

## GENTRY CITY COUNCIL AGENDA

### MONDAY, JULY 11, 2022

Meeting Called to Order  
Invocation  
Roll Call  
Review of Minutes: June 6, 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
2. Water Storage Facility Update
3. 420 S. Byers Ave. Cleanup Update

### NEW BUSINESS

1. Rezone Ordinance (RLP Developments LLC)
2. Annexation Acceptance Ordinance (ACASDA, Church, Lynch)
3. Browning Road to N. Collins Ave. Renaming Ordinance
4. Covid Leave Extension Resolution
5. Sewer Relief Ordinance (Pools)
6. Police Patrol Units
7. Water/Sewer Rate Study
- 8.

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, July 21, 2022 @ 7pm

	<u>2020</u>	<u>2021</u>	<u>2022</u>
City Sales & Use	\$122,643.85	\$133,594.02	\$156,341.81
County Tax	\$66,509.57	\$95,636.35	\$91,462.20

**CITY OF GENTRY  
REGULAR CITY COUNCIL MEETING  
MONDAY, JUNE 6, 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 June 6, 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- Absent  
Jimmy Thorburn- Present  
Cindy Philpott- Present  
Jason Williams- Present

**COUNCIL MEMBERS ABSENT:** \*David Page\* absent for roll call

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

**REVIEW OF MINUTES: May 2, 2022- Regular Council Meeting**

**Motion:** Philpott- to accept the minutes as presented

**Second:** Arnold

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

**Motion passed.**

**COMMUNITY COMMENTS:**

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

\*Let it be noted council member David Page joined the meeting virtually, at this time.\*

1. **Main Street Gentry Chamber of Commerce – Janie Parks** presented her monthly report to the council which included the Splash Fest/Movie Night in the Park on May 27<sup>th</sup> was a great hit. The Chamber Fishing Derby June 4, 2022 was a success. Gentry Cruise Night on June 4, 2022 also went well. A ribbon cutting for the Gentry Sports Complex was held this evening, with a big turnout. Having played for the Gentry “City Team” 70 years ago, Mr. Danny Feemster threw out the first pitch! Ember Mountain Coffee Ribbon Cutting is set for June 10 at 2:00p.m. Beavertails Pop Up will be back in town on June 15<sup>th</sup> from 4:00- 8:00p.m. and will be located next to C&J Liquor. Freedom Fest is set for July 4, 2022 from Noon to fireworks in the Gentry City Park. Pickin’ Time on 59 is September 22<sup>nd</sup>-24<sup>th</sup>. Trick or Treat on Main Street will be October 31<sup>st</sup>, beginning at 5:30p.m. and, the Gentry Christmas Parade is set for December 10<sup>th</sup>.
2. **Gentry Public Schools-** Terrie Metz was unavailable. Jason Barrett announced there was nothing new except that, it is summertime and, they are preparing for next year.

## **UNFINISHED BUSINESS**

### 1) **Park Master Plan Update:**

- a) **Splashpad:** Mayor Johnston announced things were rockin’ and rollin’ at the splash pad and finalization of punch-list items is wrapping up.
- b) **Sports complex:** A ribbon cutting for the sports complex was held this evening at 5:15 with Danny Feemster throwing out the first pitch. Tournaments began tonight and will continue through the week.
  - i.) **Signage (Name):** It was unanimously decided the name will remain The Gentry Sports Complex
  - ii.) **Usage & Fees Policy:** Mayor Johnston suggested these items be reviewed and discussed by the committee before finalization. All members were in agreement.

### 2) **Water Storage Facility Update:** Larry Gregory with Garver announced the water tank is full and is currently being disinfected. The punch-list is being given a walk through and site work clean up is taking place. The project is wrapping up!

### 3) **420 S. Byers Ave. Nuisance Declaration Resolution:** A Resolution Declaring the Property Located at 420 S. 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, was presented for council review and consideration. City Attorney Joel Kurtz advised council of the progress made to this point and options for moving forward. Property owner Carl Walters was present and stated he had been working on the property every day weather permitting, and had hauled off a lot of items and, had repaired the fence on the property. After discussion:



**Motion:** Barrett- to pass on three readings with a single vote, approving as revised

**Second:** Williams

**Roll Call:** Erskin

**Motion** Erskin-yes    Page-yes    Philpott-yes    Thorburn-yes  
                 Williams-yes    Arnold-yes    Barrett-yes    Crawford-yes

**Motion passed.**

2. **Police Dept. Patrol Car Purchase Resolution:** 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, was presented for review and consideration. Police Chief Clay Stewart addressed the council and provided explanation of the need for a new police vehicle. After discussion:

**Motion:** Thorburn- to pass the resolution as presented

**Second:** Erskin

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

**Motion passed.**

**ANNOUNCEMENTS AND COMMENTS:**

\***Planning Commission Meeting, June 16, 2022 @ 7:00p.m.**

\* **Auditors reports for Water & Sewer, Financial Statements and Other Reports, were provided to all council members within their packets**

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

There being no other new business:

**Motion:** Arnold-to adjourn

**Second:** Thorburn

**All in favor. None opposed.**

**Motion passed. Meeting adjourned.**

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**CITY CLERK:  
JENNY TROUT**

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**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 30 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 30 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 30 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. \_\_\_\_\_**

**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, RLP Developments LLC has filed its Petition for Rezoning of certain real property within the City of Gentry, of which it is the owner of record, from C-1 Commercial, C-2 Commercial, and R-1 Residential zoning to SP Specific Plan zoning, said property being more particularly described in the attached Exhibit "A" (the "Property");

WHEREAS, said Petition for Rezoning has been duly considered by the Gentry Planning Commission following notice and hearing as required by Section 14.04.12 of the Gentry Municipal Code;

WHEREAS, the Gentry Planning Commission recommended that the Petition be approved;

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

Section 1: The zoning of the Property is hereby changed and amended, from and after the effective date of this Ordinance, to SP Specific Plan zoning.

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 to reflect the change in zoning of the Property set forth herein.

PASSED and APPROVED this 11th day of July 2022.

\_\_\_\_\_  
Kevin D. Johnston, Mayor

ATTEST:

\_\_\_\_\_  
Tonya Carney, Director of Finance



## 5 Legal Descriptions

### 10-00070-001 Legal Description:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 467 58 FEET NORTH OF THE SE CORNER OF SAID SW1/4 OF THE SE1/4, THENCE SOUTH 89°28'18" WEST 531.69 FEET, THENCE NORTH 8°08'18" EAST 356.26 FEET, THENCE SOUTH 88°26'00" WEST 88.99 FEET, THENCE NORTH 32°20'53" EAST 50.00 FEET, THENCE NORTH 89°33'59" EAST 543.45 FEET, THENCE SOUTH 391.69 FEET TO THE POINT OF BEGINNING, CONTAINING 4.60 ACRES, MORE OR LESS. LESS AND EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A BENT V2 INCH PIPE BEING USED AS THE EAST 1/16 CORNER OF SECTIONS 3 AND 10; THENCE NORTH 87° 22' 43" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 A DISTANCE OF 1,086.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9172; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1,272.77 FEET A DISTANCE OF 66.60 FEET HAVING A CHORD BEARING OF NORTH 33° 46' 24" EAST A DISTANCE OF 66.60 FEET TO A POINT; THENCE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 901.44 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 49.92 FEET TO A POINT; THENCE SOUTH 87° 32' 53" EAST A DISTANCE OF 7.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 090154; THENCE SOUTH 35° 30' 20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.19 FEET TO A POINT; THENCE NORTH 86° 35' 54" WEST A DISTANCE OF 6.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090154.

### 10-00086-000 Legal Description:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT THE SE CORNER OF THE SAID SW 1/4 OF THE SE 1/4; THENCE NORTH 467.50 FEET; THENCE SOUTH 89°43'53" WEST 529.29 FEET; THENCE NORTH 08°24'00" EAST 135.84 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 08°24'00" EAST 217.66 FEET, THENCE SOUTH 88°57' WEST 89 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #59, THENCE SOUTH 32°49'30" WEST 151.22 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 57°10'30" EAST 164.17 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN ACCESS EASEMENT AS SHOWN IN PLAT RECORD 3 AT PAGE 140. SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS OF WAY, IF ANY. LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED LANDS WHICH MAY HAVE BEEN INCLUDED IN CONVEYANCE TO THE ARKANSAS STATE HIGHWAY COMMISSION, BY WARRANTY DEED FILED FOR RECORD MARCH 21, 2006, AS LAND DOCUMENT NO. 2006-14796, RECORDS OF BENTON COUNTY, ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A BENT 1/2 INCH PIPE BEING USED AS THE EAST 1/16 CORNER OF

EXHIBIT

"A"

