

GENTRY CITY COUNCIL AGENDA

MONDAY, SEPTEMBER 13, 2021

Meeting Called to Order
Invocation
Roll Call
Review of Minutes: August 2, 2021 Regular Council Meeting

COMMUNITY COMMENTS

1. Public Comment (Item(s) Not on Presented Agenda)
2. Main Street Gentry Chamber of Commerce – Janie Parks
3. Gentry Public Schools – Terrie Metz

UNFINISHED BUSINESS

1. Park Master Plan Update
 - a. Splashpad
 1. Rules Signage
 - b. Sports Complex
2. Water Storage Facility Update
3. 119 N. Nelson Ave. Cleanup Update
4. 117 N. Smith Ave. Cleanup Update
5. Hwy 59/12 Intersection Improvements Update
6. Campgrounds/RV Parks Ordinance

NEW BUSINESS

1. Rezone Ordinance (Switzer)
2. Rezone Ordinance (Stewart)
3. Public Works Truck Purchase Resolution
4. Pioneer Woods Subdivision, Phase 3 Final Plat Acceptance Ordinance
- 5.

Any items that may arise after the publication of this Agenda must be voted on, to be heard, by the majority of the City Council.

ANNOUNCEMENTS

- Planning Commission Meeting, September 16, 2021 @ 7pm
- Citywide Fall Cleanup Event, October 23-24, 8am-4pm

	<u>2019</u>	<u>2020</u>	<u>2021</u>
City Sales & Use	\$119,991.96	\$129,921.90	\$142,155.62
County Tax	\$75,581.30	\$80,653.01	\$98,367.85

**CITY OF GENTRY
REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 2, 2021**

The City Council of the City of Gentry, Arkansas, met in person and virtually, at the Council Chambers and, at various other locations, at 6:35 p.m. on August 2, 2021. Mayor Kevin Johnston called the meeting to order. City Attorney Joel Kurtz gave the invocation.

COUNCIL MEMBERS ANSWERING ROLL CALL:

Janice Arnold	Michael Crawford	Dan Erskin	
Kristi Reams	Cindy Philpott	Jimmy Thorburn	Jason Williams

COUNCIL MEMBERS ABSENT: Jason Barrett

Others in attendance: Mayor Kevin Johnston, City Attorney Joel Kurtz, City Clerk Jenny Trout, Chris Bakunas (virtually), Randy Moll (virtually), Police Chief Clay Stewart, Fire Chief Vester Cripps

REVIEW OF MINUTES: July 12, 2021- Regular Virtual Council Meeting

Motion: Philpott- to accept the minutes as presented

Second: Crawford

Roll Call: Arnold-yes	Crawford-yes	Erskin-pass	Reams-yes
Philpott-yes	Thorburn-yes	Williams-yes	

Motion passed.

COMMUNITY COMMENTS

1. **Public Comment (Items Not on Presented Agenda)** No new comments
2. **Main Street Gentry Chamber of Commerce – Janie Parks** presented the August Chamber report which included: Downtown Gentry Revitalization Plan Town Hall Meeting held on July 20, 2021. This matter will continue to progress in stages. For example, 1) Survey; 2) Stake-holders meetings (smaller groups of people with particular interests) and; 3) Town Hall (final suggestions).

The Splash Pad ribbon cutting date is still unclear.

Glow Ride is set for September 11th at dusk.

Pickin' Time on 59- September 23rd- 25th.

Gentry Cruise Night- September 25th.

Christmas Parade- December 11th at 6:30.

Ribbon Cuttings for Krein Development and Razorback Pizza are set for August 19th at 10:00 and 10:30, respectively.

And, the Chamber added four (4) new business members in the month of July.

3. **Gentry Public Schools** – None.

UNFINISHED BUSINESS

1) Park Master Plan Update:

- a) Splashpad: Chris Bakunas stated there has been some delay with sod installation due to COVID and, pressure issues- which are being checked and could possibly require a booster pump
- b) Sports Complex: Progress continues. Justin Spafford was unable to attend this meeting, so Mayor Johnston and Chris Bakunas filled in. Suggestions had been provided by Justin prior to the meeting, and those documents were presented to council members for review and consideration.

i. Pledged Donation (Internal/Bridge Loan): after consideration:

Motion: Crawford- to loan ourselves the money and, pay our selves back, through the donations

Second: Philpott

Motion Amended: Crawford- to amend motion to include “up to a limit of \$200,000.00”

Second: Philpott

Roll Call: Crawford-yes Erskin-yes Reams-yes Philpott-yes
 Thorburn-yes Williams-yes Arnold-yes

Motion passed.

ii. Additional Improvement Items: Suggestions that the Bleacher and Shade System, along with Score Boards, Aggregate Pathways, and Backstop Netting, might be among the first areas covered, were discussed

Motion: Crawford- to move forward with these suggested areas

Second: Thorburn

Roll Call: Crawford-yes Erskin-yes Reams-yes Philpott-yes
 Thorburn-yes Williams-yes Arnold-yes

Motion passed.

- 2) Water Storage Facility Update: Mayor Johnston stated progress continues and the raising of the tank has been moved up from August 20th, to August 12th & 13th.
- 3) 117 N. Smith Ave. Cleanup Update: The property has been demolished and the property owner is currently seeking an asbestos certificate in order to remove the remaining debris. Mayor Johnston will continue to update council.
- 4) 119 N. Nelson Ave. Cleanup Update: Mayor Johnston stated everything is scheduled to begin and he hopes to have a completed update for council next month.

Motion: Williams- to pass on three readings with a single vote

Second: Philpott

Roll Call: Williams- yes Arnold-yes Crawford-yes Erskin-yes
Reams-yes Philpott-yes Thorburn-yes

Motion passed.

- 3) **Purchasing Amendment Ordinance:** An Ordinance Amending Chapter 3.04 of the City of Gentry Municipal Code Regarding Purchases, Sales, and for Other Purposes, was presented for review and consideration. City Attorney Joel Kurtz briefed council members on the reasons for the amendment.

Motion: Crawford- to suspend the rules and read by heading only

Second: Williams

Roll Call: Williams- yes Arnold-yes Crawford-yes Erskin-yes
Reams-yes Philpott-yes Thorburn-yes

Motion passed. City Attorney Joel Kurtz read by heading only.

Motion: Crawford- to pass on three readings with a single vote, with one change stated in Section 3.04.02; changing “his” to “the Mayor’s” within the body of explanation

Second: Arnold

Roll Call: Williams- yes Arnold-yes Crawford-yes Erskin-yes
Reams-yes Philpott-yes Thorburn-yes

Motion passed.

- 4) **Position of Mayor Amendment Ordinance:** An Ordinance Amending the City of Gentry Municipal Code Regarding the Office of the Mayor, and for Other Purposes, was presented for consideration.

Motion: Arnold- to suspend the rules and read by heading only

Second: Erskin

Roll Call: Williams- yes Arnold-yes Crawford-yes Erskin-yes
Reams-yes Philpott-yes Thorburn-yes

Motion passed. City Attorney Joel Kurtz read by heading only. After discussion:

Motion: Arnold- to pass on three readings with a single vote

Second: Thorburn

Roll Call: Williams- yes Arnold-yes Crawford-yes Erskin-yes
Reams-yes Philpott-yes Thorburn-yes

Motion passed.

- 5) **COVID Vaccination Incentive Resolution:** A Resolution Regarding City Efforts to Respond to the Ongoing COVID-19 Pandemic, was presented for review and consideration.

Motion: Arnold- to pass the resolution as presented

Second: Williams

Roll Call: Williams- yes Arnold-yes Crawford-yes Erskin-yes
 Reams-yes Philpott-yes Thorburn-yes

Motion passed.

- 6) **Catastrophic Leave Bank Amendment Ordinance:** An Ordinance Amending the City of Gentry Catastrophic Leave Bank Policy, was presented for review and consideration.

