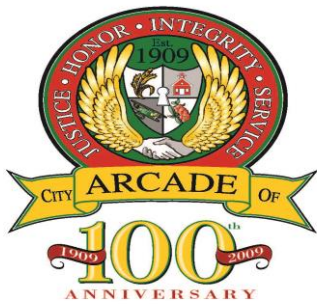




MAYOR
Doug Haynie

COUNCIL MEMBERS
Denise Black
Cindy Bone
Jenny Buley
Tom Hays
Ron Smith

Approved Minutes
ARCADE CITY COUNCIL MEETING
November 11, 2024
7:00 P.M., CITY HALL
AGENDA

ORDER OF BUSINESS:

1. **CALL TO ORDER:** Mayor Doug Haynie
2. **ROLL CALL:** Mayor; Council Members Denise Black, Jenny Buley, Ron Smith, Cindy Bone and Tom Hays

Also present: City Administrator Kila Quigley, City Attorney Jody Campbell and Administrative Assistant Stephanie Johnson

3. **PLEDGE OF ALLEGIANCE:** Led by Mayor Haynie

4. **REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETINGS:**

- a. October 14, 2024- Budget Work Session

Motion made by Council Member Ron Smith to approve the unapproved minutes of the October 14, 2024; Budget Work Session Meeting as presented.

Seconded by Council Member: Cindy Bone

Passed: Unanimously

- b. October 14, 2024-City Council Meeting

Motion made by Council Member Ron Smith to approve the unapproved minutes of the October 14, 2024; City Council Meeting as presented.

Seconded by Council Member: Tom Hays

Passed: Unanimously

- c. November 7, 2024- Public Hearing

Motion made by Council Member Cindy Bone to approve the unapproved minutes of the November 7, 2024; Public Hearing Meeting as presented.

Seconded by Council Member: Ron Smith

Passed: Unanimously

5. REPORTS FROM STANDING COMMITTEES:

- a.** Audit/Finance..... Council Member C. Bone

Cindy provided the financial report for the month of **October** as follows:

1. Admin.:

Rev.'s: \$-32,258	YTD: \$61,412
Exp.'s: \$-8,702	YTD: \$35,321

2. Park/Roads:

Rev.'s: \$ 0.00	
Exp.'s: \$2,611	YTD: \$19,711

3. PD:

Rev.'s: \$4,991	YTD: \$8,182
Exp.'s: \$-1,536	YTD: \$17,108

The 2024 General Fund Operating Budget by the end of October had a Net Balance of \$-34,895 and a Year-To-Date balance of \$141,805.

- b.** Legal..... Council Member R. Smith

Council Member Ron Smith reported that there was no legal activity for the Month of October.

- c.** Maintenance Department..... Council Member T. Hays

Council Member Tom Hays reported that the parks and roads department has just about finished up all the bushhogging around the city. We had a busy park rental season (from Spring through Fall) with nearly every weekend being booked one day and now all park rentals have been completed for the year. Our crew has worked hard maintaining azaleas throughout the city, including the park. Darrell and Kermit have done an outstanding job this year.

- d.** Social Media..... Council Member J. Buley

Council Member Jenny Buley reported that the interaction with our movie night event on Facebook has been awesome. We are about to start posting our next event which will be Pictures with Santa.

- e.** Special Events..... Council Member D. Black

Council Member Denise Black reported a successful Fall Movie Night with 100+ people in attendance, and she thanked everyone who assisted in making it happen. Our next event is Pictures with Santa to be held at City Hall on Saturday, December 14th.

- f.** Police Department..... Chief Mike Adams

Chief Mike Adams provided the statistical report for the Month of October.

6. UNFINISHED BUSINESS: None

7. NEW BUSINESS:

Motion made by Cindy Bone to add the Sewage Treatment Plant Work Order with Peoples & Quigley to after Agenda Item f, as Agenda Item g.

Seconded by Council Member: Ron Smith

Passed: Unanimously

- a. Asif Lakhani** requests a Business License to operate ***Heritage Grocery & Deli*** located at the intersection of Athens Highway and Windy Hill Road. (address to be determined, part of Parcel #070 060)

Motion made by Council Member Ron Smith to Approve the business license request from Asif Lakhani to operate ***Heritage Grocery & Deli*** to be located on the south side of Windy Hill Road at the intersection of the Jefferson bypass and Windy Hill Road per the City of Arcade's Land Use Management Code and Zoning Ordinances.

Seconded by Council Member: Tom Hays

Passed: Unanimously

- b. Resolution 2024-01 Allocating ARPA Funds for the Development of a Sanitary Sewer System and Associated Facilities**

Motion made by Council Member Cindy Bone to adopt Resolution 2024-01 allocating ARPA Funds for the development of a sanitary sewer system and associated facilities.

Seconded by Council Member: Ron Smith

Passed: Unanimously

- c. 2025 LMIG Application**

Motion Made by City Council Member Ron Smith to approve the 2025 LMIG application and Authorize the Mayor to sign the application.

Seconded by Council Member: Cindy Bone

Passed: Unanimously

- d. Employee Handbook Ordinance 2024-02-Amendment to Sick Leave**

Motion Made by City Council Member Cindy Bone to approve the amendment to the Employee Handbook Ordinance 2024-02 Sick Leave.

Seconded by Council Member: Tom Hays

Passed: Unanimously

e. Vote on Proposed 2025 Operating Budget and Capital Improvement Budget

Motion made by Council Member Cindy Bone to approve the proposed 2025 operating budget and CIP budget as presented.

Seconded by Council Member: Tom Hays

Passed: Unanimously

f. Infrastructure Development and Escrow Agreement

Motion made by Council Member Cindy Bone to authorize Mayor Haynie to sign the Infrastructure Development and Escrow Agreement.

