

1985

January 7, 1985

The Council of the incorporated town of Beaver, AR met at the Fire Station/Community Building on January 7, 1985 for the regular monthly meeting.

Mayor Thomas called the meeting to order at 4:30 P.M. The Aldermen answering roll call were: Durland, Rutter, Bengé and Reitz. Absent: Alderman Baldrige.

Also present: John Ratliff, James Fitzsimmons, Marshal Sybrandts and Mrs. Younger.

First Order of Business: Mayor Thomas swore into office for the year 1985, Aldermen: Durland, Rutter, Reitz and Bengé. Also Clerk Treasurer Fitzsimmons and Marshal Sybrandts.

Clerk Fitzsimmons read the minutes of the Decembert, 1984 meeting. There were no corrections or additions and were approved as read.

Old business:

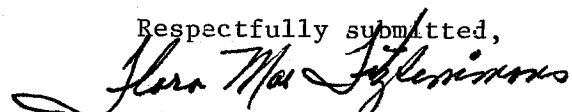
1. The matter of a Zoning Committee will be tabled until the February meeting.
2. The Council received a copy of the Order setting Public Hearing for the proposed Deannexation of certain territory from the Town of Beaver, Arkansas, for January 25, 1985, at 10:00 A.M. at the County Courthouse in Berryville, Arkansas. Mayor Thomas suggested as many as possible be at this hearing.
3. The Council received notification of a Land and Water Conservation Fund grant application workshop, to be held on February 4, 1985.
4. Mayor Thomas reported that Mr. Pritchard of Legal Services will get in touch with him within the week.
5. Mayor Thomas has been unable to reach the Highway Dept. regarding the "No parking" sign at the store.

New business:

1. Mr. Fitzsimmons informed the Council that he was able to acquire, at a sale, tow shovels, one spade, one axe, one square and one rake for the Park.
2. Alderman Durland moved that Clerk Treasurer carry out all receipts and disbursement transactions through February, 1985. Alderman Bengé seconded the motion. Vote carried unanimously.

Alderman Durland moved to adjourn, seconded by Alderman Bengé. Motion carried.

Respectfully submitted,


Flora Mae Fitzsimmons

APPROVED:



February, 1985

MINUTES OF THE TOWN COUNCIL OF TOWN OF BEAVER, AR

The Council of the Town of Beaver, Arkansas met at 4:30 P.M. on Monday, February 4, 1985.

Mayor Thomas called the meeting to order. Aldermen present were REITZ, RUTTER, DURLAND and BALDRIDGE. ALDERMAN BENGE, absent.

First order of business: Alderman Baldrige was sworn in.

Mayor Thomas reported that the Holiday Island deannexation hearing was held on January 25th. Fuss Boillot expressed disapproval. His lawyer, W. H. Taylor, was present and also argued the point. Judge Farmer will take the matter under advisement for a week or ten days.

Mayor Thomas reported that Jamie Huen with the Arkansas Pollution Control and Ecology called and set up appointment for Wednesday, Feb. 20th, 9:00 A.M. to do six tests on wells in area.

Letter to Charles E. Burcham, Army Corps of Engineers, dated Jan. 23rd, regarding improvements that have been done and to be done, was read.

The new hours for the Post Office was mentioned and the route number will be changed from Rt. 2 to Rt. 3; box numbers at the post office will remain the same. The Postmaster has asked for estimate of anticipated growth for next 12 to 22 years.

Mr. Fitzsimmons mentioned that the Fire Department held special meeting on Saturday, Feb. 2nd, for election of officers, and it was voted to hold future meetings on the last Saturday of each month at 2:00 P.M.

Alderman Reitz made motion to pay current bills, seconded by Lorena Durland, carried unanimously.

Mayor Thomas reported that he and Alderman Rutter had attended the Freedom of Information lunch on Jan. 25th.

Letter from W. H. Taylor, attorney for Fuss Boillot. was read and also letter from City Attorney Maberry, re blacktopping on entrances to city streets. Copies of city checks and personal checks will be forwarded to Attorney Maberry in Florida.

There being no further business, motion was made, seconded and carried, to adjourn.

Respectfully submitted,

George Thomas
George Thomas,
Secretary pro tem for
(Clerk/Treas. Fitzsimmons
out of town)

TRT

March 4, 1985

The town Council of the incorporated town of Beaver, Ark. met at 4:30 P.M. on Monday, March 4, 1985.

Mayor Thomas called the meeting to order. The following answering roll call were: Aldermen Reitz, Durland, Baldrige, Bengé. Absent: Alderman Rutter.

Also present: Reat Younger, Jim Fitzsimmons, Walter Johnson and Russell Koester.

Clerk Fitzsimmons read the minutes of the February meeting. There were no additions or corrections and were approved as read.

First order of business: Alderman Baldrige moved that Treasurer Fitzsimmons pay all outstanding bills; motion seconded by Alderman Bengé; carried unanimously.

Mayor Thomas read the Order from the County Court of Carroll County, Judge Gaylord Farmer, granting the Petition for de-annexation of certain territory from the Town of Beaver.