SECTIONS 3 AND 10; THENCE NORTH 87° 22' 43" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 A DISTANCE OF 1,086.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9172; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,272.77 FEET A DISTANCE OF 66.60 FEET, HAVING A CHORD BEARING OF NORTH 33° 46' 24" EAST A DISTANCE OF 66.60 FEET TO A POINT; THENCE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 872.94 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 28.50 FEET TO A POINT; THENCE SOUTH 86° 35' 54" EAST A DISTANCE OF 6.70 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 090154; THENCE SOUTH 35° 19' 24" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 32.04 FEET TO A POINT; THENCE NORTH 54° 40' 36" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 5.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 172 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090154. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES. (AKA AHTD TCT 68, JOB 090154)

**10-00087-000 Legal Description:**

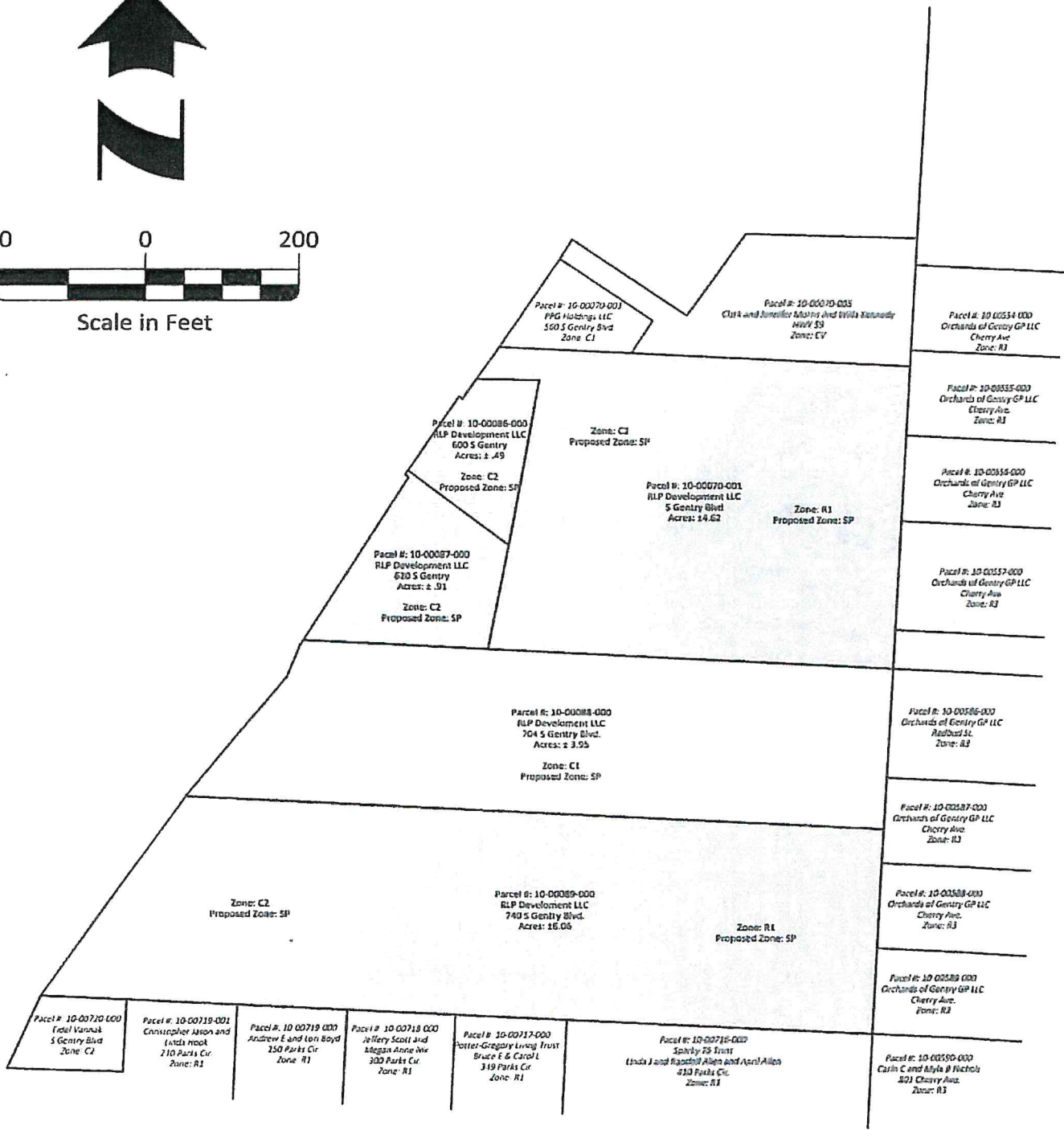
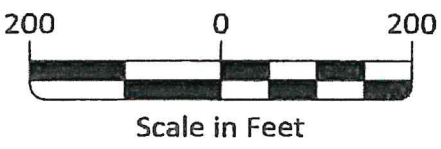
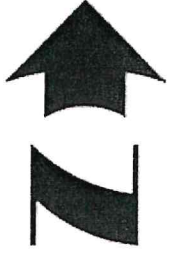
PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SE CORNER OF SAID SW1/4 SE1/4, SECTION 3, RUN THENCE NORTH 467.50 FEET; THENCE SOUTH 89°43'53" WEST 529.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°43'53" WEST 263.00 FEET; THENCE NORTH 32°49'30" EAST 267.28 FEET, THENCE SOUTH 57°10'30" EAST 164.17 FEET; THENCE SOUTH 08°24'00" WEST 135.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES, MORE OR LESS. SURVEY 3-140

**10-00088-000 Legal Description:**

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, DESCRIBED AS BEING 4 ACRES OF EVEN WIDTH OFF THE SOUTH SIDE OF THE FOLLOWING TRACT: BEGINNING 16 RODS NORTH OF THE SE CORNER OF THE SAID SW1/4 OF THE SE1/4; THENCE WEST 55 RODS TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 59, THENCE NORTH 32 1/2° EAST WITH SAID HIGHWAY RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SAID SW1/4 OF THE SE1/4, THENCE EAST 245 FEET TO THE NE CORNER OF THE SAID SW1/4 OF THE SE1/4, THENCE SOUTH TO THE PLACE OF BEGINNING.

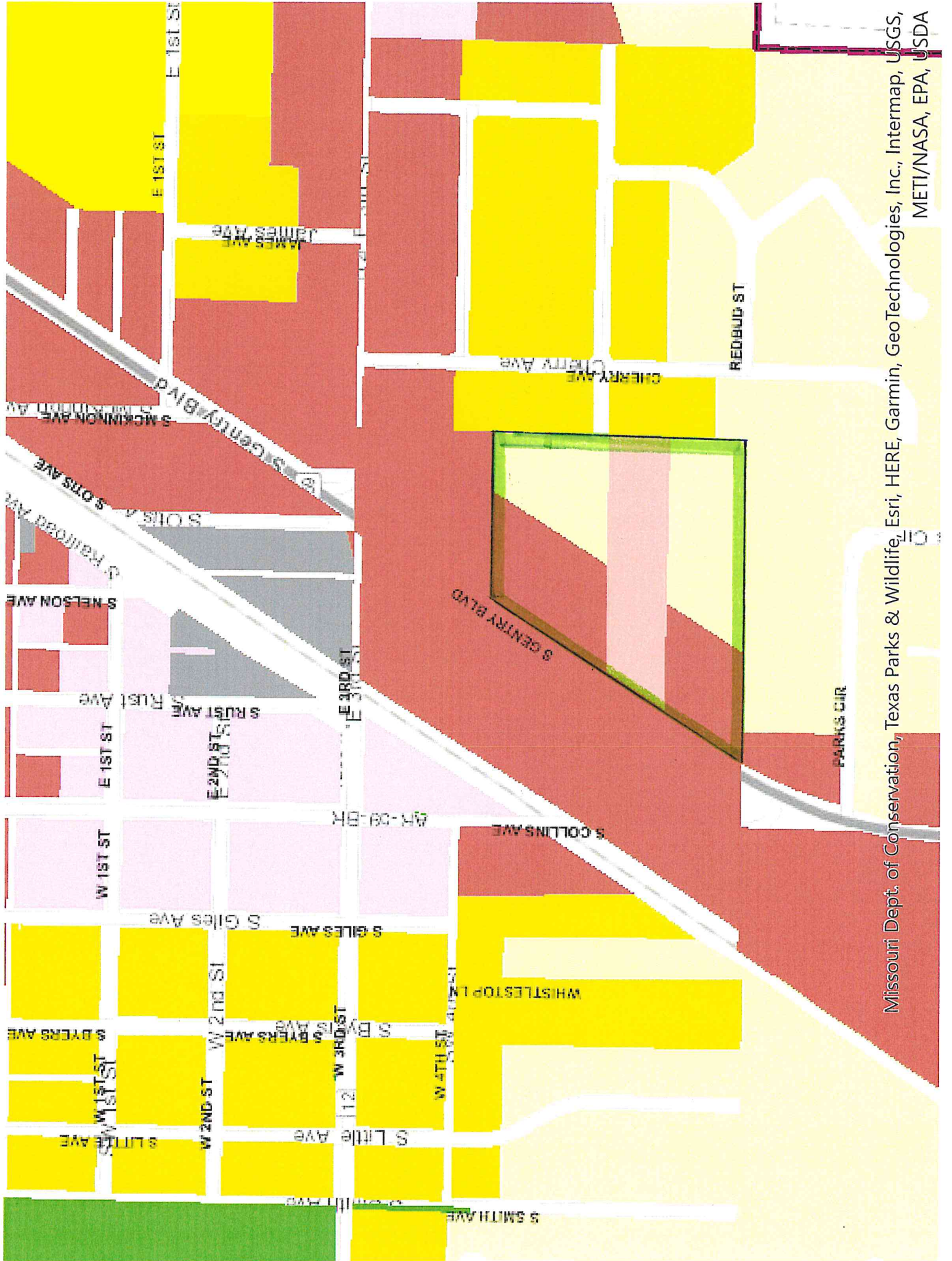
**10-00089-000 Legal Description:**

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING DESCRIBED AS BEGINNING AT THE SE CORNER OF THE SAID SW 1/4 OF THE SE 1/4 THENCE NORTH 16 RODS, THENCE WEST 55 RODS TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #59, THENCE IN THE SOUTHWESTERLY DIRECTION WITH THE SAID HIGHWAY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE SAID SW 1/4 OF THE SE 1/4, THENCE EAST 1093 FEET TO THE PLACE OF BEGINNING, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD, STREET OR HIGHWAY PURPOSES.



