

GENTRY CITY COUNCIL AGENDA

MONDAY, OCTOBER 4, 2021

Meeting Called to Order
Invocation
Roll Call
Review of Minutes: September 13, 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
 - b. Sports Complex
2. Water Storage Facility Update
3. 119 N. Nelson Ave. Cleanup Update
4. 117 N. Smith Ave. Cleanup Update
- 5.

NEW BUSINESS

1. Country Lots Annexation Ordinance w/ Emergency Clause
2. Proposed Ordinance Amending Description of R-N Zone
3. 2021 Millage Resolution
4. 2022 Water/Sewer Rate Ordinance
- 5.

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

ANNOUNCEMENTS

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

	<u>2019</u>	<u>2020</u>	<u>2021</u>
City Sales & Use	\$108,058.82	\$135,082.27	\$161,637.10
County Tax	\$71,322.77	\$86,750.49	\$95,140.50

**CITY OF GENTRY
REGULAR CITY COUNCIL MEETING
MONDAY, SEPTEMBER 13, 2021**

The City Council of the City of Gentry, Arkansas, met in person and virtually, at the Council Chambers and, at various other locations, at 6:32 p.m. on September 13, 2021. Mayor Kevin Johnston called the meeting to order. City Attorney Joel Kurtz gave the invocation.

COUNCIL MEMBERS ANSWERING ROLL CALL: Janice Arnold, Jason Barrett, Dan Erskin (virtually), Kristi Reams (virtually), Cindy Philpott, Jimmy Thorburn and Jason Williams

COUNCIL MEMBERS ABSENT: Michael Crawford

Others in attendance: Mayor Kevin Johnston, City Attorney Joel Kurtz, Chamber of Commerce Director Janie Parks, Police Chief Clay Stewart, Fire Chief Vester Cripps, Cletus Dalla Rosa, Jim Krein, Larry Curran, Jr., Mike Fox, Randy Moll (virtually), and others.

REVIEW OF MINUTES: August 2, 2021- Regular Virtual Council Meeting

Motion: Williams- to approve the minutes as presented

Second: Thorburn

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

Motion passed.

COMMUNITY COMMENTS

1. **Public Comment (Items Not on Presented Agenda):** The FFA Recorder and Miss Teen U.S. Agriculture, Regan Amos stood up and introduced herself to those present.

2. **Main Street Gentry Chamber of Commerce – Janie Parks** presented a schedule of past and upcoming events including: There were approximately 300 riders for the Glow Ride; Pickin’ Time on 59, September 23-25 from 8am-5pm; Gentry Cruise Night September 25th on Main Street; Trick or Treat on Main Street has been set for Saturday, October 30th and will begin at 5:30p.m.; Congressman Womack’s Mobile Office will be at the Gentry Chamber of Commerce building on November 4th from 1-3:00p.m.; Gentry Christmas parade is scheduled for December 11th at 6:30p.m on Main Street.

Grand Openings and Ribbon Cuttings are scheduled or, were held for the following:
Caswell & Co Bakery: September 9th
Krein Development and, Jim’s Razorback Pizza: both on August 19th
Gentry’s Splashpad: August 5th

Open House at Classic Car Auction: September 25th South Nelson St. during cruise night
Grand Opening Classic Car Auction: Oct. 23rd at 12:00p.m. 121 South Nelson St.

3. **Gentry Public Schools:** No comments

UNFINISHED BUSINESS

1) **Park Master Plan Update:**

a) **Splashpad:** Mayor Johnston stated the splashpad had been busy since its opening on August 5th.

1. Rules/Signage Ordinance: Members present were in agreement of the sign presented.

b) **Sports Complex:**

1. Additional Improvement Items: Travis with Flintco provided an update on the progress.

2) **Water Storage Facility Update:** Larry Gregory with Garver provided the update and stated the tank is up in the air, it took about an hour and a half and a timelapse video of that raising was shown. Painting of the inside and outside of the tank will take place over the next 6 weeks.

3) **119 N. Nelson Ave. Cleanup Update:** Mayor Johnston announced equipment problems have delayed the contractor but, the plan is to begin Wednesday of this week.

4) **117 N. Smith Ave. Cleanup Update:** Mr. Dalla Rosa was present and stated he has acquired a dump trailer with plans to make more progress once his brother is well and can help.

5) **Hwy 59/12 Intersection Improvements Update:** Mayor Johnston announced that this matter is within the ARDOT 2021-2024 plan and, engineering work is planned for Spring of 2022.

