

GENTRY CITY COUNCIL AGENDA

MONDAY, FEBRUARY 3, 2020

Meeting Called to Order
Invocation
Roll Call
Review of Minutes: January 6, 2020 Regular Council Meeting
January 21, 2020 Special Council Meeting

COMMUNITY COMMENTS

1. Public Comment (Item(s) Not on Presented Agenda)
2. Main Street Gentry Chamber of Commerce – Janie Parks
3. Gentry Senior Activity Center – Maxine Foster
4. Gentry Public Schools – Terrie Metz

UNFINISHED BUSINESS

1. Dawn Hill East Bridge Bid Acceptance Resolution
2. Park Master Plan Update
3. Water Storage Facility Update
4. 2020 Committee Appointments
- 5.

NEW BUSINESS

1. Public Hearing Resolution – Petition to Vacate Street (Moongate Estates)
2. Phillips Park Subdivision Final Plat Acceptance Ordinance
- 3.

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

ANNOUNCEMENTS

- Planning Commission Meeting, February 20, 2020 @ 7pm

	<u>2018</u>	<u>2019</u>	<u>2020</u>
City Sales & Use	\$50,127.58	\$64,878.84	\$103,535.44
County Tax	\$102,348.41	\$63,932.11	\$70,249.50

**CITY OF GENTRY
REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 6, 2020**

The City Council of the City of Gentry, Arkansas, met in a regular session at the Council Chambers at 6:30 p.m. on January 6, 2020. Mayor Kevin Johnston called the meeting to order. City Attorney, Joel Kurtz gave the invocation.

COUNCIL MEMBERS ANSWERING ROLL CALL:

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

MEMBERS ABSENT: Jason Williams

Others in attendance: City Clerk Jenny Trout, Police Chief Clay Stewart, Fire Chief V. Cripps, Randy Moll, City Attorney Joel Kurtz, Mayor Kevin Johnston, Maxine Foster, Mike Parks, Janie Parks, Terrie Metz, Jim Kooistra, Tony Noblin and others.

REVIEW OF MINUTES: December 2, 2019- Regular Council Meeting

Motion: Janice Arnold- to approve minutes as presented

Second: Cindy Philpott

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

Motion approved.

COMMUNITY COMMENTS

- 1. Public Comment (Items Not on Presented Agenda)** No new comments
- 2. Main Street Gentry Chamber of Commerce – Janie Parks** presented a partial 2020 calendar of events including the Chamber of Commerce Awards Banquet in February, the Easter Egg Hunt set for April 11th at 1:00p.m., etc. Janie also made known that a donation of \$40,000.00 was made to United Way and will be used as an extension of the park project to revitalize the main street area. More information will be provided in the future.
- 3. Gentry Senior Activity Center- Maxine Foster** Presented the January calendar of events, everyone was encouraged to attend.
- 4. Gentry Public Schools – Terrie Metz** stated school was back in session after the holiday break and a school board meeting was scheduled for January 13th, as well as a booster club meeting scheduled for January 31st.

UNFINISHED BUSINESS

- 1) **Dawn Hill East Bridge Update:** Mayor Johnston stated bid opening was scheduled for January 22nd and progress was moving along nicely. Further updates to be provided as this project progresses.
- 2) **Park Master Plan Update:** Progress continues to move forward including requests for proposals, etc. Future updates will continue to be provided.
- 3) **Condemnation Process Update- 119 N. Nelson Ave.:** Mayor Johnston stated the property owner had submitted a plan for a remodel of the property. Updates will continue as this matter progresses.
- 4) **State Aid Street Project Update:** Mayor Johnston stated all paving, with the exception of Fulton Ave., has been completed. This covered approximately 2.5 miles.
- 5) **Hwy 12 & 43 Waterline Relocation Project Update:** Mayor Johnston stated all waterlines were now in place regarding this matter and construction on the round-about should begin sometime around April.
- 6) **2019 Budget Amendment Resolution:** A Resolution Amending Resolution No. 18-580 Appropriating Money and Expenditures for the Year Commencing January 1, 2019, and Ending on December 31, 2019; and for Other Purposes, was presented to the Council for review and consideration.

Motion: Barrett- to pass the Resolution

Second: Arnold

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

Motion passed.

NEW BUSINESS

- 1) **Ordinance Rezoning Certain Lands (Steele) w/Emergency Clause:** was presented to the Council for review and consideration.

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

Second: Crawford

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

Motion passed.

City Attorney Joel Kurtz read by Heading only: 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.

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

Second: Erskin

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

Motion passed.

Motion: Barrett- to pass on Emergency Clause

Second: Arnold

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

Motion passed.

- 2) **Main Street Gentry Association Agreement Ordinance w/Emergency Clause:** was presented to the Council for review and consideration.

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

Second: Philpott

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

Motion passed.

City Attorney Joel Kurtz read by Heading only: An Ordinance Authorizing the Mayor and Director of Finance to Execute an Agreement with the Main Street Gentry Association; Waiving Competitive Bidding; Declaring an Emergency; and for Other Purposes.

