

CITY OF FAIRFIELD BAY, ARKANSAS
City Council Minutes
December 08, 2025

The regular monthly meeting of the Fairfield Bay City Council was called to order by Mayor Seth Connell.

ROLL CALL:

Bella Comas, Roger Hooper, Sandra Crowder, Richard Matthews, Ruth Krotz.
Patti Leitner was absent.
Counsel was also present.

Approval of agenda

Councilmember Comas made a motion to amend the agenda to add: a Special Use Permit, a Resolution Closing the Special events account, and a report from Rosco P Coal Train (Humane Society) financials; AND to approve the Agenda as amended.

Councilmember Hooper seconded the motion.

Discussion: none

With a voice vote of five ayes and none opposed, Motion carried: Amended Agenda approved.

Rules for Public comment were read.

Mayor Connell presented his report.

APPROVAL OF MINUTES

Councilmember Hooper made a motion to approve the minutes November 10, 2025, regular meeting.

Councilmember Krotz seconded the motion.

Discussion: None

With a voice vote of five ayes and none opposed, motion carried.

Councilmember Hooper made a motion to approve the minutes of the first November 24, 2025, Special meeting of the City Council (to approve the 2026 Budget) (2 pm meeting).

Councilmember Crowder seconded the motion.

Discussion: None

With a voice vote of five ayes and none opposed, motion carried.

Councilmember Hooper made a motion to approve the minutes of the second November 24, 2025, Special meeting of the City Council (to approve the 2026 Budget (as subsequently amended)) (6 pm meeting).

Councilmember Crowder seconded the motion.

Discussion: None

With a voice vote of five ayes and none opposed, motion carried.

APPROVE FINANCIALS

Councilmember Krotz made a motion to approve the Financials as reported.

Councilmember Crowder seconded the motion.

Discussion: none

With a voice vote of five ayes and none opposed, motion carried.

Chamber of Commerce gave their report for the month of November.

Departments presented their reports.

Dallas Clark gave the Planning Commission report, as well as a separate report from the Board of Zoning Adjustment (concerning a request for a variance), and asked the Council to review a Special Use Permit for a certain set of signs for the main entrance on Dave Creek Parkway, including repairs and replacement that will be done before the sign work is completed (included on the Amended Agenda). After Planning Commission recommended "denial" of the application on the belief that some language in the City's Sign Ordinance would allow the Building Official just to permit it, without Planning Commission having to issue a special use permit (i.e., a permit without further review and without an end date). On inquiry, the Building Official indicated that the Applicant (with approval of Building and Code Enforcement) wanted the Council to approve a Special Use Permit (as set forth in the application, included on the Amended Agenda) in an excess of caution.

Councilmember Krotz made that motion. In the excess of caution the Council would like to set aside the recommendation of the Planning Commission, and the Council approves this application for Special Use Permit.

Councilmember Comas seconded the motion.

Discussion: Councilmember Matthews asked for Counsel opinion, asking if it was City property. The particular property at issue is believed to be Community Club property, which has had an "[entrance to] Fairfield Bay" sign since before the City's creation as a municipality. Matthews asked if they would put advertising on the electronic sign, Counsel said that City might be able to condition its Special Use Permit on having or not having advertising, but that the City could not control the content of advertising if advertising were allowed. The Special Use Permit (unlike a Building Official/Code "permit") would be subject to future review by the Planning Commission and the City Council.

Public Comment: A resident asked why they couldn't just use a portable sign.

Councilmember Matthews made a motion to table consideration of the motion for a limited time, until Counsel could check the code while the City Council meeting continued.

Councilmember Krotz seconded the motion.

Roll Call (to table motion to allow for research into Municipal Code): Roger Hooper YES.

Sandra Crowder YES, Ruth Krotz YES, Richard Matthews YES, Bella Comas YES.