It was reported that Jamie Huen of the Arkansas Department of Pollution Control and Ecology tested six Beaver wells.

Mr. Fitzsimmons reported Park improvements^{and needs}/as follows:

1. A thermostatic heater has been purchased to be used from Spring to Fall in the booth--and winter in the Pump House.
2. A great deal of the Park has been cleaned, thanks mostly to Johnsons, but a crew to rake will be needed.
3. Fitzsimmons and Johnson have completed the plumbing.
4. Six more tables are needed for the Park, in order that the six heavy tables can be brought up to the Community/Fire Station park area.
5. The bird houses are up, but one was lost in the flooding.
6. Mr. Fitzsimmons requested that a bell from an old phone is needed to install inside the Park booth, if anyone has one to donate.
7. Due to water levels, the Park must be addressed as two separate areas--Upper and Lower--especially for electrical purposes.
8. Additional gravel is badly needed throughout the Park and Attendants' trailer site.
9. There will be a Park Committee meeting tomorrow Tuesday

After lengthy discussion of Council, Alderman Reitz moved

that Council meetings be changed to first SATURDAY of each month at 2:00 P.M.

Motion seconded by Alderman Durland; carried unanimously.

There being no further business, motion was made, seconded and carried to adjourn.

Respectfully submitted,



Flora Mae Fitzsimmons
Clerk-Recorder

APPROVED:



Treasurer's report: Bank balance \$8,502.22

SPECIAL MEETING
April 4, 1985

SPECIAL MEETING of the Council of the incorporated town of Beaver, Arkansas, was called by Mayor Thomas on April 4, 1985.

Mayor Thomas called the meeting to order at 9:00 A.M. Present were Aldermen Baldrige, Rutter, Reitz and Clerk Fitzsimmons. Absent: Alderman Bengé.

Also present: John Ratliff and Jim Fitzsimmons (park board).

Park Chairman, John Ratliff, informed the council that he had reason to believe the Park fee for camping should be raised \$1.00. He stated that he had checked other Parks in the area and found our Park was much lower than the others. In view of the fact that the Park insurance was raised \$400.00, motion was made by Alderman Baldrige to raise the camping fee from \$5.00 to \$6.00. Motion seconded by Rutter; all voted in favor; carried unanimously.

It was suggested that the Park remain open after the closing (official) on November 1, 1985; and as before, the attendant will receive any and all receipts (except electric, which he will turn into the City Clerk) as reimbursement for keeping Park and restrooms clean.

Mayor Thomas read letter from the Berryville Park Committee regarding the sale of the County Fairgrounds for purpose of industrial use, and asking Beaver council for its support. The Council agreed to back the Berryville committee.

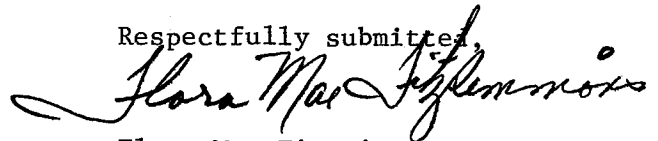
Mr. and Mrs. Fitzsimmons and Mr. and Mrs. Renfro spent Wednesday at Branson, Table Rock Corps, for schooling on a survey of Parks to be taken this summer and Fall.

Alderman Reitz will look into some means of relief for keeping leaves raked in the Park by means of equipment.

John Ratliff will look into advertising in the Flashlight for the Park.

Motion made, seconded and carried to adjourn. 9:30 A.M.

Respectfully submitted,



Flora Mae Fitzsimmons
Clerk-Recorder

APPROVED:



April 6, 1985

MINUTES OF THE TOWN COUNCIL OF INCORPORATED TOWN OF BEAVER,
ARKANSAS:

The Council met on Saturday, April 6, 1985 for the regular monthly meeting.

Mayor Thomas called the meeting to order at 2:00 P.M. The following answered roll call: Aldermen Baldrige, Reitz, Rutter and Bengé. Absent: Alderman Durland.

Also present: Jim Fitzsimmons.

FIRST order of business: Alderman Bengé moved that the Treasurer pay any and all outstanding bills. Motion seconded by Rutter, carried unanimously.

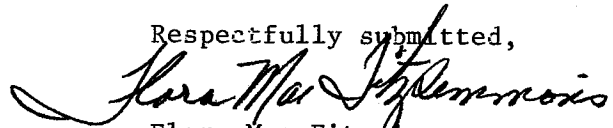
Mayor Thomas read letter from the Department of Army Corps of Engineers, Real Estate Division, approving the 1985 annual management program for the Beaver Park.

He also read letter sent to Darlene Olivio regarding progress on efforts to clean up Beaver wells. Darlene was also sent a contract to sign and return to Attorney Odom in Fayetteville.

A resolution to retain Odom, Elliott & Martin on a contingency basis of 50% after expenses was read by Mayor Thomas; this firm to represent individuals and the town in lawsuit against Sugg Oil Co. because of gasoline contamination in many wells in Beaver, and resulting devaluation of property. Discussion followed.

Alderman Baldrige moved that said resolution be adopted. Motion seconded by Alderman Bengé; all voted Aye; passed unanimously. (7-0)

There being no further business, motion made, seconded and carried to adjourn.