6) **Campgrounds/RV Parks Ordinance:** An Ordinance Authorizing the Establishment of RV Parks and Campgrounds within the City Limits of the City of Gentry, Arkansas; and for Other Purposes, was presented for review and consideration:

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

Second: Philpott

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

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

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

Second: Philpott

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

Motion passed.

NEW BUSINESS:

1. **Rezone Ordinance (Switzer):** 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, was presented for review and consideration. Several comments were made by those present, including Jason Barrett who stated he had been contacted by several residents opposed to the density of the proposed development. Larry Curran stated traffic, pedestrians without sidewalks and, drainage issues; Mike Fox said the area doesn't have the infrastructure to support the proposed development; Chris Ellis who was present virtually, stated 42 lots in 9.5 acres is out of place in the area. Mayor Johnston mentioned the area is currently zoned R-2 which means 35 duplexes or, 39 single family homes could be placed with the current zoning and, this area has been zoned R-2 since the 1980's. After discussion:

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

Second: Williams

Roll Call: Williams-yes Arnold-yes Barrett-yes Erskin- at this time Mr.
Erskin was no longer online with the meeting. No further votes were made
by him for the remainder of this meeting.
Reams-yes Philpott-pass Thorburn-yes

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

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

Second: Thorburn

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

Motion passed.

2. **Rezone Ordinance (Stewart):** An Ordinance Amending Appendix B of the City of Gentry Municipal Code Regarding Zoning of Certain Lands Owned by Charles and Valerie Stewart, And Located within the City; and For Other Purposes, was presented for review and consideration. After discussion:

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

Second: Arnold

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

Motion passed. City Attorney Joel Kurtz read by heading only

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

Second: Barrett

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

Motion passed.

3. **Public Works Truck Purchase Resolution:** A Resolution Authorizing the Expenditure of Funds to Purchase a 2021 Ford F-450 Truck; Waiving Competitive Bidding; and for Other Purposes, was presented for review and consideration. It was said the original plan was to replace the City's 1996 Ford 1 ton dump truck in 2022, but the pandemic has delayed purchasing certain other materials for the Water Department and, the time to purchase vehicles was lengthened to 4 months. The Water Department has found a vehicle meeting their specifications and would like to move forward with purchase and, repurpose a portion of the funds from the Materials and Supplies line item with the Water Department's 2021 budget, in order to do so.

Motion: Williams- to accept the resolution as presented

Second: Thorburn

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

Motion passed.

4. **Pioneer Woods Phase 3 Final Plat Ordinance:** An Ordinance Accepting the Final Plat of Pioneer Woods Subdivision, Phase 3, Gentry, Arkansas; and for Other Purposes, was presented for review and consideration.

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

Second: Philpott

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

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

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

Second: Williams

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

Motion passed.

ANNOUNCEMENTS AND COMMENTS

***Planning Commission Meeting, September 16, 2021 @ 7:00p.m.:**

* Fire Chief Vester Cripps announced a Covid 19 vaccination clinic would be held Thursday, September 16, 2021 from 2:00-5:00p.m. at the First Baptist Community building.

***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

Second: Williams

All in favor. None opposed.

Motion passed. Meeting adjourned.

**CITY CLERK:
JENNY TROUT**

**MAYOR: KEVIN JOHNSTON
CITY OF GENTRY**

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; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

WHEREAS, Country Lots, LLC filed a petition pursuant to A.C.A. § 14-40-609 in the County Court of Benton County, Arkansas (County Case CC 2021-23) seeking the annexation of certain lands into the City of Gentry, Arkansas;

WHEREAS, the Honorable Barry Moehring, Benton County Judge, did review and approve said 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;

WHEREAS, the Gentry Planning Commission has considered the issue of the zoning of said lands, following notice and hearing as required by Section 14.04.12 of the Gentry Municipal Code, and has recommended that said lands be zoned R-2;

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

SECTION 1. That having given due consideration to the Decree of 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) Solid Waste Disposal and Collection
- d) Water and Wastewater
- e) Zoning and Code Enforcement

SECTION 3. Said lands are hereby assigned to Ward 1.

SECTION 4. The zoning district of said lands is hereby designated as R-2 Medium Density Residential 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 need to proceed with development and sale 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 4th day of October, 2021.