**RYAN'S PLACE REZONE EXHIBIT**  
Gentry, Arkansas

Drawn By	KES
Date	05.10.2022
Project No.	RLP-28
Drawing Name	



Missouri Dept. of Conservation, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN  
LANDS TO THE CITY OF GENTRY; ASSIGNING SAID LANDS TO A  
WARD; DESIGNATING THE ZONING OF SAID LANDS; AND FOR  
OTHER PURPOSES**

WHEREAS, the Arkansas Conference Association of Seventh-day Adventists; Paul Church Investments, LLC; and Jesse Mark Lynch and Tina O. Lynch, Co-Trustees of the Lynch Living Trust, U/A dated September 4, 2009 filed a petition pursuant to A.C.A. § 14-40-609 in the County Court of Benton County, Arkansas (County Case CC 2022-16) seeking the annexation of certain lands owned by them into the City of Gentry, Arkansas;

WHEREAS, the Honorable Barry Moehring, Benton County Judge, did review and approve the Petition for Annexation;

WHEREAS, it is the desire of the City Council for the City of Gentry that said territory be annexed into the City limits;

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

SECTION 1. That having given due consideration to the Order Authorizing Annexation, attached hereto as Exhibit "A"; and the legal description of the territory to be annexed, attached hereto as Exhibit "B", the City Council of the City of Gentry, Arkansas does hereby accept the described territory, as evidenced by the adoption of this Ordinance.

SECTION 2. That the following schedule of services shall be extended to the area by and through the City of Gentry within the statutorily required three-year period after the date the annexation becomes final, as follows:

- a) Police Protection
- b) Fire Protection
- c) Street Maintenance
- d) Solid Waste Collection and Disposal

SECTION 3. Said lands are hereby assigned to Ward 3.

SECTION 4. The zoning district of said lands is hereby designated as follows:

- a) Benton County Parcel Numbers 18-13906-001 (owned by the Arkansas Conference Association of Seventh-day Adventists) and 18-13907-000 (owned by Paul Church Investments, LLC) shall be designated A-1 Agricultural zoning; and
- b) Benton County Parcel Number 18-13905-000 (owned by the Lynch Living Trust) shall be designated I Industrial zoning.

SECTION 5. The city clerk shall certify and send one (1) copy of the plat of the annexed territory and one (1) copy of this ordinance to the Benton County Clerk.

SECTION 6. Emergency. Certain factors exist to make completion of such annexation urgent, including the fact that the Arkansas Department of Finance and Administration has recently changed the tax rate applicable for the Property, and the need to proceed with sale and development of the annexed lands. Accordingly, the immediate operation of the provisions of this Ordinance is necessary and proper for the preservation of the peace, health, safety, and welfare of the residents of Gentry, Arkansas; and, therefore, an emergency is declared to exist. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 11th day of July, 2022.

\_\_\_\_\_  
Kevin D. Johnston, Mayor

ATTEST: \_\_\_\_\_  
Tonya Carney, Director of Finance

FILED

EXHIBIT "A"

2022 MAY 18 PM 1: 58

DEBRA WARRRELL  
CO. & PROBATE CLERK  
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE  
CITY OF GENTRY, ARKANSAS  
CERTAIN TERRITORY CONTIGUOUS TO SAID  
CITY OF GENTRY, ARKANSAS

COUNTY COURT ORDER NO. CC 2022-16

ORDER AUTHORIZING ANNEXATION PURSUANT TO ACA § 14-40-609

I, Barry Moehring, County Judge of Benton County, having reviewed the attached petition for annexation and verification of petition, hereby find that the petition:

- 1) is in writing;
- 2) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming their desire to be annexed;
- 3) contains an accurate description of the relevant property or properties;
- 4) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- 5) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town – additionally a copy of the letter from the State of Arkansas GIS office approving the legal description for the annexation was provided;
- 6) includes a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final; and
- 7) does not include in its description certain dedicated public roads and rights of way abutting or traversing the property to be annexed, the legal description(s) for which are included on the attached Exhibit "A" to this order, and any acceptance of this annexation by the City of Gentry is required to include acceptance of the property described in Exhibit "A" in the resolution or ordinance accepting such annexation or an order confirming the annexation will not be entered.

The County Clerk is directed to forward a copy of this order and the related Petition to the Mayor of the City of Gentry.

  
\_\_\_\_\_  
HON. BARRY MOEHRING, County Judge

5.18.2022  
Date

2022 1910

**CC 2022-16**

Proposed annexation to Garfield, AR notes:

FILED  
2022 MAY 19 AM 10:49  
BENTON COUNTY AR

1. The right of way of Shady Grove Road (50') along the East side and part of the South side of the parcels described in the petition should be included in the annexation.

Described as follows:

25' on either side of the following described centerline: Beginning at the intersection of Old Highway 59 and said Shady Grove Road; thence south 1321' more or less; thence west 713' more or less 713' to the point of terminus. Located in section 22, township 18-north, range 33-west, Benton County, AR.

2. The right of way of Old Highway 59 (80') along the North side of the parcels described in the petition should be included in the annexation.

Described as follows:

40' on either side of the following described centerline: Beginning at the intersection of said Old Highway 59 and Shady Grove Road; thence west 1933' more or less to the point of terminus. Located in section 22, township 18-north, range 33-west, Benton County, AR.

2022 1919 A



## EXHIBIT "B"

### Tract 1 - ACASDA Property – Parcel #18-13906-001

Part of the NW1/4 of the NW1/4 of Section 22, Township 18 North, Range 33 West, described as beginning at the NW corner of said Section 22, thence North 89°23'12" East 594.17 feet, thence South 00°55'21" East 655.66 feet, thence South 88°48'20" West 605.63 feet; thence North 00°04'11" East 661.84 feet to the point of beginning, containing 9.071 acres, subject to the right-of-way of said County Road and Highway 59, as per survey recorded in Plat Record 10 at Page 50.

LESS AND EXCEPT: All that part of the NW1/4 of the NW1/4 of Section 22, Township 18 North, Range 33 West lying West of the centerline of State Hwy 59 and South of the centerline of Arkotex Road, containing 0.7 acres, more or less, and subject to the rights-of-way of said Highway and Road;

### Tract 2 – "Church Property" – Parcel #18-13907-000

The SW¼ of the NW¼ of the NW¼ of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, Except Highway #59 right-of-way across the West side.

LESS AND EXCEPT:

Part of the NW¼ of the NW¼ of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, being more particularly described as follows: Starting at a point of commencement being used as the Northwest 1/16 Corner of Section 22; thence North 87°40'45" West along the South line of the NW¼ of the NW¼ of Section 22 a distance of 1,238.35 feet for the point of beginning; thence continue North 87°40'45" West along said South line a distance of 60.10 feet to a point on the Easterly right of way line of Arkansas State Highway 59 as established by AHTD Job 9141; thence North 02°51'32" East along said right of way line a distance of 23.97 feet to a point; thence South 87°08'28" East along said right of way line a distance of 10.00 feet to a point; thence North 02°51'32" East along said right of way line a distance of 636.33 feet to a point; thence South 87°42'11" East a distance of 64.4 feet to a point on the Easterly right of way line of Arkansas State Highway 59 as established by AHTD Job 090154; thence South 04°06'10" West along said right of way line a distance of 660.53 feet to the point of beginning and containing 0.87 acres more or less as shown on plans prepared by AHTD referenced as Job 090154; and

### Tract 3 – "Lynch Property" – Parcel # 18-13905-000

A part of the NW 1/4 of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, described as beginning 771.54 feet East of the NW Corner of said Section 22, thence South 35.63 feet, thence South 01°04'36" East 210.32 feet along a chain-link fence, thence South 16°19'36" West 422.44 feet along a farm fence, thence South 660.00 feet, thence East 1,320 feet, thence North 1,320 feet, thence West 1,208.46 feet to the point of beginning, containing 38.79 acres, more or less, being Tract "B" in Survey recorded in Plat Record 4 at Page 2

TOGETHER WITH THE FOLLOWING ROAD RIGHTS-OF-WAY:

The right of way of Shady Grove Road abutting the East side and part of the South side of Benton County Parcel #18-13905-000.

