

## Minutes of the Little Flock City Council Meeting

December 20, 2021

**Date and Time:** 12/20/2021 at 6:00 pm

**Participants:** Jeff Van Sickler, Robert Phillips, Wes Waddell, Jim Milholen, Gillie Brandolini, Chris Cantwell, Debb Formanek, Maureen Brandolini

**Optional:** George Rhoads, Shawn Hollis, Zach Stevens

**Discussion:**

**Call Meeting to order at 6:00 pm**

1. **Meeting called to order at 6:00 pm** by Mayor Jeff Van Sickler

2. **Invocation**, Council Member Rob Phillips

3. **Pledge of Allegiance**

4. **Roll Call:**

Council Member Robert Phillips - Present  
Council Member Wes Waddell – Present  
Council Member Jim Milholen – Present  
Council Member Gillie Brandolini – Present  
Council Member Chris Cantwell – Present  
Council Member Debb Formanek - Present

5. **Public Comments**

Public Comments were deferred until Item 9 of the Agenda.

6. **Action on Minutes**

Council Member Rob Phillips made a motion to approve November 15, 2021 Minutes.

Council Member Jim Milholen seconded the motion.

**Motion passed unanimously**

7. **Treasurer's Report as of November 30, 2021**

General Fund - \$2,282,600.72

Street Fund - \$613,963.11

Council Member Debb Formanek made a motion to approve Treasurer's Report

Council Member Chris Cantwell seconded the motion

**Motion passed unanimously**

8. **Unfinished Business**

None

**9. New Business**

- **Ordinance 2021-006 Sayre Revocable Trust – Rezone from Ag to R1 Parcel #23-00002-000 and Parcel # 23-00003-00**

**Public Comments were opened by Mayor Van Sickler with a 3 minute time limit for each speaker.**

Bart Bauer, 2804 Copper Ridge Road, set up an easel and gave a presentation discussing multiple features of the new subdivision he plans to develop. He discussed safety and the savings to the city of a new road that is to be built, at his cost, as part of the subdivision. Mr. Bauer stated that it would cost the city approximately \$150,000 to repair Wildflower Lane, which represents a significant portion of the Road budget for the City of Little Flock. Mr. Bauer also stated that the subdivision is to be built whether the land is rezoned to either R1 or to RE. The only difference would be that a new road will not be built if it is rezoned to RE. Mr. Bauer also stated that the Land Use Map had not taken into consideration multiple concerns normally utilized by a professional planner.

Jonathan Enderle, 3510 Copper Ridge Road, is a resident of Little Flock and is also a builder that works with Bart Bauer. Mr. Enderle stated that he vouches for Bart Bauer and his method of developing quality Subdivisions.

Stephanie Wagahoff, 2394 Little Flock Drive, is against the rezone.

Nick Limbird, 3509 Copper Ridge Road, is a resident of Little Flock and is also a Real Estate Agent, stated he vouches for Bart Bauer's character. Mr. Limbird stated that selling large lots is very difficult here in Northwest Arkansas.

Kevin Garner, 2218 Little Flock Drive, is a resident of Little Flock and is also a builder, stated that he has a high regard for the Copper Ridge Development. Mr. Garner says he is aware of the concerns regarding Wildflower being in need of repair and he feels a new road would be of benefit to the residents.

Leonard Watson, 775 Wildflower Lane, was concerned about the view from his front window changing. Mr. Watson also acknowledged that Wildflower is in bad condition, but that it has been tolerated by the residents of Wildflower Lane. Mr. Watson also asked why the city has not done anything to fix the road before. Mr. Watson stated that the city should retain low density and keep Little Flock small.

Mark Barry, 818 and 860 Wildflower Lane, stated he built in Littl

e Flock because he wanted the feel and aesthetics of living in a rural community. Mr. Barry feels that building on 3 Acres is more in line with what he would like

to see. Mr. Barry stated that approving this rezone will lead to additional rezone requests on an additional 51 acres owned by another resident. Mr. Barry feels we do not have the infrastructure to support growth.

Joe Duncan, 875 Wildflower Lane, stated he is a 20 year resident of Wildflower Lane and feels 5 acres or more would be acceptable, as 1 acre is too dense. Mr. Duncan stated they enjoy the wildlife refuge feel of what is there now.

George Sayre, 5440 Hwy 94 North, is the owner of the property up for rezoning. Mr. Sayre stated that what he learned from his background in Corporate America is to look forward, not back. Mr. Sayre pointed out that though the City Council had denied the rezone request last May, the Planning Commission had approved the rezone two times. Mr. Sayre stated the neighbors at the meeting tonight do not normally have a relationship with each other, that the resistance to the rezone had been orchestrated and organized by Mr. Barry. Mr. Sayre also said Mr. Barry had made two low offers to purchase the property. Mr. Sayre then showed a picture, from many years earlier, of the view from his property prior to the homes being built on Wildflower Lane. The picture reflected open pastureland and trees. Mr. Sayre encouraged the people gathered to "get the emotion out and look at the facts".

Jorge DuQuesne, not a resident of Little Flock, stated that his company does development all over the United States and that doing a development with 2.5 acres is not cost effective, and that most plans do not even use 1 acre as it is too expensive.

Rick Aron, 1226 Rustic Drive, asked for clarification of the statement regarding "gating" Wildflower. Bart Bauer said that Wildflower would be gated during the construction of the new subdivision to keep construction vehicles from using Wildflower.