Kevin D. Johnston, Mayor

ATTEST: _____
Tonya Carney, Director of Finance

EXHIBIT "A"

FILED

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

2021 AUG 18 AM 11:25

ARRELL
CLERK
CITY, AR

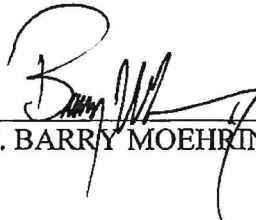
COUNTY COURT CASE NO. CC 2021-23

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; and
- 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.

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

8-17-21

Date

FILED

2021 AUG 16 AM 9:10

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY AR
CC 2021-23

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

VERIFICATION OF PETITION FOR ANNEXATION PURSUANT TO ACA § 14-40-609

We, Betsy Harrell, County Clerk of Benton County, and Roderick Grieve, County Assessor of Benton County, attest as follows:

Our offices have received the attached petition seeking annexation. The petition has been reviewed and we hereby verify that the petition:

- (A) is in writing;
- (B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;
- (C) contains an accurate description of the relevant property or properties;
- (D) 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;
- (E) 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; and
- (F) include 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.



HON. BETSY HARRELL, County Clerk



HON. RODERICK GRIEVE, County Assessor



FILED

2021 AUG 16 AM 9:10

JESSY DARRELL
CO. CLERK
BENTON COUNTY, AR

Date: August 12, 2021
Subject: Proposed Annexation Checklist
CC 2021-23 Gentry, AR

(A) is in writing;

(B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;

(C) contains an accurate description of the relevant property or properties;

(D) 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;

(E) 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; and

(F) include 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.

N/A [Additionally, we note that the legal description in (B) does not include in its description certain dedicated public roads and rights of way abutting or traversing the property to be annexed, the legal descriptions for which are included on the attached Exhibit "A"]

Please contact me if you have any questions.

Michael D. Million
Manager – GIS-Mapping Dept.
Benton County Assessor's Office
Phone: 479-271-1037, ext. 7004
Email: michael.million@bentoncountyar.gov

FILED

**THE COUNTY COURT OF BENTON COUNTY,
STATE OF ARKANSAS
CASE NO. 2021-23**

2021 AUG 10 PM 3:30

PETITION FOR ANNEXATION

**PETSY HARRELL
CO. CLERK
BENTON COUNTY, AR**

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

DATE: 8-10-2021

Come now the undersigned petitioners, and state as follows:

1. That we, owning 100% of the property in the following described area, do hereby petition, pursuant to A.C.A. 14-40-609, the City Council of Gentry, Arkansas, to annex the following lands to the City of Gentry, Arkansas:

PART of the Southwest Quarter of the Northwest Quarter of Section 12, Township 18 North, Range 33 West, Benton County, Arkansas. BEING more particularly described as follows:

BEGINNING at the NW Corner of the SW 1/4 of the NW 1/4 of Said Section 12; Thence S 86°54'38" E 1328.39'; Thence S 02°37'38" W 300.00'; Thence N 86°54'37" W 1327.75'; Thence N 02°30'16" E 300.00' to the POINT OF BEGINNING and Containing 9.146 Acres.

2. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area.
3. That said property described herein is contiguous to and adjoining the present Siloam Springs city limits, as shown on the map attached hereto as Exhibit A.
4. That no enclaves will be created if this petition is accepted, and the territory annexed into the City of Gentry.
5. That the following schedule of services shall be extended to the area by the City of Gentry within three (3) years after the date the annexation becomes final: Fire Protection – Immediately; Police Protection – Immediately; Sanitation (Solid Waste) Service – Immediately; Potable Water and Wastewater – Immediately; and Zoning and Code Enforcement – Immediately.

FILED

2021 AUG 10 PM 3:30

LITTON HARRELL
COUNTY CLERK
BENTON COUNTY, AR

Julie Deihl

Signature of Property Owner

Julie Deihl - Member

(Printed Name and Title)

Country Lots, LLC
7 Kilsyth Pl
Bella Vista, AR 72715

ACKNOWLEDGEMENT

State of Arkansas)

)

County of Benton)

On this the 10th day of August 2021, before me the undersigned notary, personally appeared Julie Deihl, known personally to me (or satisfactorily proven) to be the member of Country Lots, LLC and acknowledged that he/she, as an agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