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

Second: Barrett

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

Motion passed.

Motion: Barrett-to pass on Emergency Clause

Second: Arnold

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

Motion passed.

- 3) **Planning Commission Appointment Resolution:** A Resolution Re-Appointing Tammie Runyan to Gentry Planning Commission was presented to the Council for review and consideration.

Motion: Barrett- to pass the Resolution as presented

Second: Crawford

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

Motion passed.

- 4) **Park Advisory Committee Appointment Resolution:** A Resolution Appointing Members to Positions 8 and 10- Gentry Park Advisory Committee, was presented for review and consideration.

Motion: Crawford- to pass the Resolution as presented

Second: Philpott

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

Motion passed.

- 5) **2020 Regular Council Meeting Schedule:** Mayor Johnston presented the Council with the 2020 meeting schedule for review and discussion. It was noted the only potential conflict appeared in September. Alternative dates were considered.

Motion: Barrett- to schedule the September meeting for the 2nd Tuesday, Sept. 8th

Second: Thorburn

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

Motion passed.

- 6) **2020 Council Committee Appointments & Meetings:** After some discussion it was decided things would remain as they are, with the exception of increasing notice prior to each meeting, and this matter would be revisited at a later date if necessary.

- 7) **Council Meeting Procedural Rules and Format:** After review and, discussing the current rules and format:

Motion: Erskin- to keep the current rules and format as is

Second: Thorburn

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

Motion passed.

ANNOUNCEMENTS

*Planning Commission Meeting, January 16, 2020 @ 7:00p.m.

City Sales & Use & County Tax numbers were provided for 2018, 2019 & 2020

There being no other new business, the Mayor entertained a motion to adjourn.

Motion: Reams- to adjourn this meeting

Second: Barrett

All in favor. None opposed.

Motion passed. Meeting adjourned.

**CITY CLERK:
JENNY TROUT**

**MAYOR: KEVIN JOHNSTON
CITY OF GENTRY**

**CITY OF GENTRY
SPECIAL CITY COUNCIL MEETING
TUESDAY, JANUARY 21, 2020**

The City Council of the City of Gentry, Arkansas, met in a special session at the Council Chambers at 5:15 p.m. on January 21, 2020. Mayor Kevin Johnston called the meeting to order.

COUNCIL MEMBERS ANSWERING ROLL CALL:

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

Absent Members: Dan Erskin

Others in attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mayor Kevin Johnston, Fire Chief Vester Cripps, Maxine Foster, Randy Moll, Tonya Carney, Police Chief Clay Stewart, and others.

NEW BUSINESS:

- 1) **Fire Truck Purchase Resolution:** A Resolution Authorizing the Expenditure of Funds to Purchase a 2003 Freightliner Aerial Fire Truck; Waiving Competitive Bidding; and for Other Purposes, was presented to the Council for review and consideration.

At this time Mayor Johnston asked council members to review the resolution and ask any questions they might have. Council member Jason Williams asked Fire Chief Vester Cripps if he would elaborate on the reason for the purchase of fire truck. Chief Cripps responded with facts pertaining to the matter including, the current fire truck the City would be replacing had failed its annual inspection and was no longer operable.

Motion: Barrett- to accept the Resolution as presented

Second: Thorburn

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

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

Motion: Crawford- to adjourn

Second: Williams

All in favor. None opposed.

Motion Approved: Meeting adjourned

**CITY CLERK:
JENNY TROUT**

**MAYOR: KEVIN JOHNSTON
CITY OF GENTRY**

RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

A RESOLUTION AUTHORIZING THE CITY OF GENTRY, ARKANSAS TO ENTER INTO A CONTRACT WITH CROSSLAND HEAVY CONTRACTORS, INC. PURSUANT TO ITS BID FOR THE DAWN HILL EAST ROAD BRIDGE REPLACEMENT PROJECT AND REQUESTING APPROVAL BY ARDOT FOR SAID BID.

WHEREAS, the City of Gentry, Arkansas has duly advertised for bids for replacement of the Dawn Hill East Road Bridge (the "Project");

WHEREAS, bids on the Project were recently opened, and Crossland Heavy Contractors, Inc. submitted the low bid in the amount of \$1,294,475.00 (attached); and

WHEREAS, the Arkansas Department of Transportation ("ARDOT") must concur in approving Crossland's bid on the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE GENTRY CITY COUNCIL that the bid by Crossland Heavy Contractors, Inc. to complete the Project for \$1,294,475.00 is hereby approved.

The Mayor or his authorized representative is authorized and directed, on condition of receiving ARDOT approval, to execute on behalf of the City of Gentry such documents as may be required to accept the bid and enter into a contract with Crossland Heavy Contractors, Inc.

