the third and final reading. Council Member Marsh seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 6034 as Recorded in the office of the City Clerk

VAC 17-5977: (357 S. West Ave./Lot 3-Ferguson's Addition): An ordinance to approve VAC 17-5977 for property located at 357 South West Avenue to vacate a portion of an undeveloped street right-of-way and a portion of an alley right-of-way.

City Attorney Kit Williams read the ordinance.

Jonathan Curth, Senior Planner gave a brief description of the ordinance. The Planning Commission recommended approval with a vote of 8-0. Staff recommends approval.

Council Member Marsh moved to suspend the rules and go to the second reading. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Council Member Marsh moved to suspend the rules and go to the third and final reading. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 6035 as Recorded in the office of the City Clerk

RZN 17-6000 (2870 E. Joyce Blvd./Christian Bros. Automotive): An ordinance to rezone that property described in rezoning petition RZN 17-6000 for approximately 0.92 acres located at 2870 East Joyce Boulevard from C-1, Neighborhood Commercial to UT, Urban Thoroughfare.

City Attorney Kit Williams read the ordinance.

Jonathan Curth, Senior Planner gave a brief description of the ordinance. The Planning Commission recommended approval with a vote of 8-0. Staff recommends approval.

Jonathan Wakefield, Applicant stated he was available for questions.

Council Member Marsh moved to suspend the rules and go to the second reading. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Council Member Marsh moved to suspend the rules and go to the third and final reading. Council Member Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 6036 as Recorded in the office of the City Clerk

RZN 17-6018: (651 & 711 N. Storer Ave./Sarkin): An ordinance to rezone that property described in rezoning petition RZN 17-6018 for approximately 0.60 acres located at 651 & 711 North Storer Avenue from RMF-40, Residential Multi Family, 40 Units per Acre to RI-U, Residential Intermediate-Urban.

City Attorney Kit Williams read the ordinance.

Jonathan Curth, Senior Planner gave a brief description of the ordinance. The Planning Commission recommended approval with a vote of 8-0. Staff recommends approval.

Council Member La Tour moved to suspend the rules and go to the second reading. Council Member Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Council Member Tennant moved to suspend the rules and go to the third and final reading. Council Member Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 6037 as Recorded in the office of the City Clerk

RZN 17-6034 (2468 N. Crossover Rd./Jones): An ordinance to rezone that property described in rezoning petition RZN17-6034 for approximately 4.40 acres located at 2468 North Crossover Road from RSF-2, Residential Single Family, 2 Units per Acre to NS-G, Neighborhood Services-General.

City Attorney Kit Williams read the ordinance.

Jonathan Curth, Senior Planner gave a brief description of the ordinance. The Planning Commission recommended approval with a vote of 7-1. Staff recommends the previously requested NS-L zoning district and are not in support of the NS-G zoning district.

Jerry Jones, Applicant requested support from the City Council for the NS-G rezoning. He stated that NS-G is the most applicable way for them to try to generate someone interested in buying the property.

Rick Shelton, Coldwell Banker Realtor for Applicant spoke in favor of the NS-G rezoning. He believes the designation is suitable for the surrounding neighborhoods.

Council Member Tennant: Where are we with the availability of retail space on Highway 265? Is there an abundance or not enough?

Rick Shelton: There are two ways to think about it. There is an abundance with plenty of commercial opportunities remaining at the Mission exchange. At Joyce, there is a lot of commercial space, even some being developed now. The second part is that there's long distance between them. Applying the traditional neighborhood or the town theme to that means there should be something in between that is walkable. The core commercial areas have a lot of opportunity for further development.

Council Member Tennant: The wording in the City Plan allows for low intensity commercial?

Jonathan Curth: That is correct on corners and connecting corridors.

Council Member Tennant: Can you define low intensity or is it situational?

Jonathan Curth: I believe it is situational on the matter of compatibility.

Council Member Tennant: Is it safe to assume that grey area of what's low intensity and what's not, is part of the reason why city staff looked at NS-L as a better fit, as opposed to the Planning Commission recommending NS-G?