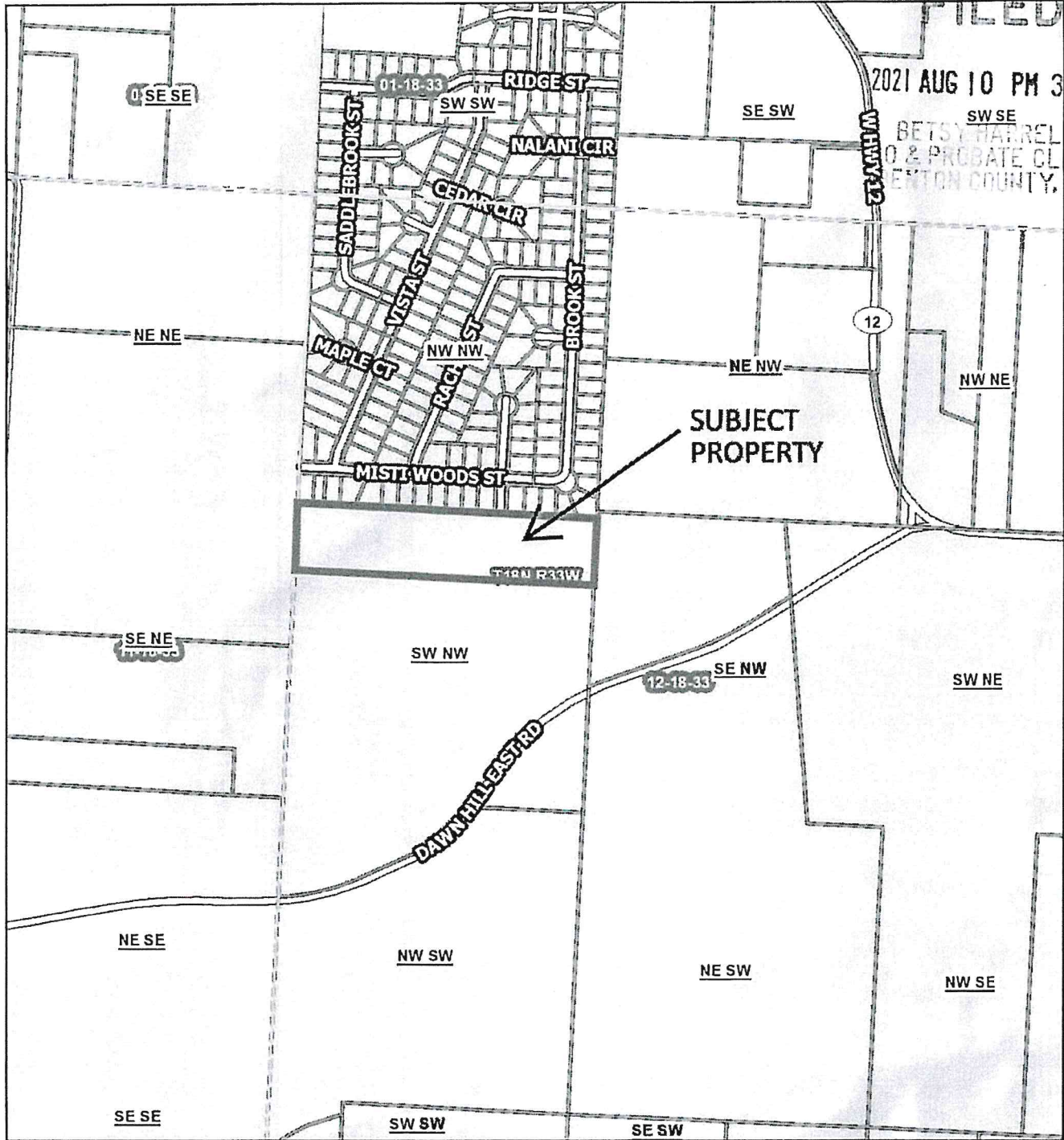
Notary Public

My Commission expires:

4-25-2029

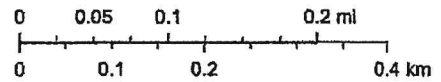
DEBORAH K SAUNDERS
Notary Public - Arkansas
Benton County
Commission # 12707151
My Commission Expires Apr 25, 2029

VICINITY MAP - COUNTRY LOTS LLC ANNEXATION



August 4, 2021

1:7,486



graphicsLayer0

Sections

Township/Range

QQ Sections

Township/Range

Parcels

FILED



2021 AUG 10 10:43:30
3864 W. Sunset Avenue
Springdale, AR 72762
479-582-9383
BETSY WARRELL
CO. CLERK STATE CLERK
BENTON COUNTY, AR
www.realtytitleinc.com

Ownership Certification

I, Bradley B. Groe, a Licensed Title Agent for Realty Title & Closing Services, LLC, do hereby certify that I have researched the Land Records of Benton County, Arkansas as to the following described property:

**PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 12; THENCE S86°54'38"E 1328.39 FEET; THENCE S02°37'38"W 300.00 FEET; THENCE N86°54'37"W 1327.75 FEET; THENCE N02°30'16"E 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.146 ACRES.**

and, as the result of said research and to the effective date of January 25, 2021 at 4:00 p.m., I also certify that

Country Lots, LLC

is the current vested title holder of the above said lands.

