

GENTRY CITY COUNCIL AGENDA

MONDAY, JUNE 6, 2022

Meeting Called to Order
Invocation
Roll Call
Review of Minutes: May 2, 2022 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
 - b. Sports Complex
 1. Signage (Name)
 2. Usage & Fees Policy
2. Water Storage Facility Update
3. 420 S. Byers Ave. Nuisance Declaration Resolution
4. Water/Sewer Extension Spec Book Ordinance

NEW BUSINESS

1. Three Springs Subdivision, Phase 2 Final Plat Approval Ordinance
2. Police Dept. Patrol Car Purchase Resolution
- 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, June 16, 2022 @ 7pm

	<u>2020</u>	<u>2021</u>	<u>2022</u>
City Sales & Use	\$119,504.29	\$141,103.83	\$202,734.68
County Tax	\$71,772.37	\$96,755.45	\$96,406.17

**CITY OF GENTRY
REGULAR CITY COUNCIL MEETING
MONDAY, MAY 2, 2022**

The City Council of the City of Gentry, Arkansas, met in person and virtually, at the Council Chambers and, at various other locations, at 6:30 p.m. on May 2, 2022. Mayor Kevin Johnston called the meeting to order. City Attorney Joel Kurtz gave the invocation.

COUNCIL MEMBERS ANSWERING ROLL CALL:

Janice Arnold- Present
Jason Barrett- Present
Michael Crawford- Present
Dan Erskin- Present
David Page- Present
Jimmy Thorburn- Present
Cindy Philpott- Present
Jason Williams- Present

COUNCIL MEMBERS ABSENT: None.

Others in attendance: Mayor- Kevin Johnston, City Attorney- Joel Kurtz, City Clerk- Jenny Trout, Fire Chief-Vester Cripps, Police Chief- Clay Stewart, Chamber of Commerce Director- Janie Parks, Mike Parks, Randy Moll (virtually), Larry Gregory (virtually) and, Justin Spafford (virtually).

REVIEW OF MINUTES: April 4, 2022- Regular Council Meeting

Motion: Philpott- to accept the minutes as presented

Second: Thorburn

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

Motion passed.

COMMUNITY COMMENTS:

Public Comment (Items Not on Presented Agenda): None.

1. **Main Street Gentry Chamber of Commerce – Janie Parks** presented her monthly report to the council and included a special thank you to Turning Point Fellowship, The Gentry Assembly, Grand Savings Bank and, Arvest Bank for all their help with the Chamber Easter Egg Hunt that was held in the Gentry City Park. Chamber Awards & Business/Community Night on April 28th was a big success, with the Gentry Community Clinic receiving the business of the year award. A Splash Fest/Movie Night in the Park is being planned for May 27th, beginning at 4:00p.m. The Chamber Fishing Derby is set for June 4, 2022 from 9:00a.m. to Noon at the Flint Creek Nature Park; Gentry Cruise Night is also set for June 4, 2022. Freedom Fest is set for July 4, 2022 from Noon to fireworks in the Gentry City Park. Pickin’ Time on 59

is September 22nd-24th. Trick or Treat on Main Street will be October 31st, beginning at 5:30p.m. and, the Gentry Christmas Parade is tentatively set for December 10th.

2. **Gentry Public Schools-** Terrie Metz was unavailable. Jason Barrett provided information regarding school news. Expansions are underway in anticipation of growth and, graduation is currently set to take place at JBU in Siloam Springs on May 13th.

UNFINISHED BUSINESS

1) Park Master Plan Update:

- a) **Splashpad:** Mayor Johnston announced work was continuing on punch-list items and, replacement of the padding in the playground area has been completed.
- b) **Sports complex:** Justin Spafford stated the pre-fab restroom was up and running, lights, fertilizer, sod, seating, and fields were being “touched up” and, shade on the pavilion was being finalized.

- 2) **Water Storage Facility Update:** Larry Gregory with Garver announced the project is nearly complete. Within the next two weeks, disinfection of the tank should be done, and finalization should wrap up mid-June.

- 3) **117 N. Smith Ave. Update:** Mayor Johnston stated progress continues. Plans for stump removal, as well as emptying and removal of out buildings on the property, have been relayed. Weather has contributed to the delay of these plans but, the property owners are working diligently to move forward.

