

AMENDED MINUTES
Goshen City Council
February 8, 2022 at 6:30PM
Goshen Community Building, 244 Clark Street, or by Zoom

Call to Order: Mayor Max Poye called the meeting to order at 6:30PM.

Roll Call: Paula Anderson, Bill Hewat, Colton Martin, John Vaillancourt (joined later), Birch Wright (joined later) and Jamie VanBecelaere were present. Mayor Max Poye and City Attorney Brian Hogue, were also present.

Approval of Agenda: The agenda was reviewed. Motion to approve was given by Bill Hewat, second by Jamie VanBecelaere. The motion carried.

Approval of Minutes: The Mayor wished to clarify comments by Birch Wright made during the Arbor Board report. The Minutes read, in the Arbor Board report, "Birch Wright asked about the costs about design and building costs. Mary Smith says she has budgeted \$1000.00 in the Urban Forestry Grant for supplies and equipment. It will be built free of charge." Mayor Poye asked for an update to the minutes to reflect the costs referenced by Birch Wright were for the "kiosk at the park".

Mayor Poye also requested an update to the Financial Report, which read, "If you put the capital expenditure money in there, the City is \$28,000.00 in the red. The City spent \$28,000.00 more than it brought in this year." Mayor Poye asked to strike the last sentence. The Mayor stated this is not entirely accurate. This comment referred to the exclusion of capital expenditures, but the City did not actually do this. This was an off-hand comment about if the City excluded capital expenditures, but the City does not.

Jamie Van Becelaere stated that her name has been written as "VanBecelaere", and should be "Van Becelaere", and would like it corrected in future minutes.

A motion was made to approve the January 11, 2022 minutes as amended by Colton Martin, second by Jamie Van Becelaere. The motion carried.

New Business, Part 1 of 2

A. Subdivision Variance, Blue Springs Road, Parcel #770-17535-001, John Chandler: John Chandler stated that five years ago, he sold off part of an estate, of 7.82 acres. He is going to build a house there. He applied to split the lot to sell smaller tracts. This property has been in his family for 57 years. Mayor Poye recapped the process John Chandler has been through to get to this point. The Council tonight is voting on the approval of variances for this subdivision split. A motion was made by Bill Hewat to accept the variance. Colton Martin seconded. Mayor Poye asked for public input. None was given. The motion carried.

Reports for January

- A. **Police Department Report:** Chief Travis presented. Report is in Council's packet.
- B. **Street Report:** Mike Bowen presented. Report is in Council's packet. Jamie Van Becelaere asked if the State was slower this time with snow removal on the highway. Bowen confirmed they were quite a bit slower. He received a report that they did not arrive until 4:30pm Saturday.
- C. **Building Official's Report:** JD Demotte presented. Report is in the Council's packet.

- D. **Financial Report:** Lora Nanak reported; financial reports are in Council's packet. As of January 31, 2022, the General Fund was \$1,042,020.97. The Street Fund was \$228,480.90. The Stimulus ARPA account was \$201,251.10. The police 988 account was \$16,153.06. Nanak reports the audit results and letter are in the Council's packet. The City had no audit findings, only a few minor corrections. One example of a minor correction was reporting cell phone reimbursements in wages.

Nanak mentioned an issue involving check signers. Two of the three check signers were out of town over the December holidays. It was believed that the bank only required one signature on the checks, so Mayor Poye was sent an email and approved them over email. Nanak later discovered in a training last week, that the State statute requires two signatures on all checks. She is reporting it tonight, so the Council understands how she handled it. 2022 budget copies will be distributed tomorrow. Budget copies are final and ready to go.

Jamie Van Becelaere asked why the auditor sent them a packet in the mail. Paula Anderson stated that it was sent to the Council members at each audit.

Mayor Poye commended Lora Nanak for her hard work throughout the audit, and stated it was impressive to not have any findings in the audit.

- E. **Parks & Rec. Report:** Ken Smith presented. Report is in Council's packet. Smith reminded the Council that the grants are 80/20 match projects. State and Federal funds represent 80% and the City represents the other 20%.

Chuck Jacobus stated that an architect is required for each of these projects. The architect is not paid for in the 80%, but is paid for by the City.

Mayor Poye stated the trip to see Congressman Womack was well worth the trip.

Next Monday, the Parks Commission will meet with Pam Nelson from the Northwest Arkansas Regional Land Trust. In conversations with the Beaver Watershed Alliance, a management plan is being prepared and Ken Smith hopes to summarize at the next City Council meeting in March.

John Vaillancourt reports he was able to join the call.