A handwritten signature in black ink, appearing to read "Bradley B. Groe", is written over a horizontal line.

Bradley B. Groe
Title Agent
Realty Title & Closing Services, LLC

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



FILED

voice (479) 524-9956

fax (479) 524-4747

2021 AUG 10 PM 3:00

mail@civlengineeringss.com

EE S. HARRELL
CO & DEPUTY CLERK
BENTON COUNTY, AR

August 5, 2021

To Whom It May Concern:

RE: Benton County Tax Parcel 18-13593-001
Part of SW/4 of NW/4, Section 12, T-18-N, R-33-W
Total Acres: 9.146
Owner: Country Lots, LLC

Dear Sirs:

I, Ron Homeyer, Arkansas Professional Engineer Number 7731, do hereby certify and confirm that the above referenced 9.146-acre tract, located in the SW/4 of the NW/4 of Section 12, Township 18 North, Range 33 West, identified as Benton County Tax Parcel number 18-13593-001, owned by Country Lots, LLC, is contiguous to the City Limits of the City of Gentry. I also certify and confirm that the annexation of the said 9.146-acre tract will not create an enclave.

Sincerely,

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

Ron Homeyer, P.E.
President



Department of Transformation and Shared Services

Governor Asa Hutchinson

Secretary Amy Fecher
Director Shelby Johnson

FILED
2021 AUG 10 PM 3:30
BETSY HARRELL
CO. CLERK
BENTON COUNTY, AR

August 5, 2021

Mr. Ron Homeyer
President – Civil Engineering, Inc.
701 S Mt. Olive Street
Siloam Springs, AR 72761

RE: City of Gentry Annexation Coordination Requirement

Mr. Homeyer,

Thank you for coordinating with our office as you seek to annex property into the City of Gentry, AR located in Section 12, 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 90th 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 be 'JW'.

Jennifer Wheeler, Sr. GIS Analyst

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

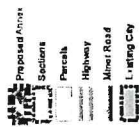
H:\City_Annexations\Cities\Gentry\20210805\Doc\20210805_Gentry_Annexation_Coordination_Letter.docx

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 cooperate 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, in evidence, the entity has met requirements of Act 914 of 2015



