



Cabot City Council Work Session
Cabot City Annex / Council Chambers
March 4, 2019
6:30 p.m.

The Cabot City Council held its monthly Work Session on Monday, March 4, 2019 in the City Annex Council Chambers. Council Members present were: Ed Long, James Reid, Kevin Davis, Damon Bivins, Matt Webber, Ronald Waymack, Doug Warner and Norma Naquin. Others present: Mayor Kincade, City Attorney Jim Taylor, and City Clerk & Treasurer Tammy Yocom.

Ed Long, Chairman of the Public Works Committee, called the meeting to order at 6:30 p.m.

Municipal Services: (Ed Long)

1. Harmful Structures Report by Joe Gunderman – Per Ed, this report was given to the Municipal Services Committee during their meeting on February 21, 2019. Joe gave an overview of the printed report in the packet. Discussion. Joe will need to work with the City Attorney's office and have a solution to review in the April Municipal Services Committee meeting and the council meeting in May, per Ed Long. No action. Mayor Kincade stated he was looking forward to some direction.
2. Building Permit Fees – Norma announced the legislation increasing permit fees since they have not been increased since 1996. Joe explained the proposal found in the packet offering a new fee structure. Discussion. Mr. Jay O'Neal (local builder) was in attendance and spoke in opposition of raising permit fees but suggested the increase be phased in if an increase was approved. Discussion on why builders are not building in Cabot, but they are in Ward and Austin. It was mentioned that having low permit fees does not draw builders to Cabot, since it was established that builders want to build elsewhere and we currently have low permit fees. Discussion. It was determined there was a bigger issue. Norma stated this topic should go back to the Municipal Services Committee in April (18th) for further review. It was determined the Mayor and Joe would have open communication (some type of meeting) with the builders in town and work out some of the day to day issues that the council does not need to be involved with. Norma asked Joe to bring another suggestion regarding fees to the April 18th MSC meeting. It was suggested the Home Builders Association be notified of any meetings builders can attend. Motion by Kevin to hold all action until after the MSC meeting on April 18th when the subject could be revisited, second by James. Motion passed with a unanimous voice vote.
3. Contract to Sell ARDOT – Mayor Kincade asked the council to be aware of this necessary sale and the details would be coming to them for the March council meeting. Travis Young announced he was checking on the warranty of the sign that needs to be moved.

Fire Award – Josh Henson was awarded the Medal of Heroism by Fire Chief, Phil Robinson.

4. Invisible Fence Proposed Legislation – This is a complex issue that needs more time and attention before the council votes on it, per Ed. Discussion. Mike Wheeler explained this was a citizen driven issue now and it was when invisible fences were banned in 2014. Mayor Kincade urged the council to allow this because of all the people in Greystone that have electric fences. He also stated, if we wanted to be an economic friendly city, we would want to allow some sort of electric fence. Motion by Kevin to hold all action until after the MSC meeting on April 18th when the subject could be revisited, second by James. Motion passed with a unanimous voice vote. Mayor Kincade advised Mike Wheeler, Animal Services Director, that until this is resolved he and his staff should educate citizens by letting them know the law, where we are at in changing it, and what we are looking at doing, but no fines.

Community Development: (Kevin Davis)

1. Uncommon Communities- Becky Williams presented a PowerPoint presentation. A copy is attached to these minutes. No action
2. Community Development Input – Amy Williams announced Energy is installing automated meters for faster service and Master Gardeners is looking at maintaining the welcome signs and also Main Street Streetscape grassy areas.
3. General Community Input –None

Budget & Personnel: (Doug Warner)

1. Budget Amendment – Mayor Kincade said he was approached by senior citizens about having a covered area to keep out of the elements when walking between buildings. They have received quotes ranging from \$16,000 to \$50,000 and would like to complete this project. Joe Gunderman stated he would like to go with a local company, Windows and More. Mayor Kincade stated they are a client of Kincade & Company. Kevin Davis asked City Attorney, Jimmy Taylor, if this was a conflict of interest and Jimmy stated it was not. Doug Warner stated he was on the Board of the Lonoke County Council on Aging and, according to their guidelines, it was not a conflict of interest for him to vote on this. Motion by Kevin to place item on this month's council meeting agenda, second by Damon. Motion passed with a unanimous voice vote.
2. Organize Military Relations Committee – There are no dates or times scheduled for this committee at this time, per Doug. Matt, James, Ron, and Norma agreed to be on this committee with Doug. No action.
3. State Legislature Representation – Discussion regarding letting Doug represent the City of Cabot at the State Legislature meetings. Mayor Kincade stated Mr. Hill and Mr. Evans (State Senators) have been doing a great job and he is in contact with them on a daily/weekly basis. City Attorney, Jimmy Taylor, stated representing Cabot at the State Legislature was part of the Executive Branch of government's job. No action.
4. Budget & Personnel Community Input – None

