

MONDAY, FEBRUARY 4, 2019

Meeting Called to Order
Invocation
Roll Call
Review of Minutes: January 7, 2019 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 Senior Activity Center – Maxine Foster
4. Gentry Public Schools – Terrie Metz

UNFINISHED BUSINESS

1. Dawn Hill East Bridge Update
2. Park Master Plan Update
3. Water Storage Facility Update
4. RTP Grant (FCNA Walk Bridge)
5. Walton Family Foundation Tree Grant

NEW BUSINESS

1. Public Meeting (ARDOT-HWY 12 & 43 Rural Roundabout)
2. The Orchards of Gentry, LLC
- 3.

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, Thursday, February 21, 2019 @ 7pm

	<u>2017</u>	<u>2018</u>	<u>2019</u>
City Sales & Use	\$57,900.09	\$50,127.58	\$64,878.84
County Tax	\$57,329.81	\$102,348.41	\$63,932.11

**CITY OF GENTRY
REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 7, 2019**

The City Council of the City of Gentry, Arkansas, met in a regular session at the Council Chambers at 6:30 p.m. on January 7, 2019. Mayor Kevin Johnston called the meeting to order. Joel Kurtz gave the invocation.

COUNCIL MEMBERS ANSWERING ROLL CALL:

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

Others in attendance: City Clerk Jenny Trout, Police Chief K. Smith, Fire Chief V. Cripps, Mark Smithson, Randy Moll, City Attorney Joel Kurtz, Mayor Kevin Johnston, Janie Parks, Maxine Foster, Terrie Metz, Rick Craft and others.

REVIEW OF MINUTES: December 3, 2018- Regular Council Meeting

Motion: Jason Barrett- to approve minutes as presented

Second: Jimmy Thorburn

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

Motion approved.

COMMUNITY COMMENTS

1. **Public Comment (Items Not on Presented Agenda)** No new comments
2. **Main Street Gentry Chamber of Commerce – Janie Parks** presented the calendar of events including the Gentry Chamber of Commerce Awards Banquet set for March 7, 2019 at 6:30, to take place at the Wooden Spoon Restaurant and, Freedom Fest 2019 which is set for Thursday, July 4 from 12:00-10:00p.m. in the City Park.
3. **Gentry Senior Activity Center- Maxine Foster** Presented the January calendar of events, including the Schmieding Center Fall Prevention course set for January 29th at 10:30a.m. Everyone was encouraged to attend.
4. **Gentry Public Schools – Terrie Metz** announced there were 89 days left of the school year; Coronation is set for 1/10/19 at 5:15p.m.
5. **UNFINISHED BUSINESS**
 - 1) **Dawn Hill East Bridge Update:** ARDOT and Garver review still tied up; holding for approvals
 - 2) **Park Master Plan Update** – Mayor Johnston stated discussions were continuing and noted there will be park committee meetings at some point.
 - 3) **Water Storage Facility Update-** Currently waiting on Geotechnical report,

adjustments to design will then be made, and funding will need to be secured.

- 4) **Election Returns and Qualifications-** All members who filed were dually elected, results accepted, sales tax will begin being collected April 1, 2019. The motion to accept results was made by

Motion: Crawford- to accept results of election

Second: Barrett

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

Motion approved.

NEW BUSINESS: City Attorney Joel Kurtz suggested to suspend all Rules for the Ordinances on the Agenda and read each by heading only.

Motion: Barrett -to suspend the Rules and read all Ordinances on this agenda by heading only

Second: Crawford

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

Motion approved.

1. Ordinance Creating “Specific Plan” (SP) Zoning District w/Emergency Clause

Motion: Janice Arnold- to read by heading only.

Second: Crawford

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

Motion Approved. Attorney Joel Kurtz read by heading only.

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

Second: Thorburn

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

Motion Approved.

Motion: Barrett- to pass on Emergency Clause

Second: Thorburn

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

Motion Approved.

2) Ordinance Updating Zoning Map w/Emergency Clause

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

Second: Erskin

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

Motion Approved. Attorney Kurtz read by heading only.

Motion: Barrett-to pass on Three Readings with a single vote

Second: Thorburn

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

Motion Approved.

Motion: Crawford- to pass on Emergency Clause

Second: Philpott

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

Motion Approved.

3) Ordinance Defining Permissible Usages in Each Zone w/Emergency Clause

Motion: Crawford -to Read by Heading Only

Second: Thorburn

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

Motion Approved. Attorney Kurtz read by heading only.