Motion: Erskin- to suspend the rules and read by heading only

Second: Crawford

Roll Call: Williams- yes Arnold-yes Crawford-yes Erskin-yes
 Reams-yes Philpott-yes Thorburn-yes

Motion passed. City Attorney Joel Kurtz read by heading only. After discussion:

Motion: Thorburn- to pass on three readings with a single vote

Second: Crawford

Roll Call: Williams- yes Arnold-yes Crawford-yes Erskin-yes
 Reams-yes Philpott-yes Thorburn-yes

Motion passed. Consideration for emergency was given.

Motion: Williams- to pass on emergency clause

Second: Thorburn

Roll Call: Williams- yes Arnold-yes Crawford-yes Erskin-yes
 Reams-yes Philpott-yes Thorburn-yes

Motion passed.

ANNOUNCEMENTS AND COMMENTS

***Planning Commission Meeting, August 19, 2021 @ 7:00p.m.:**

***City Sales and Use & County Tax numbers for 2019-2021 were listed**

There being no other new business Mayor Johnston entertained a motion to adjourn.

Motion: Crawford

Second: Thorburn

All in favor. None opposed.

Motion passed. Meeting adjourned.

**CITY CLERK:
JENNY TROUT**

**MAYOR: KEVIN JOHNSTON
CITY OF GENTRY**

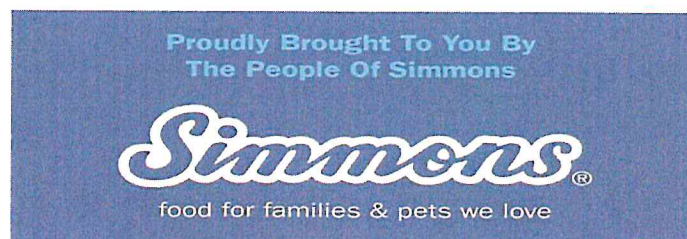


HOURS OF OPERATION: 9AM-8PM

FOR THE SAFETY OF ALL USERS, PLEASE OBSERVE THE FOLLOWING RULES

- THIS IS AN UNSUPERVISED AREA, USE AT YOUR OWN RISK
- NO RUNNING OR CLIMBING ON WATER FEATURES
- NO FOOD OR DRINKS ALLOWED ON SPLASHPAD
- EVACUATE SPLASHPAD DURING STORMY WEATHER
- IT IS RECOMMENDED THAT CHILDREN 12 AND UNDER BE SUPERVISED
- FOOTWEAR IS STRONGLY RECOMMENDED; SURFACES CAN BE SLIPPERY WHEN WET
- PEDESTRIANS ONLY: NO PETS, SKATEBOARDS, BICYCLES, ROLLER SKATES, ETC. ALLOWED
- CHILDREN REQUIRING DIAPERS MUST WEAR SWIM DIAPERS
- NO GLASS CONTAINERS OR TRASH OF ANY KIND
- IN CASE OF EMERGENCY CALL 911, NON-EMERGENCY CALL 479-736-2733

PLEASE KEEP YOUR SPLASHPAD CLEAN AND USEABLE FOR ALL.



21017 Gentry Sports Complex Phase #1 - Gantt Project Report

Plans: Construction Schedule Selected Start Date: Monday September 13 2021
 Roles: All Roles Selected End Date: Saturday October 09 2021

Locations: Multiple Locations Selected (Including Location-less tickets)

Task Description	Days	Crew Size	Planned Start	Planned Finish	Actual Start	Actual Finish	Project Role	Sep 2021			Oct 2021	
								Week Of Mon Sep 13	Week Of Mon Sep 20	Week Of Mon Sep 27	Week Of Mon Oct 04	
Construction Schedule	233		2021-03-01	2021-10-19								
outfield Sod	2	2	2021-09-10	2021-09-13			Landscaping & Irrigation					
Set Post	2	2	2021-09-13	2021-09-14			Fences & Gates					
Infield Mix	3	2	2021-09-13	2021-09-15			Landscaping & Irrigation					
outfield Sod	2	2	2021-09-13	2021-09-14			Landscaping & Irrigation					
Segmental Retaining Wall Installation	5	3	2021-09-14	2021-09-20			Landscaping & Irrigation					
top rail	2	2	2021-09-14	2021-09-15			Fences & Gates					
sod finish	2	2	2021-09-14	2021-09-15			Landscaping & Irrigation					
top soil	2	2	2021-09-14	2021-09-15			Earthwork					
sod finish	2	2	2021-09-16	2021-09-17			Landscaping & Irrigation					
Dugout system	5	2	2021-09-20	2021-09-24			DUGOUTS					
Back stop netting	5	2	2021-09-20	2021-09-24			DUGOUTS					
Backstop nets	1	2	2021-09-20	2021-09-20			BACKSTOP NETTING					
Stretch fencing	2	2	2021-09-20	2021-09-21			Fences & Gates					
Back stop netting	5	2	2021-09-20	2021-09-24			DUGOUTS					
Dugout slabs/walls	5	2	2021-09-20	2021-09-24			Concrete					
Back stop netting	5	2	2021-09-20	2021-09-24			DUGOUTS					
Back stop netting	5	2	2021-09-20	2021-09-24			DUGOUTS					

Task Description	Days	Crew Size	Planned Start	Planned Finish	Actual Start	Actual Finish	Project Role	Sep 2021		Oct 2021	
								Week Of Mon Sep 13	Week Of Mon Sep 20	Week Of Mon Sep 27	Week Of Mon Oct 04
heavy duty concrete	10	2	2021-09-20	2021-10-01			Concrete				
bollards	5	2	2021-09-20	2021-09-24			Steel				
set light poles	2	2	2021-09-20	2021-09-21			GC - Flintco				
final grade	2	2	2021-09-20	2021-09-21			Landscaping & Irrigation				
seed	1	2	2021-09-22	2021-09-22			Landscaping & Irrigation				
Dugout system	5	2	2021-09-27	2021-10-01			DUGOUTS				
Dugout system	5	2	2021-09-27	2021-10-01			DUGOUTS				
Dugout system	5	2	2021-09-27	2021-10-01			DUGOUTS				
entry sign	5	2	2021-09-27	2021-10-01			Concrete				
base	5	2	2021-09-27	2021-10-01			Asphalt Paving				
base batting cage	1	2	2021-09-27	2021-09-27			Asphalt Paving				
concrete apron	5	2	2021-09-27	2021-10-01			Concrete				
Landscaping	5	2	2021-09-28	2021-10-04			Landscaping & Irrigation				
top rail	2	2	2021-10-04	2021-10-05			Fences & Gates				
asphalt	5	2	2021-10-04	2021-10-08			Asphalt Paving				
pressure wash	2	2	2021-10-05	2021-10-06			GC - Flintco				
Stretch fencing	2	2	2021-10-06	2021-10-07			Fences & Gates				
top rail	2	2	2021-10-06	2021-10-07			Fences & Gates				
Stretch fencing	2	2	2021-10-07	2021-10-08			Fences & Gates				
signage striping	3	2	2021-10-07	2021-10-11			Paint				

Generated on: September 13, 2021 08:36:21 AM EDT

Italic: indicates a constraint.





