

GENTRY CITY COUNCIL AGENDA

MONDAY, APRIL 5, 2021

Meeting Called to Order
Invocation
Roll Call
Review of Minutes: March 1, 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 Project Update
 - b. Sports Complex Project Update
2. Water Storage Facility Update
3. 119 N. Nelson Ave. Update
4. 117 N. Smith Ave. Update
- 5.

NEW BUSINESS

1. Zoning Code Amendment Ordinance
2. Rezoning Ordinance (E. Arkansas-McKee Dr./N. Collins-Railroad Ave.)
3. Fire Department Rescue Truck Purchase Resolution
4. Land Purchase Agreement/West Main St., Mae Dove
5. Final Plat Approval Ordinance-Grand Estates Phase 2
- 6.

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

- Spring Clean-Up Event w/ Tree Giveaway, April 10-11th, 2021 8a-4p
- Planning Commission Meeting, April 15, 2021 @ 7pm

	<u>2019</u>	<u>2020</u>	<u>2021</u>
City Sales & Use	\$70,553.80	\$100,625.34	\$117,644.84
County Tax	\$60,579.60	\$64,608.42	\$78,563.37

**CITY OF GENTRY
REGULAR CITY COUNCIL MEETING
MONDAY, MARCH 1, 2021**

The City Council of the City of Gentry, Arkansas, met in a virtual session at the Council Chambers and, at various other locations at 6:35 p.m. on March 1, 2021. Mayor Kevin Johnston called the meeting to order. The invocation was by-passed.

COUNCIL MEMBERS ANSWERING ROLL CALL:

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

COUNCIL MEMBERS ABSENT: None

Others in attendance: Mayor Kevin Johnston, City Clerk Jenny Trout, Police Chief Clay Stewart, Fire Chief Vester Cripps, Randy Moll, City Attorney Joel Kurtz, Larry Gregory, and Chris with McClelland Consulting Engineers.

REVIEW OF MINUTES: February 1, 2021- Regular Virtual Council Meeting

Motion: Cindy Philpott- to accept the minutes as presented

Second: Michael Crawford

Roll Call: Arnold-yes Barrett -yes Crawford-yes Erskin- yes
 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** was unavailable; no comments or announcements made.
- 3. Gentry Public Schools – Terrie Metz** was unavailable, Jason Barrett stated there were no new comments or announcements.

UNFINISHED BUSINESS

1) Park Master Plan Update:

- a) Splashpad Bid Acceptance Resolution: A Resolution Authorizing Execution of a Contract with Vortex Aquatic Structures International for the Purchase and Installation of Certain Splash Pad Equipment was presented for review and consideration. After discussion, including that the payment performance bond would be added; and the goal for opening is Memorial Day weekend:

Motion: Barrett- to approve the resolution and to move forward

Second: Philpott

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

Motion passed.

- b) Sports Complex: Mayor Johnston stated Flintco is almost ready to start the earth work and progress is continuing.

2) Water Storage Facility Update:

- a) Logo Selection: Mayor Johnston presented the Council with 3 different possibilities for a logo to be placed upon the water tank. After review and discussion, it was decided the second option, with the apples, was the chosen logo.

Motion: Crawford- to accept the logo with the apples

Second: Philpott

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

Motion passed.

At this time Larry Gregory stated the foundation for the tank had been poured, equipment and crews were moving in for the pedestal, and a change order for \$85,000.00 for the foundation had been approved, saving the City of Gentry that money.

- 3) **317 S. Collins Ave. Update:** Mayor Johnston stated the property cleanup was about 95.5%, further information to come.

- 4) **119 N. Nelson Ave. Update:** Mayor Johnston stated progress continues.

- 5) **117 N. Smith Ave. Update:** Mayor Johnston stated the property owner is to be presented with the list of deficiencies on March 2, 2021; further updates will be provided at the April council meeting.

- 6) **City of Gentry/McKee Foods Corp. Annexation Ordinance: An Ordinance Accepting the Annexation of Certain Lands to the City of Gentry; and for Other Purposes**, was presented for review and consideration:

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

Second: Williams

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

Motion passed. City Attorney Joel Kurtz read by heading only

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

Second: Williams

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

Motion passed.

NEW BUSINESS:

- 1) **Hwy 59/12 Intersection Improvements:** Mayor Johnston announced that ARDOT has added this matter to its 2021-2024 project list. A Grant application will be submitted for additional funds- additional information to come
- 2) **State Aid Street Program:** Mayor Johnston stated the City of Gentry had submitted its application for another \$250,000.00 grant but, out of 180 submissions, only 75 were chosen, unfortunately, ours had been denied. The City will continue to submit its application in hopes of future approval.

ANNOUNCEMENTS AND COMMENTS

***Planning Commission Meeting, March 18, 2021 @ 7:00p.m.:** City Attorney Joel Kurtz announced there are public hearings scheduled for this meeting, if anyone was interested in attending, either virtually or in person.

Mayor Johnston spoke about the good work of our State Representative, Delia Haak, and encouraged everyone to look into the works of our legislation, and share any feelings and views with Ms. Haak.

***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: Barrett- to adjourn this meeting

Second: Crawford

All in favor. None opposed.

Motion passed. Meeting adjourned.

**CITY CLERK:
JENNY TROUT**

**MAYOR: KEVIN JOHNSTON
CITY OF GENTRY**

To whom it may concern:

I Clatus Datta Rao owner of the property at 117 N. Smith.

I am currently working on cleaning up this property, cleaning out the items of value out of the house which I was using for storage only. I plan on tearing the building down to comply with city ordinance within one years time, if not sooner.

Thank you
for your patience



ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE GENTRY MUNICIPAL CODE TO
ADOPT THE RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT;
AND FOR OTHER PURPOSES.**

WHEREAS, it has come to the attention of the Gentry City Council that there is a need to amend the Gentry Municipal Code to create a new zoning district to preserve the established neighborhood character of certain neighborhoods bordering the City's downtown sector;

WHEREAS, notice has been given and a public hearing has been held in accordance with the requirements of Gentry Municipal Code Section 14.04.14;

WHEREAS, the Gentry Planning Commission has recommended adoption of the proposed Residential Neighborhood zoning district

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

Section 1: Section 14.04.06.A. of the Gentry Municipal Code is amended to add as a new residential zoning district (after R-4 - High-density Residential and before R-O - Residential Office) the following: R-N - Residential Neighborhood.

Section 2: Section 14.04.06.C. of the Gentry Municipal Code is hereby amended by adding the following subparagraph after subparagraph 7 (and renumbering the succeeding subparagraphs appropriately), which shall provide as follows:

8. R-N Residential Neighborhood District. The intent of the Residential Neighborhood District is to preserve the established development pattern of the historic neighborhoods that border downtown Gentry, which are predominantly single-family residences with lots generally smaller than 60 feet in width.

