

HECTOR CITY COUNCIL
Special Meeting Monday, September 9, 2024 at 6:30pm
Hector City Hall

Meeting called to order by/time: Mayor John Riley at 6:31pm

Council Members:	<u>Position</u>	<u>Name</u>	<u>Present / Absent</u>
	Alderman 1	Samantha Brashear	Present
	Alderman 2	John Mosley	Present
	Alderman 3	Peggy Gregory	Present
	Alderman 4	Carey McGee	Present
	Alderman 5	Hannah D'Amato	Present
Attorney:	Bill Smith		Absent

Media has been notified to announce Special Council Meeting.

A. Meeting called to order.

- Prayer conducted by Peggy Gregory

Agenda Item B: Council review appraisal and survey report

o Discussion.

- Mayor Riley passed out the Farmhouse Property appraisal report and the inspection report to council members to review.
- Mayor Riley stated the Farmhouse Property appraised for \$72,000.00.
- Mayor Riley passed out the Farmhouse Property survey to council members to review.
- The property was thought to be on 0.83 acres but is really on 0.24 acres.
- Mayor Riley stated with this current information on the acreage, the city could legally pull out of the offer for the Farmhouse Property.
- Council members discussed that some issues would have to be corrected, such as the exhaust for the attic fan. Discussions continued with concerns that if the new sidewalks are installed would this impact parking and having enough parking area in general. Questions were asked if there were issues with the septic tank, and AC.
- The AC unit shows that part of the unit is on another local business's land. The local business has no issue with the unit and has expressed if there needs to be a quick claim deed issued, they will have no problem with it.
- One question asked by council member Samantha Brashear if the city is pursuing the property at Cecil Riley Memorial Park would the city need to purchase the Farmhouse Property. Mayor Riley explained these are two different projects, the Brown-Sikes Property is being considered for a Senior Citizen Center and the Farmhouse Property is being considered as a center place for economic growth for the City of Hector.
- Mayor Riley expressed the business would need improvements such as a metal roof, entry door on North side and to add covered outdoor seating space, all this would be performed in separate phases for this project.
- This would be for a 5-year loan. If the council wanted to put \$15,000 for down payment, the monthly payments would be \$1,150.00. If the council wanted to put \$20,000 down payment, the monthly payments would be \$1,050.00.
- This is in Zone A flood area which is a 100-year flood. According to AR State Municipal League the city is covered for flood insurance through our property program.

- Council member Hannah D'Amato expressed concern that the city should not be entering into private enterprises.
- Council member John Mosley asked with the City taking on the Hector Volunteer Fire Department would this impact the purchase of the Farm House Property.


Agenda Item C: Consideration of a resolution for an appropriation

- Resolution 2024-15 passed 100% (5/5) by council on July 9th, 2024, to approve the mayor to offer \$71,000.00 contingent upon certain stipulations and to obtain financing from Chambers Bank.
 - Public comments were expressed on the concern with spending money on updates to the building and having enough space for people to gather.
 - Mayor Riley read aloud the proposed resolution to the council members.
 - Resolution 2024-22 passed with 4 FOR and 1 OPPOSE.
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| <ul style="list-style-type: none"> • Resolution presented by council member:
Resolution 2024-22: to approve an appropriation from the General Fund in the amount of \$20,000.00 for the purposes of a down payment for loan on Farmhouse Property. | Motion made by:
Samantha Brashear | Motion 2nd by:
Peggy Gregory | Vote:
Passed (4-For and 1-Oppose) |
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Meeting adjourned:

Time: 7:30pm
 Motion made by: Peggy Gregory
 Motion 2nd by: Carey McGee
 Vote: Passed 100% (5/5)

The next meeting will be held on September 16, 2024, at 6:30pm.


 Recorder/Treasurer


 Mayor

By signing, I agree that pages 1-2 are true and correct copy of the special meeting held by the Hector City Council on September 9, 2024.