

Bermuda Run Town Council
AGENDA MEETING MINUTES
Tuesday, November 26, 2019
9:00 a. m. – Town Hall

Council Members Present: Mayor John Guglielmi; Rick Cross, Mike Ernst, Chris Fowler, and Jerry West

Council Members Absent: None

Also Present: Lee Rollins, Town Manager; Cindy Griffith, Town Clerk; Brian Williams,
Town Attorney

1. Call to Order

Mayor John Guglielmi called the meeting to order.

2. Adoption of the Agenda

Council Member Jerry West made a motion to adopt the agenda with Council Member Chris Fowler seconding the motion. The motion was approved by a vote of four (4) in favor and none opposed.

3. Approval of the October 22, 2019 Agenda Meeting Minutes

Council Member Jerry West made a motion to approve the October 22, 2019 Agenda Meeting minutes. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.

4. Citizens Comments - None

5. Items for Consideration

A. Resolution Fixing Date of Public Hearing on Question of Annexation

Town Clerk, Cindy Griffith, has certified the sufficiency of the request for voluntary annexation from Bermuda Run Owner, LLC. The Town Council may adopt a Resolution Fixing the Date of Public Hearing on the Question of Annexation for Tuesday, January 14, 2020 at 6:00PM.

Council Member Rick Cross made a motion to adopt the resolution as presented, with Council Member Mike Ernst seconding the motion. The motion was approved by a vote of four (4) in favor and none opposed.

B. Duke Energy Lighting Agreement – West Kinderton Way & Royal Troon Lane

Due to Comet at Bermuda Run Apartments, the Town will need to provide streetlights for West Kinderton Way and Royal Troon Lane. Duke lighting proposes 30 lights. The monthly charges would be \$852.90, or \$10,234.80 annually. The current street lighting budget of \$155,000 can accommodate the agreement.

Council Member Jerry West made a motion to approve the proposal. Council Member Chris Fowler seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.

C. Kinderton Commercial – Bids for Proposed Two New Access Streets

Four (4) bids we received for the proposed new Kinderton Commercial access streets. The lowest responsible bid came in at \$1,540,000 against an engineer's estimate of \$1,200,000. Hillsdale Real Estate Group has made a commitment to pay ½ of the cost and Powell Bill monies will also be used for a portion of the remaining cost. The bid is good for 90 days.

Council Member Jerry West made a motion to approve the proposal for 50% participation based on the low bid. Council Member Chris Fowler seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.

D. Proposal to Provide Redevelopment Feasibility Assessment Services

The Development Finance Initiative has proposed feasibility assessment services to consider the adaptive reuse of the Bank OZK Building into hospitality or office uses. Prior to pursuing site control, DFI is able to provide the Town with a financial feasibility assessment that would inform the Town's next steps. The flat fee for proposed scope of services is \$8,900 and deliverable is estimated to be one month.

The Council requests that Lee Rollins approach bank OZK for full or partial funding of these services.

E. Discussion: Process to Fill a Vacancy on the Town Council

The Council has two appointment methods from which to use for filling the seat of Council Member Rick Cross once he is sworn in as Mayor at the December 10, 2019 Town Council Meeting.

1. Motion / Vote
2. Nomination / Ballot

Attorney Brian Williams recommended option #2 and confirmed that the appointment can be made at either a Council Meeting or a Council Agenda Meeting.

6. Information Items - None

7. Council/Mayor Comments

Rick Cross – Discussions about additional entrances and development were beneficial.

Mike Ernst – Portions of East Bermuda Run that are not part of an HOA having no architectural guidelines are having issues with complaints about unsightly buildings, etc. Residents want a voice.

Chris Fowler – Agrees that adding the additional access roads into Kinderton Commercial are a huge benefit/investment.

Jerry West – Reflected on his 8 years of service on the Town Council, adding that he appreciates the work of the Attorney, Town Manager, and Town Clerk. He gave the remaining Council/Mayor advice to abide by the Comprehensive Plan and to remember that they represent ALL of Bermuda Run.

John Guglielmi – Agreed with everything Jerry West said, adding that it has been his honor to serve on the Town Council.

8. Town Manager Comments –

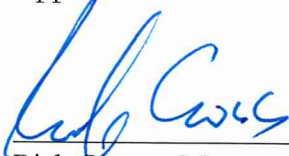
Paul Howard of the Bermuda Run Country Club was recently appointed to the TDA. However; since then he has been promoted at the Club with more responsibilities. It has been recommended that Claude Thorne fill that position.

Council Member Mike Ernst made a motion to approve Claude Thorne's appointment to the TDA. Council Member Jerry West seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.

9. Adjourn

With no further business, Council Member Mike Ernst made a motion to adjourn. The motion was seconded by Council Member Chris Fowler. The motion was approved by a vote of four (4) in favor and none opposed.

Approved:



Rick Cross – Mayor

Respectfully submitted:



Cindy Griffith – Town Clerk