Flintco LLC (40-000)
184 East Fantinel Blvd
Springdale, Arkansas 72762

Printed on Monday September 13, 2021 at 007:59 am CDT

Job # 21017 - Gentry Sports Complex
10721 Browning Rd.
Gentry Arkansas, 72734

City of Gentry Sports Complex Phase #1 Prime Contract
COR LOG

#	Revision	Title	Status	Date Initiated	Change Reason	PCCO	Change Event Type	Schedule Impact	Amount
001	0	Fence Material Price Increase	Approved	05.18.21	Material Price Increase		Contractor Contingency	0	(\$7,738.00)
002	0	Entry Storm Drain Modifications	Approved	05.21.21	Unforeseen Conditions		Contractor Contingency		(\$9,040.00)
003	0	Rock Excavation	Approved	5.22.21	Unforeseen Conditions		Contractor Contingency		(\$8,250.00)
004	0	Gravel Base Foundation in Lieu of Concrete	Approved	06.18.21	Contractor Value Add		Contractor Contingency		\$4,479.00
005	0	Owner Furnishes Temporary Soccer Goals	Approved	06.25.21	Owner Provided Add		Contractor Contingency		\$15,379.00
006	0	Bollard Steel in lieu of SS Savings	Approved	4.5.21	Contractor Value Add		Contractor Contingency		\$5,170.00
007	0	Drinking Fountain Reduction QTY	Approved	7.26.21	Contractor Value Add		Contractor Contingency		\$15,800.00
008	0	Drinking Fountain Drain Modifications	Approved	07.30.21	Contractor Value Add		Contractor Contingency		\$9,500.00
009	0	Septic Coverage	Approved	07.31.21	Design Requirements		Contractor Contingency		(\$6,450.00)
010	0	Backstop / Netting EAST / Pavilion Shade	Approved	6.15.21	Owner Request		Change Order #001	20	(\$128,400.00)
011	0	Pavillion Shade - East	Approved	6.15.22	Owner Request		Change Order #001	10	(\$33,770.00)
012	0	Bleacher Shade System	Approved	8.2.21	Owner Request		Change Order #002	10	(\$89,795.00)
013	0	Scoreboards	Approved	8.2.21	Owner Request		Change Order #002	10	(\$41,121.00)
014	0	Field #5 & Field #6 Backstop Netting	Approved	8.20.21	Owner Request		Change Order #002	10	(\$69,084.00)
015	0	Backstop Padding System	Declined	8.24.21	Owner Request				
016	0	(8) - Four Row Bleachers	Declined	8.20.21	Owner Request				
017	0	(8) - Foul Poles - EAST	Declined	8.20.21	Owner Request				
018	0	Field #5 Storm Drainage Modification	Pending Final Pricing	08.20.21	Unforeseen Conditions		Contractor Contingency	5	(\$15,000.00)
019	0	Infield Mix in Lieu of Sod Field #2 & #4	Approved	8.24.21	Owner Request		Contractor Contingency	5	(\$25,000.00)
020	0	Add Walking Trail	Currently Pricing	8.24.21	Owner Request				\$0.00

Total:		70	(\$383,320.00)
Executed			
Change Order #001			\$162,170.00
Balance			(\$221,150.00)
Not Executed			
Change Order #002			\$200,000.00
Balance			(\$21,150.00)
CM Contingency			\$75,793.00
Balance			\$54,643.00



NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION

1311 Clayton St., Springdale, Arkansas, 72762

◦ (479) 751 7125

◦ Fax: (479) 751 7150

◦ <http://nwarpc.org>

August 31, 2021

Mayor Kevin D. Johnston
City of Gentry
101 West Main Street
Gentry, AR 72734

Re: Hwy 12/Hwy 59 Traffic Signal and Intersection Improvements (turn lanes) All Phases
FFY 2022 Surface Transportation Block Grant Program - Attributable (STBGP-A)
Total NWARPC Federal Funds Awarded to Hwy 12/Hwy 59 Intersection: \$250,000

Dear Mayor Johnston:

I am pleased to inform you the Hwy 12/Hwy 59 Traffic Signal and Intersection Improvements (turn lanes) Project was selected by the Northwest Arkansas Regional Planning Commission on August 25, 2021 for FFY 2022 STBGP-A funding. The STBGP-A funds awarded and the required ARDOT/State match are shown below:

NWARPC STBGP-A	\$ 250,000 (80% Federal)
ARDOT/State	\$ <u>62,500</u> (20% ARDOT/State Match)
Total	\$ 312,500

The STBGP-A funding is subject to an obligation limitation and the total available funds may change after final FFY 2022 funding is published.

These funds are required to be obligated by the end of the Federal Fiscal Year that ends on September 30, 2022.

Please note that STBGP-A projects "...must comply with applicable provisions in Title 23, such as project agreements, authorization to proceed prior to incurring costs, prevailing wage rates (Davis-Bacon), competitive bidding, and other contracting requirements, regardless of whether the projects are located within the right-of-way of a Federal-aid highway."

Please let us know if you have any questions or need additional information regarding this program.

Sincerely,

A handwritten signature in black ink that reads "Jeff Hawkins".

Jeff Hawkins

Director

Cc: Mr. Chris Dillaha, ARDOT
Mr. Sunny Farmahan, ARDOT

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF RV PARKS AND CAMPGROUNDS WITHIN THE CITY LIMITS OF THE CITY OF GENTRY, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Gentry has determined that there exists a need to establish rules and regulations addressing the establishment and placement of RV parks and campgrounds within the City of Gentry;

NOW THEREFORE, be it ordained by the City Council of the City of Gentry, Arkansas:

Section 1 Campgrounds and RV Parks - Legislative Intent

The intended function of RV parks is to provide temporary sites for RVs, tents and similar accommodations for camping, vacationing, recreation, extended work related projects, travel or related purposes. The restrictions included in this Ordinance are intended to ensure that RV parks do not become de facto mobile home parks with placement of “permanent” RV units. A single RV occupied by the park manager is specifically recognized as being exempt from this requirement.

Section 2 Definitions

Recreation Vehicle (RV). Any vehicular unit, powered or unpowered, primarily designed and intended for use as temporary living quarters for recreational, camping or travel use.

Recreational vehicles include camping trailers, motor homes, conversion vans/buses, pick-up mounted campers/shells, travel trailers, and self-contained trailers. For purposes of this Ordinance, tents shall also be considered to be recreational vehicles.

RV Park. A parcel of land developed specifically for RV rental spaces on a temporary basis. Uses within RV parks are limited to rental spaces and directly-related accessory uses as described elsewhere in this section.

Campsite. An individual space within an RV park intended for the accommodation of an RV or other camping unit.

Sanitary Facilities. Toilets, urinals, lavatories, showers, utility sinks, drinking fountains, and the building containing these facilities.

Sanitary Waste Station. A facility used for removing and holding for disposal of waste from self-contained camping vehicle sewage holding tanks.

Service Building. Any structure housing sanitary facilities, manager office, laundry room, convenience store, or any other camping related accessory uses. Laundry, general store, and other commercial uses should be for the convenience of RV park patrons, available primarily to guests of the RV park, rather than the general public.

Section 3 Review Process

(A) An initial Application to develop and operate an RV park shall be submitted to the Planning Commission for consideration, so long as proposed in an A-1, R-4, C-1, C-2, I, or SP Zone. If the proposed site is located within an R-4, C-1, C-2, I, or SP Zone, the process for a Special Use Permit shall be followed. If GRANTED, the issued RV Park Use Permit shall not be subject to review, unless the RV park closes to the public or otherwise ceases operation as an RV park for a period of 12 continuous months.

(B) In considering the application for issuance of an RV Park Use Permit, the Planning Commission shall take into consideration the following use factors:

- i) the character of uses expressly permitted in the district;
- ii) the traffic flow which would be created by the proposed use;
- iii) any possible air, water or noise pollution resulting from such use;
- iv) parking and access requirements in connection with the proposed use;
- v) any necessary extension of utilities;
- vi) existing neighborhood uses including those currently within the district for which the use is proposed; and
- vii) the expected impact of the proposed use on the aesthetic character of the City of Gentry, Arkansas.

(C) The RV Park Use Permit should be granted if, on consideration of the use factors, the Planning Commission determines that the proposed RV park usage would be consistent with the stated purposes of the City of Gentry’s Zoning Ordinance; and such proposed usage is otherwise in compliance with the regulations governing placement and issuance of RV Park Use Permits.

(D) Development or expansion of an RV park or the letting of any camping spaces prior to approval of the RV Park Use Permit is prohibited.

(E) Occupancy of the RV park premises without a Certificate of Occupancy is prohibited.