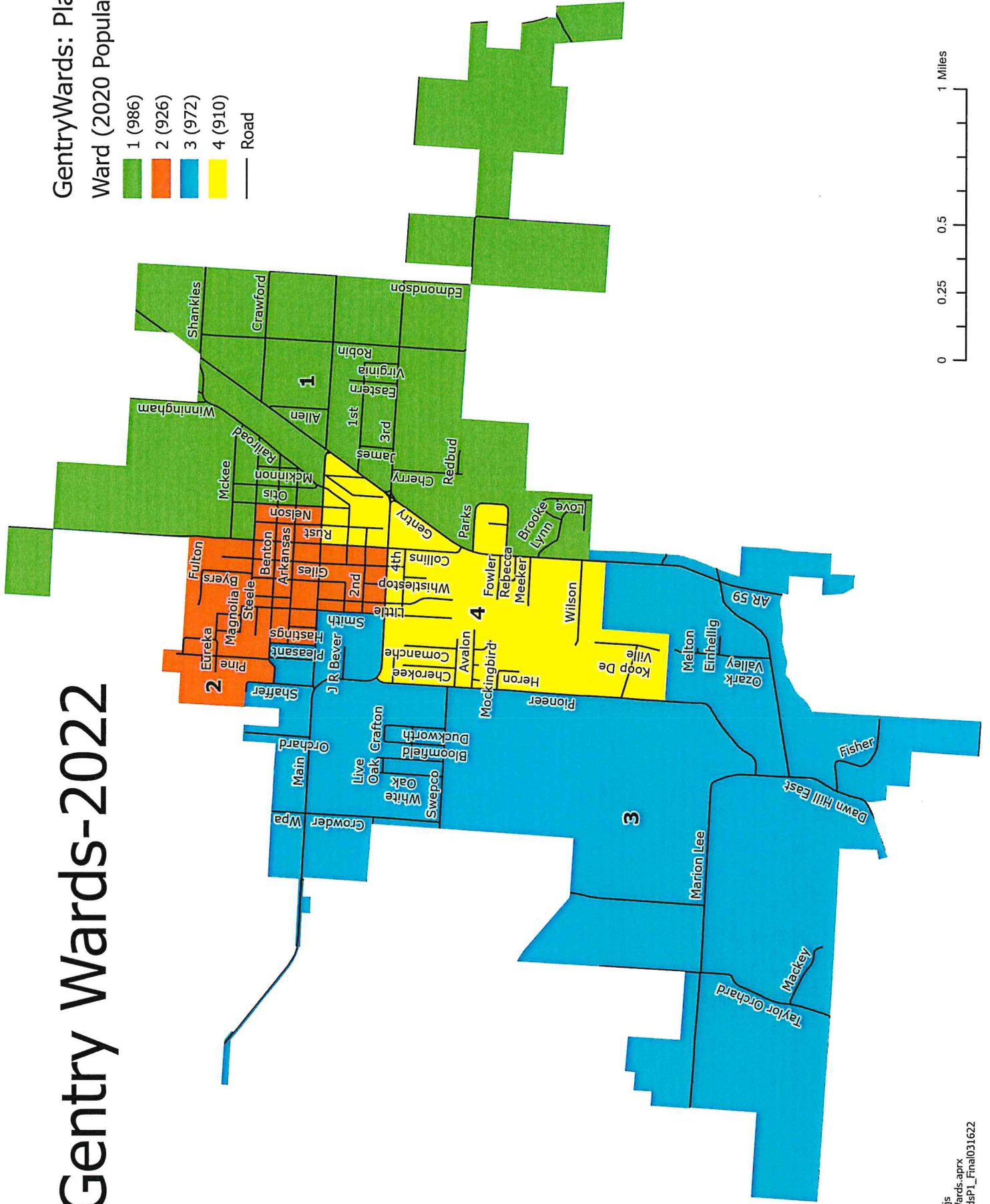
AND

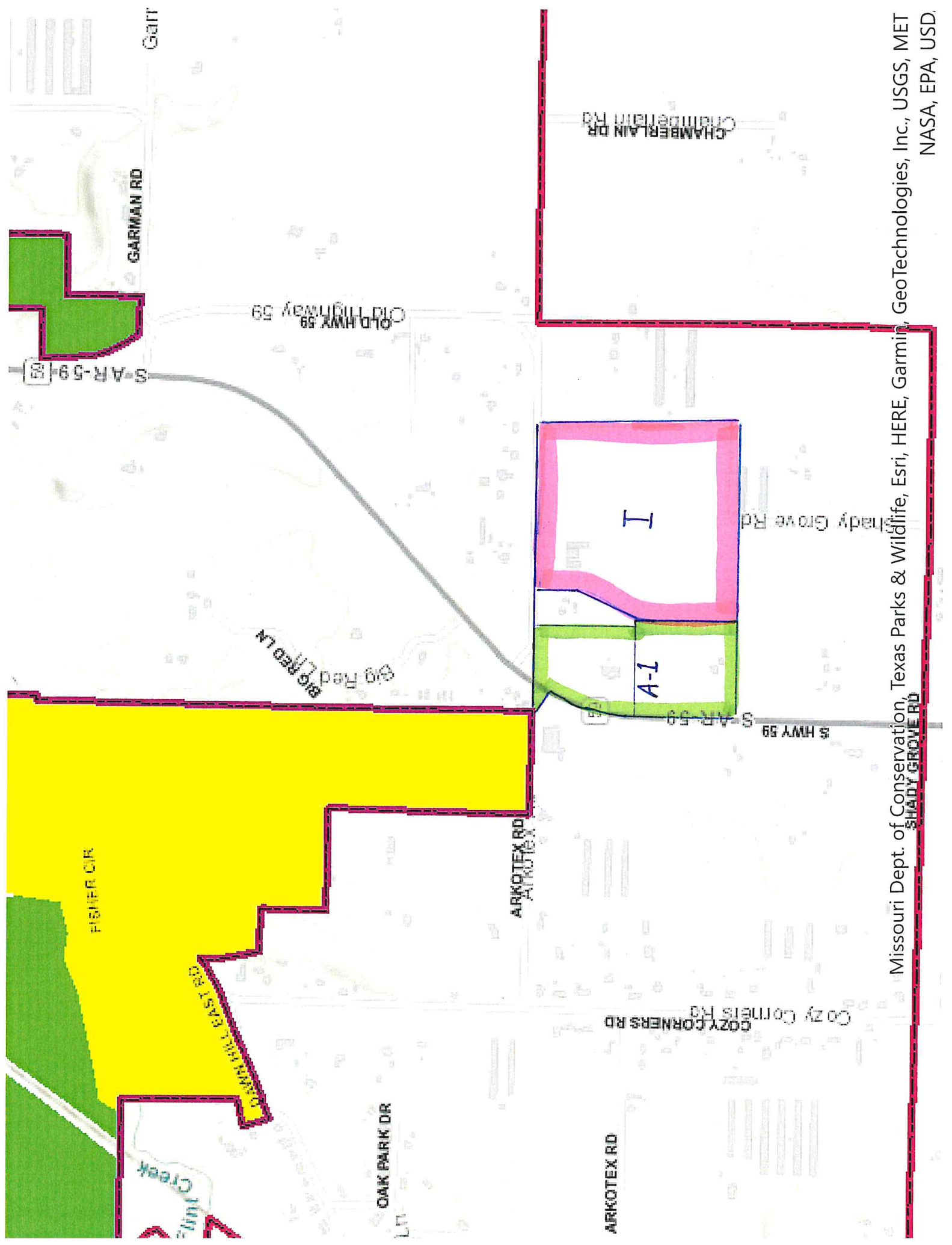
The right of way of Old Highway 59 abutting the North side of Benton County Parcel #18-13906-001 and Benton County Parcel #18-13905-000.

# Gentry Wards-2022

GentryWards: Plan 1  
Ward (2020 Population)

- 1 (986)
- 2 (926)
- 3 (972)
- 4 (910)
- Road





Missouri Dept. of Conservation, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, MET  
NASA, EPA, USD.

FILED

2022 MAY -5 AM 10:06

IN THE COUNTY COURT OF BENTON COUNTY  
STATE OF ARKANSAS

IN THE MATTER OF: ANNEXING TO THE  
CITY OF GENTRY, ARKANSAS CERTAIN  
LANDS CONTIGUOUS TO SAID CITY

CASE NO. CC-2022- 16

ARKANSAS CONFERENCE  
ASSOCIATION OF SEVENTH-DAY  
ADVENTISTS;

PAUL CHURCH INVESTMENTS,  
LLC;

JESSE MARK LYNCH AND TINA O.  
LYNCH, Co-TRUSTEES OF THE  
LYNCH LIVING TRUST, U/A  
DATED SEPTEMBER 4, 2009; AND

PETITIONERS.