- 4) **420 S. Byers Ave. Cleanup:** Mayor Johnston brought this matter before the council to update and, present options to the council for proceeding with this issue. City Attorney Joel Kurtz also provided insight with regard to procedure. After some consideration, council member Janice Arnold suggested the options be combined and the City of Gentry should move forward with a Notice of Public Hearing to be given and planned to come before council at the June 6, 2022 meeting. All members were in favor of this suggestion. Mayor Johnston will proceed accordingly.

NEW BUSINESS:

1. **Water/Sewer Extension Spec Book Ordinance:** An Ordinance Adopting Revised Gentry Water Works Standard Specifications, and Other Purposes, was presented to council members for review and consideration. Council member Jason Williams raised questions with regard to the wording within the spec book. After discussion, it was ultimately decided the committee should review the spec book, with special attention being given to the wording within. Mayor Johnston mentioned to council that Notification to the public was available online.

Motion: Barrett- to table this matter until the June 2022 meeting

Second: Page

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

Motion passed. This matter will return to council at the June 6, 2022 council meeting.

ANNOUNCEMENTS AND COMMENTS:

***Planning Commission Meeting, May 19, 2022 @ 7:00p.m.**

***City Sales and Use & County Tax numbers for 2020-2022 were listed**

*** Spring Citywide Cleanup Event w/Tree was another big success**

*** Mayor Johnston informed council members of concerns that had been brought to his attention with regard to safety on the ball fields; specifically, gravel/rocks and poor lighting issues. These issues were addressed and taken care of.**

*** Questions were raised regarding sidewalk grants and specific areas within the City of Gentry. Mayor Johnston explained depending on where the sidewalks could be located, in addition to city limit boundaries, depends a lot on the highway/area. Rights-of-ways and/or Easements would also likely be required.**

There being no other new business:

Motion: Barrett

Second: Erskin

All in favor. None opposed.

Motion passed. Meeting adjourned.

**CITY CLERK:
JENNY TROUT**

**MAYOR: KEVIN JOHNSTON
CITY OF GENTRY**

RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

RESOLUTION DECLARING THE PROPERTY LOCATED AT 420 SOUTH BYERS AVENUE IN THE CITY OF GENTRY TO BE A NUISANCE; PROVIDING A PERIOD OF TIME FOR THE PROPERTY OWNERS TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the City Code Enforcement Officer has found the property located at 420 South Byers Avenue, Gentry, Arkansas, more particularly described as Lot 11, Block 2, Pluck's Addition to the Town of Gentry, Benton County, Arkansas (the "Property"), to be unsightly and unsanitary, and in violation of various provisions of the Gentry Municipal Code and the International Property Maintenance Code of 2003 as adopted by the City of Gentry (the "IPMC").

Whereas, the City Code Enforcement Officer has notified the owners of the Property of the aforementioned violations on multiple occasions in February and March 2022, and a citation was issued on April 6, 2022, for violation of Gentry Municipal Code Section 5.04.04(A), but the situation has not been remedied; and

Whereas, the owners of the property have been provided notice of this hearing by certified mail at least 15 days prior to the date hereof;

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

Section 1. The Council finds that the Property is in violation of Gentry Municipal Code Section 5.04.04(A) and of IPMC 302.1 and 307.1, in that the owners thereof have failed to maintain the premises in a clean, safe and sanitary condition, and have allowed a large quantity of garbage, rubbish, and other unsightly or unsanitary articles and things to accumulate thereon, as depicted in the attached photographs.

Section 2. The Property is accordingly declared to be a public nuisance.

Section 3. The City Code Enforcement Official or the City Attorney shall provide a copy of this Resolution to the owners of the Property and shall post a copy at a prominent place on the Property.

Section 4. The record owners of the Property are hereby directed to abate the said nuisance within _____ days after the posting of a copy of this Resolution on the Property.

Section 5. If the aforementioned nuisance has not been removed and abated within _____ days after the posting of a copy of this Resolution upon the Property, it shall be abated by the City Code Enforcement Officer or his designated representative. Each day after the aforesaid _____ days that the nuisance is not abated shall constitute a separate and distinct offense punishable as provided in the Gentry Municipal Code.