FILED
2021 AUG 10 PM 3:30
BETTY HARRELL
CO & CLERK
BENTON COUNTY, AR



H:\City_Annexations\Gentry\Gentry20210805A

Proposed Annex: City of Gentry
August 2021

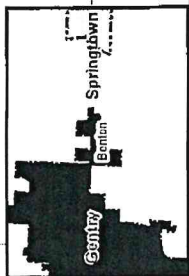
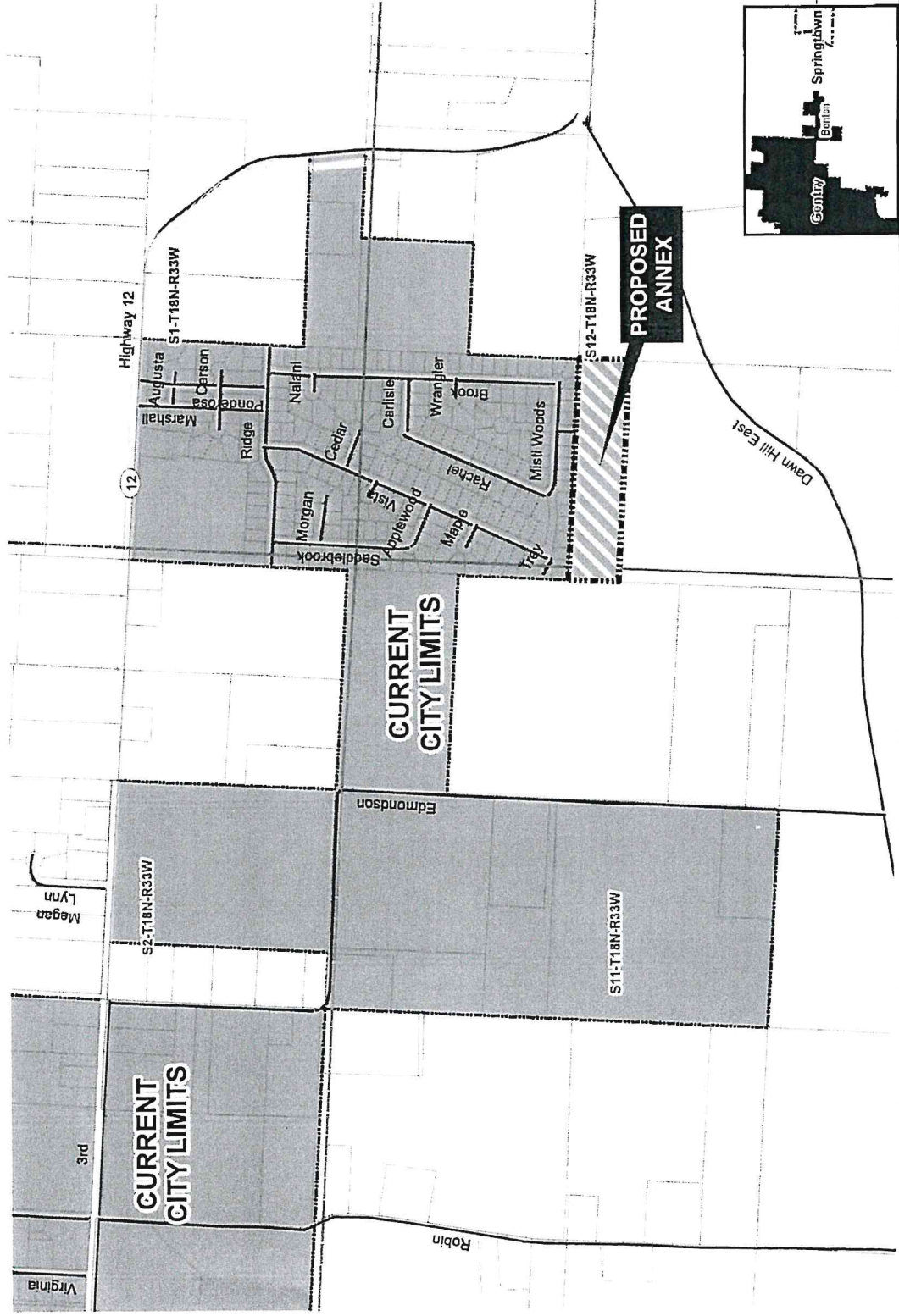
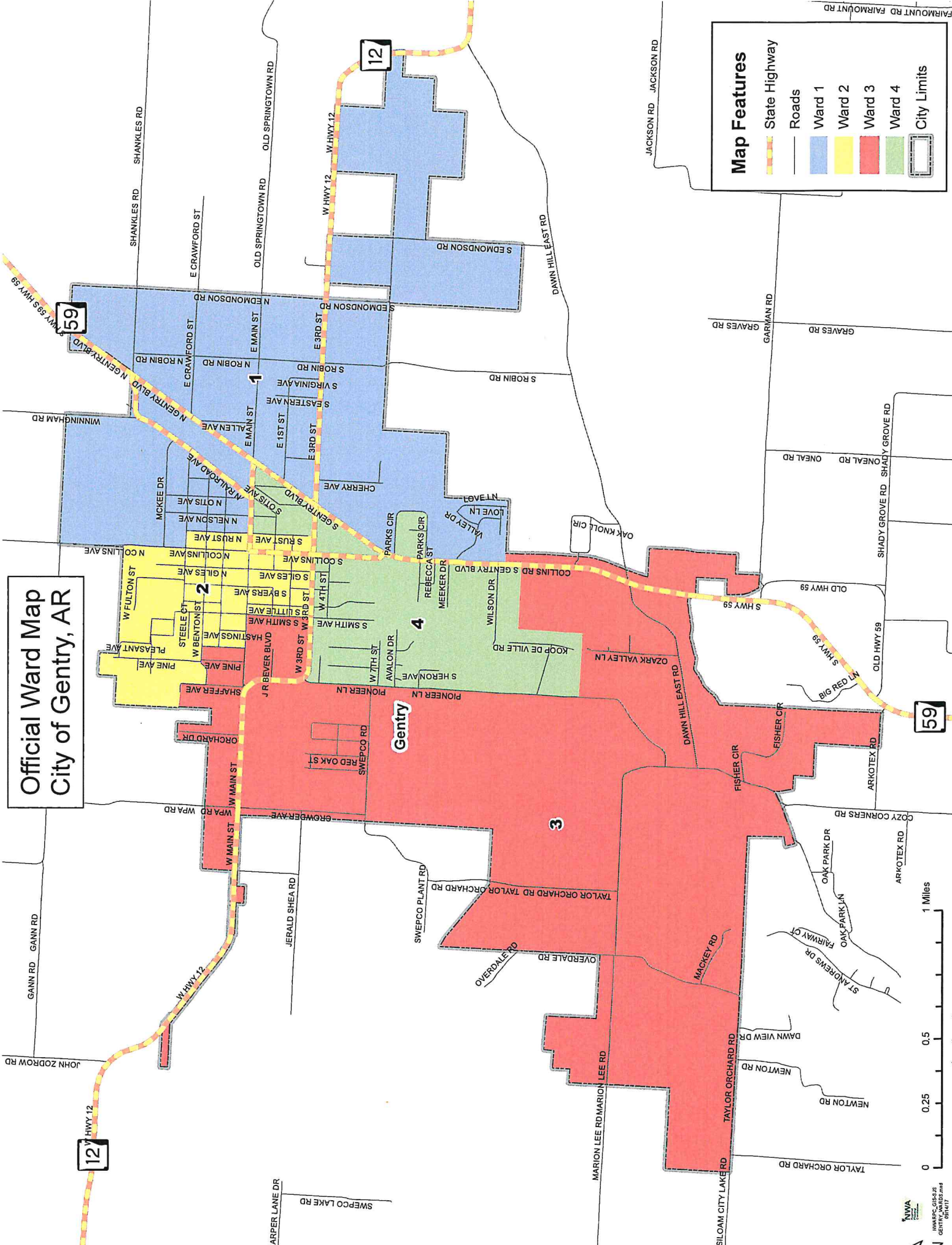