Counsel took a brief break and left the room to consult the Sign Ordinance in the Municipal Code. Meeting resumed and Counsel subsequently reported back to the Council the results of the research (below).

Appointment of Mitch Mitchell to Planning for Ward 1

Councilmember Hooper made a motion to appoint Mitch Mitchell to the Planning Commission for a vacancy in the Ward 1 position.

Councilmember Comas seconded the motion.

Discussion: none

Roll Call: Sandra Crowder YES, Ruth Krotz YES, Richard Matthews YES, Bella Comas YES, Roger Hooper YES.

Advertising and Promotion gave the report for A&P

Conference Center gave a report.

A break was taken

After Break: Resume the discussion of the APPLICATION FOR SPECIAL USE PERMIT concerning Fairfield Bay signs at the front entrance.

Counsel stated that the City Council had a similar discussion earlier this year with the kiosk to be put in the Conference Center; ultimately the request to install a kiosk at the Conference Center was voluntarily (and graciously) removed from the request, and a Conference Center kiosk is not part of that grant application, primarily because there is a consensus in the City that the City most likely cannot regulate the content of advertising if allowed in a "kiosk."

Counsel read from the Municipal Code book, which essentially indicates that the City cannot regulate content (of advertising and the like) (its "all or none" – all allowed or none allowed; cannot be "some allowed if the City likes it").

Discussion: A member of the audience brought up a page from an earlier state law that spoke about signs and distance from STATE roads. Another member brought up several issues, including lighting and size of the sign.

Councilmember Krotz made a motion to APPROVE the APPLICATION for a Special Use Permit, setting aside the recommendation of the Planning Commission.

Councilmember Comas seconded the motion

Discussion: none further

Roll Call (to approve Special Use Permit for signs at entrance to City, Dave Creek at Highway 16): Roger Hooper YES. Sandra Crowder YES, Ruth Krotz YES, Richard Matthews YES, Bella Comas YES.

New Business:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD BAY, ARKANSAS, ADOPTING POLICY GUIDANCE ON THE USE OF ARTIFICIAL INTELLIGENCE IN THE PROVISION OF CITY SERVICES; AND FOR OTHER PURPOSES.

Counsel read the Resolution.

Councilmember Comas made a motion to approve the Resolution.

Councilmember Crowder seconded the motion.

Discussion: Richard asked if this was ours or had we got this from other sources. Counsel indicated that he based it on the new State law, the State's and Governor's websites, other appropriate resources, as well as some of his own unique insights (and gave an example).

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

This will be Resolution 2025-44.

A RESOLUTION OF THE CITY COUNCIL OF FAIRFIELD BAY, ARKANSAS, AUTHORIZING FIRE DEPARTMENT TO RE-NEGOTIATE MUTUAL AID

AGREEMENT WITH GREERS FERRY, CLEBURNE COUNTY, ARKANSAS; AND FOR OTHER PURPOSES

Counsel read the Resolution

Councilmember Comas made a motion to adopt the Resolution

Councilmember Crowder seconded the motion.

Discussion:

Roll Call: Richard Matthews YES Ruth Krotz YES, Sandra Crowder YES, Roger Hooper YES, Bella Comas YES.

This will be Resolution 2025-45

AN ORDINANCE OF THE CITY OF FAIRFIELD BAY, ARKANSAS, TO AMEND THE MUNICIPAL CODE; AMENDING TITLE 14 OF THE MUNICIPAL CODE-ZONING; AMENDING SECTION 14-04.04.20-ACCESSORY USE; SETTING APPLICATION FEE FOR ACCESSORY DWELLING UNITS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

Counsel read the Ordinance

Councilmember Comas made a motion to adopt the Ordinance and move to second read, title only.

Councilmember Krotz seconded the motion.

Discussion: Councilmember Matthews asked if this is required by a new State law and we are just updating the Municipal code.

Counsel responded that is correct and answered several questions from the Council about the size of the lot and set back lines.

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Counsel Read the Ordinance second read, title only.