Motion: Barrett- to pass on Three Readings with a single vote

Second: Arnold

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

Motion Approved.

Motion: Thorburn -to pass on Emergency Clause

Second: Crawford

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

Motion Approved.

4) Ordinance Rezoning Certain Lands w/Emergency Clause

Motion: Crawford- to Read by Heading Only

Second: Erskin

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

Motion approved. Attorney Kurtz read by heading only.

Motion: Arnold- to pass on Three Readings with a single vote

Second: Erskin

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

Motion Approved.

Motion: Barrett- to pass on Emergency Clause

Second: Arnold

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

Motion Approved.

5) Resolution Authorizing Purchase of Vehicles

Mayor Johnston requested to remove the Emergency Clause since it was not needed for this Resolution, so it was done. Mayor Johnston reviewed the purchase information regarding the city vehicles and stated he and other city officials would be traveling to Little Rock to pick up said vehicles on January 8th, should this resolution pass tonight.

Motion: Barrett- Motion to pass Resolution

Second: Thorburn

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

Motion approved.

6) Park Advisory Committee Appointment Resolutions

Motion: Arnold- to pass resolution as presented

Second: Philpott

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

Motion approved.

7) Planning Commission Appointment Resolution

Mayor Johnston stated Bobby Krein will be vacating his position on the Planning Commission and Jay Williams has accepted the position and will be appointed as such should the Resolution pass at this meeting.

Motion: Erskin -to pass resolution

Second: Crawford

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

Motion Approved.

8) Main Street Gentry Association Agreement Ordinance w/Emergency Clause

Mayor Johnston suggested council move to Agenda #9 in order to locate the supporting documents for this Ordinance.

Motion: Barrett- to move to Agenda #9

Second: Arnold

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

Motion Approved.

9) **2019 Committee Appointments:** 2019 Committee Appointment list was presented.

10) 2019 Regular Council Meeting Schedule:

Motion: Arnold- to set September meeting date for September 9, 2019 and the July meeting for July 8, 2019.

Second: Erskin

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

Motion Approved.

11) Council Meeting Procedural Rules and Format Approval:

Motion: Thorburn- to continue with current procedure and format

Second: Erskin

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

Motion Approved.

At this time a short recess took place in order to locate supporting documents for Agenda #8, by unanimous voice vote. The meeting reconvened with said documents being presented.

Motion: Crawford- to Read by Heading only

Second: Erskin

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

Motion Approved.

Attorney Kurtz read by Heading Only

Motion: Crawford- to pass on Three Readings with a single vote

Second: Barrett

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

Motion Approved.

Motion: Crawford- to pass on Emergency Clause

Second: Erskin

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

Motion Approved.

ANNOUNCEMENTS AND COMMENTS

***Planning Commission Meeting, January 17, 2019 @ 7:00p.m.**

Mayor Johnston presented a suggestion of holding a “mock” meeting in order for new Council members, and veteran members, to become familiar with one another and the format of meetings.

There was no other new business and the Mayor entertained a motion to adjourn.