Section 7. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED, APPROVED AND ADOPTED THIS 6th day of June, 2022.

Kevin Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

AN ORDINANCE ADOPTING REVISED GENTRY WATER WORKS STANDARD SPECIFICATIONS, AND FOR OTHER PURPOSES.

WHEREAS, the City of Gentry has previously adopted certain specification requirements for the construction of water main and sewer line extensions (the “Gentry Water Works Standard Specifications”);

WHEREAS, the City of Gentry Water and Wastewater Department has prepared a comprehensive revision to the Gentry Water Works Standard Specifications (the “April 2022 Revision”); and

WHEREAS, the City Council of the City of Gentry has reviewed the April 2022 Revision and desires to update the Gentry Water Works Standard Specifications by adopting said revision in place of the existing requirements to best ensure continued compliance with State law and to protect the public safety, health, and general welfare.

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

Section 1: Three (3) copies of the April 2022 Revision to the Gentry Water Works Standard Specifications, have been, and are now filed in the office of the Clerk of the City of Gentry, Arkansas, and the same are hereby adopted and incorporated, as amended, as fully as if set forth at length herein, and the provisions thereof shall be in full force and effect from and after the effective date of this Ordinance.

Section 2: Any Ordinances of the City of Gentry in conflict with the Gentry Water Works Standard Specifications, as revised by the April 2022 Revision, including Ordinance No. 95-419, are hereby repealed to the extent of such inconsistency.

PASSED AND APPROVED this ____ day of _____, 2022.

Kevin Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

June 1st, 2022

Hon Kevin Johnston, Mayor
City of Gentry
101 W. Main St.
Gentry, AR 72734

RE: Gentry Water/Sewer Std Specification
Gentry Waterworks
Benton County, Arkansas

Dear Mayor Johnston,

In response to comments raised from the City Council, please find the following to address those concerns:

Comment 1: Language within the specification for encasement on carrier pipe below private roads and driveways.

Response 1: There is no specific language within the Standard Specification discussing the requirements of casing/encasement/sleeving under private roads and driveways. In referencing the Typical Details, the requirement for encasement pipe is shown for various types of crossings including; concrete paving, asphalt paving and aggregate surface. Encasement for driveways can be included on page 43, Part 2, Division II, Section 4.6 to include encased driveway crossings or a new section can be included.

Comment 2: Page 70, Part 3, Division III, Section 2.4 states, “City of Gentry Water and/or Wastewater Department requires, at the Developer’s expense, to inspect all gravity sewer lines with CCTV inspection unit. These tests shall be performed by City of Gentry Water and/or Wastewater Department personnel. Based on the results found, the Developer shall be required to correct all deficiencies as directed by City of Gentry Water and/or Wastewater Department”.

Response 2: Fees charged for the City to perform these services shall be charged by the rate specified in the most recent FEMA rate schedule for services. These fees will be paid at the Developer’s expense if it is determined these services are required.

Comment 3: Page 57, Part 3, Division I, Section 2.7 states, “Drop manholes or manholes where force mains terminate must be lined with an epoxy coating system.”

Response 3: In section 34.8 of the 10 State Standards where corrosive conditions due to septicity or other causes are anticipated, corrosion protection (such as an epoxy coating) on the interior of the manholes shall be provided. These conditions exist inside drop manholes and manholes where a force main terminates, and it is recommended that an epoxy coating be used in these instances.

Comment 4: Page 81, Part 4, Section 3.5 Service Crossings in regard to private road crossings.

Response 4: Service crossings under private roads are to be bored in an effort to minimize disturbance to private property. While the road being crossed may be private, the service line from the main to meter is a public utility and would be installed per paved road crossing specification.

Comment 5: Page 10, Division III, Part 1, Section 4.4, Resident Inspection.


Response 5: Full-time resident inspection is required by the Arkansas Department of Health for engineered projects. Full-time inspection is recommended to assure that all construction is performed in accordance with the designed plans and specifications. Full-time inspection can be performed by the City on a case by case basis with written approval provided to the Arkansas Department of Health.