Councilmember Comas made a motion to adopt the Ordinance and move to third read, title only.

Councilmember Crowder seconded the motion.

Discussion:

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Counsel read the Ordinance third read, title only.

Councilmember Comas made a motion to adopt the Ordinance and move to reading of the emergency clause

Councilmember Crowder seconded the motion.

Discussion:

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Counsel read the emergency clause.

Councilmember Comas made a motion to adopt the emergency clause

Councilmember Crowder seconded the motion.

Discussion:

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Ordinance 2025-24

AN ORDINANCE OF THE CITY OF FAIRFIELD BAY, ARKANSAS, CONCERNING CITY ATTORNEY; AND FOR OTHER PURPOSES

[Counsel left the meeting for the consideration of this Ordinance.]

Mayor Connell read the Ordinance

Councilmember Krotz made a motion to adopt the Ordinance and move to second read, title only.

Councilmember Comas seconded the motion.

Discussion: None

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Mayor read the Ordinance second read, title only.

Councilmember Krotz made a motion to adopt the Ordinance and move to third read, title only.

Councilmember Comas seconded the motion.

Discussion:

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Mayor Connell read the Ordinance third read, title only.

Councilmember Krotz made a motion to adopt the Ordinance and move to reading of the emergency clause

Councilmember Comas seconded the motion.

Discussion:

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Mayor Connell read the emergency clause.

Councilmember Krotz made a motion to adopt the Emergency Clause.

Councilmember Comas seconded the motion.

Discussion:

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Ordinance 2025-25

AN ORDINANCE OF THE CITY OF FAIRFIELD BAY, ARKANSAS, PROTECTING THE LYNN CREEK CROSSING AREA ON WEST CLIFF DRIVE, CITY OF FAIRFIELD BAY, VAN BUREN COUNTY, ARKANSAS, FROM ALL -TERRAIN VEHICLES, AND ALL OTHER MOTORIZED VEHICLES; ESTABLISHING A PENALTY FOR VIOLATIONS; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.

Counsel read the Ordinance.

Councilmember Krotz made a motion to approve the Ordinance (first read).

Councilmember Crowder seconded the motion.

Discussion: Bella asked for more clarification on the position of the signs.

Roll Call: Roger Hooper YES, Ruth Krotz YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES.

AN ORDINANCE APPROVING THE CLOSING OF OLD ACCOUNT AT EAGLE BANK FOR THE CITY OF FAIRFIELD BAY SPECIAL EVENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

Counsel read the Ordinance.

Councilmember Comas made a motion to adopt the Ordinance and move to second read, title only.

Councilmember Krotz seconded the motion.

Discussion: None

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Counsel read the Ordinance second read, title only.

Councilmember Comas made a motion to adopt the Ordinance and move to third read, title only.

Councilmember Crowder seconded the motion.

Discussion:

Roll Call: Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES, Roger Hooper YES,

Mayor Connell read the Ordinance third read, title only.

Councilmember Comas made a motion to adopt the Ordinance and move to reading of the emergency clause

Councilmember Crowder seconded the motion.

Discussion:

Roll Call: Ruth Krotz YES Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, , Sandra Crowder YES

Counsel read the emergency clause.

Councilmember Krotz made a motion to adopt the Emergency Clause.

Councilmember Crowder seconded the motion.

Discussion:

Roll Call: Roger Hooper YES, Sandra Crowder YES, Richard Matthews YES, Bella Comas YES, Ruth Krotz YES, Sandra Crowder YES

Ordinance 2025-26


Public Comment.

Councilmember Matthews made a motion to adjourn; Councilmember Comas seconded the motion. No Discussion requested.

With a voice vote of five ayes and none opposed, Adjourned

APPROVED DATE 1/12/2026

APPROVED 
Mayor Seth Connell

ATTEST 
Recorder/ Treasurer
Rose M Ostronic Owen