Motion: Crawford- to adjourn this meeting

Second: Thorburn

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

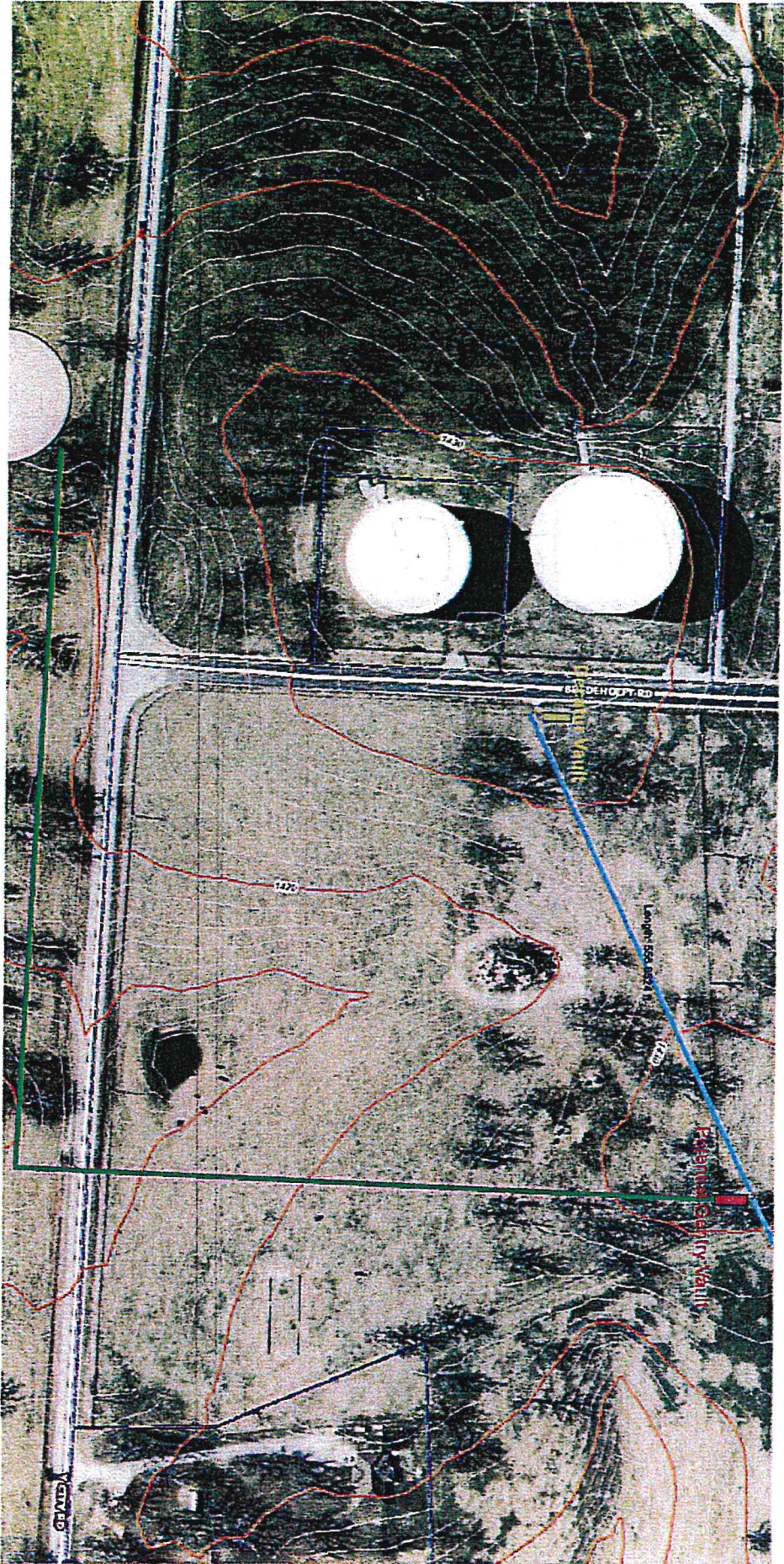
Motion Approved.

**CITY CLERK:
JENNY TROUT**

**MAYOR: KEVIN JOHNSTON
CITY OF GENTRY**

Dawn Hill East Road over Flint Creek Estimated Project Schedule	
Item	Duration (Days)
Contract Coordination Phase	28
Environmental Permitting (by ARDOT)	180
Survey	30
Hydraulics	30
30% Design Submittal	30
ARDOT Comment Period	28
Relocation of Utilities	
60% Design Submittal	45
ARDOT Comment Period	28
90% Design Submittal	60
ARDOT Comment Period	28
Final Plans and Specifications Submittal	14
ARDOT Comment Period	28
Bidding Phase	75
Construction*	150

*Calendar Days (including weekends)



City of Gentry

ARDOT Job Name and Number:

Job 090571

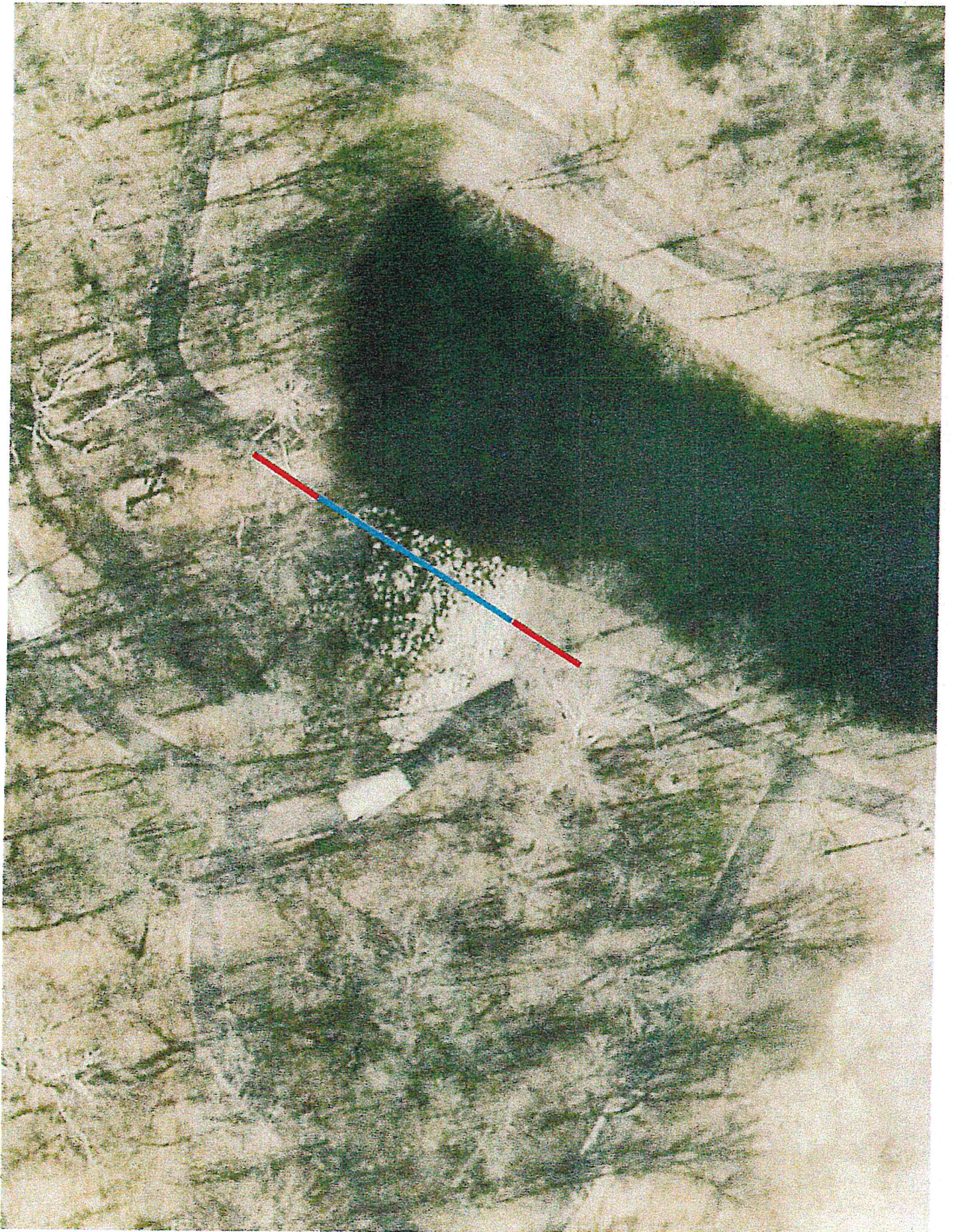
Gentry Flint Creek Bridge & Trail Impvts.
(RTP-18) (S)

Fed. Award Amount: \$121,000

Required Match: \$ 30,250

Project Total: \$151,250

Items not included in award:



RESOLUTION NO. 18-571

CITY OF GENTRY, ARKANSAS

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF GENTRY TO UTILIZE FEDERAL-AID RECREATIONAL TRAILS PROGRAM FUNDS.

WHEREAS, the City of Gentry, Arkansas understands Federal-aid Recreational Trails Program Funds are available at 80% federal participation and 20% local match/in kind labor to develop or improve the City's pedestrian and recreational trails, by constructing a walk bridge in the City's Flint Creek Nature Park (the "Project").

WHEREAS, the City of Gentry, Arkansas understands that Federal - aid Funds are available for the Project on a reimbursable basis, requiring work to be accomplished and proof of payment prior to actual monetary reimbursement; and

WHEREAS, the Project, using federal funding, will be open and available for use by the general public and will be maintained by the City of Gentry, Arkansas, for the life of the Project.

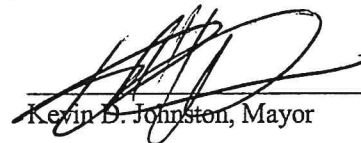
NOW, THEREFORE BE IT RESOLVED BY CITY COUNCIL OF THE City of Gentry, Arkansas that:

Section 1. The City of Gentry, Arkansas will participate in accordance with its designated responsibility, including maintenance of the Project.

