

City of Benton

Commissions Committee

Meeting Minutes

June 12, 2023

Committee Members:

Steve Lee, Chair

Frank Baptist, Vice Chair

Ann Spencer-Cole

Jeff Morrow

Steve Brown

Staff Liaison: Toby Hirscheider

Judd Hart

Evelyn Reed

Shane Knight

Bill Donnor

Jeff Hamm

Council Member Lee: We will call this meeting to order and take role starting on my right. Frank Baptist, Steve Brown, Ann Spencer-Cole, Evelyn Reed, Bill Donnor, Tom Farmer, Judd Hart, Shane Knight, Steve Lee, Jeff Hamm. We will start with Shane Knight with PUC update.

Council Member Knight: Thank you Mr. Chairman, what we've got is the under the on our wastewater treatment plant we're looking at an ordinance to waive competitive bidding for a stainless-steel surge bin this is for the Fenton Bio-Solids Dryer and will be declaring emergency on this due to the proprietary technology involved in this. So, layman's terms what this is we have a dryer our wastewater treatment facility that takes the sludge it dries it out and then they can turn around and sell that for fertilizer the other option that we have if we do not have this piece of equipment is the sludge has to be dried out and then taken to a class one landfill and the utilities would have to incur the cost per ton to dispose of this so by having this piece of equipment in place we eliminate the upfront cost of drying it manually or out in the open in the air scooping it up putting it in a truck taking it to a landfill and paying the per ton cost for disposal so that's what this that's what this ordinance will be for to waive that competitive bidding because of the proprietary technology it's specific to this type and only to this type.

Council Member Brown: Did I hear you correctly Mr. Knight say that if by doing this it could become a revenue producer for the sludge?

Council Member Knight: It is a revenue producer. No, not on a grand scale as you may think but it what it does is this, I say revenue producer from 2 perspectives number one there is the sale but secondly reduces the cost of operations by not having to handle it manually in a drying way and then taking it to disposal.

Council Member Baptist: Do we have people in line to purchase this?

Council Member Knight: They have a vendor set up they partner with and have for a number of years that buys the materials.

Council Member Lee: You can buy it if you want.

Jimmy Garrett: Currently yes, there is a vendor who buys this is not a new piece of or a new process that this has been going on for years it's just to repair correctly.

Council Member Knight: Yes, that's why I mentioned the proprietary technology in this is specific to the equipment that they have and have had it for a number of years but to waive that competitive bidding the justification for that is the vendor is specific to this to this piece of equipment.

Jimmy Garrett: Essentially, the sole source provider yes which speaking to the revenue it's not a whole lot of money comes in from that I wish it's better than spending it.

Council Member Lee: But this is just information. This committee doesn't have to report at the council meeting. This is just a information gathering committee so there's no need for a first or second. Y'all will know information prior to the council meeting instead of getting that ordinance at the council meeting or go well I've never seen this before so when you see it at the next council meeting you heard it right now.

Jimmy Garrett: Thank you so thank you very much.

Council Member Lee: next up is A&P But Bill Eldridge is not here so I guess I get to talk about it. Well, we voted to hire a firm to do a study, but I have me personally I've heard zero on where they're at so

Council Member Brown: I wasn't at the last meeting so I'm not, I don't.

Mayor Farmer: I do know Mr. Eldridge contacted them and in the process of doing the study. I do know that he said that he'd gotten with Mr. Thomas and Mr. Thomas signed a statement to something the effect that if for some reason, (and I don't remember I don't have the statement Bill Eldridge and A&P will discuss it further on Wednesday) but if for some reason that we don't purchase the next, so they purchased the next 4 sections and don't purchase the following 5 that Mr. Thomas would pay the cost of the study whatever percentage that is for those 5 sections in other words it says it's going to cost and I'm just going to throw a number out there because there's \$50,000.00 it's \$5000.00 per section so Mr. Thomas has signed statements saying for whatever the deal that falls through he would pay the price for those, I do know that Mr. Eldridge has told me that.

Council Member Lee: Inaudible

Council Member Knight: So, this is the mitigation study to determine the floodplain level, construction, and things like that and determine the impact of upstream and downstream on any alterations.

Council Member Brown: And they're going to go ahead and do it on all 10 parcels so that we can get the full view of what all needs to be needed.

Council Member Lee: Planning and Zoning update.

Mayor Farmer: Mr. Parton had to go pick up his wife and daughter from the airport, he did not expect this to last this long. So, he is gone, Toby do you have that update on that, would you like to talk about it?

Toby Hirscheider: Ann has that information also. Ann, would you like to update everyone on this?

Council Member Spencer-Cole: OK this is a piece of this is a property this located at 2618 Old Congo Road and it's for conditional use for school. Shelley Platt and Carl West are requesting for approval for conditional use permit to be able to use a cosmetology school that is located within a C1 Neighborhood Commercial zone that we utilize the existing building that's already on the property that will be there to maximize of 25 students at a given time per Carl West traffic should not impact the number of students that will be there no more than what the business is already had So what they basically want to do is just use that building to put a cosmetology school there. So, no more traffic's gonna be in that building than what it's already has been there in the past. 26180 Old Congo Road. And it says no more than 25 students.

Toby Hirscheider: I that's think that's down across from where Gayla's Costume Shop is, on that because that's part of Old Congo that veers off Military Road.

Council Member Knight: Is this that building that if you're headed toward the access road the building on the right-hand side is this that building that sits in the middle of everything that once on the island?

Council Member Spencer-Cole: It's on the end.

Council Member Knight: So, it's we're the veterinarian office is that's the last one on the it only end and then it's a horseshoe shape and then in the middle is an island with the building. But it's in those buildings on the right-hand side is what I'm. OK. It's in those buildings on the right. I'm with you now, I got the location.

Toby Hirscheider: Actually, I just looked up 2618 Old Congo Road that, I'm sorry I told you the wrong place this is actually what I think is Laura Stillwell's former dance studio, so it'd be on the north side of the Interstate right past Shannon between Shenandoah and Congo. Yes correct.

Mayor Tom Farmer: Kind of there's nothing there.

Council Member Hart: Question on that in this school is would that does is that offered by our school through the CTE or anything along those lines so would this be in competition with the school?

Toby Hirscheider: I will look that up.

Council Member Spencer-Cole: The next thing we have the next property is to 1229 South Street this is the Circle K. This came about when they came in to purchase from Circle K stores incorporates its requesting to rezone for the gas station on South Street they want to rezone from TC2 town zone center to a C2 general commercial the current zoning does not allow the gas station and the only commercial zone that does is see C2 general commercial and C3 service commercial this is existing gas station that has been there for several years and the only reason for the zoning issue was brought forward due to the circle K store purchase saint be great they just wanna just come up to the standard code to make it to where it should when they point to purchase it they just want to be legal. That is all I have.

Council Member Lee: Meeting adjourned.