Respectfully submitted,

Flora Mae Fitzsimmons
Clerk-Recorder

APPROVED:



(Bank balance: \$6,242.05)

TREASURER'S REPORT

April 1, 1985

March balance	\$ 8,502.22
April expenses	2,038.18
	<hr/>
Balance	\$ 6,464.04

Due to increase in insurance expense, \$400.00 was taken from Park improvement fund, leaving a park balance of \$1,400.00.

John sybrandts turned in \$44.00 for winter electric, plus \$16.00 collected at random for electric by others.

TOTAL: \$60.00.

Lara Mae [Signature]

May 4, 1985

The town Council of the incorporated town of Beaver, Arkansas met at 2:00 P.M. on Saturday, May 4, 1985, for the regular monthly council meeting.

Mayor Thomas called the meeting to order and four aldermen & Clerk answered Roll Call: Reitz, Rutter, Durland and Benge. Clerk Fitzsimmons. Absent: Raymond Baldrige. (Quorum present).

(Others present: John Ratliff, Walter Johnson, Jim Fitzsimmons, Fuss Boillot, Billie Jo Crough.

Mayor Thomas called for a reading of Minutes of the April council meeting; there were no additions or corrections; and were approved as read.

Alderman Reitz moved that the Treasurer pay any and all current bills. Alderman Rutter seconded the motion; motion carried.

Mayor Thomas read a letter from the State of Arkansas Legislative Joint Auditing Committee in reference to their filing the #3 Year Audit Report (Years '81, '82 and '83) of the town of Beaver.

Also read was a letter from the Arkansas Municipal League regarding Act 866 dealing with the Workmens Compensation Coverage. The Mayor stated that he will file the report as pertains to Beaver.

On the same subject, a letter was read from the Arkansas Municipal League informing the Council that there will be a meeting for incorporated towns dealing with this same issue, to be held in Little Rock on May 15, 1985. Mayor Thomas stated that he will contact the League inquiring as to the possibility of acquiring a kit from the Little Rock meeting.

After much discussion as to the value of the Arkansas Municipal League, Alderman Durland moved that the town of Beaver join said League, and that the Treasurer send the fee of \$162.50. The motion was seconded by Alderman Benge; and motion carried unanimously.

A letter was read from Bobby Odom, Fayetteville attorney, regarding the progress of the lawsuit against Sugg Oil's responsibility for gasoline in some of the Beaver wells. Also, a letter from Pollution Control and Ecology regarding their meeting in Little Rock with Sugg Oil, was read.

Mayor Thomas read from the Municipal League Handbook, Sec.5-4.11 titled "Referendum Ordinance." (Ordinance 1.00).

Alderman Reitz: "I move we, the Council of Beaver, Arkansas, adopt a Referendum Ordinance as Ordinance 1.00; an Ordinance fixing the time for filing of a Referendum Petition provided for by the Amendment No. 7 of the Constitution of the State of Arkansas."

Alderman Durland seconded the motion.

Mayor Thomas: "Motion has been made and seconded that the Council of the incorporated town of Beaver, Arkansas, adopt a Referendum Ordinance as Ordinance 1.00, "An Ordinance fixing the time for filing of a referendum petition as provided by the Amendment #7 of the Constitution of the State of Arkansas. How do you vote?"

Clerk called for voice vote:

Alderman Reitz	Aye
Rutter	Aye
Durland	Aye
Benge	Aye
Clerk Fitzsimmons	Aye ✓
Mayor Thomas	Aye

Mayor: Referendum Ordinance 1.00 adopted unanimously.

Mayor Thomas read a memorandum to the Council from the Building and Zoning Committee requesting an ordinance establishing a zoning and planning commission.

A draft of such an ordinance was read to the Council, and the committee. After a section by section discussion, a preliminary report from the committee, and a question from Billie Jo Crough pertaining to the committee's time allotment of one (1) year for mobile homes prior to building.

Alderman Reitz moved for the first reading of Ordinance 1.01, "An Ordinance establishing a Zoning and Planning Commission."

Motion seconded by Alderman Durland.

Mayor Thomas called for a vote.

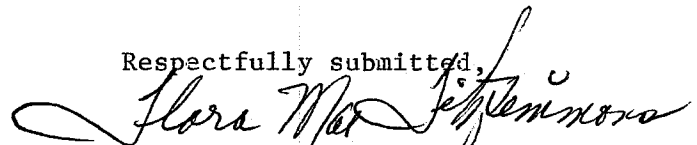
Alderman Durland	Aye
Reitz	Aye
Benge	Aye
Rutter	Aye
Clerk Fitzsimmons	Aye ✓

Motion carried unanimously.

The first reading of Ordinance 1.01, "An Ordinance Establishing a Zoning and Planning Commission," was read by Clerk Fitzsimmons, dated May 4, 1985.

With no further business, motion was made and seconded to adjourn, carried.

Respectfully submitted,


Flora Mae Fitzsimmons
Clerk-Recorder, Town of Beaver

APPROVED:



June 1, 1985

The council of the Town of Beaver, Arkansas, met on Saturday June 1, 1985 at the Community Building for the regular monthly meeting.