Section 3: Appendix B (currently included as a table under Section 14.04.06.D.) of the Gentry Municipal Code is hereby amended by adding a new column before the R-O column, titled "R-N". In said column, the following uses should be marked with an "X": Single-family; Park; Field crops/gardens; Accessory uses; and Emergency facilities. The following uses should be marked with an "SUP" designation: Church/places of worship; Community Building; and Mobile Food Vendor.

Section 4: The table in Section 14.04.06.H. of the Gentry Municipal Code is hereby amended by adding a new row above R-O, titled "R-N". In said row, Lot Area (Square Feet) shall be 5,000; Lot Area Per Family shall be 5,000; Lot Width shall be 50 feet; Front setback shall be 15 feet; Interior side setback shall be 7 feet; Exterior Back to Side setback shall be 10 feet; Corner Back to Rear setback shall be left blank; Rear setback shall be 10 feet; Maximum Stories shall be 2½; and Height shall be 35 feet.

Section 5: Section 4.20.04 of the Gentry Municipal Code is hereby amended by adding “R-N” to the list of residential districts for which a privilege license may be issued only after any required conditional use permit has been issued.

Section 6: Section 7.32.02 of the Gentry Municipal Code is hereby amended by adding “R-N” and “R-E” to the definition of “Residential District.”

Section 7: Section 14.04.09.B.2 of the Gentry Municipal Code is hereby amended to include “R-N” and “R-E” in the list of residential districts.

Section 8: Section 14.04.10.A. of the Gentry Municipal Code is hereby amended to include “R-N” and “R-E” in the list of districts in which nonresidential accessory structures are regulated. Section 14.04.10.E. is hereby amended to include “R-N” in the list of districts for which a Home Occupation Permit is required. Section 14.04.10.H. is hereby amended to include “R-N” and “R-E” in the list of districts in which nonresidential accessory structures are regulated.

Section 9: Any Code provision, Resolution, or Ordinance contrary to the provisions of this Ordinance is hereby repealed to the extent of such conflict.

PASSED AND APPROVED THIS 5th day of April, 2021.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

ORDINANCE NO. _____

**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, the Gentry City Council previously considered a Petition filed by the Gentry Planning Commission recommending that certain real property within the City of Gentry be rezoned R-1 Residential zoning, said property being more particularly described as follows:

A tract of land bounded on the South by East Arkansas Street; on the West by North Collins Avenue; on the North by McKee Drive; and on the East by Railroad Avenue

WHEREAS, the Gentry City Council, in Ordinance No. 20-836, elected to refer said Petition back to the Planning Commission for further consideration;

WHEREAS, the Gentry Planning Commission has given the matter further study and has received input from City residents on several occasions, resulting in the creation of the Residential Neighborhood ("R-N") zoning district; and

WHEREAS, the Gentry Planning Commission, following notice and hearing as required by Section 14.04.12 of the Gentry Municipal Code, has recommended that the above-described property be rezoned to the new R-N zoning district.

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

Section 1: The zoning of certain lands within the City of Gentry hereinafter described, previously zoned R-O, R-2, and R-3, is hereby changed and amended from and after the effective date of this Ordinance to R-N zoning, said lands being more particularly described as follows:

A tract of land bounded on the South by East Arkansas Street; on the West by North Collins Avenue; on the North by McKee Drive; and on the East by Railroad Avenue.

Section 2: The Official Planning Map of the City of Gentry, as well as Appendix B of the City of Gentry's Municipal Code, and Ordinance No. 308 are hereby amended accordingly to reflect the above change in zoning of the described lands.

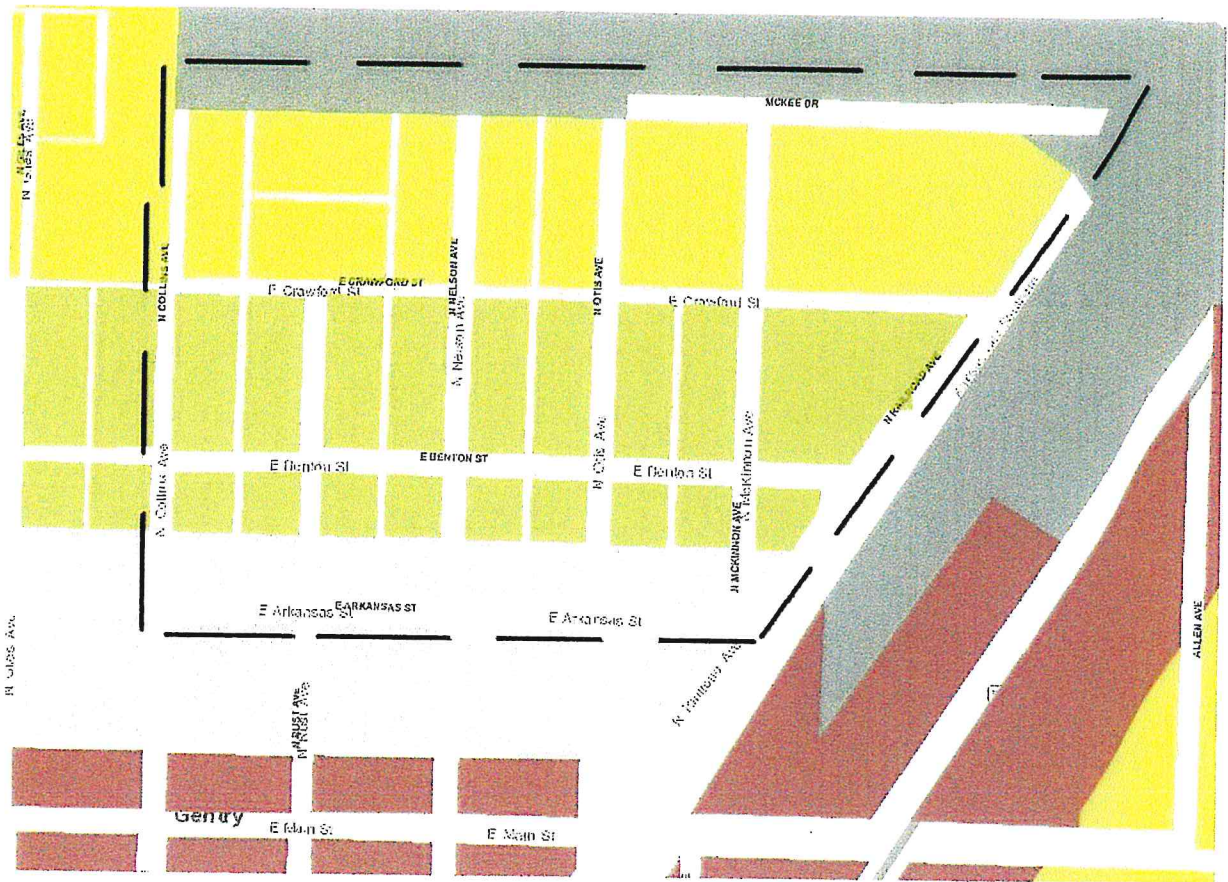
Section 3: All prior ordinances, resolutions, or code provisions that conflict with this ordinance are hereby repealed to the extent of such conflict.