Jonathan Curth: Part of it was about compatibility. It's mostly a residential area. The uses and size of the buildings allowed in the NS-L zoning district are more comparable to what's existing in the area and can be very complementary if developed under those zoning requirements.

Garner Stoll: The primary distinction between those two districts are the size of the buildings. The uses are both mixed used districts. Both allow vertical mixed use and horizontal mixed use. Given the attractive tree covered parcel that has some depth to it immediately adjacent to homes to the east, NS-L really fits that parcel.

Council Member Tennant: Is it normal to go from Limited to General if the biggest piece of that is building size? You are more than doubling, from limited 3,000 to general 8,000, there is no middle ground there. It seems like a big jump to me.

Garner Stoll: Those are the two districts we have available at this point.

J.B. Hays, 2595 Firewood Drive spoke in favor of the proposed rezoning.

Paul Henry, 2885 East Township spoke about traffic concerns and safety. He spoke against the ordinance and stated the rezoning is not consistent with City Plan 2030.

Council Member Tennant: Are you against NS- L and NS-G or is one better than the other in your opinion?

Paul Henry: It's not a walkable area. Increasing the traffic count in that area is illogical. I don't believe it's a good plan.

Council Member La Tour: Mr. Henry, last week I walked on Crossover Road from Mission to Joyce Street. It is walkable and there are sidewalks.

Paul Henry: I avoid it with my children and my dog because the rate of traffic. It is an unsafe walkable area.

Kathy Wade, 2863 E Township spoke about traffic and median concerns. She stated the planning for Crossover to be an arterial road doesn't allow for easy access for a business or multifamily at that piece of property.

Council Member Tennant requested for the item to be held on the first reading to allow for further research since the Planning Commission and city staff are not in agreement. He would like to speak to professionals in the field of study before making a rezoning decision.

Mayor Jordan stated city staff would speak to the Highway Department.

Chris Brown, City Engineer: All the intersections are designed for U-turns. We specifically changed the ordinance to allow U-turns at signal lights and intersections. A bus is the largest vehicle that could make a U-turn at those locations.

Council Member Tennant: The way that was built, was it in consideration of the nearby schools using busses?

Chris Brown: I would say that they didn't get into that level of detailed traffic. They pick a design vehicle and that was the size vehicle they could reasonably design to allow for the U-turns.

Council Member Tennant: There is a significant traffic increase around 8:00 a.m. and 3:00 p.m. everyday. Sounds like they were built to be able to make a turn around.

Chris Brown: All the intersections on Crossover in the median section are designed that way.

Council Member Bunch stated she would like to leave it on the first reading for further research. She stated she has concerns with safety and access to the property.

This item was left on the First Reading.

City Council's Support for City Plan 2030 Update: A resolution to express the City Council's support for an update to City Plan 2030.

Garner Stoll, Development Services Director gave a brief description of the resolution. He stated the plan was originally proposed that it should be from North Street to the northern city limits, but the Mayor has recommended that they add South Fayetteville.

Mayor Jordan spoke briefly about plans he sent to the Transportation Committee about six years ago.

Council Member Marsh spoke about the Fayetteville 2020 Plan that was completed in 2004 and stated goal number five was a revitalized South Fayetteville. She spoke about the re-design of Archibald Yell Boulevard and infill. She spoke about the amount of private investment in the Walker Park area in the last ten years. She stated South Fayetteville is the gateway into the City of Fayetteville and strongly urged that Archibald Yell Boulevard be included.

Mayor Jordan: I wanted to be sure you all are okay with that before I put that in there. The old plan I had sent to the Transportation Committee six years ago recommended going south, but the advice given to me was to go north first and then come back south. Since we are doing the study on the whole thing, I told Garner to include the area from MLK to Cato, but we can do Archibald Yell Boulevard too.

Council Member Marsh: There is a need.

Garner Stoll: Assuming you add these extra segments to your resolution going forward, we would do an addendum to the RFP. It would add about three weeks to the process. It would involve additional funding. The contract would have to come back to the Council for approval. Staff is excited about doing this plan and we have an ambitious workplan to get it done quickly. We are already working on ideas for public outreach. The last phase is the formal adoption process through the Planning Commission and the City Council.