**PETITION FOR ANNEXATION**

COME NOW the Petitioners, the Arkansas Conference Association of Seventh-day Adventists; Paul Church Investments, LLC; and Jesse Mark Lynch and Tina O. Lynch, Co-Trustees of the Lynch Living Trust, U/A dated September 4, 2009, and for their Petition for Annexation pursuant to Arkansas Code Ann. § 14-40-609, state the following:

1. The undersigned, being the owners of the 100% of the property for which annexation is sought (collectively, the "Property") do hereby petition the City Council of the City of Gentry, Arkansas, to annex said Property into the City of Gentry, Arkansas.

2. The Property is described as:

Tract 1

Part of the NW1/4 of the NW1/4 of Section 22, Township 18 North, Range 33 West, described as beginning at the NW corner of said Section 22, thence North 89°23'12" East 594.17 feet, thence South 00°55'21" East 655.66 feet, thence South 88°48'20" West 605.63 feet; thence North 00°04'11" East 661.84 feet to the point of beginning, containing 9.071 acres, subject to the

FILED

2022 MAY - 5 AM 10: 06

right-of-way of said County Road and Highway 59, as per survey recorded in Plat Record 10 at Page 50.

LESS AND EXCEPT: All that part of the NW1/4 of the NW1/4 of Section 22, Township 18 North, Range 33 West lying West of the centerline of State Hwy 59 and South of the centerline of Arkotex Road, containing 0.7 acres, more or less, and subject to the rights-of-way of said Highway and Road (the "ACASDA Property");

Tract 2

The SW¼ of the NW¼ of the NW¼ of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, Except Highway #59 right-of-way across the West side;

Less and Except:

Part of the NW¼ of the NW¼ of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, being more particularly described as follows: Starting at a point of commencement being used as the Northwest 1/16 Corner of Section 22; thence North 87°40'45" West along the South line of the NW¼ of the NW¼ of Section 22 a distance of 1,238.35 feet for the point of beginning; thence continue North 87°40'45" West along said South line a distance of 60.10 feet to a point on the Easterly right of way line of Arkansas State Highway 59 as established by AHTD Job 9141; thence North 02°51'32" East along said right of way line a distance of 23.97 feet to a point; thence South 87°08'28" East along said right of way line a distance of 10.00 feet to a point; thence North 02°51'32" East along said right of way line a distance of 636.33 feet to a point; thence South 87°42'11" East a distance of 64.4 feet to a point on the Easterly right of way line of Arkansas State Highway 59 as established by AHTD Job 090154; thence South 04°06'10" West along said right of way line a distance of 660.53 feet to the point of beginning and containing 0.87 acres more or less as shown on plans prepared by AHTD referenced as Job 090154. (the "Church Property"); and

Tract 3

A part of the NW 1/4 of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, described as beginning 771.54 feet East of the NW Corner of said Section 22, thence South 35.63 feet, thence South 01°04'36" East 210.32 feet along a chain-link fence, thence South 16°19'36" West 422.44 feet along a farm fence, thence South 660.00 feet, thence East 1,320 feet, thence North 1,320 feet, thence West 1,208.46 feet to the point of beginning, containing 38.79 acres, more or less, being Tract "B" in Survey recorded in Plat Record 4 at Page 2 (the "Lynch Property").

FILED

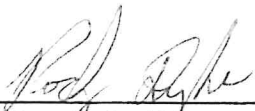
2020 MAY 15 AM 10:06

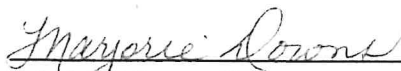
4. Letters from Mike James, a licensed surveyor within the State of Arkansas, verifying that the Property is contiguous with the City of Gentry, and that no enclaves will be created if the Property is accepted by the City are attached hereto as Exhibit "B".
5. A schedule of services that Petitioner proposes be extended to the area by the City within three years after the date the annexation becomes final is attached hereto as Exhibit "C".
6. A letter from the Arkansas Geographic Information Systems Office confirming coordination with that office is attached hereto as Exhibit "D".
7. Petitioners request that the Benton County Assessor and the Benton County Clerk complete the verifications required by law; that upon the completion of the verifications, that this Petition be presented to the Benton County Judge for issuance of an Order, and that the Benton County Judge forward this Petition and the Judge's Order to the City of Gentry.

WHEREFORE, Petitioners request that the lands described herein be annexed to the City of Gentry, Arkansas; that the Court enter an Order containing the findings required by law; and that the Petition and Order then be forwarded to the City Council of the City of Gentry; and for such other and further relief as the Court deems just and equitable.

PETITIONERS

**Arkansas Conference Association of Seventh-day Adventists**

By:   
Rodney Dyke, Treasurer

Attest:   
Marjorie Downs, Secretary

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

Know all men by these presents, that \_\_\_\_\_


of the County of \_\_\_\_\_ State of Texas

do hereby certify that \_\_\_\_\_



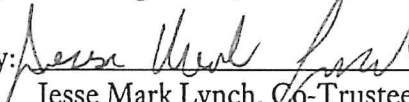
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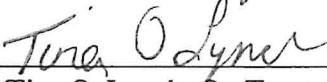
**Paul Church Investments, LLC**

By:   
Paul Church, Managing Member

2022 MAY -5 AM 10: 07

**Lynch Living Trust, U/A dated September 4, 2009**

By:   
Jesse Mark Lynch, Co-Trustee

By:   
Tina O. Lynch, Co-Trustee

Prepared by:



Jay B. Williams, ABA#90014

Williams Law Firm

100 W. Main, Gentry, AR 72734

Ph: (479) 736-8800 | Fax: (479) 736-3170

[jay@williamslawfirm.net](mailto:jay@williamslawfirm.net)

*Attorneys for Petitioners*

FILED

2022 MAY -5 AM 10:07

ATTESTATION

STATE OF LOUISIANA )  
 ) ss. .  
PARRISH OF CADDO )

We, Rodney Dyke, Treasurer, and Marjorie Downs, Secretary, of the Arkansas Conference Association of Seventh-day Adventists, an Arkansas nonprofit corporation, of lawful age and being duly sworn on oath, attest that we have read the above and foregoing Petition; that the statements therein made are true to the best of our knowledge and belief; that we are authorized to bind said corporation; and that said corporation desires to annex the property described therein as the ACASDA Property to the City of Gentry, Arkansas.

Rodney Dyke  
Rodney Dyke

Marjorie Downs  
Marjorie Downs

Subscribed and sworn to before me this 25 day of April, 2022.

My Commission Expires: with life

Stacey D Williams  
NOTARY PUBLIC

STACEY D. WILLIAMS, NOTARY PUBLIC  
STATE OF LOUISIANA  
MY COMMISSION IS FOR LIFE  
NOTARY ID # 22689

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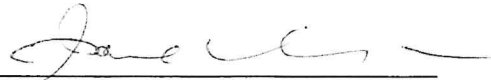
FILED

2022 MAY -5 AM 10:07

ATTESTATION

STATE OF ARKANSAS )  
 )ss.  
COUNTY OF BENTON )

I, Paul Church, Managing Member of Paul Church Investments, LLC, an Arkansas Limited Liability Company, of lawful age and being duly sworn on oath, attest that I have read the above and foregoing Petition; that the statements therein made are true to the best of my knowledge and belief; that I am authorized to bind said Limited Liability Company; and that said Limited Liability Company desires to annex the property described therein as the Church Property to the City of Gentry, Arkansas.



Paul Church

Subscribed and sworn to before me this 21<sup>st</sup> day of April, 2022.

  
NOTARY PUBLIC

My Commission Expires:



FILED

2022 MAY -5 AM 10:07

**ATTESTATION**

STATE OF ARKANSAS            )  
  )ss.  
COUNTY OF BENTON            )

We, Jesse Mark Lynch and Tina O. Lynch, Co-Trustees of the Lynch Living Trust, U/A dated September 4, 2009, of lawful age and being duly sworn on oath, attest that we have read the above and foregoing Petition; that the statements therein made are true to the best of our knowledge and belief; that we are authorized to act on behalf of said Trust; and that we desire to annex the property described therein as the Lynch Property to the City of Gentry, Arkansas.

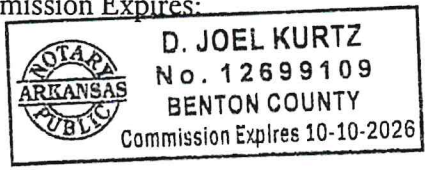
Jesse Mark Lynch  
Jesse Mark Lynch

Tina O. Lynch  
Tina O. Lynch

Subscribed and sworn to before me this 11<sup>th</sup> day of April, 2022.