PASSED and APPROVED this 5th day of April 2021.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance



RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO PURCHASE A 2001 KME RESCUE-PUMPER TRUCK; WAIVING COMPETITIVE BIDDING; AND FOR OTHER PURPOSES.

WHEREAS, the Gentry Fire Department is in need of a replacement rescue truck;

WHEREAS, Chief Cripps has located a 2001 KME Rescue-Pumper (the "Fire Truck") in California;

WHEREAS, the Fire Truck meets the City's specific requirements and is currently available to purchase for \$50,000;

WHEREAS, there will be additional costs to deliver the Fire Truck to Gentry, the exact amount of which remains unknown;

WHEREAS, the City of Gentry has allocated funds to purchase such a unit in the Fire Equipment Sinking Fund in the 2021 Budget; and

WHEREAS, it is neither feasible nor practical to procure the Fire Truck through use of competitive bidding;

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 urgent need for a replacement truck, the City's unique specifications, and the desire to utilize pre-owned equipment to minimize cost, such that the competitive bidding procedure outlined by Ark. Code Ann. § 14-58-303 is deemed not feasible or practical. Accordingly, the City Council of the City of Gentry, Arkansas finds that it is in the best interests of the citizens and residents of the City of Gentry, Arkansas to forego competitive bidding in connection with the purchase of the Fire Truck.

Section 2. The Mayor or his designated representative is hereby authorized and directed to execute all necessary documents to purchase the Fire Truck from Fire Trucks Unlimited, 1175 Center Point Drive, Henderson, Nevada 89074, in a timely fashion, at a price not to exceed \$50,000.00.

Section 3. The Mayor or his designated representative is further authorized to have the Fire Truck delivered to Gentry for a reasonable additional sum.

PASSED and APPROVED this 5th day of April 2021.

Attest:

Kevin D. Johnston, Mayor

Tonya Carney, Director of Finance





RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

**RESOLUTION AUTHORIZING PURCHASE OF 3.5 ACRES OF
LAND WITHIN THE CITY OF GENTRY, ARKANSAS AND
AUTHORIZING THE GRANT OF AN ACCESS EASEMENT**

WHEREAS, the City Council of the City of Gentry, Arkansas has determined that it is appropriate to purchase certain lands contiguous to the City's Public Works facility, and desires to authorize the Mayor to execute a purchase contract and complete the acquisition of such lands, now owned by the Mae L. Dove Living Trust, dated November 1, 2002; and

WHEREAS, because the parcel retained by the Seller will no longer have access to a public street following said purchase, the City Council has determined that it is appropriate to grant an easement for access and utilities in favor of the parcel being retained by the Mae L. Dove Living Trust, dated November 1, 2002.

THEREFORE, BE IT RESOLVED by the City Council for the City of Gentry, that the Mayor of the City of Gentry is hereby authorized to enter into an agreement to purchase certain real property consisting of 3.5 acres, more or less, as depicted in the attached Exhibit, for a purchase price not to exceed \$35,000.00. However, the City may also pay additional sums in connection with the closing, including the cost of a title policy, closing costs, revenue stamp costs, and other ancillary acquisition expenses.

In connection with the closing of such purchase, the Mayor is further authorized to execute on behalf of the City of Gentry all related closing documents, contracts, deeds, HUD Statements, title insurance, closing affidavits, and such other and further documents as may be required to complete and close such purchase.

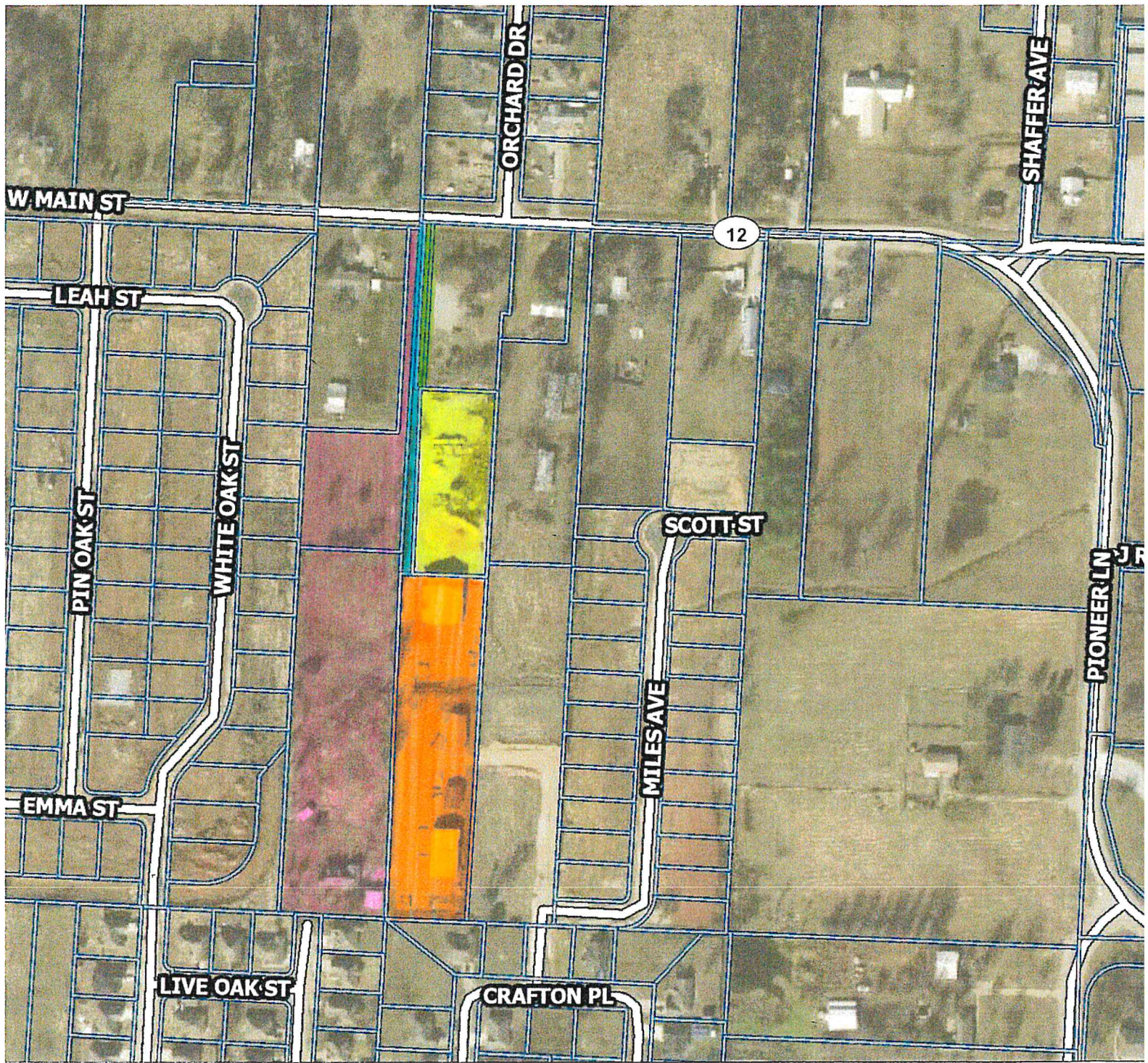
The Mayor is further authorized to execute on behalf of the City an easement deed or such other instruments as may be necessary to grant an easement for access and utilities in favor of the parcel being retained by the Mae L. Dove Living Trust, dated November 1, 2002, said easement being depicted in the attached Exhibit.