Section 4 Location of Recreational Vehicle Parks

(A) Applications for an RV Park Use Permit may be considered for locations situated in Zones A-1, R-4, C-1, C-2, I, or SP, where the principal characteristic or activity in that location is:

- (1) Agricultural or open space;
- (2) Commercial uses;
- (3) Industrial uses; or
- (4) Manufactured Home placement.

Section 5 Park Dimensional Requirements

- (A) Park Size- Minimum of two (2) acres.
- (B) Lot Frontage- Minimum of 100’.
- (C) Campsite area- Minimum of 1,200 square feet, with a minimum width of 20’ and a minimum depth of 40’.
- (D) Density- Gross density shall not exceed 30 units per acre.

Section 6 Park Development Standards

- (A) Roadways and Interior RV park roads shall be improved with “SB2” or better base material and crowned to facilitate drainage away from the traveling lanes. One-way streets shall have a minimum width of eleven feet and two-way streets shall have a minimum width of twenty-two feet. Street layout must be approved by the Building Inspector and Fire Chief. The RV park owner is responsible for the maintenance of all streets, roads and all other improvements on the property.
- (B) Parking- Each campsite must contain an improved surface parking, such as asphalt or concrete, at the minimum dimensions of 10’ x 50’. No campsite occupants or visitors shall be permitted to park on unimproved surfaces.
- (C) Campsite separation- Campsites shall be laid out so that separation between RVs shall be not less than 25’ from parking pad to parking pad under any circumstances.
- (D) Right of Way (“ROW”) Access- There shall be no direct access to campsites from the public ROW.
- (E) Open Space- Not less than 10% of the gross site area shall be provided for recreation or open space. Recreational facilities can be included to meet this requirement.
- (F) Buffers - Along property lines where adjoining property is an actual residential use or is zoned for any type residential use, the Planning Commission may require a buffer area with a depth of not less than 25’. This area shall not be used for any purpose other than to serve as a passive buffer between the campground and adjoining residential property. The Planning Commission may also require installation of an opaque screening fence along all or some portion of the exterior property lines with a height of four feet forward of front yard setback lines, and a height of six feet in all other locations. Along property lines where adjoining land is neither zoned residential or in residential use the minimum buffer area depth shall be 10’, with no screening fence required.
- (G) Awnings/Skirting/Etc.- There shall be no removal of wheels or hitches (except as necessary for emergency repair), installation of skirting/underpinning, or erection of any awnings, porches, carports, etc.; unless such installations are clearly temporary in nature. There shall be no permanent electricity/water/sewer hook ups for any RV site in the RV owner’s name. All utilities will be provided in the name of the Park owner.

(H) Site Number- Each space shall be identified by a sign with letters/numbers a minimum of three inches tall, posted in a conspicuous location on the space.

Section 7 Utilities Underground.

All public utilities constructed within the RV park shall be underground.

Section 8 Refuse Disposal

Collection, storage and disposition of refuse shall be handled with individual receptacles at each campsite; shared dumpsters placed throughout park; or some combination of the two. Dumpsters must be screened. Garbage containers must have lids. No burning of refuse shall be permitted in any RV park. Refuse shall be collected not less than one (1) time per week.

Section 9 Sewage/Sanitary Disposal Station

(A) Every RV park shall provide a sanitary disposal station OR each campsite shall offer “full-service hook-ups” which shall include sewage disposal connection for the sole purpose of removing and disposing of waste from RV holding tanks. Design and operation of such stations and connections shall be subject to approval by the City of Gentry; Benton County; and/or the Arkansas Department of Health or such other agency, whether one or more, having jurisdiction.

(B) RV park water and sewage facilities shall be installed and operated according to City Water and Sewer System standards.

Section 9 Conflicting Provisions Repealed

All Code provisions, ordinances, or resolutions of the City in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this ____ day of September, 2021.

Kevin Johnston, Mayor

Attest:

Director of Finance

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

AN ORDINANCE AMENDING APPENDIX B OF THE CITY OF GENTRY MUNICIPAL CODE REGARDING ZONING OF CERTAIN LANDS LOCATED WITHIN THE CITY; AND FOR OTHER PURPOSES.

WHEREAS, it has come to the attention of the City of Gentry that there is a need to change the zoning of certain real property hereinafter described, situated within the City of Gentry, from R-2 (Medium Density Residential) zoning to R-N (Residential Neighborhood) zoning, all as depicted in the map attached as Exhibit "A";

THEREFORE, BE IT RESOLVED by the City Council for the City of Gentry:

Section 1: The heirs of Marie Switzer, by and through their representative, Bates & Associates, have filed their Petition for Rezoning of certain real property within the City of Gentry of which they are the owners of record, which property is more particularly described as:

Lots 19 and 20 in Hornbeck Heights Addition to Gentry, Benton County, Arkansas, being a part of the NE1/4, SW1/4 of Section 2, Township 18 North, Range 33 West, containing 10 acres, more or less (the "Property").

Section 2: Said Petition for Rezoning has been duly considered and recommended for approval by the Gentry Planning Commission following notice and hearing as required by Section 14.04.12 of the Gentry Municipal Code.

Section 3: The zoning of the Property is hereby changed and amended from and after the effective date of this Ordinance from R-2 (Medium Density Residential) zoning to R-N (Residential Neighborhood) zoning.

Section 4: The Official Planning Map of the City of Gentry, as well as Appendix B of the City of Gentry's Municipal Code are hereby amended accordingly to reflect the change in zoning of the Property as reflected herein.

PASSED and APPROVED in Regular Session this 13th day of September 2021.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

REZONE EXHIBIT



PROPERTY ZONED:
 R-2 (CURRENT)
 R-3 (PROPOSED)

BUILDING SETBACKS:

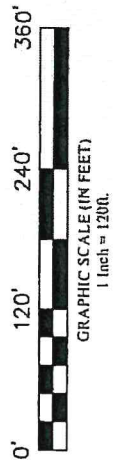
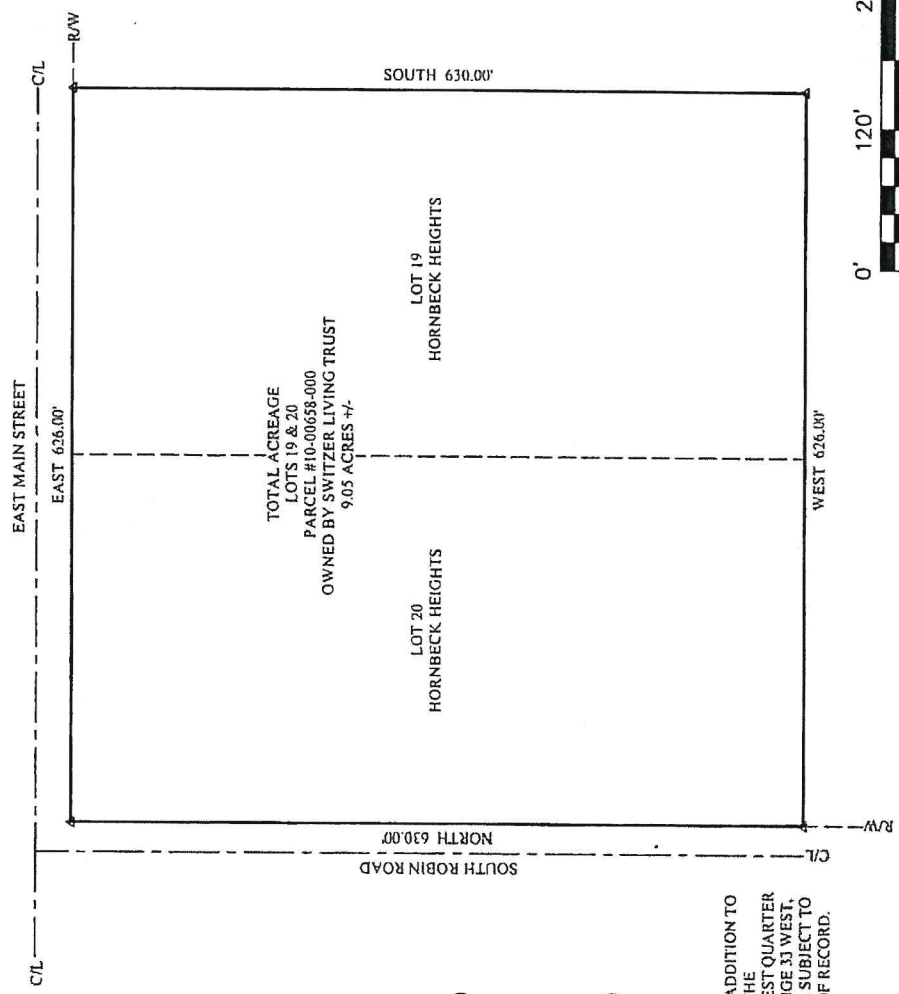
PER R-2 ZONING (CURRENT):