Comment 6: Are materials specified within the Standard Specifications installed by the Gentry Water and/or Wastewater Department.

Response 6: All materials listed within the Standard Specifications were reviewed by the City of Gentry and specified as materials that are currently used in construction projects.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,



Jeremy D. Rawn, P.E.
Project Engineer

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF THREE SPRINGS
SUBDIVISION, GENTRY, ARKANSAS; AND FOR OTHER PURPOSES.**

WHEREAS, the Final Plat of the Three Springs Subdivision, 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, the 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 the Three Springs Subdivision, 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.

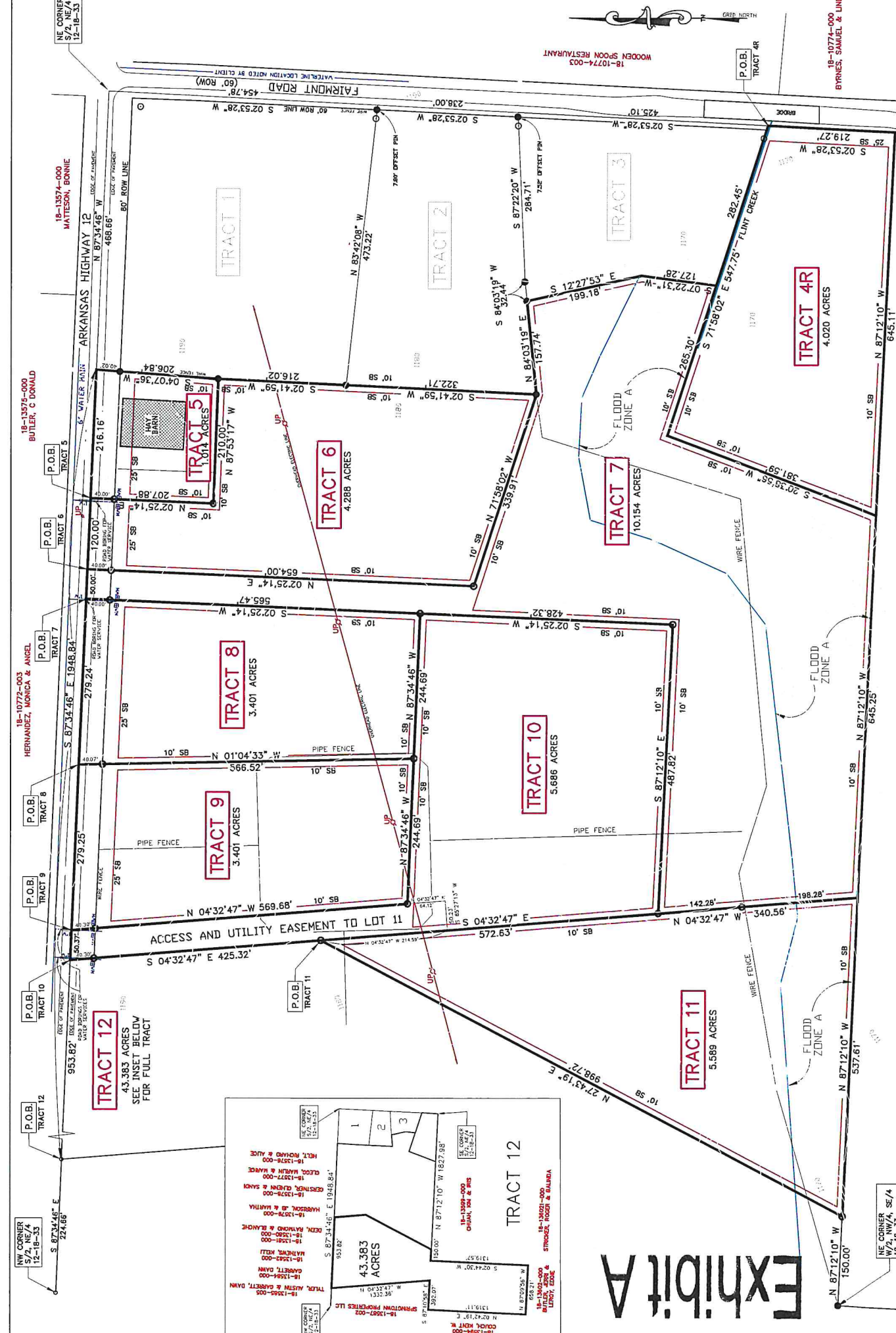
Section 2: The Mayor and Director of Finance are hereby authorized and directed to evidence the acceptance of said Plat by certifying said acceptance on the approved Plat or by attaching a copy of this Ordinance to the Plat for recording.