Section 2. The Mayor of the City of Gentry, Arkansas is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of the Project.

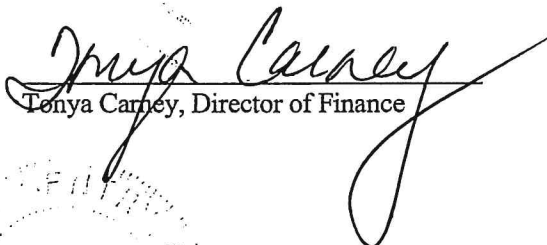
Section 3. The City Council of the City of Gentry, Arkansas pledges its full support and hereby authorizes the Arkansas Department of Transportation to initiate action to implement the Project.

PASSED and APPROVED, this 2nd day of April, 2018.

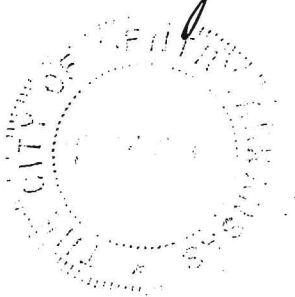


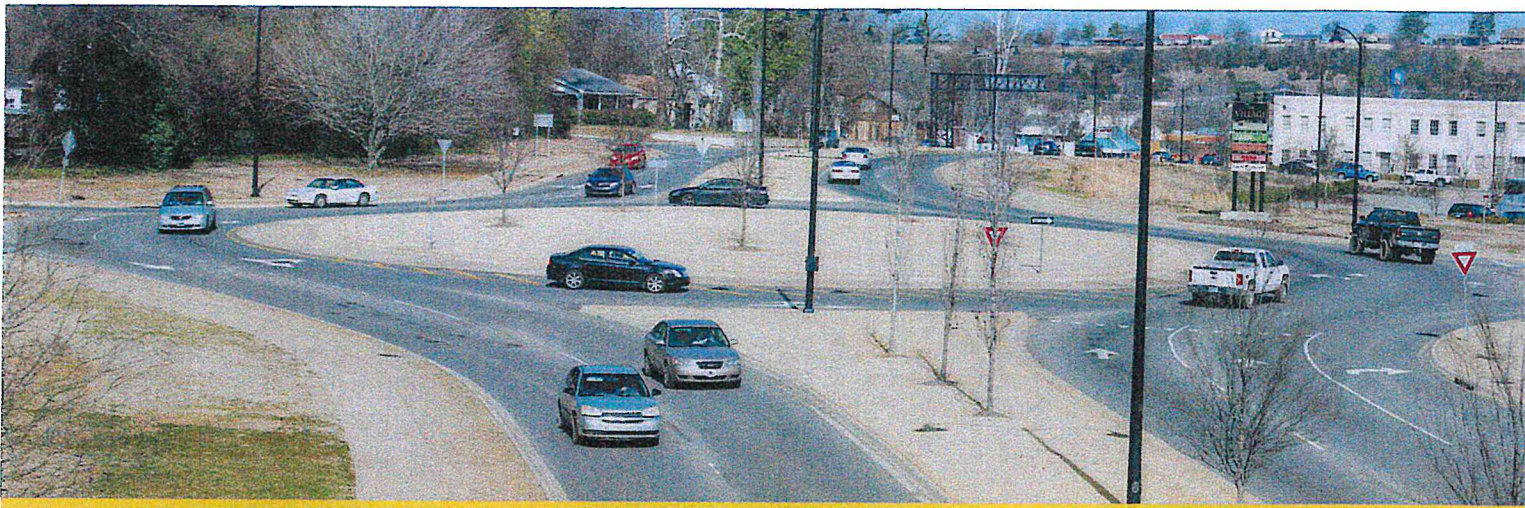
Kevin D. Johnston, Mayor

ATTEST:



Tonya Carney, Director of Finance





OPEN HOUSE NOTICE OF PUBLIC MEETING

The Arkansas Department of Transportation (ARDOT) will conduct a public involvement meeting to discuss the proposed construction of a rural roundabout at the intersection of Hwy. 12 and Hwy. 43 in Benton County.

Thursday, February 28, 2019

**From 4:00 p.m. to 7:00 p.m.
Gentry Public Library
(McKee Community Room)
105 Main Street in Gentry**

The Arkansas Department of Transportation (ARDOT) will conduct a public involvement meeting to discuss the proposed construction of a rural roundabout at the intersection of Hwy. 12 and Hwy. 43 in Benton County.