- F. **Arbor Board Report:** Mary Smith presented. Report is in the Council's packet. Thirty-nine volunteer hours were logged by the Arbor Board members. This contribution is worth \$893.93 in match dollars for the Urban Forestry Grant. Steve Schneider is costing out a kiosk that he is going to build, free of charge.

Mary Smith introduced Eli Wetzel.

Eli Wetzel introduced himself. He is a Life Scout with Troop 102, Fayetteville, working towards his Eagle rank. He shared his plan for the project with the Council. The plan is in the Council's packet.

Wetzel stated he is also leading a project to plan and label native trees, and planting pollinator plants and wildflowers near the kiosk. The Arbor Board is funding the tree-labelling project. The remaining cost of purchasing plants and mulch is about \$400.00. Wetzel is asking the City Council to help fund the project by providing \$200.00.

John Vaillancourt asked if a fund-raiser is planned. Wetzel stated he will be going to local hardware stores to ask for support to purchase plants and mulch along the trail. Vaillancourt confirmed that the cost will be about \$400.00 and that Wetzel will approach businesses for the remaining \$200.00.

Bill Hewat made a motion that the Council fund up to half of the project cost up to a total of \$500.00. The City's maximum contribution would be \$250.00. John Vaillancourt seconded the motion. The motion carried.

Bill Hewat commended Eli Wetzel for the work on this project. Hewat asked that it be known to the local Scouts that the park is available to them for projects.

Mary Smith stated there were several sites that could be used for this.

Ken Smith stated that they have been working with the Wetzel family for some time on this.

John Vaillancourt thanked Wetzel for thinking of the park and wanting to do his project out there. He was a Scout Leader 18 years ago.

Jamie Van Becelaere also shared her appreciation.

Rob and Eva Eldridge would like to donate \$100.00 toward the project and will connect with Mary Smith.

Birch Wright stated he was able to join the meeting.

- G. **Volunteer Fire Department:** No presentation. Report is in Council's packet.
- H. **Planning Commission:** Lora Nanak presented. Report is in the Council's packet. The Planning Commission had two rezonings, both postponed, due to lack of materials. Their requests were simple and likely could have been done administratively. The March meeting has three public hearing scheduled, two rezoning requests, and one conditional use request.
- I. **Annexation Report:** Colton Martin reported a good meeting with the Annexation Committee. There is an area they want to consider to annex, and considering conditions of roads and bridges, to avoid immediate costs. The Committee is working with Mike Bowen on this. The hope is to have a formal recommendation after this month's meeting.

A request was made to disclose the areas under consideration. Martin stated the area south of the White River, and then south of Hwy 45, but not all of it. He states he will bring a map and show the Council next month.

Old Business

- A. **Resolution for 2021 Final Amended Budget:** Lora Nanak stated the final amended budget is in the Council's packets. At the bottom (last page), there is a snapshot of the City, for information only.

Birch Wright made a motion to read the resolution, by title only. Second by Bill Hewat. The motion carried.

City Attorney Brian Hogue read "Resolution 2022-2, Resolution Adopting Revised 2022 Budget".

Mayor Poye asked for public input. None was offered.

A motion to adopt the Resolution was given by Bill Hewat. Second was given by Birch Wright. The motion carried.

- B. **Purchase of land by Community Building:** Mayor Poye stated this is the parcel directly adjacent to the two acres the City just bought. There are two parcels still for sale. It is \$150,000.00 for the first parcel. The question is does the City want to buy one, two or none. The advantage is that it is contiguous, and is a possible location for a new City Hall.

Jamie Van Becelaere asked about the size of the parcels and the cost. Mayor Poye states it is approximately five acres, and is \$50,000.00 an acre. It is the land that joins the two acres that the City just bought. Another parcel beyond that parcel is available. Both parcels would be approximately \$300,000.00.

Bill Hewat asked about the pricing. Mayor Poye asked for clarification on the pricing from David Mashie. Mashie stated the parcel closest to the two acres is \$30,000.00 per acre. Mayor Poye asked how much for both parcels. David Mashie stated it would be a little less than \$150,000.00 for the first parcel, as it's not quite five acres. The second parcel he would sell for \$35,000.00 per acre, for a rough total of \$350,000.00. When the City bought the two acres previously, it appraised at \$37,500.00 per acre, it is believed.

Mayor Poye stated this is the only place left in the city, he has found, that has enough space for a future City Hall and parking.

Mashie states there could be a way to the park from the Community Building.

Jamie Van Becelaere asked the Mayor what the total would be. Mashie said the first parcel would be \$150,000.00 and the second parcel is five acres at \$35,000.00 per acre. Van Becelaere stated that would be \$175,000.00 for the second parcel, or \$325,000.00 total.