SINGLE FAMILY
 FRONT 25R
 SIDE 07R (INTERIOR)
 SIDE 25R (EXT. BACK TO SIDE)
 REAR 15R (CORNER BACK TO REAR)
 REAR 07R

PER R-3 ZONING (PROPOSED):

SINGLE FAMILY
 FRONT 25R
 SIDE 05R (INTERIOR)
 SIDE 20R (EXT. BACK TO SIDE)
 REAR 15R (CORNER BACK TO REAR)
 REAR 05R

EXISTING DEED DESCRIPTION:
 LOTS 19 AND 20 IN HORNBECK HEIGHTS ADDITION TO
 GENTRY, ARKANSAS, BEING A PART OF THE
 NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 31 WEST,
 CONTAINING 9.05 ACRES, MORE OR LESS, SUBJECT TO
 ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



FOR USE AND BENEFIT OF: SWITZER LIVING TRUST

ADDRESS: 1987 EAST MAIN STREET, GENTRY, ARKANSAS

DATE: 07/23/21 SCALE: 1" = 120'

LOCATION: LOTS 19 & 20 HORNBECK HEIGHTS

REVIEWED: XX

SURVEYED: AH

DRAFTED: AH

DATE: 07/23/21 SCALE: 1" = 120'

H&B S & ASSOCIATES, INC. (Copyright 2021)
 7225 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704 - 479-442-8200 - Fax 479-521-5150

Engineers - Surveyors - Landscape Architects
Bates & Associates, Inc.

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
 BOUNDARY LINE
 CENTERLINE OF ROAD
 RIGHT-OF-WAY
 COMPUTED POINT

DRAWING #21-230REZONE



E MAIN ST

N ROBIN RD

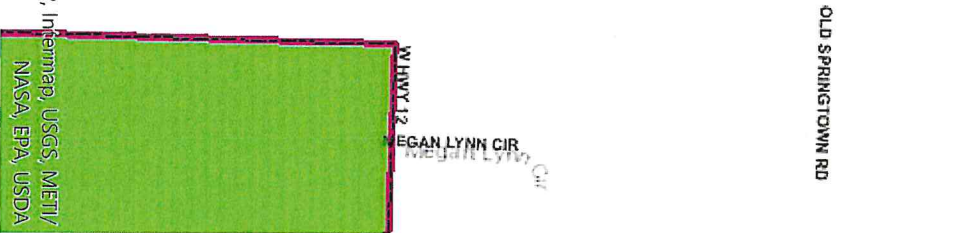
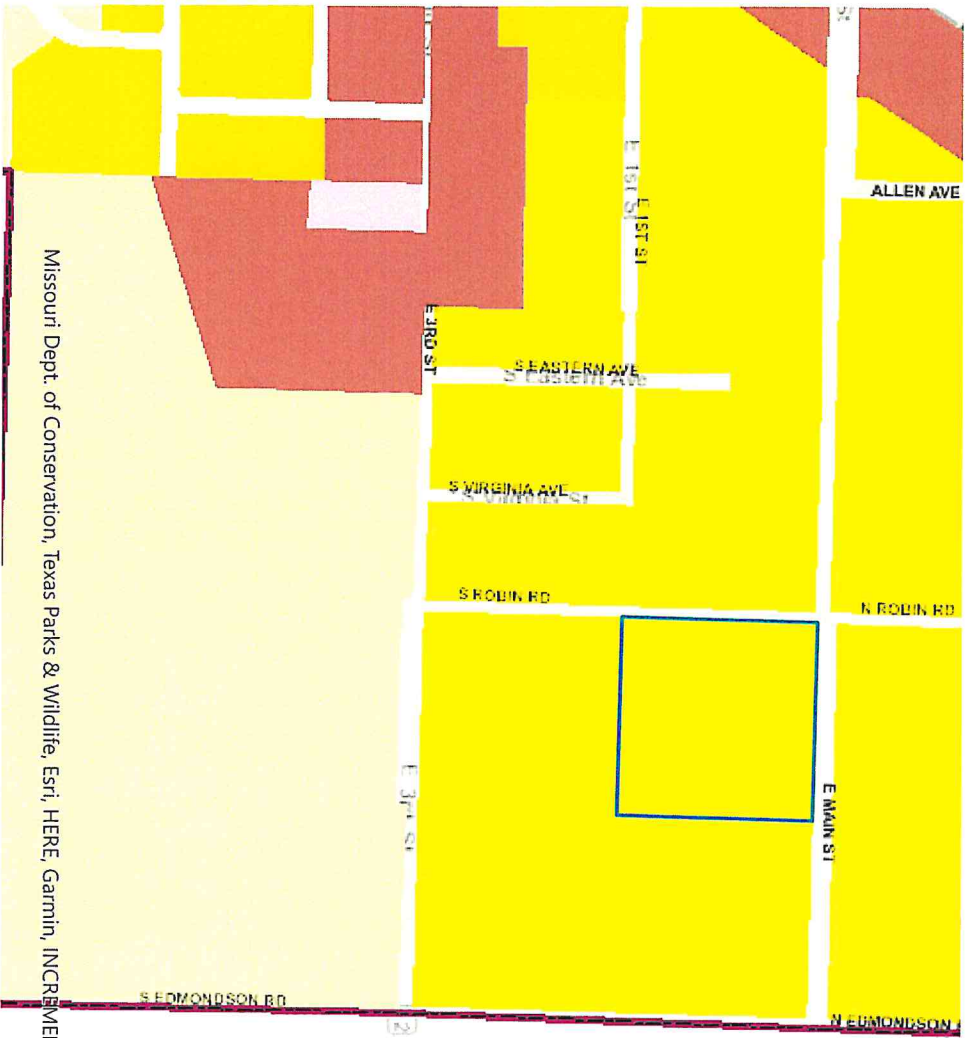
S ROBIN RD

E Main St

E 1ST ST

S EASTERN AVE

S VIRGINIA AVE



ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

AN ORDINANCE AMENDING APPENDIX B OF THE CITY OF GENTRY MUNICIPAL CODE REGARDING ZONING OF CERTAIN LANDS OWNED BY CHARLES AND VALERIE STEWART, AND LOCATED WITHIN THE CITY; AND FOR OTHER PURPOSES.

WHEREAS, it has come to the attention of the City of Gentry that there is a need to change the zoning of certain real property hereinafter described, situated within the City of Gentry, from C-2 (General Commercial) to R-2 (Medium Density Residential) zoning, all as depicted in the map attached as Exhibit "A";

THEREFORE, BE IT RESOLVED by the City Council for the City of Gentry:

Section 1: Charles and Valerie Stewart have filed their Petition for Rezoning of certain real property within the City of Gentry of which they are the owners of record, which property is more particularly described as:

That portion of Benton County Parcel Numbers 10-00864-001 and 10-00864-002 currently zoned C-2 (General Commercial), as shown on the attached Map (the "Property").