Police & Fire: (Damon Bivins)

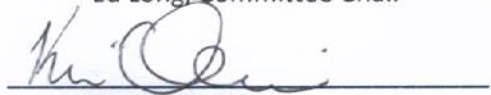
1. Police Chief, Jackie Davis, stated they are hosting a MILO training simulator for local law enforcement officers from the Arkansas Law Enforcement Training Academy. Fire Chief, Phil Robinson, stated they are working on a punch list regarding opening the new Central Fire Station.
2. Police & Fire Community Input - None

Meeting was adjourned at 8:27 by a unanimous vote.

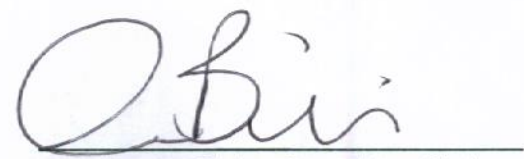
We, the undersigned Council Members and City Clerk & Treasurer for the City of Cabot, do hereby certify the foregoing to be a true and correct record of the proceedings of the Cabot City Council Work Session held Monday, March 4, 2019.

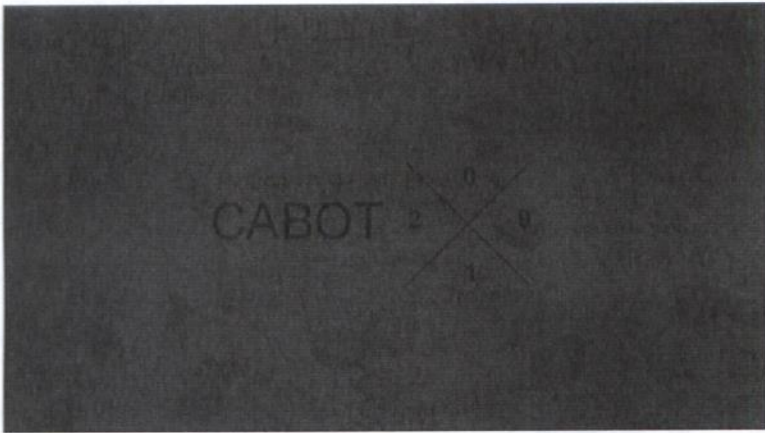

Doug Warner, Committee Chair


Ed Long, Committee Chair


Kevin Davis, Committee Chair


Tammy Yocom, City Clerk/Treasurer


Damon Bivins, Committee Chair



2

Community Development
Proceeds Economic
Development

3

IN ONE WORD, WHAT DO YOU FEEL
DEFINES CABOT?

4

WHAT IS CABOT?
SURVEY RESULTS



schools



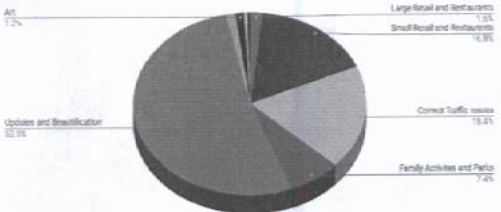
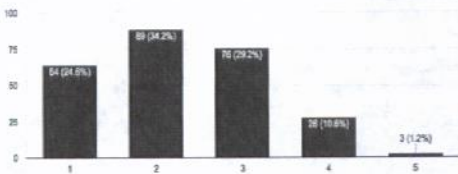
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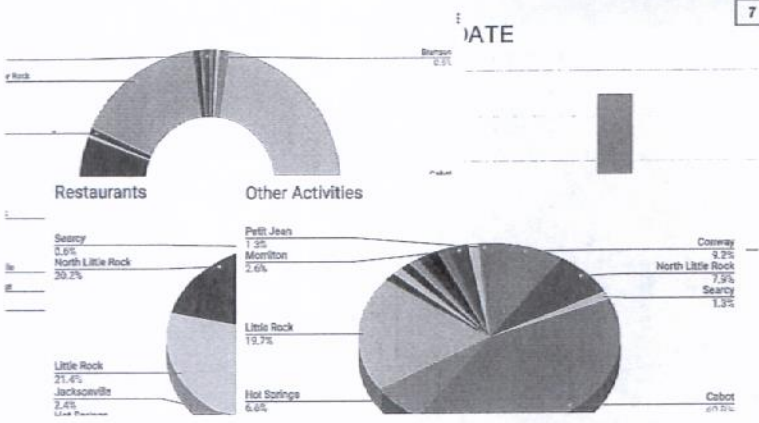
WHAT WOULD YOU ADD TO IMPROVE OR
CHANGE DOWNTOWN CABOT?