PASSED and APPROVED in Regular Session this 5th day of April, 2021.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance



W MAIN ST

LEAH ST

PIN OAK ST

WHITE OAK ST

EMMA ST

LIVE OAK ST

CRAFTON PL

ORCHARD DR

MILES AVE

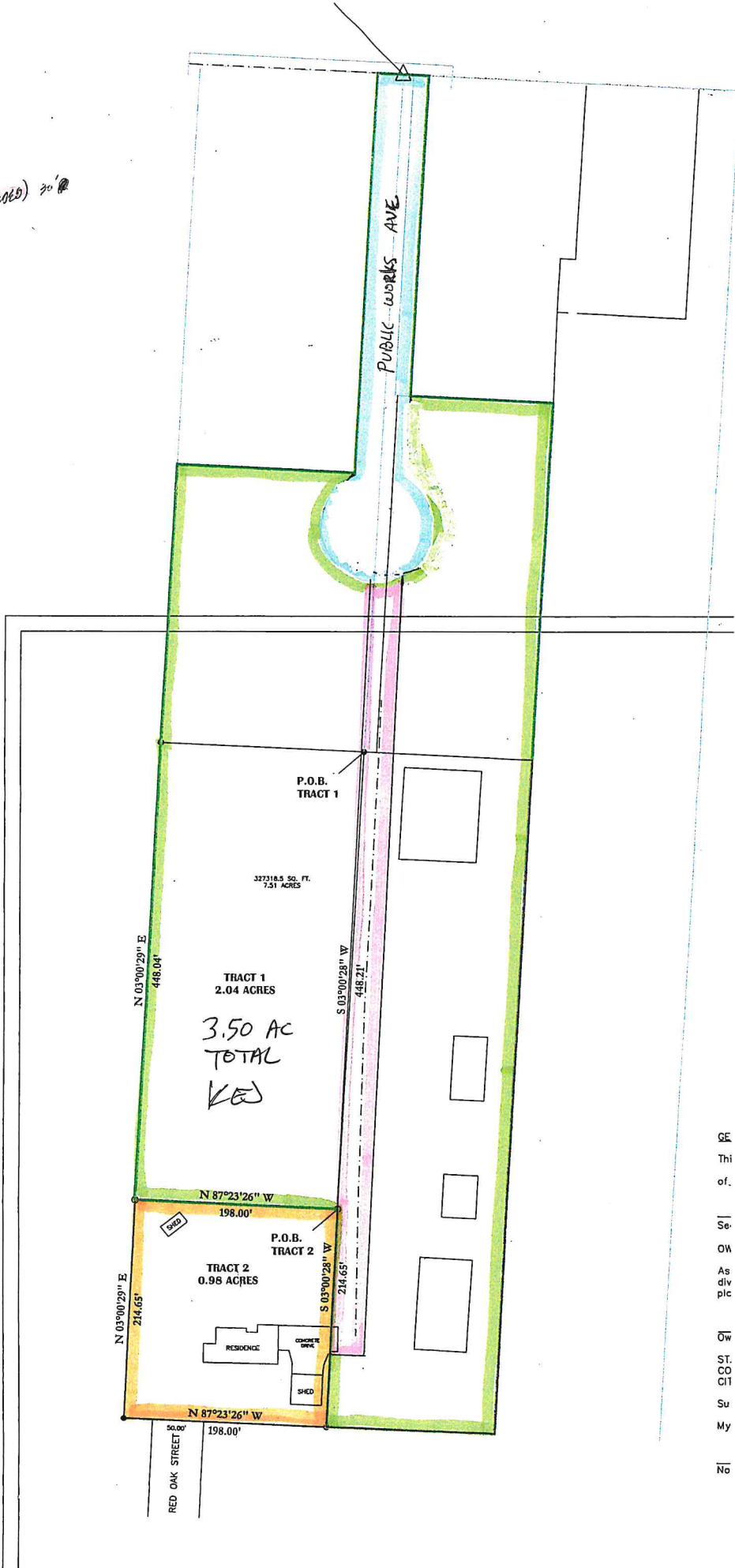
SCOTT ST

SHAFER AVE

PIONEER LN JR

12

CITY STREET
 DOVE PROPERTY
 DOVE ACCESS (DECEDED) 30' @
 CITY PROPERTY



CONTRACT FOR PURCHASE OF REAL ESTATE

This contract ("Contract") entered into this ____ day of April, 2021, by and between Mae L. Dove, Trustee of the Mae L. Dove Trust dated November 1, 2002 ("Seller") and the City of Gentry, Arkansas ("Buyer").

WITNESSETH:

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the parties agree to:

1. **Real Property.** Subject to the terms and conditions hereinafter set forth, Seller hereby agrees to sell, and Buyer agrees to buy, the following described lands in Benton County, Arkansas, together with all improvements thereon and all appurtenances thereunto belonging, more particularly described as follows, to-wit:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 32 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 04; THENCE S 03'00'28" W 1111.28'; THENCE N 87'23'26" W 198.01'; THENCE N 03'00'29" E 720.68'; THENCE S 87'18'50" E 173.00'; THENCE N 03'00'29" E 390.76'; THENCE S 87'32'50" E 25.00' TO THE POINT OF BEGINNING AND CONTAINING 3.500 ACRES (the "Property").