Birch Wright asked if there has been interest from others on the property. Mashie stated he hasn't had any interest as of yet, other than one realtor asking.

Paula Anderson asked if the Federal Recovery Funds can be used for property purchase. Mayor Poye stated that needs to be checked into. He guesses yes. Anderson states that part of that money could go toward the purchase of this land.

Mayor Poye believed the Treasury final rule has loosened up. John Vaillancourt also stated that whatever the funds are spent on requires an ordinance to be drawn up. Lora Nanak confirmed.

Birch Wright stated the General Fund has approximately \$1,000,000.00. Wright asked if the Council is allowed to spend this money without public input. City Attorney Hogue stated the Council has that authority and the citizens would have the opportunity to provide input. Wright states that the citizens should be aware of the interest, and then the Council can submit it for a vote.

Mayor Poye stated the Council will take this up next month. Poye asked if he would be willing to spread the payments out over several years. Mashie stated that the Fayetteville Water Department

wants an easement close to the two acres. Mashie asked if the pond could be filled in during that work and the response was positive from Fayetteville Water Department.

City Attorney Hogue stated the City of Fayetteville is trying to procure an easement. An offer was received a couple of weeks ago, about 2,000 square feet, for approximately \$300.00 - \$400.00. The City needs to decide to either accept it, or counteroffer.

Mayor Poye states the first easement offer came down Clark St, across the parking lot of the Community Building and across the two acres the City just bought. It was redrawn. It now comes down Clark Street to Fire Tower Road, and then down Fire Tower Road. This is now between the two acres and Fire Tower Road.

Hogue states the City of Fayetteville will get the easement, it's just a matter of the cost. A question was asked what the amount of the offer was. Hogue stated, \$431.00 and change for a 2,800 square foot easement.

It was confirmed that the work that was going to be done was at the City of Fayetteville's expense. Hogue stated that the issue is that the Council should advise the Mayor on how to proceed.

John Vaillancourt stated that it doesn't make any sense to counteroffer. Paula Anderson motioned she is for signing the paperwork and moving ahead. Birch Wright and Jamie Van Becelaere agree.

John Vaillancourt seconded the motion. The motion carried.

Bill Hewat commented the Council should consider how much land is needed, and how to pay for it. Hewat asked if the value of the current City Hall land has been considered, and could be put up for sale to offset this cost. Paula Anderson stated there was an idea to repurpose the existing City Hall for police use. Mayor Poye stated that behind City Hall there is a need for a bigger equipment shed.

Jamie Van Becelaere agrees it is a good purchase, and is concerned if the City needs more land, more won't be available in the future.

John Vaillancourt asked that this discussion was tabled until the next meeting. Mayor Poye asked the Council talk to their constituents and see what they think.

Birch Wright asked Lora Nanak and Mayor Poye to send a brief description of the property, and the asking price, to be used as talking points for the Council members.

New Business, Part 2 of 2

- B. **Organizational Governing Bodies:** City Attorney Brian Hogue offered a reminder to look at the Council's roles and procedures, to determine if any changes need to be made. He is not suggesting any, only bringing it up. John Vaillancourt and Birch Wright stated they did not see the need for any changes.

Jamie Van Becelaere mentioned that Lora Nanak needs agenda items by Thursday at noon. Van Becelaere mentioned that they should hold to this rule. Mayor Poye stated this rule could be made; the City tries to be accommodating.

- C. **Master Gardener Donation:** Mayor Poye discussed the request to donate/sponsor the Master Gardener sponsorship. City Attorney Hogue investigated this and determined that City funds cannot be spent on this. Appropriated funds cannot be used for charitable donation, per the Constitution.

Reports / Comments by Mayor, Aldermen, City

Mayor Poye reports that Lora Nanak found that the water line had frozen and broken in the women’s bathroom. The clean up after the shop vacuum work shows carpet stains and that the water was in the sheet rock. The carpet will probably need to be replaced sooner than expected. Paula Anderson asked if the building had insurance to pay for this. Lora Nanak has a note to call and find out.

Bill Hewat thanked the individuals keeping the city safe – police, fire department and first responders. Jamie Van Becelaere agreed. John Vaillancourt agreed.

City Attorney Hogue reminded the Council is bound by the Freedom of Information rules. Do not send any emails that include a Council member or the Mayor that includes any City business. If you have any comments to make, please send it to Lora Nanak or City Attorney Hogue.

Public Input

No public comment was offered.

Adjournment

John Vaillancourt made a motion to adjourn. The motion was seconded by Birch Wright. The motion carried and the meeting adjourned at 7:56PM.



Michael Thompson
Recorder/Treasurer



Max Poye
Mayor