D. Joel Kurtz  
NOTARY PUBLIC

My Commission Expires:





2022 MAY - 5 AM 10: 07  
3866 W. Sunset  
Springdale, AR. 72762  
479-582-9383  
[www.realtytitleinc.com](http://www.realtytitleinc.com)

File No.: 22-72124W

**Property Owners Search for Annexation**

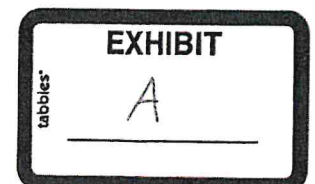
**Tract 1:**

**Current Owner:** Paul Church Investments LLC  
**Parcel Number:** 18-13907-000  
**Property Address:** 13730 State Hwy 59, Siloam Springs, AR 72761  
**Mailing Address:** 20811 Arkotex Rd, Siloam Springs, AR 72761

The SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, Except Highway #59 Right of Way Across the West Side;

**Less and Except:**

Part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of section 22, Township 18 North, Range 33 West, Benton County, Arkansas, being more particularly described as follows:  
Starting at a point of commencement being used as the Northwest 1/16 Comer of Section 22; thence North 87°40' 45" West along the South line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 22 a distance of 1,238.35 feet for the point of beginning; thence continue North 87 °40'45" West along said South line a distance of 60.10 feet to a point on the Easterly right of way line of Arkansas State Highway 59 as established by AHTD Job 9141; thence North 02 °51'32 East along said right of way line a distance of 23.97 feet to a point; thence South 87 °08'28" East along said right of way line a distance of 10.00 feet to a point; thence North 02 °51'32" East along said right of way line a distance of 636.33 feet to a point; thence South 87 °42 '11" East a distance of 64.4 feet to a point on the Easterly right of way line of Arkansas State Highway 59 as established by AHTD Job 090154; thence South 04°06'10" West along said right of way line a distance of 660.53 feet to the point of beginning and containing 0.87 acres more or less as shown on plans prepared by AHTD referenced as Job 090154.



FILED

2022 MAY -5 AM 10:07

**Tract 2:**

**Current Owner:** Arkansas Conference Association of Seventh Day Adventist

**Parcel Number:** 18-13906-001

**Property Address:** 13710 State Hwy 59, Siloam Springs, AR 72761

**Mailing Address:** 7025 Greenwood Rd, Shreveport, LA 71119

Part of the NW1/4 of the NW1/4 of Section 22, Township 18 North, Range 33 West, described as beginning at the NW corner of said Section 22, thence North 89°23'12" East 594.17 feet, thence South 00°55'21" East 655.66 feet, thence South 88°48'20" West 605.63 feet; thence North 00°04'11" East 661.84 feet to the point of beginning, containing 9.071 acres, subject to the right-of-way of said County Road and Highway 59, as per survey recorded in Plat Record 10 at Page 50.

**LESS AND EXCEPT:** All that part of the NW1/4 of the NW1/4 of Section 22, Township 18 North, Range 33 West lying West of the centerline of State Hwy 59 and South of the centerline of Arkotex Road, containing 0.7 acres, more or less, and subject to the rights-of-way of said Highway and Road.

**Tract 3:**

**Current Owner:** Jesse Mark Lynch and Tina O. Lynch, Trustees of the Lynch Living Trust

**Parcel Number:** 18-13905-000

**Property Address:** 13670 Old Hwy 59, Siloam Springs, AR 72761

**Mailing Address:** 48848 S 717 Rd, Colcord, OK 74338

A part of the NW 1/4 of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, described as beginning 771.54 feet East of the NW Corner of said Section 22, thence South 35.63 feet, thence South 01°04'36" East 210.32 feet along a chain-link fence, thence South 16°19'36" West 422.44 feet along a farm fence, thence South 660.00 feet, thence East 1,320 feet, thence North 1,320 feet, thence West 1,208.46 feet to the point of beginning, containing 38.79 acres, more or less, being Tract "B" in Survey recorded in Plat Record 4 at Page 2.

**This list is compiled mainly from the Benton County Assessor's Office and is further certified through March 31, 2022.**

*Issued Through the Office of*  
Realty Title & Closing Services, LLC  
Arkansas Title Agency License No.: 100102353  
3866 W. Sunset  
Springdale, AR 72762  
479-582-9383 fax 479-582-2925

By:



*Authorized Signatory*

Bradley B. Groe

MICHEAL JAMES  
BENTON COUNTY SURVEYOR  
P.O. BOX 617  
GENTRY, AR 72734  
PHONE 479-736-8416  
FAX 479-736-8838  
E-MAIL [ris985@centurytel.net](mailto:ris985@centurytel.net)

FILED

2022 MAY -5 AM 10:07

CLERK OF COURT  
BENTON COUNTY, ARKANSAS

March 1, 2022

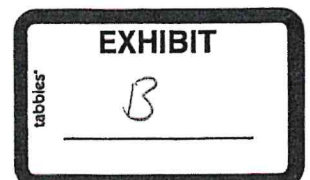
Greetings:

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Gentry. I am a licensed Professional Surveyor in the State of Arkansas. Based on my review I verify that the real property described as follows on Exhibit "A" in the annexation petition of Parcel #18-13906-001 (Arkansas Conference Association of Seventh-day Adventists), of which this letter is a part, is contiguous with the City of Gentry and that no enclaves will be created if the described property is accepted by the City of Gentry.

Sincerely,



Micheal E. James, RLS 985  
Benton County Surveyor





MICHEAL JAMES  
BENTON COUNTY SURVEYOR  
P.O. BOX 617  
GENTRY, AR 72734  
PHONE 479-736-8416  
FAX 479-736-8838  
E-MAIL [rls985@centurytel.net](mailto:rls985@centurytel.net)

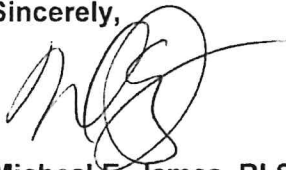
FILED  
2022 MAY -5 AM 10:07  
BENTON COUNTY ARK  
CLERK

April 6, 2022

Greetings:

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Gentry. I am a licensed Professional Surveyor in the State of Arkansas. Based on my review I verify that the real property described as follows on Exhibit "A" in the annexation petition of Parcel #18-13907-000 (Paul Church Investments, LLC), of which this letter is a part, is contiguous with the City of Gentry and that no enclaves will be created if the described property is accepted by the City of Gentry.

Sincerely,



Micheal E. James, RLS 985  
Benton County Surveyor

**MICHEAL JAMES  
BENTON COUNTY SURVEYOR  
P.O. BOX 617  
GENTRY, AR 72734  
PHONE 479-736-8416  
FAX 479-736-8838  
E-MAIL [rls985@centurytel.net](mailto:rls985@centurytel.net)**

FILED  
2022 MAY -5 AM 10:07  
CLERK

**March 1, 2022**

**Greetings:**

**This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Gentry. I am a licensed Professional Surveyor in the State of Arkansas. Based on my review I verify that the real property described as follows on Exhibit "A" in the annexation petition of Parcel #18-13905-000 (Jesse Mark Lynch and Tina O. Lynch, Co-Trustees of the Lynch Living Trust, U/A dated September 4, 2009), of which this letter is a part, is contiguous with the City of Gentry and that no enclaves will be created if the described property is accepted by the City of Gentry.**

**Sincerely,**



**Micheal E. James, RLS 985  
Benton County Surveyor**

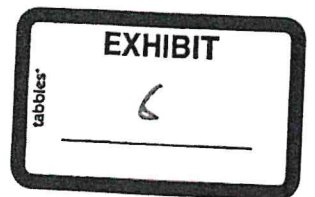
**Schedule of Services**

1. Police Protection
2. Fire Protection
3. Street Maintenance
4. Solid Waste Collection and Disposal

FILED

2022 MAY -5 AM 10:07

CLERK OF DISTRICT COURT





Department of Transformation and Shared Services

Governor Asa Hutchinson  
Secretary Amy Fecher  
Director Shelby Johnson

April 11, 2022

Mr. Joel D. Kurtz  
Attorney – Williams Law Firm of Arkansas  
100 W. Main St.  
Gentry, AR 72734

RE: City of Gentry Annexation Coordination Requirement

Mr. Kurtz,

Thank you for coordinating with our office as you seek to annex property into the City of Gentry, AR located in Section 22, Township 18 North, Range 33 West. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90<sup>th</sup> General Assembly.

Our office will wait completion of any additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after any appropriate filing by your County Clerk.

Sincerely,

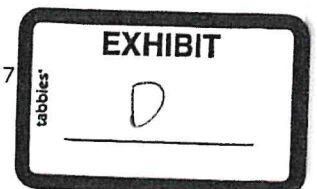
A handwritten signature in black ink, appearing to read "JW".