Council Member La Tour: I am encouraged by the plan and I think we are moving forward. I'm excited about the development I see in South Fayetteville. I have nothing against infill. I like for people to live where they want to live. I want variety in the marketplace where everybody can be satisfied. I hate to define infill so narrowly that we preclude development on the edge of town. Not everybody likes mixed use. When we address the definitions of appropriate infill and suburban sprawl, I'd like for us to define them more broadly.

Mayor Jordan: How do you want us to address that?

Council Member La Tour: I don't want to preclude people's choice. I like choice and variety in the marketplace. I don't want to define infill so narrowly that we can't have a 2-acre lot on the edge of town. People who want to live in the Downtown area and live in a mixed use, there is nothing wrong with that. Sprawl is just the growth of the city. At some point if we don't expand our city borders, then we will run out of space. Then everybody that builds in Northwest Arkansas will be building in some other municipality. In my Ward, we are already bumping up against Farmington. Going north, we are bumping up against Johnson. We are going to run out of land space. Other neighboring municipalities don't always see things the way we see them and they will just gobble it up.

Mayor Jordan: In 2006, citizens helped define the growth areas, which was Rupple Road on one side and Crossover road on the other and for us to first work with infill into the city. That was the direction that was given by the citizens to a Council that I sit on.

Council Member La Tour: I don't have any qualms with infill development for those people who want to live in those places. I don't want it to preclude other people from having other options. I want there to be choices for everybody.

Council Member Marsh: I am in support of the update of the plan. It is fantastic that we are doing this. I'm glad we are going to be able to leverage staff to do a considerable amount of the work that we would normally outsource. I want us to be cautious and recognize there is a lack of diversity in our Planning and Development Services group. We need to ensure that all the citizens are well represented. We need to be sensitive to the fact that we have a lack of diversity on our team and make an extra effort to hear from different voices.

Mayor Jordan: We will.

Sonia Gutierrez, 127 East Conner spoke in favor of amending the existing plan. She believes it is in alignment with the mobility plan.

Council Member Petty: The reason we talk about infill so much is because that's what is in demand and what is hard to do. Housing prices in Downtown Fayetteville have more than doubled in the last six years. They have not more than doubled anywhere else in the city. The reason they've doubled is because that is where demand has outstretched supply. We have a mismatch in our rules in terms of what they encourage and what people want. We are distorting the market towards single family sprawl development, when people want more infill development than we have allowed to happen. We aren't in any danger of outlawing the kinds of projects that you are advocating for, but we have already made it more difficult to develop in an infill manner. It's not that sprawl is under attack, it's that infill has been under attack for decades and we need to correct it.

Council Member Marsh discussed the proposed wording to amend the existing resolution.

City Attorney Kit Williams: The resolution talks about upgrading the plan and I would add, to include study of Archibald Yell Boulevard and South School Avenue to Cato Springs Road. I believe that would make it clear.

Mayor Jordan: I would like a little direction from the Council because we have Nelson/Nygaard that's doing the study of that area of road. What do you want me to do exactly?

Council Member Marsh: The new consultants will use the Nelson/Nygaard as a starting point and whatever their recommendations are. It will give them a jumpstart on what they want to propose.

Garner Stoll: My understanding is the starting point would be the work they have done. They have done the traffic engineering and cross-section design. We wouldn't be redoing that.

Mayor Jordan: The new people wouldn't go back and redo that whole thing again?

Garner Stoll: No. Their mission would be to take those cross-sections and see how it affects the adjacent development and zoning.

Mayor Jordan: I want to be sure I don't get in a position where somebody says I had one study and added another study. We want to make sure we aren't paying for something twice. I want to be clear we will take what they have done and we will add this new study to that.

Garner Stoll: Yes, sir.

Council Member Marsh moved to amend City Plan 2030 to include a study of Archibald Yell Boulevard and South School Avenue to Cato Springs Road. Council Member Smith seconded the motion. Upon roll call the motion passed unanimously.

Council Member Marsh moved to approve the resolution. Council Member Smith seconded the motion. Upon roll call the resolution passed unanimously.