Section 2: Said Petition for Rezoning has been duly considered and recommended for approval by the Gentry Planning Commission following notice and hearing as required by Section 14.04.12 of the Gentry Municipal Code.

Section 3: The zoning of that portion of Benton County Parcel Numbers 10-00864-001 and 10-00864-002 previously zoned C-2 (General Commercial) is hereby changed and amended from and after the effective date of this Ordinance to R-2 (Medium Density Residential) zoning.

Section 4: The Official Planning Map of the City of Gentry, as well as Appendix B of the City of Gentry's Municipal Code are hereby amended accordingly to reflect the change in zoning of the Property as reflected herein.

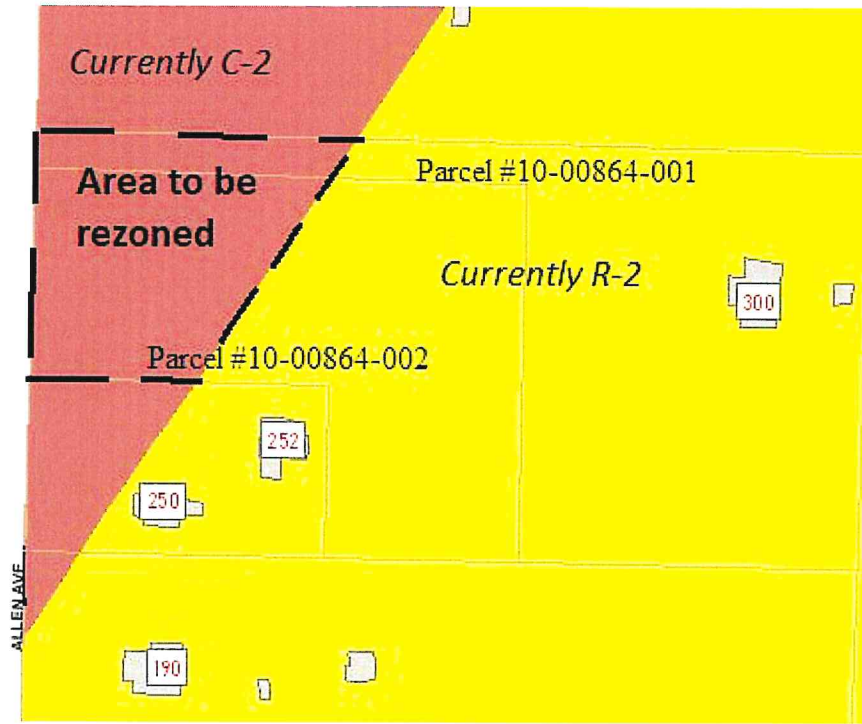
PASSED and APPROVED in Regular Session this 13th day of September 2021.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

Exhibit "A"



RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO PURCHASE A 2021 FORD F-450 TRUCK; WAIVING COMPETITIVE BIDDING; AND FOR OTHER PURPOSES.

WHEREAS, the Gentry Water Department is in need of an additional truck;

WHEREAS, the City has located a 2021 Ford F-450 (the "Truck") in Harrisonville, Missouri;

WHEREAS, the Truck meets the City's specific requirements and is currently available to purchase for \$75,288, which price includes a base price of \$53,240.00, plus \$21,698 in optional upgrades and a \$350 delivery fee, all as detailed in the attached quote;

WHEREAS, there may be additional miscellaneous costs associated with the upfit and sale, the exact amount of which remains unknown;

WHEREAS, the Gentry Water Department has sufficient funds to purchase the Truck in the Materials and Supplies line item under the Water Fund in the 2021 Budget; and

WHEREAS, it is neither feasible nor practical to procure the Truck through use of competitive bidding due to the national vehicle shortage and the specific needs of the Gentry Water Department;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENTRY, ARKANSAS:

Section 1. The City Council of the City of Gentry, Arkansas finds that exceptional circumstances exist, including the national vehicle shortage and the City's unique specifications, such that the competitive bidding procedure outlined by Ark. Code Ann. § 14-58-303 is deemed not feasible or practical. Accordingly, the City Council finds that it is in the best interests of the citizens and residents of the City to forego competitive bidding in connection with the purchase of the Truck.

Section 2. The Mayor or his designated representative is hereby authorized and directed to execute all necessary documents to purchase the Truck from Max Motors and obtain an upfit from Krantz of Kansas City in a timely fashion, at a price not to exceed \$76,000. The Mayor or his designated representative is further authorized to spend up to an additional \$2,000 on miscellaneous costs associated with the upfit and sale, if necessary.

Section 3. The purchase shall be funded with the monies allocated in the 2021 Budget to the Materials and Supplies line item in the Water Fund.

PASSED and APPROVED this 13th day of September 2021.

Attest:

Kevin D. Johnston, Mayor

Tonya Carney, Director of Finance

KTP-001762 MO

9-HORVAT, NB, 101762, MF041 2002

DLN CERT CERT TRD RAMP BUMP BOOK EXPT I

1PDTF4HT8 MEE11412 NB

BU9

VEHICLE DESCRIPTION



SUPER DUTY

2021 F450 4X4 REG CHASSIS
XL 193" WB CHASSIS CAB
6.7L POWER STROKE V8 DIESEL
10-SPEED AUTOMATIC

ME E11412

EXTERIOR
OXFORD WHITE
INTERIOR
MEDIUM EARTH GRAY VINYL

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

- EXTERIOR**
- HEADLAMPS - AUTOLAMP (ON/OFF)
 - HEADLAMPS - WIPER ACTIVATED
 - TOOF CLEARANCE LIGHTS
 - TRAILER SWAY CONTROL
 - TRAILER TOW WIRE HARNESS
 - WIPERS - INTERMITTENT

- INTERIOR**
- AIR COND, MANUAL FRONT
 - BLACK VINYL FLOOR COVERING
 - OUTSIDE TEMP DISPLAY
 - PARTICULATE AIR FILTER
 - WHEEL WITH ALU DISCS
 - WIPER SWITCHES
 - VINYL SUN VISORS

- FUNCTIONAL**
- 4-WHEEL ANTILOCK BRAKE SYS
 - ELECT 4X4 SHIFT-ON-FLY
 - FORDPASS™ CONNECT 4GM-FI
 - HILLSIDE START ASSIST
 - HILL DESCENT CONTROL
 - MANUAL LOCKING HUBS
 - MONO BEAM COIL SPRING FRT
 - SUSPENSION W/STAB BAR
 - STABILIZER BAR, FRONT/REAR
 - SYNC® WITH APPLINK®

- SAFETY/SECURITY**
- ADVANCETRAC® WITH RSC®
 - AIRBAGS - SAFETY CANOPY®
 - BELT-MINDER CHIME
 - DRIVER/PASSENGER AIR BAGS
 - SOS POST-CRASH ALERT SYS™
- WARRANTY**
- 3YR/50,000 BUMPER / BUMPER
 - 5YR/60,000 POWERTRAIN
 - 5YR/100,000 DIESEL ENGINE

INCLUDED ON THIS VEHICLE (MSRP)

- OPTIONAL EQUIPMENT/OTHER**
- PREFERRED EQUIPMENT PKG.650A 9,325.00
 - 6.7L POWER STROKE V8 DIESEL NO CHARGE
 - 10-SPEED AUTOMATIC 360.00
 - 4:10 RATIO LIMITED SLIP AXLE NO CHARGE
 - POWER EQUIPMENT GROUP NO CHARGE
 - TRUCK MIRROR/POW/PTD SIG NO CHARGE
 - FRONT LICENSE PLATE BRACKET NO CHARGE
 - XL DECOR PACKAGE 320.00
 - PLATFORM RUNNING BOARDS NO CHARGE
 - TIRE INFLATION MONITOR DELETE 100.00
 - 15000# GVWR PACKAGE NO CHARGE
 - ENGINE BLOCK HEATER 175.00
 - 50 STATE EMISSIONS 250.00
 - 110V/400W OUTLET 270.00
 - SNOW PLOW PREP PACKAGE NO CHARGE
 - TRAILER BRAKE CONTROLLER 55.00
 - JACK NO CHARGE
 - TRANS POWER TAKE-OFF PROVISION NO CHARGE
 - LIGHTING SYSTEM 160.00
 - 387 AMP BATTERY 100.00
 - PAYLOAD DOWNGRADE PACKAGE NO CHARGE
 - REAR VIEW CAMERA & PREP KIT 415.00
 - XL VALUE PACKAGE 395.00
 - CRUISE CONTROL

(MSRP)

PRICE INFORMATION

BASE PRICE \$43,040.00

TOTAL OPTIONS/OTHER 12,805.00

TOTAL VEHICLE & OPTIONS/OTHER DESTINATION & DELIVERY 55,845.00

1,695.00

EPA Fuel Economy and Environment DOT

FUEL ECONOMY RATINGS NOT REQUIRED ON THIS VEHICLE

193" WB/108" CA

fuelconomy.gov

Calculate personalized estimates and compare vehicles.



