**Archie Board of Aldermen**

**Regular Meeting**

**January 11, 2022**

Members Present: Les Whiteside, Max Matter, Mark Houchen, Andrew Mawson, Scott Kendrick

Others Present: Kristen Morrow, April Clark, Benny Kenney, Robert Wagoner, 23 others (see attached list)

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Mayor Whiteside called the meeting to order at 7:30 p.m. The Pledge of Allegiance was then said.

**APPROVAL OF MINUTES**

Alderman Houchen made the motion to approve the minutes as written with a second from Alderman Matter.

The motion passed with the vote Houchen-yes, Matter-yes, Mawson-yes, and Kendrick-yes.

**APPROVAL OF BILLS**

Alderman Mawson made the motion to approve the bills with a second from Alderman Houchen. Motion passed.

**PUBLIC COMMENTS**

George Seacord asked why we have two police officers between 12:00 & 5:00pm, but none overnight. He expressed his opinion that we need an overnight officer again.

Chief Kenney explained that the City is applying man-hours to the major times of service. We have two full-time officers right now. We are looking for another 30-hour part-time officer. Manpower & funding are the major issues.

Mr. Seacord said that his concern is that County doesn’t show up sometimes. Chief Kenney said to please let him know if anyone calls 911 and nobody shows up.

**DEPARTMENT REPORTS:**

**City Administrator’s Report**

April reported that our new hire for Streets/General Maintenance, will start next week. She said our engineer is continuing to work on the SRF application and should be at next month’s meeting with an update. She also thanked the Board for our new office space.

**Fire Chief Report**

Chief Charles Jones gave the report. He said there have been upgrades to the ambulance services this year, and can now offer critical care to victims. They are needing volunteers. They have moved to be an ambulance service that occasionally puts out fires.

**Police Report**—Chief Benny Kenney gave his report beginning with the investigation into the counterfeit bills being seen at the local gas stations. He also reported on the issue of fentanyl coming into our community. The department is working to get to the bottom of both issues.

**ELECTED OFFICIAL’S REPORTS:**

**Alderman Houchen -** Alderman Houchen said the Zoning Map update will be on the next Planning & Zoning and Board agendas.

**Alderman Kendrick -** Alderman Kendrick said the mixer in the water tower is operational and working well. He also explained the chlorine process and that with all of these in place, we hope to stop the DNR letters. He also explained the new telemetry system and how it works to help keep everything stable in the plant. It will also allow us to do preventative maintenance without losing pressure, and possibly shutting down the whole town. Scott also acknowledged and gave recognition to Ellen Crust for her diligent civic duty to our community, and announced her passing.

**Alderman Mawson -** Alderman Mawson reported his continuing need for Park Board Members. He needs 4 people. Members need not live inside city limits, but simply in the school district. We are building funds in order to do something in the parks this spring or summer. He also asked that Jake look at the posts that are leaning over.

**Alderman Matter -**  Alderman Matter reviewed the snow plow policy of waiting unless it is unmanageable, usually accumulation of approximately 3 inches. Salt will be at a minimum, as it is hard on the roads.

**NEW BUSINESS**

**Public Hearing –**

**Request of Robert Wagoner dba Custom Container Living, Inc., to rezone the property at the Southeast corner of Butcher Road and Pine Street, from A (Agriculture) to R-1 (Single family residential) and M-1 (Industrial) for the purpose of building residential homes and an enclosed container business building on the property.**

Mayor Whiteside opened the public hearing at 7:55pm.

Robert Wagoner presented his plan to rezone the property. It is a 35 acre tract, which he has designated as single family residential on the north end, and industrial on the south end. He would like to plat 27 single family lots, and build his manufacturing building on the south end of the property. He provided a proposed site plan that showed the planned screening, along with the lots. He addressed some of the concerns that were brought up at the Planning & Zoning meeting. He said traffic is not a factor, as he only had three trucks come in and out the previous week, which is normal. Also, he will not be generating any extra dust. Many at the P&Z meeting were concerned with the view, and he stated that this property will not always be farm ground. He plans to be a good neighbor and not disrupt others quality of life. When asked what would happen to the property if something happened to him, or he decided to retire, he said that nobody can see the future. He plans to stay there and run his business until he can’t, and then he hopes to have someone to take over. He said the City needs more residential lots, so he has presented 27.

Alderman Houchen gave another overview of the concerns brought up at the Planning & Zoning meeting. He said the Commission had recommended denial of the application.

John Christiansen asked for clarification on where the city limits end.

Rick Drury said there are no engineering plans for water, sewer, or stormwater runoff with this proposal. Alderman Houchen said those would come later with a plat and development plan.

Mr. Drury said that two previous zoning boards and two previous Boards of Aldermen have denied anything being rezoned there. He has a petition signed by over 50 people that do not want this rezoned.

Alderman Mawson asked about the West side of the manufacturing building site, and if there would be more screening there. Mr. Wagoner said that he could provide screening, but there would be quite a bit of space between the building and the house to the west. Alderman Mawson asked if the main drive would be off of Pine. Mr. Wagoner said it would.

Many expressed concern that only container homes would be built there. Mr. Wagoner said that he would develop the lots and infrastructure, and he would have lots for sale to other builders or homeowners, as well. They would not all be container homes, unless someone requested that type of home when they bought a lot.

Several attending were also concerned with the low water pressure and how a development would make it worse. Alderman Kendrick explained how the development could actually help with the water pressure by allowing a loop of the water main to be built with this development.

Shannon Wymore said industry needs to go into an industrial area.

Alderman Matter said there is always going to be a line where industrial or commercial abuts residential.

Alderman Houchen said that he is working with Mr. Wagoner to find another location for his business to keep him in our community.

Karen Grimes asked how much the City would benefit from this industry. Alderman Houchen said there would be no tax benefit, just created jobs.

Mayor Whiteside closed the public hearing at 8:37pm.

Alderman Houchen made a motion to deny the rezoning. Alderman Matter seconded. The motion passed with Houchen-yes, Matter-yes, Mawson-yes, Kendrick-yes. The rezoning application was denied.

**ADJOURNMENT**

The motion to adjourn was made by Alderman Kendrick, with a second by Alderman Mawson. This motion passed unanimously.

Meeting adjourned at 8:39pm.

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City Clerk

Kristen Morrow