Seconded by Council Member: Jenny Buley

Passed: Unanimously

g. Sewage Treatment Plant Work Order with Peoples & Quigley

Motion made by Council Member Cindy Bone to authorize Mayor Haynie to sign the Sewage Treatment Plant Work Order with Peoples & Quigley.

Seconded by Council Member: Tom Hays

Passed: Unanimously

h. RZ 2024-02 Rezoning: The Pacific Group, Inc., by Kevin Seifert, applicant, Everett Major, property owner, seek rezoning from PCD (Planned Community Development, Conditional (R-19-Jo1) and PCFD (Planned Commercial Farm District) to PCD (Planned Community Development, Conditional to incorporate additional land (8.85 acres, 055/006D), to adopt a revised site plan, and to modify existing conditions of zoning approval for 809.73 acres (Map/Parcel 055/006) for property totaling 818.61 acres (Map/Parcel 055/006 and 055/006D) fronting on the north side of U.S. Highway 129 and along Terry Farm Road (including 940 Terry Farm Road). Proposed use: Detached, single-family subdivision with 2005 lots/units ("Victoria Station" Planned Community Development").

Motion made by Council member Ron Smith to **approve RZ-2024-02** with the amendment to #11 already noted, subject to the Recommended Conditions of Approval - Final V3 10-28-2024- to include an update to Zoning Condition #7 Private Streets should state: Private Streets. All streets behind gates, or with a Right of Way of 60 feet or less, within the planned community development shall be private and maintained by a homeowner's association but built to standards specified by the city's Land Use Management Code unless otherwise provided in these conditions of zoning.

Seconded by Council Member: Cindy Bone

Passed: 4-1 | Nay Tom Hays

- i. V-2024-01 Variance:** The Pacific Group, Inc., by Kevin Seifert, applicant, Everett Major, property owner, seek a variance to the land use management code, Article 28, “Suburban/Urban Design and Improvement Requirements,” Chapter 28.2, “Design Requirements for Streets, Section 28.2.2, “Requirements for Streets,” to reduce the minimum tangent between reverse curves for local streets from 100 feet to 0 feet for property (818.61 acres) (Map/Parcel 055/006 and 055/006D) fronting on the north side of U.S. Highway 129 and along Terry Farm Road (including 940 Terry Farm Road). Proposed zoning: PCD (Planned Community Development). Proposed use: Detached, single-family subdivision with 2005 lots/units (“Victoria Station” Planned Community Development”).

Motion made by Council member Ron Smith to **approve V-2024-01** subject to the Recommended Conditions of Approval with amendments -Final V3 10-28-2024.

Seconded by Council Member: Cindy Bone

Passed: 4-1 | Nay Tom Hays

- j. V-2024-02 Variance:** The Pacific Group, Inc., by Kevin Seifert, applicant, Everett Major, property owner, seek a variance to the land use management code, Article 28, “Suburban/Urban Design and Improvement Requirements,” Chapter 28.2, “Design Requirements for Streets, Section 28.2.2, “Requirements for Streets,” to reduce the minimum horizontal radii of a collector street centerline curvature from 500 feet to 200 feet for property (818.61 acres) (Map/Parcel 055/006 and 055/006D) fronting on the north side of U.S. Highway 129 and along Terry Farm Road (including 940 Terry Farm Road). Proposed zoning: PCD (Planned Community Development). Proposed use: Detached, single-family subdivision with 2005 lots/units (“Victoria Station” Planned Community Development”).

Motion made by Council member Ron Smith to **approve V-2024-02** subject to the Recommended Conditions of Approval with amendments -Final V3 10-28-2024.

Seconded by Council Member: Cindy Bone

Passed: 4-1 | Nay Tom Hays

- k. V-2024-03 Variance:** The Pacific Group, Inc., by Kevin Seifert, applicant, Everett Major, property owner, seek a variance to the land use management code, Article 26, “Subdivisions and Land Development,” Chapter 26.4, “Procedures and Requirements for Plat and Plan Approval,” Section 26.4.1, “Preliminary Plat,” to increase the period of validity of an approved preliminary plat from 1 year to 15 years for property (818.61 acres) (Map/Parcel 055/006 and 055/006D) fronting on the north side of U.S. Highway 129 and along Terry Farm Road (including 940 Terry Farm Road). Proposed zoning: PCD (Planned Community Development). Proposed use: Detached, single-family subdivision with 2005 lots/units (“Victoria Station” Planned Community Development”).

Motion made by Council member Ron Smith to **approve V-2024-03** subject to the Recommended Conditions of Approval with amendments -Final V3 10-28-2024.

Seconded by Council Member: Cindy Bone

Passed: 4-1 | Nay Tom Hays

1. **Preliminary Plat for Victoria Station:** The Pacific Group, Inc., by Kevin Seifert, application, Everett Major, property owner, 2005 single-family lots on 809.73 acres fronting on the north side of U.S. Highway 129 and CSX Railroad and along Terry Farm Road (including 940 Terry Farm Road (Map/Parcel 055/006) (PCD, Planned Community Development, Conditional zoning (R-19-02 and R-24-02)

Motion made by Council member Ron Smith to **approve the Preliminary Plat for Victoria Station** subject to the Recommended Conditions of Approval with amendments - Final V3 10-28-2024.

Seconded by Council Member: Cindy Bone

Passed: 4-1 | Nay Tom Hays

8. **CITIZENS REQUESTING TO SPEAK:** None

9. **OTHER BUSINESS:** None

10. **ADJOURNMENT:**

Motion made by Council Member Tom Hays to adjourn the City Council Meeting.

Seconded by Council Member: Ron Smith

Passed: Unanimously

Approved minutes of the November 11, 2024, City Council Meeting/sbj