Jennifer Wheeler, Sr. GIS Analyst

Attachments:  
GIS Office Map of Proposed Annexation  
Legal Description  
Secretary of State Municipal Change Checklist

H:\City\_Annexations\Cities\Gentry\20220225\Doc\20220411\_Gentry\_Annexation\_Coordination\_Letter\_revised.docx

Arkansas Geographic Information Systems  
501 Woodlane Street, Suite G04 \* Little Rock, AR 72201 \* 501.682.2767  
TRANSFORM.AR.GOV



FILED

2022 MAY -5 AM 10:07

CLERK

Proposed Annex: City of Gentry  
April 2022

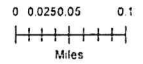
City: Gentry  
Mayor: Kevin Johnston

Arkansas Code 14-40-101

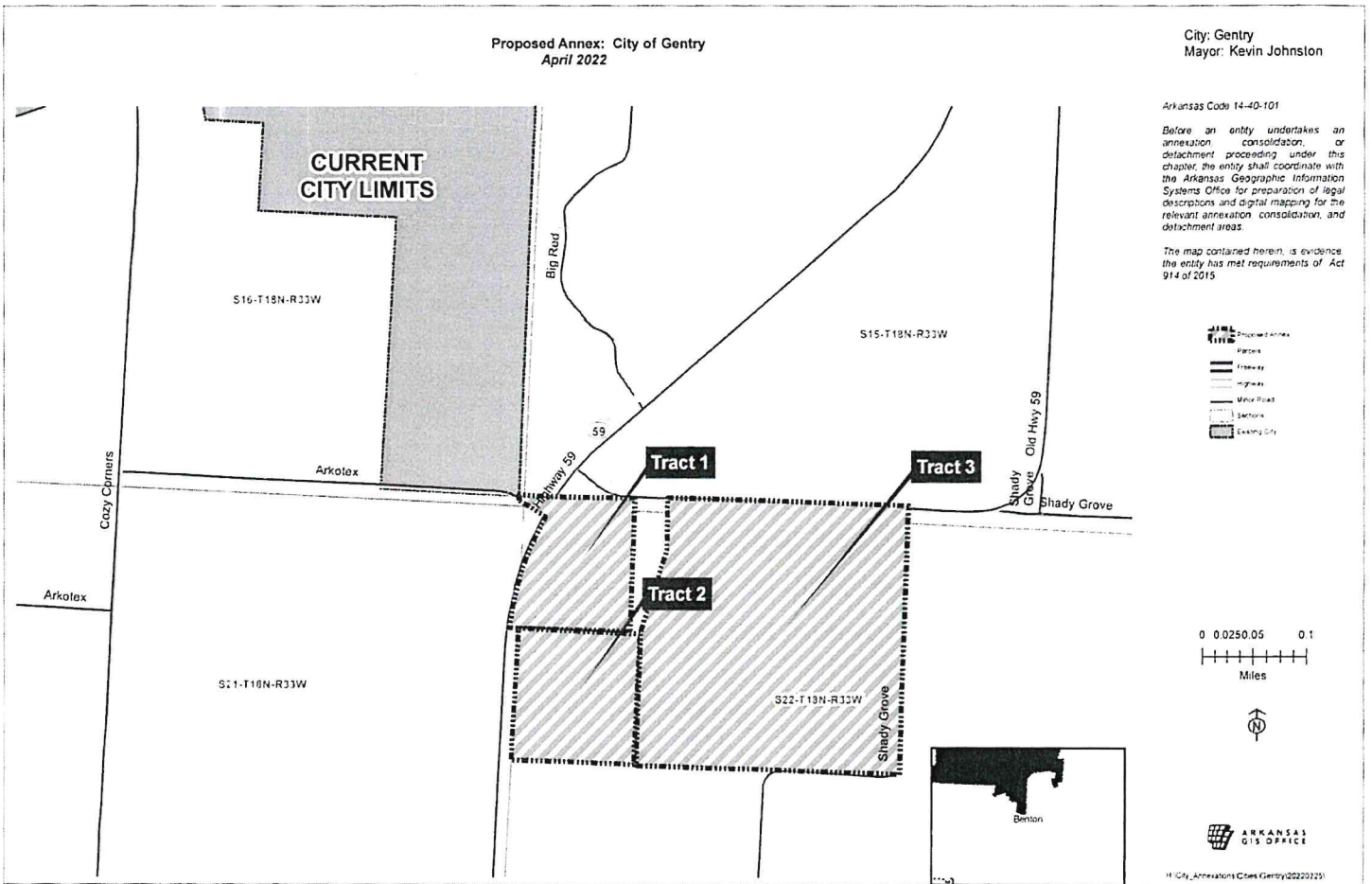
Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

The map contained herein is evidence the entity has met requirements of Act 914 of 2015.

- Proposed Annex
- Parcel
- Freeway
- Highway
- Minor Road
- Section
- Existing City



© City Annexations (City of Gentry) (20220125)



FILED

2022 MAY -5 AM 10:08

**Tract 1**

Part of the NW1/4 of the NW1/4 of Section 22, Township 18 North, Range 33 West, described as beginning at the NW corner of said Section 22, thence North 89°23'12" East 594.17 feet, thence South 00°55'21" East 655.66 feet, thence South 88°48'20" West 605.63 feet; thence North 00°04'11" East 661.84 feet to the point of beginning, containing 9.071 acres, subject to the right-of-way of said County Road and Highway 59, as per survey recorded in Plat Record 10 at Page 50.

LESS AND EXCEPT: All that part of the NW1/4 of the NW1/4 of Section 22, Township 18 North, Range 33 West lying West of the centerline of State Hwy 59 and South of the centerline of Arkotex Road, containing 0.7 acres, more or less, and subject to the rights-of-way of said Highway and Road (the "ACASDA Property");

**Tract 2**

The SW¼ of the NW¼ of the NW¼ of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, Except Highway #59 right-of-way across the West side;

Less and Except:

Part of the NW¼ of the NW¼ of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, being more particularly described as follows: Starting at a point of commencement being used as the Northwest 1/16 Corner of Section 22; thence North 87°40'45" West along the South line of the NW¼ of the NW¼ of Section 22 a distance of 1,238.35 feet for the point of beginning; thence continue North 87°40'45" West along said South line a distance of 60.10 feet to a point on the Easterly right of way line of Arkansas State Highway 59 as established by AHTD Job 9141; thence North 02°51'32" East along said right of way line a distance of 23.97 feet to a point; thence South 87°08'28" East along said right of way line a distance of 10.00 feet to a point; thence North 02°51'32" East along said right of way line a distance of 636.33 feet to a point; thence South 87°42'11" East a distance of 64.4 feet to a point on the Easterly right of way line of Arkansas State Highway 59 as established by AHTD Job 090154; thence South 04°06'10" West along said right of way line a distance of 660.53 feet to the point of beginning and containing 0.87 acres more or less as shown on plans prepared by AHTD referenced as Job 090154. (the "Church Property"); and

**Tract 3**

A part of the NW 1/4 of Section 22, Township 18 North, Range 33 West, Benton County, Arkansas, described as beginning 771.54 feet East of the NW Corner of said Section 22, thence South 35.63 feet, thence South 01°04'36" East 210.32 feet along a chain-link fence, thence South 16°19'36" West 422.44 feet along a farm fence, thence South 660.00 feet, thence East 1,320 feet, thence North 1,320 feet, thence West 1,208.46 feet to the point of beginning, containing 38.79 acres, more or less, being Tract "B" in Survey recorded in Plat Record 4 at Page 2 (the "Lynch Property").

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE RENAMING A PORTION OF BROWNING ROAD; AMENDING THE GENTRY STREET MAP; AND FOR OTHER PURPOSES.**

WHEREAS, by Ordinance No. 21-842, the City of Gentry recently annexed a portion of Browning Road;

WHEREAS, it has come to the attention of the City that there is a need to rename the annexed portion of Browning Road to maintain consistency with the name of that portion of said road that was already within City limits; and

WHEREAS, the City of Gentry has previously adopted a City Street Map on which the names of the Streets within the City are designated.

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

Section 1: That portion of Browning Road that is within City limits is hereby renamed “North Collins Avenue”.