6

On a scale of 1-5 (one being worst 5 being best) how do you rate the attractiveness (beauty) of Downtown Cabot. For this survey, we are defining Downtown Cabot as the area around and including City Hall, the Cabot Mini Mall, and the City Annex.

260 responses





THANK YOU!
PLEASE CONTINUE
TO COMPLETE
SURVEYS!

CHANGING ECONOMY



Future Museum?

TO BE ATTRACTIVE
WE NEED PLACES

In the new economy, the workforce is looking for places to live, not places to work. These Gen Y and Gen Zers first look for a place to live that they can "experience". Then, they create jobs where they live. To be competitive in this modern economy, rural cities and towns must Grow Their Own places, and embrace these new citizens with support and a welcoming culture.

TWO MODELS OF
ECONOMIC DEVELOPMENT

Source: Federal Reserve Bank of Kansas City

| Traditional Model | Grow Your Own Model |
|---|---|
| Bringing in Outside Corporate Offices and Plants | Building on Local Strengths, Small Business, and Entrepreneurs |
| Create a Few Big Wins by Bringing in Companies to the Community that Provide Many Jobs | Create Many Small Wins that Achieve Big Job and Community Results Over Time |
| Resource Focus on Marketing and Recruiting | Resource Focus on Supporting Entrepreneurs, Innovation, and Access to Markets |
| Policy Focus on Tax Incentives, Affordable Land, Discounted Financing, Retention of Major Companies | Policy Focus on Developing Support Resources, Creating a Competitive Environment, Creating Capital and Credit Pools |
| STRENGTH: Attracting One Major Company and Create Many Jobs at Once | STRENGTH: Building Local Businesses Creates a Stronger Community and Long-Term Stability |

LOOK FOR THE GOOD

LOOK FOR POSITIVE
EXPERIENCES IN CABOT,
THEN SHARE IT!

We've all heard that when you look for the negative, you'll find it. The reverse is also true, when you look for the positive, you'll find it. We need to make a decision that we are going to push the "pause" button on the deflated morale image we're projecting, and search out the good in our community.



THIS REQUIRES A
MINDSET SHIFT

We need to change the culture of Cabot to be an entrepreneurial eco-system.

ROADMAP

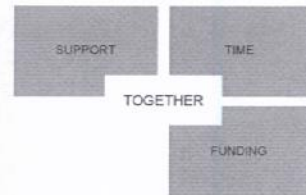
Change Our Mindset #1
 Refocus on Small Businesses and Entrepreneurs.

Share the Positive #2
 Activity look for the good in our community and share it with others.

Work to Change Perception #3
 Work towards the long term goal of projecting a positive image of Cabot as a place to live, work, and play.

WHAT WE NEED (NOW AND LATER)

NOW: Your Name
 We have to show cohesion to be taken seriously.



NOW: Your Time
 Attend City Council, A&P, and City Planning Meetings.

LATER: Your Money
 (or someone else's) ;)
 Eventually, we'll need funding to accomplish our bigger goals

WHICH PHASE IS CABOT IN?

Source: Center for Innovation & Entrepreneurial Leadership

Actualization Phase

Community is highly developed and encourages learning & innovation while respecting its history and culture. Community values associates with others and regularly monitors itself, continuing to enhance capacity.
 Action: Community undertakes regular reviews and reflection activities to maintain or enhance stage/phase.

Vision Phase

Community recognizes the importance of vision and long-term planning, is able to move in this direction.
 Action: Community can engage in planning, meaningful consultation of its members, seeking towards the development of strategic thinking & planning, and, ultimately, identifying community-wide values, distinct community characteristics and a vision.



Pre-Community or Chaos Phase

Community is undeveloped. Limited sharing of resources or recognition of value of a community.
 Action: Community can help through the identification of and action of influential and respected leaders (elected or un-elected).

Emergence Phase

Community exists but has significant problems, making anything but survival & fulfilling short-term needs impossible.
 Action: Community can advance by focusing on small, non-political, short building projects to build economic relationships & skills.

"IF YOU PLAN CITIES FOR CARS AND TRAFFIC, YOU'LL GET CARS AND TRAFFIC. IF YOU PLAN FOR PEOPLE AND PLACES, YOU GET PEOPLE AND PLACES."