Resolution 50-18 as recorded in the office of the City Clerk

Amend 2018 Adopted Budget: A resolution to amend the 2018 adopted budget by re-appropriating $97,779,000.00 in bonded or ongoing capital projects, outstanding obligations and grant funded items.

Paul Becker, Chief Financial Officer gave a brief description of the resolution.

Council Member Marsh moved to approve the resolution. Council Member La Tour seconded the motion. Upon roll call the resolution passed unanimously.

Resolution 51-18 as recorded in the office of the City Clerk

Johanson Consulting Inc. D/b/a Johanson Group: A resolution to accept and adopt the Pay Plan Committee's recommendations for new criteria for market studies, to approve a change order to the contract with Johanson Consulting Inc. d/b/a Johanson Group to increase the annual contingency fees by the amount of $5,500.00 for annual market studies and consulting, and to approve a budget adjustment.

Brenda Reed, Human Resources Director gave a brief description of the resolution.

Mayor Jordan: The committee met for several months. Thank you to the committee for their work on this. This is the recommendation that came from the committee and it was a unanimous vote.

Jimmy Vinyard, Representing the Firefighters Association thanked City Council members and Mayor Jordan for their work on the plan. He spoke about the full recommendation of the plan.

Mayor Jordan stated that the list Brenda Reed presented was what the committee voted in. He stated the committee voted on a total compensation package.

Brenda Reed: We will be looking at compensation across our data sources for the various uniformed fire and police and the merit groups and their tiers. We will also be taking into consideration what benefits those data sources offer and what value that brings to our labor groups. The value of those benefits such as retirement, medical, and dental will be explored and reviewed when we do the market study. They will all be considered as part of what the data sources offer for their total rewards package so we can look at how competitive we are.

Council Member Marsh: I know we are going to consider all these things, but will we be considering them independently of one another? The concern from fire and police is that having that salary and the benefits are what set us apart, whereas if we are looking at a combined picture, they may not receive the market rate salary they are looking for. Are we going to be looking at these groups individually? Will there be a distinction between the pay and the benefits that we're looking at or will it be combined into one value?

Brenda Reed: There is a distinction between the two, but they'll be looked at as a total rewards package for what the city offers for what we value. Police and fire uniformed chose five benefits they found value in. The merit representative listed five benefits they found value in. We will be looking at what other data sources are providing for benefits for their employees. Then we will be looking at our benefits and comparing those to see how that value adds up.

Council Member Marsh: Will we benchmark them individually to see if there is a discrepancy between the benefit value and the salary?

Brenda Reed and Mayor Jordan stated yes.

Council Member Petty stated he believed the confusion is coming from the resolution being about the study itself. He stated the committee also looked at compensation policy, which is different from the study.

There was a brief discussion about LOPFI and what other cities are doing.

Brenda Reed: We found our parody from the labor force where we are sourcing from and where we are losing folks to. Those were very important factors on those data sources for the Arkansas region.

Mayor Jordan: I was on the first Pay Plan Committee. We were recruiting from all over the United States. We started looking at where we were recruiting from, I believe we were averaging over 70% recruitment from right here in this region.

Brenda Reed: That is correct.

Council Member La Tour: Mayor, what gives me great hope is you are a man of your word. You told us if we can achieve sales tax increases, you will share that with our employees. I appreciate that very much and it is a reasonable position. We have disagreements among us about zoning things and such, but none of us want to take advantage of our police, fire or city staff. We all want to do what's right by you.

Mayor Jordan: Thank you to the committee for their work on this. Thank you to staff, fire, and police for being there and providing input.

Council Member Petty moved to approve the resolution. Council Member Marsh seconded the motion. Upon roll call the resolution passed unanimously.

Resolution 52-18 as recorded in the office of the City Clerk

2017 Flood Damage Event: A resolution to approve a budget adjustment in the amount of $500,000.00 to appropriate emergency funding for work to repair damages caused by the flooding of April and May 2017 and water damage to the Arkansas Air and Military Museum caused by a burst pipe in January 2018.

Paul Becker, Chief Financial Officer gave a brief description of the resolution.

Council Member Gray moved to approve the resolution. Council Member Marsh seconded the motion. Upon roll call the resolution passed unanimously.