2. **Earnest Money.** No earnest money will be required on execution of this Contract.

3. **Purchase Price and Payment.** Buyer agrees to pay to Seller, and Seller agrees to accept from Buyer, the purchase price of Thirty-Five Thousand and 00/100 (\$35,000.00) Dollars to be paid in cash at closing ("Purchase Price").

4. **Closing.** The closing shall occur on or before June 31, 2021, which Closing date may be continued for 30 days on request of Buyer if required for title or other reasons. Closing will occur at the offices of a Realty Title location or as otherwise selected by Buyer and Seller.

If Seller fails to close within said time period because of Seller's inability to deliver merchantable title, this Contract shall be null and void and any rights of Buyer in the Property shall cease and terminate, provided however, that Buyer may elect to close this purchase and accept the Property subject to any title exceptions. If Seller fails or refuses to close for any other reason, Buyer shall be entitled to pursue any other remedy provided by law or in equity including specific performance.

5. **Title Insurance.** At Closing, Seller shall, at Buyer's expense, provide to Buyer a commitment for title insurance reflecting merchantable title vested in Seller, satisfactory to Buyer. If objections are made to the title as reflected by the title insurance commitment (or to the exceptions to be contained in the title policy), Seller may extend the closing date for a reasonable period of time in order for Seller to satisfy or remove the exceptions. If Buyer's

objections cannot be cured to the satisfaction of the Buyer, then Buyer shall have the option to waive the objections and proceed to closing or Buyer may terminate the Contract. Buyer shall pay the premium cost for such title insurance.

6. **Conveyance.** At closing, Seller shall execute and deliver to Buyer a Warranty Deed conveying merchantable title to the Property to Buyer free and clear of all encumbrances subject only to those exceptions set forth in the Commitment which are not objected to in writing by Buyer. Seller shall also deliver such affidavits, lien waivers or other instruments reasonably requested by Buyer or the title company.

7. **Condition of Property.** Buyer, upon conveyance of Property by warranty deed from Seller, shall be deemed to have accepted the property in "as is, where is" condition, with all faults. No warranties, expressed or implied, by Seller with reference to the condition of the Property or improvements thereon, shall be deemed to survive the closing.

8. **Right of Entry.** Buyer shall have the right of entry for purposes of survey or layout work on execution of this Agreement.

9. **Closing Costs.** Title insurance costs shall be paid as set forth herein. All other ordinary and customary closing costs, closing fees, revenue stamps, document preparation charges and related closing expenses shall be shared equally between the Buyer and Seller.

10. **Proration of Real Estate Taxes.** All real property taxes, special assessments and improvement district charges shall be paid by Seller to the date of closing. Current year's taxes or other charges not yet due and payable shall be pro-rated to the date of closing, based upon the actual 2020 amounts.

11. **Time of the Essence.** The time for closing and the keeping of the covenants and agreements made herein is specifically made of the essence of this Contract.

12. **Binding Effect.** This Contract shall be binding upon the parties hereto and upon their heirs, personal representatives, successors, and assigns.

13. **Governing Law.** This Contract is governed by the laws of the State of Arkansas.

IN WITNESS WHEREOF, the parties have set their hands and seals on the day and date first above written.

SELLER:

**Mae L. Dove Trust
dated November 1, 2002**

By: _____
Mae L. Dove, Trustee

BUYER:

City of Gentry, Arkansas

By: _____
Kevin Johnston, Mayor

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF GRAND ESTATES,
PHASE 2, GENTRY, ARKANSAS; AND FOR OTHER PURPOSES.**

WHEREAS, the Final Plat of Grand Estates, Phase 2, 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 Grand Estates, Phase 2, 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.

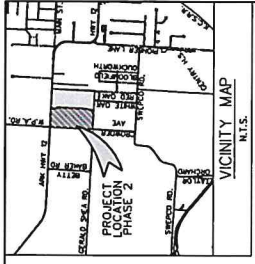
Section 2: The Mayor and Director of Finance are hereby authorized and directed to evidence the acceptance of said Plat by certifying said acceptance on the approved Plat or by attaching a copy of this Ordinance to the Plat for recording.

PASSED and APPROVED this 5th day of April 2021.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance

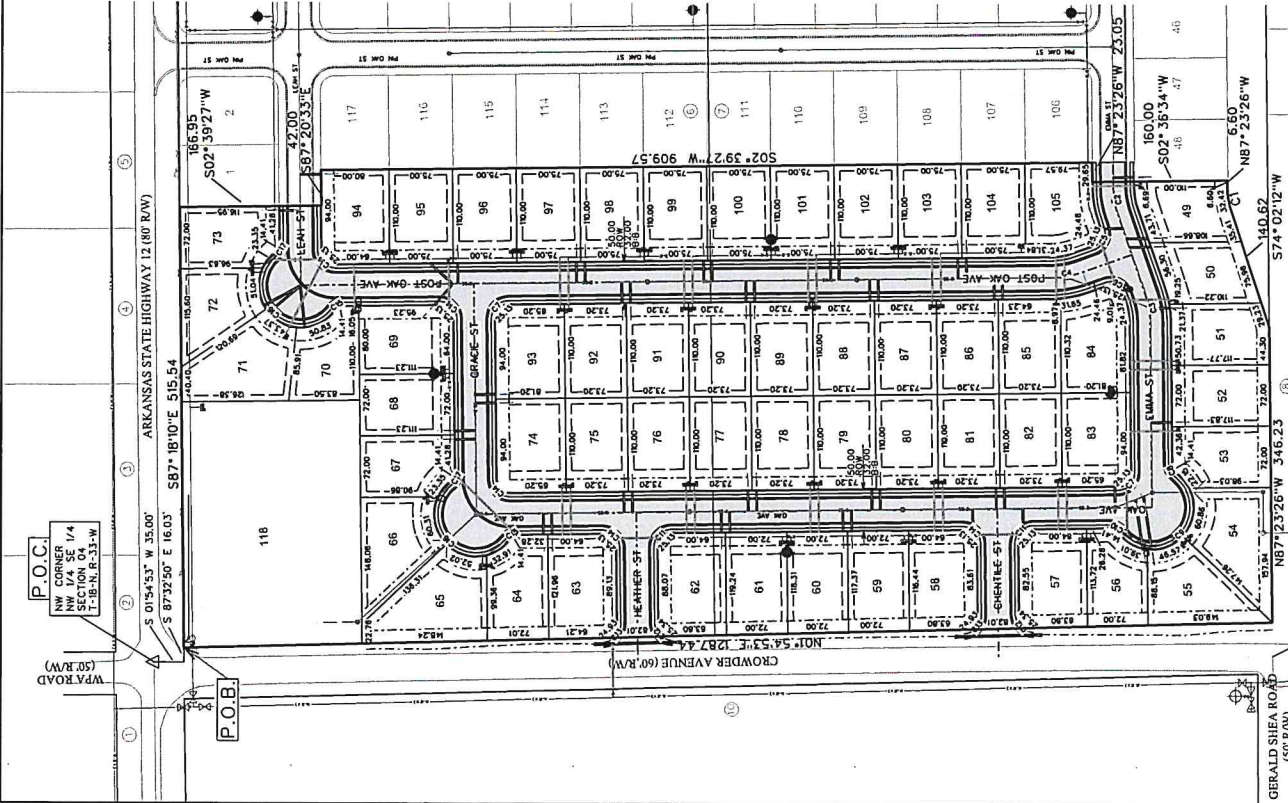


- LEGEND:**
- Found Iron Pin
 - Set 1/4" Iron Pin
 - Set 1/8" Iron Pin
 - Found Pipe
 - Found Sewer Manhole
 - Found Fire Hydrant
 - Found Street Light
 - Found Building Setback Line
 - Boundary Line
- ANNOTATION LEGEND:**
- P.O.C. — Point of Commencement
 - P.O.B. — Point of Beginning
 - U.S. — Survey
 - S.B. — Subsequent
 - B.B. — Back to Back
 - B.L. — Building Line
 - N.T.S. — Not to Scale

PARCEL #	NAME	ADDRESS
1	CHARLES WILSON	10 BOX 111 GENTRY
2	CHARLES RAY LAMBLE ARKISE ARKALO	PO BOX 333 GENTRY AR 72724
3	JUDITH A. & GREGORY CURRAN	1079 W MAIN ST GENTRY, AR 72724
4	MARK & VICKI LUGER	1079 W MAIN ST GENTRY, AR 72724
5	MARK & VICKI LUGER	1079 W MAIN ST GENTRY, AR 72724
6	ARON PETERSON	1079 W MAIN ST GENTRY, AR 72724
7	ARON PETERSON	1079 W MAIN ST GENTRY, AR 72724
8	ARON PETERSON	1079 W MAIN ST GENTRY, AR 72724
9	ARON PETERSON	1079 W MAIN ST GENTRY, AR 72724
10	ARON PETERSON	1079 W MAIN ST GENTRY, AR 72724

LOT#	AREA(SQ)	LOT#	AREA(SQ)	LOT#	AREA(SQ)
1	1.00	11	1.00	21	1.00
2	1.00	12	1.00	22	1.00
3	1.00	13	1.00	23	1.00
4	1.00	14	1.00	24	1.00
5	1.00	15	1.00	25	1.00
6	1.00	16	1.00	26	1.00
7	1.00	17	1.00	27	1.00
8	1.00	18	1.00	28	1.00
9	1.00	19	1.00	29	1.00
10	1.00	20	1.00	30	1.00

CURVE NO.	BEARING	CHORD	ANGLE	PI	CHORD	ANGLE	PI	CHORD	ANGLE	PI
1	S 89° 54' 53" E	1287.44	128.744°	1.14717	1287.44	128.744°	1.14717	1287.44	128.744°	1.14717
2	N 87° 23' 26" W	346.23	87.393°	0.60309	346.23	87.393°	0.60309	346.23	87.393°	0.60309
3	S 02° 39' 27" W	909.57	92.657°	0.80957	909.57	92.657°	0.80957	909.57	92.657°	0.80957
4	N 87° 23' 26" W	346.23	87.393°	0.60309	346.23	87.393°	0.60309	346.23	87.393°	0.60309



- 5-2 BUILDING SETBACKS:**
 35' - FRONT SIDE
 7' - INTERIOR SIDE
 7' - REAR
 25' - EXTERIOR BACK TO SIDE
 15' - CORNER BACK TO REAR
- SITE INFORMATION:**
 AREA: 15.842 ACRES
 APPROXIMATE AREA: 15.842 ACRES
 PARCEL NUMBER: 10-0000-003
- CURRENT ZONING:** R-2
PROJECT ADDRESS:
 1079 W MAIN ST
 GENTRY, AR 72724

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 City Council.

Secretary _____
 Mayor _____

OWNER'S CERTIFICATION AND VERIFICATION:
 We, the undersigned, do hereby certify that we are the sole owners of the herein platted and described property and do hereby dedicate road right-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: _____

Water/Sewer Systems are Approved _____
 Street/Utilities are Approved _____
 Setback Dimensions are Approved _____

PLAT REFERENCES:

BOOK	PAGE
14	172
14	60
14	654
17	187
7	1505
2005	1116
2006	431
2017	431

DEED REFERENCES:

BOOK	PAGE
2012	4925
2014	4111

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE HEREIN PLATED AND DESCRIBED SURVEY WAS COMPLETED AS SHOWN ON FEBRUARY 09, 2021

SURVEY DESCRIPTION PHASE 2:
 A PART OF THE NORTHWEST QUARTER OF SECTION 04, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S 01°54'53" W 35.00' AND S 87°32'50" E 16.03' FROM THE NW CORNER OF THE NW 1/4 OF SAID SECTION 04; THENCE S 87°18'10" E 515.54'; THENCE S 02°39'27" W 166.95'; THENCE S 87°20'33" E 42.00'; THENCE S 02°39'27" W 909.57'; THENCE N 87°23'26" W 23.05'; THENCE S 02°36'34" W 160.00'; THENCE S 87°23'26" W 346.23'; THENCE S 87°23'26" W 346.23'; THENCE N 87°23'26" W 346.23' WITH A CHORD BEARING AND DISTANCE OF S 83°19'23" W 32.27'; THENCE S 74°02'12" W 140.62'; THENCE N 87°23'26" W 346.23'; THENCE N 01°54'53" E 1287.44'; TO THE POINT OF BEGINNING AND CONTAINING 15.842 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

FLOOD CERTIFICATION:
 THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE NUMBER: 060701995 4. EFFECTIVE DATE: SEPTEMBER 26, 2007.