Mayor Thomas called the meeting to order at 2:00 P.M., and the following answered roll call:

Aldermen: Durland, Reitz, Rutter, Baldrige
Absent: Alderman Bengé.
A quorum was present.

Also present: John Ratliff, Jim Fitzsimmons, Walter Johnson, Russell Koester, Fuss and Jo Boillot, and Jane Younger.

First order of business: Alderman Durland moved that the Clerk Treasurer pay all and any outstanding bills. Reitz seconded the motion; motion carried unanimously.

Next order of business: Mayor Thomas asked Clerk Fitzsimmons to read Ordinance 1.01, "An Ordinance Establishing a Zoning and Planning Commission." This was the second reading.

Mayor Thomas stated he is still working on the Workmens Compensation coverage, and if it applies to our council, since there are no paid employees or council members.


There are no new developments re the lawsuit against Sugg Oil. Mayor Thomas expects to meet with Attorney Odom within the week.

Park Chairman John Ratliff reported that the Park is doing well and that there have been no problems.

Jim Fitzsimmons reported that work was being done on the water damaged sites; some will be finished; some are still under water.

There being no further business, motion made, seconded and carried to adjourn.

Respectfully submitted,


Flora Mae Fitzsimmons
Clerk-Recorder

APPROVED:



Bank balance as of July 1, 1985 - \$ 9,518.70

Minutes

6/6/85

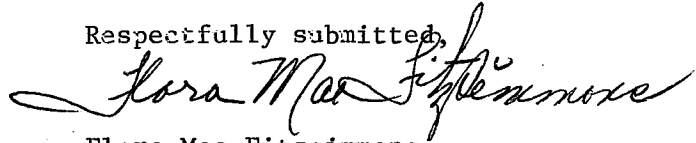
Page 2

It was suggested that a plan be drawn up for the Park Barbeque and sent to the Corps of Engineers for approval.

After Council discussion, it was suggested that the Park hire Dale Fitzsimmons to do electrical wiring on the Pavilion.

There being no further business, Motion was made by Alderman Reitz to adjourn; seconded by Alderman Rutter: Carried.

Respectfully submitted,



Flora Mae Fitzsimmons

Clerk-Recorder, Town of Beaver, AR

APPROVED:



July 6, 1985

The town Council of the Incorporated town of Beaver, Arkansas, met at 2:00 P.M. on Saturday, July 6, 1985, for the regular monthly Council meeting.

Mayor Thomas called the meeting to order, and the following Alderman and Clerk were present: Durland, Baldrige, Reitz, Rutter and Clerk Fitzsimmons. Absent: Alderman Bengé. (Quorum present).

(In attendance: Messrs. Ratliff, Fitzsimmons, Johnson and Koester.

Clerk Fitzsimmons read the minutes of the June meeting. There were no additions or corrections; minutes were approved as read.

Alderman Reitz moved that any and all bills be paid by Treasurer; seconded by Alderman Durland; Motion carried unanimously.

Mayor Thomas asked the Clerk for the third and final reading of Ordinance 1.01, "An Ordinance Establishing a Zoning and Planning Commission," as written.

Alderman Baldrige seconded the motion.

Vote call:	Alderman Durland	Aye	
	Baldrige	Aye	6 Ayes; 0 Nays
	Reitz	Aye	Alderman Bengé absent
	Rutter	Aye	
	Clerk Fitzsimmons	Aye ✓	

Motion carried.

Mayor Thomas then appointed a Zoning and Planning Commission consisting of five (5) members:

1. John Ratliff
2. James Fitzsimmons
3. Walter Johnson
4. Ed Reitz
5. Raymond Baldrige

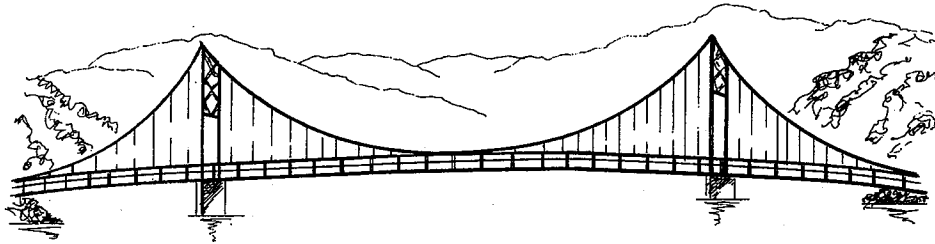
All accepted the appointments.

Mayor Thomas noted that there is nothing new on the lawsuit at this time re the water situation; and also, the Workmens Comp does not apply to the town of Beaver at this point, since we have no paid employees other than the Park people who are under contract.

Park Report: Mr. Ratliff reported that the Park is doing well and there are no problems. Mr. Fitzsimmons suggested that more tables are needed and also there is need for a Compressor. He has been using his own compressor in the Park and it would be advantageous for the Park to have one for its own use.

After discussion on the matter Alderman Baldrige moved that the Town purchase a compressor out of Park funds for Park use. Motion seconded by Alderman Rutter, carried unanimously.