This will be an "open house" meeting with no formal presentations. The public is invited to visit anytime during the scheduled hours to view exhibits, ask questions, and offer comments.

Anyone needing project information or special accommodations under the Americans with Disabilities Act (ADA) is encouraged to contact: Ruby Jordan-Johnson

P.O. Box 2261 • Little Rock, AR 72203-2261

Call: (501) 569-2379 • Fax: (501) 569-2009

Email: EnvironmentalpiMeetings@ahtd.ar.gov

Hearing or speech impaired, please contact the Arkansas Relay System at (Voice/TTY 711). Requests should be made at least four days prior to the public meeting.

NOTICE OF NONDISCRIMINATION: The Arkansas Department of Transportation (Department) complies with all civil rights provisions of federal statutes and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. Therefore, the Department does not discriminate on the basis of race, sex, color, age, national origin, religion (not applicable as a protected group under the Federal Motor Carrier Safety Administration Title VI Program), disability, Limited English Proficiency (LEP), or low-income status in the admission, access to and treatment in the Department's programs and activities, as well as the Department's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding the Department's nondiscrimination policies may be directed to Joanna P. McFadden Section Head - EEO/DBE (ADA/504/Title VI Coordinator), P. O. Box 2261, Little Rock, AR 72203, (501)569- 2298, (Voice/TTY 711), or the following email address: joanna.mcfadden@ardot.gov Free language assistance for Limited English Proficient individuals is available upon request. This notice is available from the ADA/504/Title VI Coordinator in large print, on audiotape and in Braille.

ARDOT Job No. 090445





THE ORCHARDS
Of Gentry

January 24th, 2019

To: Residents and City of Gentry, Arkansas

Re: Summary of The Orchards of Gentry development

To all interested parties,

Background

The Orchards of Gentry is a community based multi-phased development plan being implemented by a development team with a history of many successful projects that combine quality multi-family projects with positive community impact. This project is being co-developed in partnership with a long standing member of the Gentry community that wanted to assemble a team that would make a long lasting positive impact on a fast growing small community.

Project Description

The Orchards of Gentry project will be a phased development. The first phase will consist of up to 140 units, consisting of one, two and three bedroom units. The second phase of the plan is to then implement a combination of mixed units, but focusing on single-family dwellings. The attachments that are included with this packet of information, shows a schematic drawing of the Phase 1 development and also shows where the single family housing is planned to begin.

The planned development is focused on Work Force Housing, to help meet the demands of the community, created by the expansion of local employers. This project will consist of some income restricted units, along with many market rate apartments. This development, with this type product, affords many hardworking people the opportunity to live in a high quality unit and helps offset some of the needs of the Gentry's employers.

These units will be of quality construction with a very high standard of exterior appearances. The development will also consist of landscaping and green spaces that will surpass most people's expectations and a community center that will act as a gathering space for small gatherings. Please see the attached page to see the architects rendering of what we anticipate the final product to resemble. This design seems to give the feel more towards a single family-housing product.

It is extremely important for our development team to create a multi-family product that the residents and the community will be very proud to promote and that will complement and fit very well with the single family units we plan on developing and currently exists on some of the adjacent properties.

Traffic Concerns

Traffic flow in any fast growing community is always a concern of a community. There are several developments that have begun on both Highway 12 and 59 that do add to the existing traffic flow. We will have multiple points of ingress and egress to help alleviate these issues. We have also incorporated into our design, an area in the development for a potential bus stop. Some of the local employers have

expressed their desire to start an employer sponsored mass transportation option. We plan on being proactive with some of these employers to see if we can help see if this can take place. The traffic issues are not unique to this development, but we want to do anything in our power to help find a solution as part of our community impact.

Community Impact

It appears to our development team that growth and positive change in Gentry is inevitable. It is a very important part of our mission as a community based developer, that our positive impact extends beyond just providing a quality place for many of the communities workers to live, but that we also enter into community impact agreements with local organizations, that help provide sources of funds that may not otherwise be available to a small community.