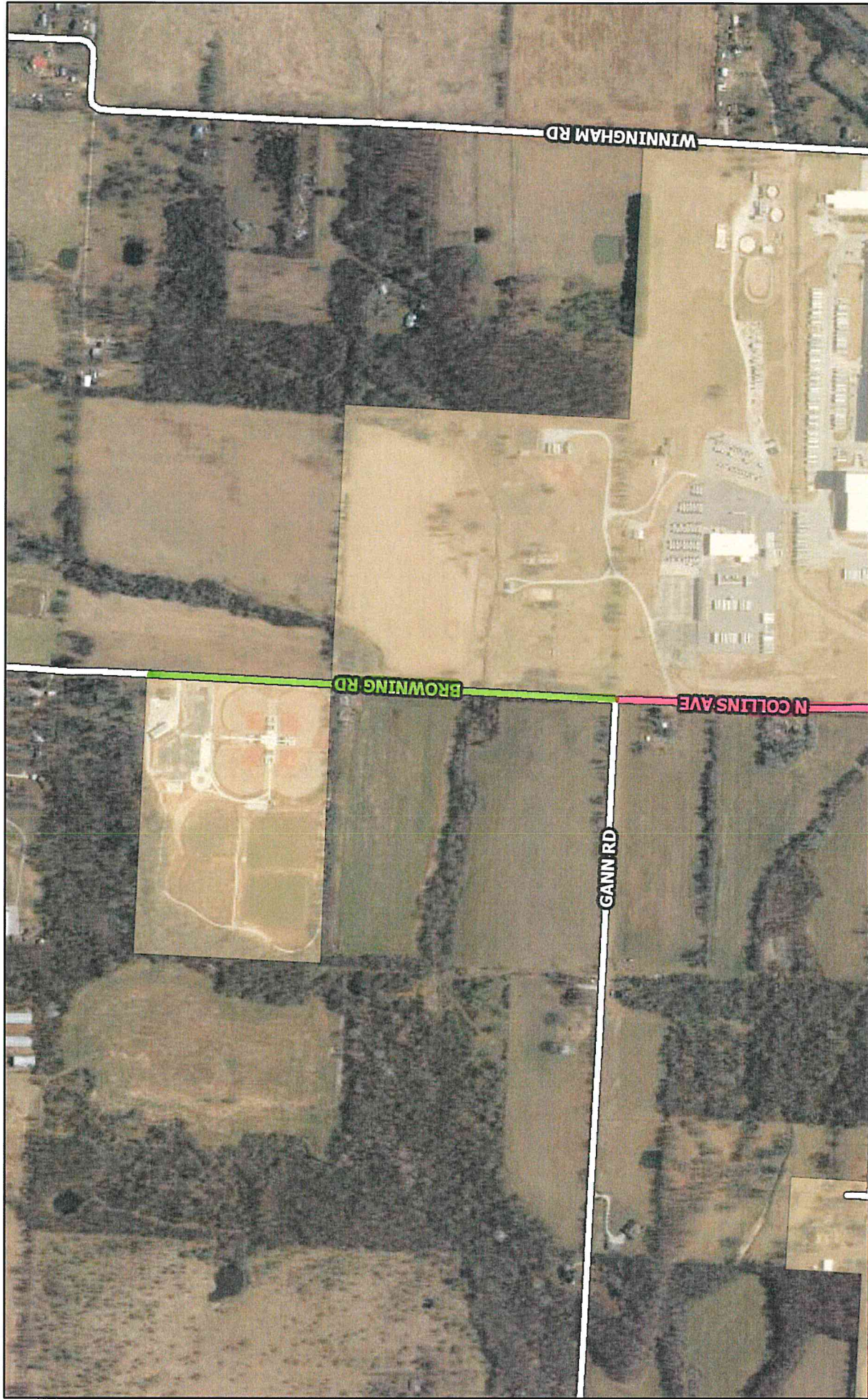
Section 2: All maps, including the Gentry Street Map; ordinances, including Ordinance 188; and other documents reflecting a name different than that specified herein are hereby superseded, repealed and/or amended by this Ordinance.

PASSED AND APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2022.

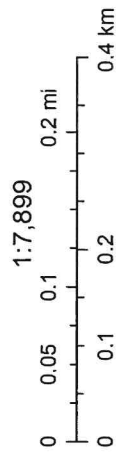
ATTEST:

\_\_\_\_\_  
Kevin Johnston, Mayor

\_\_\_\_\_  
Director of Finance



July 8, 2022



- graphicsLayer0
- Major Roads
- Streets
- Cities
- AVOCA
- BELLA VISTA
- BENTONVILLE
- BETHEL HEIGHTS
- CAVE SPRINGS
- CENTERTON
- DECATUR
- ELM SPRINGS
- GARFIELD
- GATEWAY
- GENTRY
- GRAVETTE
- HIGHFILL
- LITTLE FLOCK
- LOWELL



**RESOLUTION NO. \_\_\_\_\_**

**CITY OF GENTRY, ARKANSAS**

**RESOLUTION EXTENDING COVID LEAVE PROGRAM.**

WHEREAS, the COVID Leave program enacted in Resolution 21-654 has been helpful in aiding City employees deal with the negative effects of COVID-19;

WHEREAS, the COVID Leave program is currently set to terminate on August 1, 2022;

WHEREAS, the COVID-19 virus continues to circulate within the State; and

WHEREAS, the Gentry City Council believes it would be helpful to continue the City's COVID Leave program through the end of the 2022 calendar year;

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

Section 1. The COVID Leave program enacted in Section 1 of Resolution 21-654 is hereby extended through December 31, 2022.

Section 2. All Code sections, ordinances, or resolutions of the City in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED and APPROVED in regular session this 11<sup>th</sup> day of July, 2022.

\_\_\_\_\_  
Kevin Johnston, Mayor

ATTEST:

\_\_\_\_\_  
Tonya Carney, Director of Finance

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE GENTRY MUNICIPAL CODE  
TO PROVIDE FOR RELIEF FROM EXCESSIVE SEWER CHARGES  
IN CERTAIN CIRCUMSTANCES; AND FOR OTHER PURPOSES.**

WHEREAS, the Water and Sewer Department of the City of Gentry, Arkansas has, at times, afforded residents “sewer relief”, or a reduction in sewer use charges during summer months in an attempt to avoid billing for outdoor water usage that is not discharged into the City’s sewer system;

WHEREAS, it is often difficult to accurately calculate the amount of water not discharged into the City’s sewer system;

WHEREAS, by contrast, it is generally possible to determine the amount of water used when filling a swimming pool or similar structure of a known volume;

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

**Section 1:** Section 10.08.07 of the Gentry Municipal Code is hereby amended to add the following subsection:

(F) Sewer Relief: Users who use their municipal water connection to fill a swimming pool or similar structure of a known volume, and who do not discharge the water into the City’s sewer system may obtain a commensurate credit on their sewer bill by submitting a request to the City within three months following such usage, and showing: (1) that the usage was for the purpose of filling a swimming pool or similar structure, and (2) the volume of the pool or similar structure that was filled. Credit will not be given for partial filling. The City may require appropriate supporting evidence, such as copies of the manufacturer’s specifications, building permits, or a signed statement from the installer, as well as a certification of accuracy from the user requesting the credit.

**Section 2:** This change shall be retroactive to January 1, 2022, provided requests for credit for usage during the first half of 2022 are submitted by October 31, 2022.

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

PASSED and APPROVED in regular session this 11th day of July, 2022.

ATTEST:

\_\_\_\_\_  
Kevin Johnston, Mayor

\_\_\_\_\_  
Tonya Carney, Director of Finance



# ARKANSAS DEPARTMENT OF AGRICULTURE

## NATURAL RESOURCES DIVISION

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### RATE STUDY PROVIDER APPROVED LIST

#### Updated April 14, 2022

Per the Act 605 of 2021, the Arkansas Natural Resources Commission shall maintain an approved list of entities to conduct rate studies for Water Service Providers. The following entities have been determined to have meet the qualifications for inclusion on this list

**Arkansas Rural Water Association**

240 Dee Dee Lane  
Lonoke, AR 72086  
[info@arwa.net](mailto:info@arwa.net)  
(501) 676-2266

**Bond Consulting Engineers, Inc.**

2601 T.P. White Dr.  
Jacksonville, AR 72076  
[tbond@bondce.com](mailto:tbond@bondce.com)  
[arobinson@bondce.com](mailto:arobinson@bondce.com)  
(501) 982-1538

**Burns & McDonnell Engineering Company, Inc.**

9400 Ward Parkway  
Kansas City, Missouri 64114  
[dnaumann@burnsmcd.com](mailto:dnaumann@burnsmcd.com)  
(816) 822-4207

**Communities Unlimited, Inc.**

3 East Colt Square  
Fayetteville, AR 72701  
[Jerry.kopke@communitiesu.org](mailto:Jerry.kopke@communitiesu.org)  
(479) 445-2727

**CWB Engineers, Inc.**

1915 Highway 25B  
P.O. Box 670  
Heber Springs, AR 72543  
[cbell@cwbenigneers.com](mailto:cbell@cwbenigneers.com)  
(501) 413-0861

RATE STUDY PROVIDER APPROVED LIST

Updated April 14, 2022

**Hawkins-Weir Engineers, Inc.**

110 South 7th Street  
Van Buren, Arkansas 72956  
[brett.peters@hawkins-weir.com](mailto:brett.peters@hawkins-weir.com)  
(479) 474-1227

**Olsson, Inc.**

302 East Millsap Road  
Fayetteville, AR 72703  
[julmer@olsson.com](mailto:julmer@olsson.com)  
(479) 443-3404

**Raftelis Financial Consultants, Inc.**

3013 Main Street  
Kansas City, Missouri 64108  
[tbeckley@raftelis.com](mailto:tbeckley@raftelis.com)  
(816) 682-1328

**SALT Engineers & Planners, Inc.**

407 W. Arch Ave.  
Searcy, Arkansas 72143  
[kbreckenridge@saltengineers.com](mailto:kbreckenridge@saltengineers.com)  
(501) 766-9832 (501) 206-1982