MAYOR
 Thomas R. Thomas
 CLERK/RECORDER
 Flora Mae Fitzsimmons



ALDERMEN
 Raymond E. Baldrige
 Lorena Durland
 Edwin A. Reitz
 Homer B. Rutter
 C. D. Stewart

THE TOWN OF BEAVER

P.O. BOX 154
 BEAVER, ARKANSAS 72613
 501/253-7252

FINANCIAL STATEMENT

January 1, 1985 - June 31, 1985

BALANCE, JANUARY 1, 1985 \$ 9,108.86

Cash Receipts:

State Gen. turnback	\$ 749.51
Park Receipts	1,035.34
Other	<u>7,231.91</u>

Total Receipts + \$ 9,016.76 18,125.62

Expenditures - 8,606.92 \$ 9,518.70

(Balance, June 31, 1985 - \$ 9,518.70)

STREET FUND

BALANCE, JANUARY 1, 1985 428.06

State Revenue	1,121.26	
Interest	<u>7.12</u>	+ <u>1,128.38</u> 1,556.44

Expenditures - 1,213.82 \$ 342.62

(Balance, June 31, 1985 - \$342.62)

*ALL FINANCIAL RECORDS FOR THE INCORPORATED TOWN OF BEAVER, AR
 ARE PUBLIC RECORDS, AND ARE OPEN FOR PUBLIC INSPECTION BY AP-
 POINTMENT. Telephone: 253-8185.

Flora Mae Fitzsimmons,
 Clerk - Treasurer

"The Bridge to Nostalgia"

August 3, 1985

The regular monthly meeting of the Council of the incorporated town of Beaver, Arkansas, was held at 2:00 P.M., August 3, 1985.

Mayor Thomas called the meeting to order, and the following answered roll call:

Aldermen: Durland, Reitz and Rutter.

Absent: Aldermen Bengé and Baldrige.

Also present: Fuss and Jo Boillot, John Ratliff, Jim Fitzsimmons.

The Clerk read the minutes of the July meeting. There were no additions or corrections, and the minutes were approved as read.

Alderman Durland moved that the Clerk Treasurer pay any and all outstanding bills. Motion seconded by Rutter; carried unanimously.

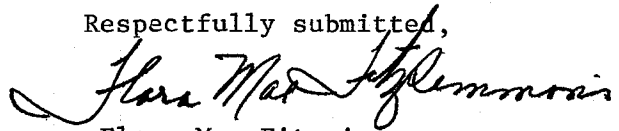
Mayor Thomas read letters regarding Workmens compensation--one from Ogden Barry and one from Mr. Huby, Director.

Park Chairman, John Ratliff, reported plans for a Barbeque and more children's equipment for the Park.


It was reported that the blacktop to street entrances and post office have been sealed for the winter.

Motion was made and seconded to adjourn.

Respectfully submitted,


Flora Mae Fitzsimmons

APPROVED:



September 7, 1985

The Council of the incorporated town of Beaver, Arkansas, met at 2:00 P.M. on Saturday, September 7, 1985, for the regular monthly meeting.

Mayor Thomas called the meeting to order, and the following answered roll call:

Aldermen: Baldrige, Rutter, Reitz, Durland and Bengé.

Clerk Fitzsimmons read the minutes of the August meeting; there were no corrections or additions, and the minutes were approved as read.

Alderman Bengé made a motion that the Clerk-Treasurer pay any and all current bills. Motion seconded by Rutter; carried unanimously.

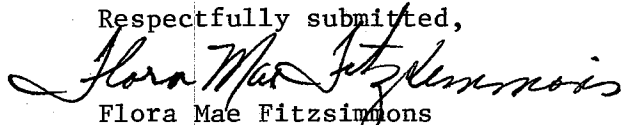
Mayor Thomas stated that he has mailed back the forms to the Arkansas State Insurance Department, telling them once again that these forms do not apply, according to information from Mr. Barry and Mr. Herby.

Agreements will be drawn up for all involved in the lawsuit against Sugg Oil re contaminated wells in Beaver to pool all monies awarded, if any, toward installation of a community well/water system.

The need for a town/park tractor has been suggested. Mayor Thomas asked Jim Fitzsimmons to look into prices of used machines.

Motion made and seconded to adjourn.

Respectfully submitted,


Flora Mae Fitzsimmons

APPROVED:



TREASURER'S REPORT (9/30/85)

Bank balance as of September 30, 1985. \$ 15,565.93

PARK:	\$ 16,544.55	Income
	7,442.91	Expenses
	<hr/>	
	9,101.64	Balance
	<hr/>	
	\$ 8,750.70	Park balance

October 5, 1985

The town council of the Town of Beaver, AR met at 2:00 P.M. on Saturday, October 5, 1985, for the regular monthly meeting.

Mayor Thomas called for the meeting to come to order, and the following answered roll call:

Alderman Reitz, Rutter and Baldrige.
Absent: Alderman Bengé, Durland
Quorum present.

Also present: Walter Johnson, Jim Fitzsimmons, John Ratliff,
Fuss and Jo Boillot.

Clerk Fitzsimmons read the minutes of the September meeting. There were no additions or corrections, and the minutes were approved as read.