SURVEY NOTES:
 1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 2. BASIS OF BEARINGS, ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
 3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
 4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

PLAT REFERENCES:

BOOK	PAGE
14	172
14	60
14	654
17	187
7	1505
2005	1116
2006	431
2017	431

DEED REFERENCES:

BOOK	PAGE
2012	4925
2014	4111

OWNER'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE HEREIN PLATED AND DESCRIBED SURVEY WAS COMPLETED AS SHOWN ON FEBRUARY 09, 2021

Professional Seal:
 JAMES SURVEYING
 CIVIL ENGINEERING, INC.
 P.O. Box 12
 Gentry, AR 72724
 (479)736-6416
 (479)524-9956

Owner/Platting:
 GRAND ESTATES, LLC
 400 Peach Orchard Rd
 Bentonville, AR 72712
 (479) 621-3561

Final Plat - Grand Estates, Phase 2, Page 1 of 1

File Code: 500-198-13W-04-201-04-09S5
Date: February 09, 2021
Job #: 1939

5-2 BUILDING SETBACKS:
 35' - FRONT SIDE
 7' - INTERIOR SIDE
 7' - REAR
 25' - EXTERIOR BACK TO SIDE
 15' - CORNER BACK TO REAR

SITE INFORMATION:
 AREA: 15.842 ACRES
 APPROXIMATE AREA: 15.842 ACRES
 PARCEL NUMBER: 10-0000-003

CURRENT ZONING: R-2
PROJECT ADDRESS:
 1079 W MAIN ST
 GENTRY, AR 72724

Kevin Johnston

From: Gentry AR <wo@iworq.net>
Sent: Friday, April 2, 2021 1:04 PM
To: Kevin Johnston
Subject: Gentry, AR Permit # 494

Click [Here](#) to open review

Permit #: 494

Permit Date: 11/12/2019

Review Date: 02/09/2021

Review Type: Subdivision-3 Final

Target Date: 03/18/2021

Scheduled Time: 19:00

Completed Date:

Description: Grand Estates Phase 2 Final

Review Status: Pending

Assigned To: Marisa Pair

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Review Items

Added to P/C Agenda	03/04/2021	Jenny Trout	Pass
City Council Approval			
Fire Marshal Review	03/18/2021	Vester Cripps	Pass
Mayor Review			
Planning Approval-	03/18/2021	Mark Smithson	Pass
Planning Staff Review	03/18/2021	Mark Smithson	Pass
Recorded at Benton County			
Street/Utilities Dept. Review	03/18/2021	Laymon Donohew	Pass

Property Information

Parcel#: 10-00120-002

GRAND ESTATES LLC

CROWDER AVE

Zoning: Lot: Block:

GRAND ESTATES LLC

400 PEACH ORCHARD RD

BENTONVILLE, AR 72712-3436

Uploaded Files

Date	File Name	Uploaded By
03/09/2021	<u>8291015-Fwd Grand estates.msg</u>	Mark Smithson
02/10/2021	<u>8145197-1939 Grand Estates Ph 2 Subdivision Checklist - Final Plat.pdf</u>	Mark Smithson
02/10/2021	<u>8145196-1939 Grand Estates Ph 2 Final Plat Util Cert letter.pdf</u>	Mark Smithson
02/10/2021	<u>8145194-1939 Grand Estates Ph 2 Final Plat Drainage Report.pdf</u>	Mark Smithson
02/10/2021	<u>8145191-1939-Grand Estates Ph 2 -Final Plat.pdf</u>	Mark Smithson

701 South Mount Olive Street
P.O. Box 12
Siloam Springs, AR 72761



voice (479) 524-9956
fax (479) 524-4747
mall@civillengineeringss.com

February 8, 2021

City of Gentry
101 W. Main St.
Gentry, Arkansas 72734

RE: Grand Estates Subdivision Phase 2
Final Plat Existing Utilities Certification

Dear Sirs:

The above referenced Grand Estates Subdivision Phase 2 Project is located south of West Main Street, also known as State Highway 12. The proposed subdivision site has sufficient existing and proposed utilities adjacent to, or nearby, that are adequate to serve the proposed project.

This project has connected to three (3) existing water mains. Two (2) existing 6" water mains at the end of Phase 1 of Grand Estates will be extended into this project. A third new connection under Crowder Avenue to an existing 8" water main has been made to provide another level of redundancy for the proposed subdivision water system. An existing 8" sanitary sewer installed with Phase 1 of Grand Estates serves the sewer main extensions provided with this phase of Grand Estates. There are existing electric distribution lines available in Phase 1 of Grand Estates Subdivision which will be used to serve this project.

Telephone and Cable service are also available in Phase 1 of Grand Estates and will be extended to serve the proposed phase of the subdivision.

Based upon the above described existing and proposed utilities, I do hereby certify that the proposed Grand Estates Subdivision Phase 2 has adequate and sufficient existing and proposed utilities to serve the project.

Sincerely,

A handwritten signature in cursive script that reads "Ron Homeyer".

Ron Homeyer, P.E.

cc: Phillip Merworth, Grand Estates, LLC

STORMWATER DRAINAGE STUDY

FOR

GRAND ESTATES SUBDIVISION PHASE 2 GENTRY, ARKANSAS

PREPARED BY:

CIVIL ENGINEERING, INC.
701 S. MT. OLIVE, P.O. BOX 12
SILOAM SPRINGS, ARKANSAS 72761
(479) 524-9956
(479) 524-4747 fax

February 8, 2021



Ron Homeyer

GRAND ESTATES SUBDIVISION PHASE 2 DRAINAGE STUDY

Project Title:

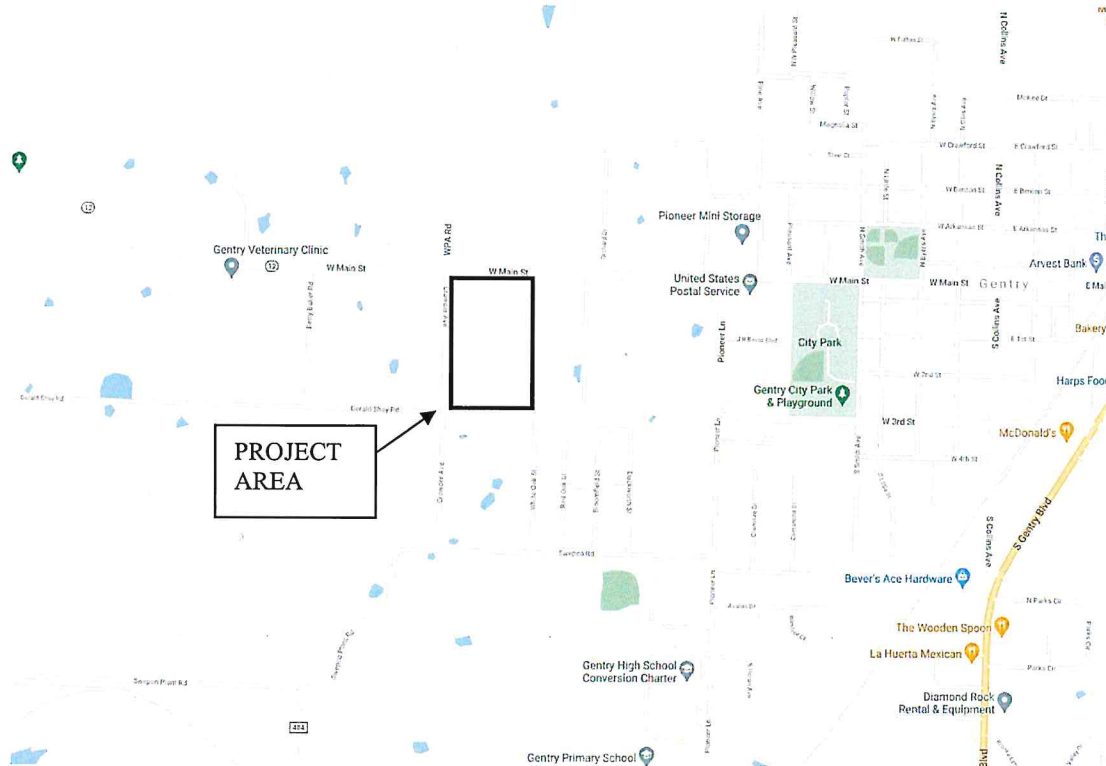
Grand Estates Subdivision Phase 2

Date:

February 8, 2021

Project Location:

The project is located on the south side of Highway 12 and east of Crowder Avenue.



Project Description:

Grand Estates Subdivision Phase 2 is a proposed residential subdivision containing 57 lots.

Name, Address and Telephone Number of Owner/Developer:

Grand Estate, LLC
400 Peach Orchard Rd
Bentonville, AR 72712
(479)621-3561

Site Area:

15.84 acres

Upstream and Downstream Drainage:

Upstream from the project there is approximately 211 acres of off-site land which enters the project through the east property line. This runoff, which is from Drainage Areas #3

(See Attached Drainage Area Map), flows around the east and south edge of the site, to the south middle of the property, through an existing major drainage channel. At the southern property line, the runoff leaves the property and continues flowing to the southwest, crossing Crowder Avenue, through the SWEPCO plant property to SWEPCO Lake, and eventually drains into Flint Creek. There are two drainage areas on the project. Drainage Area #1 consists of the north west corner of the property. The runoff from it is collected and discharged to the Crowder Avenue and W Main Street roadside ditches. The runoff from Drainage Area #2 consists of the majority of the existing and proposed residential lots. This area leaves the project at the southwest corner of the property via a new earthen channel that empties into the Crowder Avenue roadside ditch.

Area Drainage Problems:

This survey does not lie in designated Flood Zone A as per FIRM Map Number 05007C0195 J, Effective Date: September 28, 2007.

Hydrologic Computations:

The Rational Method was used to analyze the drainage for this site. For all pre-development areas, a runoff coefficient of 0.30 was used. For post-development flow a runoff coefficient of 0.55 was used for all areas. The table below shows the changes in the significant storm events for each drainage area.

PRE-DEVELOPMENT RUNOFF TABLE										
Drainage Area		C	C X A	Tc (min)	I(10)	I(25)	I(100)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
#	Area									
1	6.72	0.30	2.02	12	5.76	6.64	8.02	11.64	13.41	16.20
2	28.55	0.30	8.57	18	4.96	5.73	6.93	42.51	49.11	59.39
3	211.49	0.55	116.32	60	2.52	2.96	3.65	293.1	344.3	424.6

POST DEVELOPMENT RUNOFF TABLE										
Drainage Area		C	C X A	Tc (min)	I(10)	I(25)	I(100)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
#	Area									
1	6.72	0.55	3.70	12	5.76	6.64	8.02	21.31	24.57	29.67
2	28.55	0.55	15.70	18	4.96	5.73	6.93	77.87	89.86	108.8
3	211.49	0.55	116.32	60	2.52	2.96	3.65	293.1	344.3	424.6

Storm Sewer System Design:

The offsite storm sewer is collected by the newly constructed drainage ditch along the east and south lines. The on-site runoff is to be collected by the streets and discharged to the southwest corner of the project into the Crowder Avenue roadside ditch.

Conclusion:

The intent of the street grades and drainage design is to collect and discharge the runoff in a manner similar to existing conditions.

I, Ron Homeyer, Registered Professional Engineer No. 7731 in the State of Arkansas, hereby certify that the drainage designs and specifications contained in this Report have been prepared in accordance with the regulations of Benton County, Arkansas, the Professional Engineers Registration Act of the State of Arkansas, and reflect the application of generally accepted standard of engineering practice. The development of this project will not adversely affect the downstream properties.

A handwritten signature in cursive script that reads "Ron Homeyer". The signature is written in black ink and is positioned above a horizontal line.

Ron Homeyer, P.E.

GENTRY SPRING CLEAN-UP

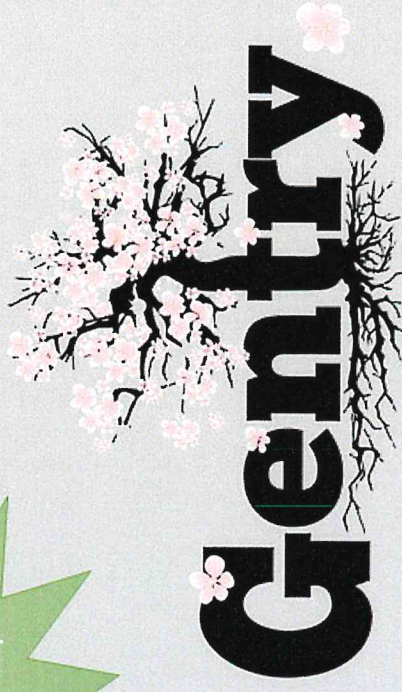
April 10th-11th
8 AM – 4 PM

- Roll-off dumpsters provided at 410 W. Main Street
- Recycling at 413 W. Main St includes: Cardboard, paper, plastic and aluminum
- Tire Recycling-Please limit 4 tires per Benton County household and no construction waste.
- Electronic Recycling- Only 2 electronics (containing a circuit board) per household.
- Household hazardous waste will be accepted Saturday, April 10th from 10-2 ONLY
- Tree giveaway to coincide with this event, courtesy of the Walton Family Foundation



Did You Know?

You can place 1 bulky item beside your trash can for weekly pickup.



Our roots run deep.