There is a fast pace growth in northwest Arkansas that is being created for many reasons, but the recent construction of a large manufacturing plant and the expansion of other employers in the Gentry area, have created an opportunity to attract employees to live and invest in the community in which they work, versus long commutes and investing their money in other communities. This increased tax base that we hope to bring to Gentry, along with other positive impacts, will be very positive for your community and very welcomed by the major employers and the retail community in Gentry. An additional important part of our community impact, is to engage with many of the local workforce, which has already taken place with our construction group and engineering services.

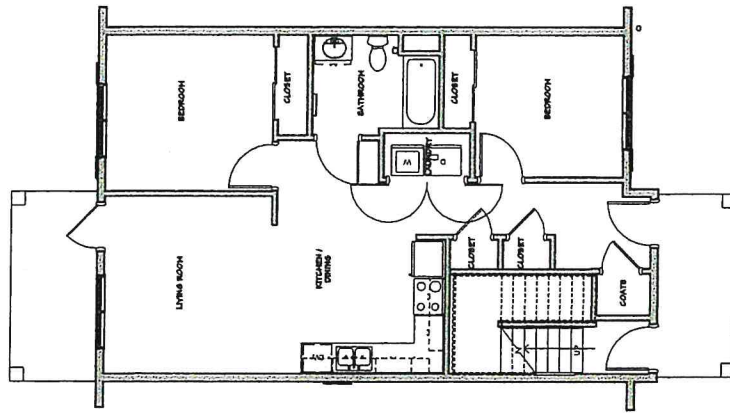
Summary

We hope that this information will address and help answer some very good questions at the last zoning meeting. Our intention is to be a development that will be recognized as a model in the region for a quality project that any community would be proud of and any person would recommend as a place for their friends to live. We look forward to a long lasting relationship with the city of Gentry that will extend beyond just providing a great place to call home!

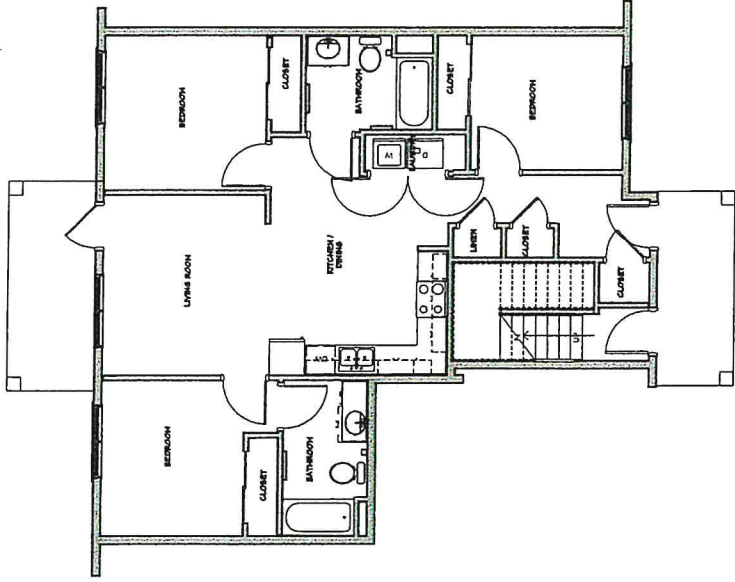
On behalf of the development team, I would like to thank you for the consideration for us to build in your community.

The Orchards of Gentry

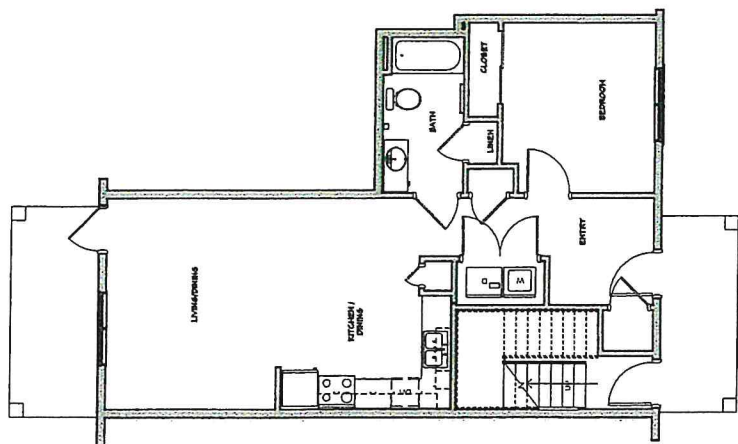




TWO BEDROOM UNIT
900 SF



THREE BEDROOM UNIT
1000 SF



ONE BEDROOM UNIT
750 SF