Alderman Baldrige made motion that the Clerk-Treasurer pay all current bills. Motion seconded by Rutter; carried unanimously.

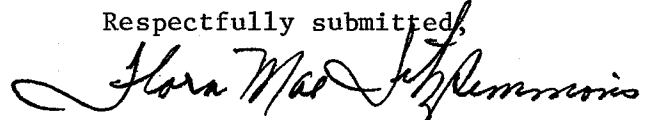
Alderman Baldrige stated that he had attended a Fire Association Meeting which was called to discuss the new Fire District.

John Ratliff, Park Chairman, stated that he had received no decision on the Park Attendant for the winter, nor for the '86 season.

Also no decision has been made on a tractor for the town. Mr. Ratliff mentioned that he had one for sale.

Motion made and seconded for adjournment.

Respectfully submitted,


Flora Mae Fitzsimmons
Clerk-Recorder

APPROVED:



(Bank balance: \$13,899.12)

November 2, 1985

The town Council of the incorporated town of Beaver, Arkansas, met at 2:00 P.M., Saturday, November 2, 1985, for the regular monthly meeting.

Mayor Thomas called the meeting to order, and the following answered roll call:

Aldermen Reitz, Rutter, Baldrige.
Absent: Aldermen Durland and Bengé.

Also present: Walter Johnson; Jim Fitzsimmons.

Clerk Fitzsimmons read the minutes of the October meeting. There were no additions or corrections, and were approved as read.

Alderman Reitz made motion for Treasurer to pay any and all bills; motion seconded by Alderman Rutter; all voted Aye; motion carried.

Mayor Thomas asked Clerk to read letters to Bruno Kirsch (AR Dept. of Health) and Phyllis Garnett, (Dept. of Pollution Control & Ecology)-- and their replies; also letters from Harriet Jansma (Community Resource Group, Inc.)

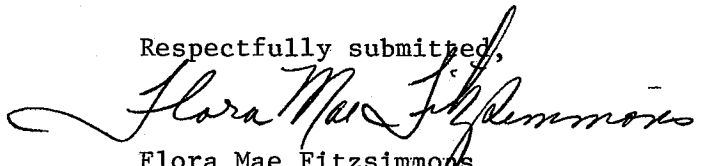
Alderman Rutter made motion that Mayor Thomas request technical assistance from the Community Resource Group for information regarding funding of a water system for the town of Beaver. Alderman Baldrige seconded the motion after further discussion. All voted Aye; motion carried unanimously.

Mayor Thomas stated that the Budget will be ready at the December Budget meeting.

He stated that the Interrogatories submitted by Kinsels' attorney re Sugg Oil lawsuit, have been answered and will be returned to our attorney today.

Motion made to adjourn, seconded, carried.

Respectfully submitted,


Flora Mae Fitzsimmons,
Clerk-Recorder

APPROVED:



December 9, 1985

The Council of the Incorporated town of Beaver, Arkansas met December 9, 1985 for the regular monthly council meeting.

Mayor Thomas called the meeting to order, and on roll call the following:

ANSWERED: Alderman Baldrige, Rutter, Bengé and Durland. Clerk Fitzsimmons. (Quorum present).

ABSENT: Alderman Reitz.

Town residents attending: Mr. and Mrs. W. Johnson
Jamie Harris
Linda Harris
John Ratliff
Jim Fitzsimmons
Jim Bouyear
Mr. and Mrs. J. Sybrandts
Mr. and Mrs. H. Sybrandt
Mr. and Mrs. Reat Younger
Mr. and Mrs. Bob Marty

Mayor Thomas called for the Clerk to read the minutes of the November meeting. There were no additions or corrections, and were approved as read.

First order of business: Alderman Bengé moved that the Clerk Treasurer pay any or all current bills. Motion seconded and carried unanimously.

Mayor Thomas informed all present that Ms. Jansma of the Community Resource Group will be at the Beaver Community building on Thursday evening, December 12, 1985, at 7:30 P.M. to answer questions in regard to funding water systems.

The Mayor stated that six (6) picnic tables have been purchased and paid for, for the Park, and that they are being held for pickup in early March at Harrison.

John Sybrandts has informed Mayor Thomas that he desires to retire, due to his health, to be effective December 31, 1985. It was with regret that the Council unanimously accepted Marshal Sybrandts' resignation.

Motion was made by Alderman Bengé to accept the resignation of John Sybrandts as Marshal, effective December 31, 1985. Alderman Baldrige seconded the motion. Motion carried unanimously.

Mayor Thomas stated that the Council would be prepared to have Marshal Sybrandts receive a Certificate of Merit at the January meeting. Walter Michalowski has been approached as a replacement for the unexpired term of Marshal.

A proposed budget for the year 1986 was received by the Council

DECEMBER, 1985

PUBLIC HEARING by INCORPORATED TOWN OF BEAVER, ARKANSAS PLANNING
COMMISSION

December 5, 1985

as per published public notice in NW Arkansas Journal 11/20/85

A public hearing was held to consider adoption of recommended Ordinance and Regulations to be adopted by the Beaver, Arkansas Zoning Commission.