City of Gentry
Price After GPC
\$53,240.03
F.O.B. Max Ford

The FordPass Connect™ modern is active and sending vehicle data (e.g., diagnostics) to Ford. See In-Vehicle Settings for connectivity options. FordPass Connect™ service and FordPass™ App required for certain remote features (see App Terms for more information). Connected services and related feature functionality is subject to change without notice. FordPass Connect™ and related cellular networks may affect functionality, availability, and continued provision of some features, prohibiting them from functioning. Message and data rates may apply. See your local Ford website for our privacy policy.

FORD PROTECT™

Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordOwner.com.



WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passengervehicle.



1FDTF4HT8MEE11412

TOTAL MSRP \$57,540.00

Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.ford.com/finance.

FORD CREDIT

CONVOY

ITEM #:

53-X221 O/T 60

SPECIAL ORDER

MF041 N RB 2X 120 001762 06 04 21

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, Sale and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

08/24/2021

INVOICE #FH21603
MAX MOTORS
 FLEET & COMMERCIAL



STEVE@GIBBSCOMMERCIALTRUCKS.COM

2502 CANTRELL ROAD
 HARRISONVILLE, MO 64701

Cell (785) 760-3479 / MAIN (816) 380-6232

PLEASE REMIT PAYMENT TO MAX MOTORS			
2502 CANTRELL RD. HARRISONVILLE MO, 64701			
BUYER		CITY OF GENTRY	
BUYER			
ADDRESS		1010 W MAIN ST	
CITY	GENTRY	STATE	AR ZIP 72734 COUNTY
Contact #1	CORY REED		Phone # (479) 228-3570
Contact #2			Add'l Phone #
E-MAIL		WATEROPS@CITYOFGENTRY.COM	
USED CAR TRADE-IN AND / OR OTHER CREDITS			
STOCK#	FH21603	YEAR	2021
YEAR	2021	MAKE	FORD
MAKE	FORD	MODEL	F-450
MODEL	F-450		
VIN#	1FDTF4HT8MEE11412		
MILES	25	COLOR	WHITE
COLOR	WHITE	DELIVERY DATE	
CASH SELLING PRICE OF UNIT	\$53,240.00	YEAR	
ADDS &/OR ACCESSORIES		MAKE	
		MODEL	
		COLOR	
		VIN#	
		MILES	
		LEASED	
		PURCHASED	
		BALANCE OWED TO	
		ADDRESS	
		ACCOUNT NUMBER	
KRANZ UPFIT	\$19,883.00	USED CAR ALLOWANCE	
DOES NOT INCLUDE OPTIONS		BALANCE OWED ON CAR	
		NET ALLOWANCE ON TRADE	\$0.00
DELIVERY TO CITY OF GENTRY	\$350.00	MAX \$3000.00 DWN/DEPOSIT ON CREDIT CARD OR 3% COURTESY FEE	
		DEPOSIT	\$0.00
		DWN PMT	\$0.00
SELLING PRICE IS AFTER FORD GPC		REBATE #	
		REBATE #	
		REBATE #	
		REBATE #	
		REBATE #	
TOTAL OF CHASSIS AND EQUIPMENT	\$73,473.00	TOTAL REBATES	\$0.00
ADMINISTRATIVE FEE (N/A FLEET / COMMERCIAL)	\$0.00		
SUBTOTAL	\$73,473.00		
SALES TAX (MO CONTRACT - TAX N/A)	N/A		
TOTAL	\$73,473.00		
NET TRADE ALLOWANCE	\$0.00		
TOTAL REBATES	\$0.00	PRE QUOTE DATE	9/2/2021
TOTAL DOWN PAYMENT (INCLUDES DEPOSIT)	\$0.00	CUSTOMER PO#	
BALANCE DUE OR AMMOUNT FINANCED	\$73,473.00	FAN / FIN CODE 1	QN941
		FAN / FIN CODE 2	QN941

STEVE GIBBS (MAX FORD HARRISONVILLE)

SALES CONSULTANT

X  9-2-21
 SALESMAN SIGNATURE DATE

X _____
 CUSTOMER SIGNATURE DATE



QUOTE

The Best in Truck Equipment
 2012 Television Place Kansas City, MO 64126
 816-231-9995 / Fax 816-920-6226

Date	8/30/21	Vehicle Make	Ford	Engine		W/B	
PO Number		Model	F450	Trans.		Color	
Salesman	Bud Mosel	Year	2021	C/A	11.0"	Vin	
Customer	Max Ford						
Contact name	Steve Gibbs						
Street address							
City	Harrisonville						
ST	MO						
End User	City of Gentry / Corey						
Phone	785-760-3479 / 479-228-3570						
Fax							
E-mail	steve@commericaltrucks.com						

Qty	Part Number	Description	Price	Total
1	AT-A15 Mudflaps	Atlas 14' steel treadplate floor platform 1/8" treadplate steel floor 3" structural steel crossmembers on 16" centers 2-1/2" rub rail with built in 2 x 4" stake pockets - 24" on center on each side 6" Structural channel longills Straight cab guard / knee braced / square / mesh top window Red LED stop/turn oval light (1) installed per side of top rail in bulkhead FVMSS clearance lights Black paint finish Rear mudflaps included Installed		\$6214
1	14" tall sides and tailgate	14" tall solid sides / 14" tall rear fold down tailgate installed		\$2128
1	BU-554275150	Pull tarp assembly with aluminum wind deflector 96" wide deflector with 15' long black mesh tarp		\$915
1	GA-CS620T-15EMDA PTO / Pump	Champion sub-frame hoist assembly PTO and pump driven with in cab up and down switch 10 ton capacity Installed		\$8428
1	BU-1809070	Tapered hitch assembly with 2-5/16" tube built in Rated @ 20,000 lbs		\$680
1	U-7FLAT	7-way RV style trailer plug		\$105
1	BU-RTA252	Reducer sleeve for hitch		\$14
1	BU-HC6253WC	5/8" pull pin clip		\$1
2	BU-1742310 BU-1701010	48 x 18 x 18 steel underbody toolbox w/ t-handle latch with 12 GA construction with HD bottom hinge Frame mounted	\$699	\$1398
Options:				
		3/16" thick treadplate steel floor	Add \$600	<i>Add on's</i>
		Double acting tailgate / allows tailgate to hinge at the top as well as the bottom	Add \$465	
		(4) Corner flush mount LED strobe lights / (2) in front grill and (2) on rear of bulkhead / wired to upfitter switch in the cab / wired hot	Add \$750	
<i>NOT Included</i>				
			Total	\$19,883
			Freight	Included

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF PIONEER WOODS
SUBDIVISION, PHASE 3, GENTRY, ARKANSAS; AND FOR OTHER
PURPOSES.**

WHEREAS, the Final Plat of Pioneer Woods Subdivision, Phase 3, Gentry, Benton County Arkansas, has been submitted to the Gentry Planning Commission for consideration, and the Planning Commission has recommended approval of the Final Plat, in accordance with the provisions of the City of Gentry's Municipal Code; and

WHEREAS, said Final Plat is attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word.