Ellen Leonard, 3625 N. Dixieland Road, asked why Bart Bauer stated that the Master Plan and Land Use Plan were not legal documents as she had been involved in the development of those plans. Bart Bauer responded that they were flexible documents, not rigid documents. Mr. Bauer also stated there was a difference between the plans and actual zoning requirements.

Kenny Rich, 1049 Wildflower Lane, stated he does not want growth and does not want Little Flock to become Centerton.

Nick Phillips, 4000 Cameron Lane, is against the rezone.

Lisa Watson, 775 Wildflower Lane, does not want the rezone as she values the view from her front door. Ms. Watson is also concerned about rezoning as it may make additional land more available for annexation by Rogers. Ms. Watson also feels that larger lots would be of benefit.

Daisy Garza, 4012 Cameron Lane, stated that she moved to Little Flock from Rogers about 4 years ago because she loves the small town feel. Ms. Garza is against annexation and is in support of the residents of Wildflower Lane. Ms. Garza stated this is a trickle that will result in Little Flock becoming a big city.

Rebecca Featherston, 808 McClure Road, asked what had happened to the minimum 3 acre requirement that was required for building in the city. It was clarified that the voters of Little Flock had originally passed an Ordinance in 2004 that required a minimum of 3 acres for building. However, this was overturned by the voters in 2006, lowering the required acreage to 1 acre.

**Close Public Comments**

Council Member Jim Milholen asked Mr. Watson what he would do if he decided he wanted to split his property. Mr. Watson stated he would not ever split his property. Council Member Milholen asked what he would do if he had to split it. Mr. Watson said he would split it into 2.5 acres as he has 5 acres now.

Council Member Gillie Brandolini asked Bart Bauer for clarification on the new Bill of Assurance he is to submit for his rezone. Mr. Bauer stated that there was a correction to be done on the Bill of Assurance. The current Bill of Assurance states there will be 15 homes in the subdivision. However, as there is an existing home already on the property, the correct number should be a total of 16 homes. The new Bill of Assurance will make the correction to reflect that there will be 15 **new** homes built, plus the one existing home, bringing the overall total to 16.

**Ordinance read by City Attorney George Rhodes**

**Motion to suspend Rule Requiring Three Readings**

Motion made by City Council Member Rob Phillips  
Seconded by City Council Member Jim Milholen

**Roll Call Vote**

Rob Phillips	Yes	Wes Waddell	Yes
Jim Milholen	Yes	Gillie Brandolini	Yes
Debb Formanek	No	Chris Cantwell	No

**Motion Passes 4 Yes 2 No**

**Motion to Approve Ordinance**

Motion made by City Council Member Rob Phillips  
Seconded by City Council Member Jim Milholen

**Roll Call Vote**

Rob Phillips	Yes	Wes Waddell	Yes
Jim Milholen	Yes	Gillie Brandolini	Yes
Debb Formanek	No	Chris Cantwell	No

**Motion Passes 4 Yes 2 No**

**Motion to adopt Emergency Clause**

Motion made by City Council Member Rob Phillips  
Seconded by City Council Member Jim Milholen

**Roll Call Vote**

Rob Phillips	Yes	Wes Waddell	Yes
Jim Milholen	Yes	Gillie Brandolini	Yes
Debb Formanek	No	Chris Cantwell	No

**Motion Passes 4 Yes 2 No**

• **Resolution 2021-016 2022 Budget**

Motion to approve made by Council Member Rob Phillips  
Seconded by Council Member Jim Milholen

**Roll Call Vote**

Rob Phillips	Yes	Wes Waddell	Yes
Jim Milholen	Yes	Gillie Brandolini	Yes
Debb Formanek	Yes	Chris Cantwell	Yes

**[X] Motion Passes Unanimously**

• **Ordinance 2021-005 – Increase Mayor Salary to \$25,000 per year**

**Ordinance read by** City Attorney George Rhodes

**Motion to suspend Rule Requiring Three Readings**

Motion made by Council Member Rob Phillips  
Seconded by Council Member Chris Cantwell

**Roll Call Vote**

Rob Phillips	Yes	Wes Waddell	Yes
Jim Milholen	Yes	Gillie Brandolini	Yes
Debb Formanek	Yes	Chris Cantwell	Yes

**Motion to Approve Ordinance**

Motion made by Council Member Rob Phillips  
Seconded by Council Member Chris Cantwell

**Roll Call Vote**

Rob Phillips	Yes	Wes Waddell	Yes
Jim Milholen	Yes	Gillie Brandolini	Yes
Debb Formanek	Yes	Chris Cantwell	Yes

**[X] Motion Passes Unanimously**

**10. Announcements**

The Mayor thanked the Budget Sub-Committee and the City Council for all their support and help. He also wished all members a Merry Christmas.

Council Member Jim Milholen spoke of a problem with a culvert on Oak Tree Lane. The road is beginning to sag and there is concern that it may give out completely and is a safety concern. The Mayor is to have Street Superintendent Wes Usrey check the condition of the culvert.

**11. Pay Bills Over \$10,000.00**


- Arvest Loan # 239677 payoff in the amount of \$17,915.73

**12. Adjourn**

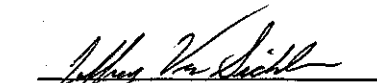
Council Member Rob Phillips made a motion to adjourn.  
Council Member Jim Milholen seconded the motion.

**Motion passed unanimously**

Respectfully submitted by:

  
Maureen J. Brandolini  
Recorder/Treasurer

Approved by:

  
Jeff Van Sickler  
Mayor