PASSED and APPROVED this 4th day of April 2022.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance



THREE SPRINGS SUBDIVISION, PHASE 2

SHEET 1 OF 2

OWNER AND SITE INFORMATION
 NETZEL REVOC. TRUST, RAYMOND & TERESA
 409 FAIRMONT ROAD, GENTRY, AR
 PARCEL # 1358-000
 AREA= 57.169 ACRES

LEGEND:
 ● FOUND IRON PIN
 ○ SET IRON PIN
 ◻ WATER METER
 ◻^{8"} UTILITY POLE
 UP↑ BUILDING SETBACKLINE
 SB — BUILDING SETBACKLINE

SCALE: 1" = 100'

NE CORNER
 S 74° 16' 33" E
 12-18-33

SE CORNER
 S 74° 16' 33" E
 12-18-33

SW CORNER
 S 74° 16' 33" E
 12-18-33

NW CORNER
 S 74° 16' 33" E
 12-18-33

Survey For:
 NETZEL REVOC. TRUST

Survey By:
 JAMES CALDWELL, PS #1310
 409 South Oakhill
 Sloan Springs, AR 72761
 (479) 238-4063

Flat Code:
 500-181-33-0-1E-102-04-1310

Date:
 MARCH 18, 2022

Job #:
 222011

18-10774-000
 BYRNES, SAMUEL & LIND

18-13574-000
 MATTESON, BONNIE

18-13575-000
 BUTLER, C DONALD

18-10772-003
 HERNANDEZ, MONICA & ANGEL

18-13576-000
 HILL, RICHARD & ALICE

18-13577-000
 GLENN, MARVIN & MARCE

18-13578-000
 ESTERSON, GUYMON & SAKO

18-13579-000
 HARRISON, BO & MARTHA

18-13580-000
 KENDY, RAYMOND & BLANCH

18-13581-000
 MATHEWS, MELL

18-13582-000
 HANDETT, DANN

18-13583-000
 TILTON, AUSTIN & CARRIE, DANN

18-13584-000
 PRINOTON PROPERTIES, LLC

18-13585-000
 COOK, KENT W

18-13586-000
 FULTON, JEFF & BALINA

18-13587-000
 STREET, ROGER & BALINA

18-13588-000
 LIND, LINDA

18-10774-003
 WOODEN SPOON RESTAURANT

18-10774-000
 BYRNES, SAMUEL & LIND

Exhibit A

SURVEY DESCRIPTION - TRACT #4:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S02°53'28"W 1117.88 FEET FROM THE NE CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF FAIRMONT ROAD, THENCE ALONG THE EAST LINE OF THE SAID S/2 OF THE NE/4 S02°53'28"W 219.27 FEET TO THE SW CORNER OF THE SAID S/2 OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID S/2 OF THE NE/4 N87°12'10"W 645.11 FEET, THENCE LEAVING SAID SOUTH LINE N20°38'56"E 381.59 FEET TO A POINT IN THE CENTERLINE OF FLINT CREEK, THENCE ALONG SAID CENTERLINE S71°58'02"E 547.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.014 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FAIRMONT ROAD ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #5:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46"E 1957.34 FEET FROM THE NW CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46"E 216.16 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S04°07'35"W 206.64 FEET TO AN IRON PIN, THENCE N87°53'17"W 210.00 FEET TO AN IRON PIN, THENCE N02°25'14"E 207.88 FEET TO THE POINT OF BEGINNING, CONTAINING 1.014 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #6:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46"E 1837.34 FEET FROM THE NW CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46"E 120.00 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S02°25'14"W 207.88 FEET TO AN IRON PIN, THENCE S87°53'17"E 210.00 FEET TO AN IRON PIN, THENCE S02°41'59"W 216.02 FEET TO AN IRON PIN, THENCE S02°41'59"W 322.71 FEET TO AN IRON PIN, THENCE N1°58'02"W 339.91 FEET TO AN IRON PIN, THENCE N02°25'14"E 654.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.288 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #7:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46"E 1797.34 FEET FROM THE NW CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46"E 50.00 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S02°25'14"W 664.00 FEET TO AN IRON PIN, THENCE S71°58'02"E 324.91 FEET TO AN IRON PIN, THENCE S02°25'14"E 207.88 FEET TO THE CENTERLINE OF FLINT CREEK, THENCE ALONG SAID CENTERLINE S71°58'02"E 324.91 FEET TO AN IRON PIN, THENCE S02°25'14"E 207.88 FEET TO THE POINT OF BEGINNING, CONTAINING 1.014 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #8:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46"E 1508.10 FEET FROM THE NW CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46"E 279.24 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S02°25'14"W 565.47 FEET TO AN IRON PIN, THENCE N87°34'46"W 244.69 FEET TO AN IRON PIN, THENCE N01°04'33"W 566.52 FEET TO THE POINT OF BEGINNING, CONTAINING 3.401 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