NOW THEREFORE, be it Ordained by the City Council for the City of Gentry, Arkansas:

Section 1: The Final Plat of Pioneer Woods Subdivision, Phase 3, Gentry, Benton County, Arkansas, as shown on the Plat attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word should be and is hereby accepted and approved.

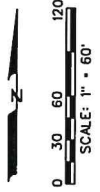
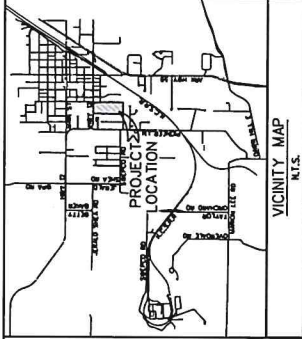
Section 2: The Mayor and Director of Finance are hereby authorized and directed to evidence the acceptance of said Plat by certifying said acceptance on the approved Plat or by attaching a copy of this Ordinance to the Plat for recording.

PASSED and APPROVED this 13th day of September 2021.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance



PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ___ day of _____, 2021,
by the City of Gentry Planning Commission.

CITY COUNCIL APPROVAL: This final plat is hereby accepted this ___ day of _____, 2021,
by the Gentry City Council.

Secretary

Mayor

OWNERS CERTIFICATION AND DEDICATION:

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property and do hereby dedicate road rights-of-way and easements, if any, for the use of the general public and installation of utilities.

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this ___ day of _____, 2021.

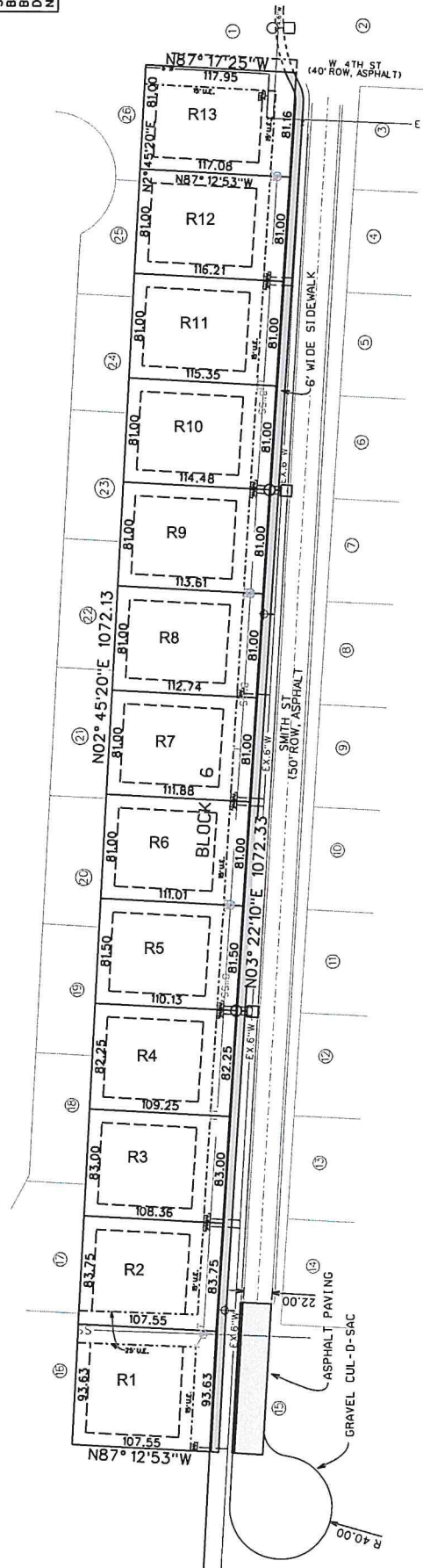
Notary Public _____ My Commission expires: _____

LEGEND:

- Set 1/2" Rebar
- Benchmark
- ⊕ San. Sewer Manhole
- ⊕ San. Sewer Service
- ⊕ Valve Box
- ⊕ Fire Hydrant
- ⊕ Water Meter
- ⊕ Street Light
- ⊕ Utility Easement
- ⊕ Building Setback Line
- ⊕ Boundary Line

ANNOTATION LEGEND:

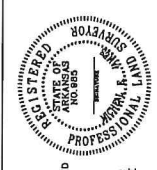
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- U.E. - Utility Easement
- S.B. - Setback
- B:B - Back To Back
- B:L - Building Line
- D.E. - Drainage Easement
- N.T.S. - Not To Scale



PROPERTY DESCRIPTION:
PART OF LOTS 1 - 10, BLOCK 5 OF PIONEER WOODS - PHASE 3 AND TRACT A*,
FOUND IN BENTON COUNTY PLAT RECORDS BOOK 18 AT PAGE 246,
CONTAINING 2.775 ACRES, MORE OR LESS.

Parcel Key No.	Parcel No.	Name	Address
1	10-00662-001	City of Gentry	101 W. Main St., Gentry, AR 72734
2	10-00628-000	Ralph Lee Stephens	420 S. Smith Ave., Gentry, AR 72734
3	10-01109-000	Darwin & Roberta Erickson	500 S. Smith Ave., Gentry, AR 72734
4	10-01110-000	Jimmy & Carol Hiltson	504 S. Smith Ave., Gentry, AR 72734
5	10-01111-000	Reggie & Mary Hiltson	510 S. Smith Ave., Gentry, AR 72734
6	10-01112-000	NVA Dream Homes LLC	1004 E. Joyce Blvd., Fayetteville, AR 72703
7	10-01113-000	Georgina Fuentes Solo	604 S. Smith Ave., Gentry, AR 72734
8	10-01114-000	NVA Dream Homes LLC	1204 E. Joyce Blvd., Fayetteville, AR 72703
9	10-01115-000	NVA Dream Homes LLC	1204 E. Joyce Blvd., Fayetteville, AR 72703
10	10-01116-000	Shik Holbrook	1204 E. Joyce Blvd., Fayetteville, AR 72703
11	10-01117-000	Gunnar Runkala LLC	1204 E. Joyce Blvd., Fayetteville, AR 72703
12	10-01118-000	Lee Stryg	702 S. Smith Ave., Gentry, AR 72734
13	10-01119-000	Duncan & Jean Asher	712 S. Smith Ave., Gentry, AR 72734
14	10-01120-000	City of Gentry	101 W. Main St., Gentry, AR 72734
15	10-01121-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
16	10-01122-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
17	10-01123-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
18	10-01124-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
19	10-01125-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
20	10-01126-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
21	10-01127-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
22	10-01128-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
23	10-01129-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
24	10-01130-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
25	10-01131-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761
26	10-01132-000	Paul Church	20811 Arkotex Rd., Sloom Springs, AR 72761

LOT #	AREA (SQ. FT.)
R15	9,448
R16	9,448
R17	9,448
R18	9,448
R19	9,448
R20	9,448
R21	9,448
R22	9,448
R23	9,448
R24	9,448
R25	9,448
R26	9,448
R27	10,070



IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS ASSUMED TO CONTAIN UNAUTHORIZED CHANGES TO THIS DOCUMENT. ALL INFORMATION ON ANY COPIES DISREGARDED UNLESS VERIFIED BY THE ORIGINAL SIGNATURE. THE SIGNATURE APPEARS TO THE SCALE.

Final Plat - Pioneer Woods Subdivision, Phase 3, Page 1 of 1

Owner/Developer:	PAUL CHURCH	Plat Code:	500-188-11W-0-012-130-04-0885
Survey By:	JAMES SURVEING	Date:	August 09, 2021
P.O. Box 12	Gentry, AR 72734	Job #:	1837
20811 Arkotex Road	Sloom Springs, AR 72761		
(479) 736-8416			
(479) 524-9956			
Fax (479) 736-8838			