EXHIBIT "B"

PART of the Southwest Quarter of the Northwest Quarter of Section 12, Township 18 North, Range 33 West, Benton County, Arkansas. BEING more particularly described as follows:

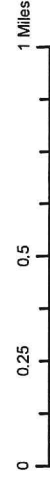
BEGINNING at the NW Corner of the SW 1/4 of the NW 1/4 of Said Section 12; Thence S 86°54'38" E 1328.39'; Thence S 02°37'38" W 300.00'; Thence N 86°54'37" W 1327.75'; Thence N 02°30'16" E 300.00' to the POINT OF BEGINNING and Containing 9.146 Acres.

Official Ward Map City of Gentry, AR



Map Features

- State Highway
- Roads
- Ward 1
- Ward 2
- Ward 3
- Ward 4
- City Limits



ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE GENTRY MUNICIPAL CODE TO
REVISE THE DESCRIPTION OF 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 revise the description of the Residential Neighborhood (R-N) District to clarify its intended uses;

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; and

WHEREAS, the Gentry Planning Commission has recommended adoption of the proposed amendment;

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

Section 1: Section 14.04.06.C.8. of the Gentry Municipal Code is hereby canceled, annulled and rescinded, and in lieu thereof the following shall be, and the same is hereby substituted:

8. R-N Residential Neighborhood District. The intent of the Residential Neighborhood District is to evoke the look and feel of a traditional small-town neighborhood by providing for single-family residences on smaller lots than are permitted in the R-1 Low Density Residential or R-2 Medium Density Residential Districts.

Section 2: 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 4th day of October, 2021.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS
2021 MILLAGE RESOLUTION

WHEREAS, Arkansas Code Annotated § 26-25-102 provides that a City or Town may levy a tax on the real and personal property located within the city for general purposes, in any one year pursuant to Article 12, Section 4 of the Arkansas Constitution.

WHEREAS, Arkansas Code Annotated § 26-73-202 requires the City Council of any municipal corporation to make out and certify to the County Clerk the rate of taxation levied by the City on all the real and personal property within the City;

WHEREAS, the City Council has determined that it is in the best interests of the City of Gentry and its citizens to levy the rate of taxation on the real and personal property located within the City as set forth herein, and to certify the same to the County Clerk, and authorize the Quorum Court of Benton County to levy said taxes for the year 2021, to be collected in 2022.

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

1. The property-tax rate for the City of Gentry on both real and personal property within the City, to be collected in 2021, shall be fixed and levied at following millage rates:

General Fund.....	5.0 mills
Fireman's Pension	0.3 mills

2. Said taxation rates are hereby certified to the Benton County Clerk to be placed upon the tax books and collected in the same manner that State and County taxes are collected.