(Signed attendance sheet available).

JOHN RATLIFF, Commission Chairman, chaired the meeting.

Ratliff read the Ordinance. Ordinance 1.02 entitled "A Zoning and Planning Ordinance."

Questions from the floor were answered by Mr. Ratliff and the commission.

The Commission voted as follows:

RATLIFF	AYE
FITZSIMMONS	AYE ✓
JOHNSON	AYE
REITZ	AYE
BALDRIDGE	AYE

to present the Ordinance (1.02), "A ZONING AND PLANNING ORDINANCE" to the Town Council at the next meeting on December 9, 1985.

There being no further questions, Chairman Ratliff adjourned the meeting.

In attendance: T. R. Thomas Walter Johnson Jo Boillot
John Ratliff Juanita Johnson Fuss Boillot
James Fitzsimmons Raymond Baldrige Flora Fitzsimmons
Darrell Meyer Russell Koester
Reta Marty

members. After the Council reviewed the budget, it was decided to have the public budget hearing at 1:30 P.M. before the January council meeting, same day. Notice will be placed in the paper stating that the Public Hearing on the Beaver proposed budget for 1986 will be January 4, 1986 at 1:30 P.M.

The next order of business was the presentation of Ordinance 1.02, a Zoning and Planning Ordinance, by the Chairman of the Zoning and Planning Commission, John Ratliff.

Before the reading of the Ordinance by Ratliff, Alderman Baldrige moved that the Council accept this reading as the first reading of Ordinance 1.02, A Zoning and Planning Ordinance. Motion seconded by Alderman Bengé; Baldrige, Rutter, Bengé, Durland and Clerk Fitzsimmons all voted Aye; no Nay votes, motion carried unanimously.

John Ratliff then read Ordinance 1.02, "A Zoning and Planning Ordinance" in its entirety.

Mayor Thomas asked for discussion from the Council and/or the citizens present. The Mayor then recognized Jamie Harris, who stated that she did not fully understand Section 4. The Mayor addressed the question to Mr. Ratliff. Mr. Ratliff stated that the answer was, in reality, in Section 6. Upon explanation, Ms. Harris stated that she had no further objections.

The Mayor then recognized Alderman Bengé, who had questions regarding permit fees. Ratliff stated there would be no Permit Fees--the only building fees would be fees charged by the State Inspectors. Bengé also objected to the Commission having final say. Ratliff noted that an appeal can be made to the Council at any time, by anyone.

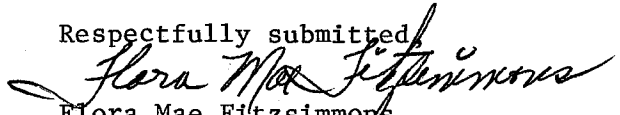
The Mayor then recognized Reta Marty, who raised an objection to Section 5 (F)--the exclusion of trailers as permanent dwellings (single wide).

After further discussion, the Council found it could not accept Ordinance 1.02 as it was presented, and returned it to the Commission for the recommended revisions.

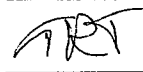
Mr. Ratliff stated that the Commission will consider changes in Section 5, the sections that was questioned.

With no further business, motion was made, seconded and carried to adjourn.

Respectfully submitted,


Flora Mae Fitzsimmons
Town Clerk-Recorder

APPROVED:



Just reading Not Approved Dec '85
was Revised & Read at Jan 86

ORDINANCE 1.02

"THE ZONING AND PLANNING COMMISSION IS AN ORDINANCE TO ESTABLISH A PLAN FOR ORDERLY GROWTH WITHIN THE CITY LIMITS OF THE TOWN OF BEAVER, BEAVER, ARKANSAS. TO REGULATE THE LOCATION, DESIGN, CONSTRUCTION, ALTERATION, INSTALLATION AND MAINTENANCE OF INDIVIDUAL DWELLINGS, BUSINESS ESTABLISHMENTS OR ADDITIONS THERETO; TO DETERMINE AND ESTABLISH GEOGRAPHICAL AREAS FOR COMMERCIAL, RESIDENTIAL AND AGRICULTURE LANDS; AUTHORIZING THE ISSUANCE OF BUILDING PERMITS; TO ESTABLISH PROCEDURES FOR COMPLIANCE OF BUILDING CODES; AND TO ESTABLISH PROCEDURES FOR COMPLIANCE OF SANITATION, HEALTH AND SAFETY CODES."

20

SECTION 1. TITLE. This Ordinance shall be known as the Zoning and Planning Ordinance.

SECTION 2. FINDINGS AND POLICY, The Commission hereby finds and determines that this Ordinance is fair and equitable to all citizens of the Town of Beaver and that the policies and procedures are not intended to cause a hardship for any citizen but is enacted to insure an orderly growth within the Community for the observance of building codes, geographical areas, sanitation, health and safety of all concerned. The Commission further determines that all building, zoning, septic and water systems will be erected or established in accordance with County, State and Federal laws and that proper authority will be required prior to approval by this Commission.

SECTION 3. DEFINITIONS.