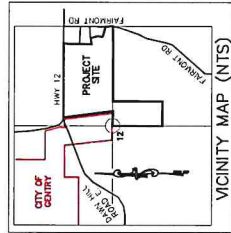
SURVEY DESCRIPTION - TRACT #9:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46"E 1238.65 FEET FROM THE NW CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46"E 279.95 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S01°04'33"E 566.52 FEET TO AN IRON PIN, THENCE N87°34'46"W 244.69 FEET TO AN IRON PIN, THENCE N01°04'33"W 566.52 FEET TO THE POINT OF BEGINNING, CONTAINING 3.401 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #10:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46"E 1178.48 FEET FROM THE NW CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46"E 50.37 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S04°32'47"E 569.68 FEET TO AN IRON PIN, THENCE S87°34'46"E 489.38 FEET TO AN IRON PIN, THENCE S02°25'14"W 428.32 FEET TO AN IRON PIN, THENCE N87°12'10"W 487.82 FEET TO AN IRON PIN, THENCE N04°32'47"W 997.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.686 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO AN ACCESS EASEMENT TO TRACT #11 AS SHOWN ON THE HEREON PLAT, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #11:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46"E 224.66 FEET FROM THE NW CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46"E 893.82 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S04°32'47"E 605.32 FEET TO AN IRON PIN, THENCE S27°43'19"W 998.72 FEET TO AN IRON PIN IN THE SOUTH LINE OF THE SAID S/2 OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID S/2 OF THE NE/4 N87°12'10"W 150.00 FEET TO AN IRON PIN AT THE NE CORNER OF THE SAID S/2 OF THE NE/4 OF THE SE/4, THENCE ALONG THE EAST LINE OF THE SAID S/2 OF THE NE/4 OF THE SE/4 S02°44'30"W 1319.57 FEET TO THE SOUTH LINE OF THE SAID S/2 OF THE NE/4 OF THE SE/4, THENCE N87°09'56"W 658.21 FEET TO THE SW CORNER OF THE SAID S/2 OF THE SE/4, THENCE ALONG THE WEST LINE OF THE SAID S/2 OF THE NE/4 OF THE SE/4 N02°42'19"E 1319.11 FEET TO A STONE AT THE SW CORNER OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID NE/4 S87°10'58"E 392.07 FEET, THENCE N04°32'47"W 1332.36 FEET TO THE POINT OF BEGINNING, CONTAINING 43.383 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #11:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46"E 1748.65 FEET FROM THE NW CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46"E 893.82 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S04°32'47"E 605.32 FEET TO AN IRON PIN, THENCE ALONG SAID SOUTH LINE N87°12'10"W 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.589 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION - REMAINDER TRACT #12:
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, AND ALSO THE W/2 OF THE NW/4 OF THE SE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46"E 224.66 FEET FROM THE NW CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46"E 893.82 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S04°32'47"E 605.32 FEET TO AN IRON PIN, THENCE S27°43'19"W 998.72 FEET TO AN IRON PIN IN THE SOUTH LINE OF THE SAID S/2 OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID S/2 OF THE NE/4 N87°12'10"W 150.00 FEET TO AN IRON PIN AT THE NE CORNER OF THE W/2 OF THE NW/4 OF THE SE/4, THENCE ALONG THE EAST LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4 S02°44'30"W 1319.57 FEET TO THE SOUTH LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4, THENCE N87°09'56"W 658.21 FEET TO THE SW CORNER OF THE SAID W/2 OF THE SE/4, THENCE ALONG THE WEST LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4 N02°42'19"E 1319.11 FEET TO A STONE AT THE SW CORNER OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID NE/4 S87°10'58"E 392.07 FEET, THENCE N04°32'47"W 1332.36 FEET TO THE POINT OF BEGINNING, CONTAINING 43.383 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.