3. The Quorum Court of Benton County is hereby authorized to levy said taxes for the year 2021, to be collected in 2022.

Passed and approved this 4th day of October 2021.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING SEWER AND WATER RATES FOR THE
CITY OF GENTRY, ARKANSAS, TO BE EFFECTIVE ON THE BILLING DUE
JANUARY 10, 2022; AND FOR OTHER PURPOSES**

WHEREAS, the City of Gentry, Arkansas has determined pursuant to a rate study that water and sewer rates should be addressed on an annual basis; and

WHEREAS, it is the City Council’s duty to establish and maintain just and equitable rates or charges for the service rendered by each user of the sewerage system of the City.

NOW, therefore, be it ORDAINED by the City Council of the City of Gentry, Arkansas;

Section 1: The City of Gentry hereby ADOPTS the following regarding sewer and water rates:

PART A: Sewer Rates.

The sewer service charges shall be based on water usage and determined by applying the following schedule of rates, reflective on and after the bill due January 10, 2022:

A. Monthly charges for all customers situated within the corporate limits of the City.

- | | |
|--|-----------------------------|
| (1) For the first 1,000 gallons or portion thereof | \$8.53 (minimum) |
| (2) For the next 4,000 gallons or portion thereof | \$3.14 per thousand gallons |
| (3) For the next 45,000 gallons or portion thereof | \$2.40 per thousand gallons |
| (4) For all usage in excess of 50,000 gallons | \$1.55 per thousand gallons |

B. Monthly charges for all customers situated outside the corporate limits of the City.

- | | |
|--|-----------------------------|
| (1) For the first 1,000 gallons or portion thereof | \$14.14 (minimum) |
| (2) For the next 4,000 gallons or portion thereof | \$3.96 per thousand gallons |
| (3) For the next 45,000 gallons or portion thereof | \$2.40 per thousand gallons |
| (4) For all usage in excess of 50,000 gallons | \$1.55 per thousand gallons |

PART B. Water Rates.

The water service charges shall be based on water usage and determined by applying the following schedule of rates, reflective on and after the bill due January 10, 2022:

1. Water rates within the City

A. For customers within City limits, minimum water rates for the first 1,000 gallons or portion thereof, shall be based upon meter size, and the monthly minimums shall be as follows, based upon meter size:

- | | | | |
|------|-------------|---|----------|
| i) | 5/8" x 3/4" | - | \$14.98 |
| ii) | 1" | - | \$20.97 |
| iii) | 1 ½" | - | \$26.95 |
| iv) | 2" | - | \$43.41 |
| v) | 3" | - | \$164.69 |

vi)	4"	-	\$209.61
vii)	6"	-	\$315.53
viii)	8"	-	\$434.15

B.	For portions of 1,001- 15,000 gallons	\$5.84 per thousand
	For portions of 15,001 - 50,000 gallons	\$5.61 per thousand
	For portions of 50,001 - 300,000 gallons	\$5.39 per thousand
	For portions of 300,001 - 1,000,000 gallons	\$4.95 per thousand
	For portions of 1,000,001 - 5,000,000 gallons	\$4.57 per thousand
	For quantities in excess of 5,000,000 gallons	\$3.01 per thousand

2. Water rates outside the City

A. For customers outside City limits, minimum water rates for the first 1,000 gallons or portion thereof, shall be based upon meter size, and the monthly minimums shall be as follows, based upon meter size:

i)	5/8" x 3/4"	-	\$35.93
ii)	1"	-	\$50.30
iii)	1 1/2"	-	\$63.54
iv)	2"	-	\$104.21
v)	3"	-	\$395.22
vi)	4"	-	\$502.90
vii)	6"	-	\$754.50
viii)	8"	-	\$1,041.96

B.	For portions of 1,001- 15,000 gallons	\$9.96 per thousand
	For portions of 15,001 - 50,000 gallons	\$8.08 per thousand
	For portions of 50,001 - 300,000 gallons	\$6.21 per thousand
	For portions of 300,000 - 1,000,000 gallons	\$5.39 per thousand
	For portions of 1,000,001 - 5,000,000 gallons	\$4.81 per thousand
	For quantities in excess of 5,000,000 gallons	\$3.01 per thousand

Section 2: All Ordinances or Resolutions in conflict with the provisions of this Ordinance are hereby REPEALED to the extent of said conflict.

PASSED AND APPROVED THIS 4th day of October 2021.

ATTEST:

Kevin D. Johnston, Mayor

Tonya Carney, Director of Finance