Resolution 53-18 as recorded in the office of the City Clerk

Announcements:

Susan Norton, Communications & Marketing Director: The city is offering free mulch at 1708 South Armstrong Avenue on Tuesday and Thursday in February from 8:00 a.m. to 3:00 p.m. and on March 3rd from 8:00 a.m. until noon.

The Bulky Waste Spring Cleanup is approaching and dates will be available on the website.

City Council Agenda Session Presentations:

Agenda Session Presentation - Walton Arts Center Update

City Council Tour: None

Adjournment: 8:01 p.m.

Lioneld Jordan

Lioneld Jordan, Mayor

Sondra E. Smith

Sondra E. Smith, City Clerk Treasurer

Chair Mark Kinion
Ward 2 Position 1

Sarah Marsh
Ward 1 Position 2

Sarah Bunch
Ward 3 Position 2

Kyle Smith
Ward 4 Position 2

Nominating Committee Report

The Housing Authority Board recommends the following candidate for appointment:

HOUSING AUTHORITY BOARD
Christopher White – One term ending 12/28/22

FAYETTEVILLE HOUSING AUTHORITY
#1 NORTH SCHOOL AVE.
FAYETTEVILLE, AR 72701-5928
PH: (479) 521-3850 FAX: (479) 442-6771
TDDY PH: 1-800-285-1121
Website: www.fayettevillehousingauthority.org

EQUAL HOUSING OPPORTUNITY

December 29, 2017

Mayor Lioneld Jordan &
Fayetteville City Council Members
City of Fayetteville
113 W. Mountain Street
Fayetteville, AR 72701

Dear Mayor Jordan & City Council Members:

This letter is to confirm that the Fayetteville Housing Authority's Board elected Christopher White to serve a five (5) year term at its December 28, 2017 regular board meeting.

Christopher White's term will expire on December 28, 2022.

The Fayetteville Housing Authority requests that the election of Christopher White be placed on the next City Council's Meeting Agenda to be formally confirmed by the municipality governing body in accordance with the Arkansas State Statute #14-169-208.

If you have any questions, please feel free to contact me by phone or by email

Sincerely,

Deniece Smiley

Deniece Smiley
Executive Director
Fayetteville Housing Authority
fhousing@fayettevillehousingauthority.org

Fayetteville Public Facilities Board
December 19, 2017

The Fayetteville Public Facilities Board (the "PFB") met on December 19, 2017, at 3:30 p.m. in the Room 111 of the Fayetteville, AR, City Hall. Present: Board members Stephen Adams, Phil Taylor, Tommy Deweese, and Hugh Earnest; absent: Stephen Cosby.

Chairman Stephen Adams called the meeting to order and stated that a quorum was present. He advised the PFB that the first item of business was the nomination to Mayor Lioneld Jordan for appointment of a successor member to the PFB, subject to confirmation by the City Council. McCord advised the Board members that (1) he has been informed by the Fayetteville City Clerk's office that two applications to serve on the PFB were received after the City recently advertised for applicants, and that interviews of both applicants were undertaken by the City.

After reviewing both applications, Mr. Deweese nominated Kelsey Kent to be the party recommended to the Mayor. Mr. Earnest seconded the motion and it was passed unanimously. Mr. Adams volunteered to prepare a resolution to Nominate Kelsey Kent to a five year term to the Public Facilities Board, and forward it to the City. A copy of the Resolution is attached to these minutes.

The Chairman suggested that a January organizational meeting of the Board be established for the purpose of welcoming our new Board Member; the election of Officers for the coming year, and considering whether the board should seek a new Bond Counsel.

Members present agreed that Tuesday, January 16th, 2018 at 3:30 PM should be the date for the annual organizational meeting, pending suitability of that date to Ms. Kent and Mr. Cosby. Mr. Adams agreed to tentatively arrange a suitable meeting room from the City.

There being no new business, Chairman Adams adjourned the meeting.

(Minutes prepared by Stephen E. Adams and submitted to PFB members for corrections before approval and signature of Mr. Adams, acting as Secretary in the absence of Mr. Cosby.)

Respectfully submitted,

Stephen E. Adams, Chairman
Acting Secretary, pro tempore