BUILDING INSPECTOR APPROVAL
 Building Inspector _____ DATE _____

UTILITY DEPT. APPROVAL
 _____ DATE _____

STREET DEPARTMENT APPROVAL
 _____ DATE _____

FIRE MARSHAL APPROVAL
 _____ DATE _____

CIVIL ENGINEER REVIEW
 _____ DATE _____



OWNER AND SITE INFORMATION
 NETZEL REVOC. TRUST, RAYMOND & TERESA
 2456 FAIRMONT ROAD, GENTRY, AR
 PARCEL # 18-3587-000
 AREA= 91.103 ACRES

DEPARTMENT OF HEALTH STATEMENT:
 APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS DEPARTMENT OF HEALTH.

NON-BUILDABLE STATEMENT:
 APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

OWNER'S CERTIFICATION:
 WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATED PROPERTY AND DO HEREBY DEDICATE ALL ROADS AND EASEMENTS ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES AS SHOWN.

STATE OF _____, COUNTY OF _____, day of _____, 20__ AD.
 Subscribed and sworn before me this _____ day of _____, 20__ AD.
 Notary Public _____ My Commission Expires _____

PLANNING COMMISSION APPROVAL
 Gentry Planning Commission
 This plat is hereby approved this _____ day of _____, 20__, by the City of _____ Planning Commission.

BASIS OF BEARINGS: State Plane Coordinate System - Arkansas North Zone - NAD 83
 GPS observations Dec. 3, 2021 with corrections from the City of Siloan airport
 correction station NAD_83 (2011) GPDCH2010

CERTIFICATION: I hereby certify that on Mar. 18, 2022 the hereon plotted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon.
 Notary Public _____ My Commission Expires _____
 Map N02007.C 0219.J, dated September 29, 2007.

James Caldwell, Ark. PS #1310 _____ DATE _____

THREE SPRINGS SUBDIVISION, PHASE 2
SHEET 2 OF 2

Survey By: JAMES CALDWELL, #1310
 609 South Dackhill
 Siloan Springs, AR 72761
 (479) 238-4069

Survey For: NETZEL REVOC. TRUST

Flat Code: 300-18N-33W-0-12-102-04-1310

Date: MARCH 18, 2022

Job #: 222011

RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF GENTRY TO EXECUTE A PURCHASE AGREEMENT TO PURCHASE A USED DODGE CHARGER POLICE PURSUIT SEDAN; AND FOR OTHER PURPOSES.

WHEREAS, the City of Gentry is in need of an additional patrol car;

WHEREAS, the City has located a used 2017 Dodge Charger Police Pursuit Sedan (the “Sedan”) from Chicago Motors that is currently available for purchase at a price below the competitive-bid threshold; and

WHEREAS, there is currently sufficient funds to purchase said Sedan in the Gentry Police Act 988 account;

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

Section 1. The Mayor or his designee is hereby authorized to execute a purchase agreement with Chicago Motors for the purchase of the Sedan in the amount of \$18,995, together with ancillary taxes and fees.

Section 2. In the event the Sedan is no longer available, the Mayor or his designee is authorized to purchase a similarly specced patrol car from Chicago Motors using Act 988 funds, provided said purchase does not exceed \$20,000.

PASSED and APPROVED this 6thth day of June, 2022.

Kevin D. Johnston, Mayor

Attest:

Director of Finance