- a. "Homeowner" means a person who owns and occupies a building as his home.
- b. "Landowner" means a person who owns land inside the City Limits of the Town of Beaver.
- c. "Zoning and Planning Commission" means a Commission duly founded by Ordinance by the Town Council of the Town of Beaver.
- d. "Builder" means any person, firm, corporation, association, municipality, or government agency, who for compensation constructs, installs, alters or repairs individual, partnership, or corporate buildings or lands for others.
- e. "Town Council" means an authoritative group of elected persons who have final authority over requests submitted to the Commission.

SECTION 4. SCOPE. No person shall construct or alter their building, home or lands in the Town of Beaver contrary to the provisions set forth in this Ordinance and applicable County, State and Federal rules and regulations.

SECTION 5. AUTHORITY TO ADOPT RULES, REGULATIONS AND PROCEDURES. The Commission will have final authority to approve or disapprove any and all requests as to location, design, construction, installation or zoning that has been properly submitted. It will be the responsibility of the "Commission" to review all requests to insure that the "Builder" or "Landowner" has met all the required rules and regulations.

a. The "Commission" will have final authority to enforce the provisions set forth in this Ordinance.

b. The "Commission" will issue building permits.

SECTION 6. ZONING AND PLANNING CODES. The construction, installation or alteration of any structure larger than ten (10) by twelve (12) feet will require the approval of at least three fifths (3/5) of the five (5) member "Commission". Complete plans must accompany each request, along with an attached permit from the County Health Department for septic service (where applicable) at the location or lot.

a. EXISTING STRUCTURES. The grandfather clause shall pertain only to existing permanent structures. In the event that property or present structures are sold or moved the protection under the grandfather clause will no longer apply.

b. LOT SIZE. The lot size will vary to meet State and County Health Department codes and will meet with septic requirements and codes.

c. BUILDING SIZE AND EXTERIOR FINISH. A minimum of twelve hundred (1200) square feet, under roof, with a minimum of seven hundred fifty (750) square feet of living space is required. The exterior will have a finished type siding installed. No insulation board or building paper will be left exposed. Exterior will be painted or stained according to the type of finish installed. No structure will be constructed taller than two (2) stories.

d. OCCUPANCY AND COMPLETION. The structure will not be occupied until water, sewer and electricity is connected and the structure is at least seventy five (75) percent complete. The structure must be completed in not more than twelve (12) months from date of issuance of permit.

e. LOT LINES AND EASEMENTS.

(1). Front easements on main roads and streets will be no closer than forty (40) feet from the center of the road or street.

(2). Side easements on lots or property will be no closer than ten (10) feet.

(3). Rear easements on lots or property will be no closer than thirty (30) feet.

f. TRAILERS, MOTOR HOMES AND MOBILE HOMES. Travel trailers, motor homes and mobile homes will not be used as permanent or vacation residence, however, they may be used as temporary living quarters while the permanent residence is under construction. Temporary quarters will not exceed a period of one (1) year. Mobile homes will be removed from the property upon completion of the permanent residence. Travel trailers and motor homes will be vacated upon completion of the permanent residence.

g. MOBILE HOME PARK. The Mobile Home Park presently located in the Town of Beaver, consisting of eleven (11) hook-ups or sites, is designated a Mobile Home Park and will be limited to the present number of hook-ups or sites.

h. ELECTRICAL AND INSIDE PLUMBING. Electrical and inside plumbing will meet present County, State and National Electrical and Plumbing Codes and will be inspected at intervals as set forth under Section Seven "Inspections".

i. EXCAVATION AND WATER SHED. Earth, rock, gravel, etc., will not be moved as to drain on other property or disturb the natural water shed.

j. CULVERT AND DITCH DRAINAGE. Culverts of not less than twelve (12) inches in diameter will be installed when the property connects to County or State roads, is a designated city or private street, except at a natural crown.

SECTION 7. INSPECTIONS.

a. During the construction of any structure, the Commission or designated representative must make progress inspections at certain key points of such construction. The Commission or his representative will check the applicant's construction within twenty-four (24) hours of the requested inspection, Monday through Friday. It is the duty of the applicant or his contractor to advise the Commission when the structure is ready for inspection on the following points:

<u>STRUCTURE</u>	<u>PLUMBING</u>	<u>ELECTRICAL</u>
(1) Trench & Foundation	(1) Rough-in of drain, waste, & vent [*]	(1) Rough-in
(2) Concrete or block walls	(2) Pipe inspection: a. Under floor	(2) Service
(3) Framing	(3) Sewerline from house to septic and laterals	(3) Final
(4) Final	(4) Final plumbing air or water test	

* A water test is required by 14.8.1 of the Arkansas State Plumbing code.

b. If the Commission or his representative is not contacted to conduct an inspection at the construction points listed previously, he will require the owner or contractor to remove or redo whatever work is required to make a proper inspection.

SECTION 8. CONSTRUCTION GUIDES.

a. All construction must meet the standards described in the current editions of the following documents:

(1) Southern Building Code - International Conference Building Officials;

(2) Arkansas State Plumbing Code - Arkansas State Health Department;

(3) National Electrical Code - National Fire Protection Association;

(4) Southern Building Code Congress - Mechanical Code.