PASSED and APPROVED, this _____ day of February, 2020.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance



4701 Northshore Drive
North Little Rock, AR 72118

TEL 501.376.3633
FAX 501.372.8042

www.GarverUSA.com

CELEBRATING
ONE HUNDRED YEARS
1919 to 2019 

January 23, 2020

Mayor Kevin Johnston
Mayor – City of Gentry
101 West Main Street
Gentry, AR 72734

Re: **Recommendation to Award**
ARDOT Job 090525
F.A.P. ER-0004(76)
Dawn Hill East Rd. Bridge Repl. (Gentry) (S)

Dear Mayor Johnston:

Bids were received online and publically opened for “Dawn Hill East Rd. Bridge Repl. (Gentry) (S)” at Gentry City Hall at 2:00 p.m., January 22nd, 2020.

Bid invitations were publically advertised. A total of two bids were received for this project. Crossland Heavy Contractors, Inc. submitted the low bid for the project in the amount of \$1,294,475.00. The Engineer’s Opinion of Probable Cost was \$1,190,500.00. A tabulation of bids received is enclosed in this letter.

The bids were checked for accuracy and for compliance with the contract documents. We recommend that City of Gentry award the construction contract to the low bidder, Crossland Heavy Contractors, Inc. We believe that the award of this project to Crossland Heavy Contractors, Inc. represents the best value for the City.

Please call me if you have any questions.

Sincerely,

 Digitally signed by
Daniel Goad
Date: 2020.01.23
11:11:11-06'00'

Daniel Goad, P.E., S.E.
Project Manager

Attachments: Bid Tabulation

CITY OF GENTRY
DAWN HILL EAST RD. BRIDGE REPL. (GENTRY)(S) F.A.P. ER-0004(76) ARDOT JOB 090525
BID TABULATION
BID OPENING: 1/22/2020; 2:00 PM

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		CROSSLAND HEAVY		MOBLEY	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	E-1	Site Preparation	LS	1	\$81,229.23	\$81,229.23	\$50,000.00	\$50,000.00	\$79,272.68	\$79,272.68
2	E-2	Unclassified Excavation	CY	2090	\$12.00	\$25,080.00	\$21.50	\$44,935.00	\$22.71	\$47,463.90
3	E-2	Undercut Excavation	CY	300	\$20.00	\$6,000.00	\$43.00	\$12,900.00	\$146.97	\$44,091.00
4	E-2	Rock Excavation	CY	10	\$250.00	\$2,500.00	\$225.00	\$2,250.00	\$157.50	\$1,575.00
5	E-4	Trench and Excavation Safety System	LS	1	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00	\$3,233.74	\$3,233.74
6	I-1	Maintenance of Traffic	LS	1	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$34,566.35	\$34,566.35
7	I-1	Salvage and Reinstall Existing Sign	EA	1	\$200.00	\$200.00	\$750.00	\$750.00	\$393.75	\$393.75
8	I-5	4" Sidewalk Underdrain	EA	2	\$2,500.00	\$5,000.00	\$2,800.00	\$5,600.00	\$2,501.82	\$5,003.64
9	I-5	4" Curb Inlet Extension	EA	2	\$1,000.00	\$2,000.00	\$1,900.00	\$3,800.00	\$2,259.27	\$4,518.54
10	I-8	Concrete Pavement Repair	SY	48	\$45.00	\$2,160.00	\$82.00	\$3,936.00	\$86.68	\$4,160.64
11	L-11	Seeding	ACRE	1	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00	\$3,428.83	\$3,428.83
12	L-12	Erosion Control	LS	1	\$15,000.00	\$15,000.00	\$23,250.00	\$23,250.00	\$15,734.92	\$15,734.92
13	L-13	Solid Sodding	SY	49	\$4.50	\$220.50	\$12.00	\$588.00	\$460.48	\$22,563.52
14	L-16	4" Thick Sidewalk	LF	206	\$60.00	\$12,360.00	\$65.00	\$13,390.00	\$74.34	\$15,314.04
15	L-17	Concrete Curb and Gutter	LF	453	\$15.00	\$6,795.00	\$24.00	\$10,872.00	\$27.18	\$12,312.54
16	L-18	Roadway Construction Control	LS	1	\$10,000.00	\$10,000.00	\$8,000.00	\$8,000.00	\$11,955.95	\$11,955.95
17	M-6	Handrail	LF	16	\$95.00	\$1,520.00	\$70.00	\$1,120.00	\$89.25	\$1,428.00
18	P-1	Aggregate Base Course (Class 7)	TON	460	\$22.50	\$10,350.00	\$54.00	\$24,840.00	\$40.95	\$18,837.00
19	P-3	ACHM Surface Course (PG 70-22)	TON	124	\$92.00	\$11,408.00	\$160.00	\$22,320.00	\$135.45	\$16,795.80
20	P-3	ACHM Binder Course (PG 64-22)	TON	224	\$85.00	\$19,040.00	\$146.00	\$32,704.00	\$110.25	\$24,696.00
21	P-4	6" P.C.C. BASE	SY	25	\$55.00	\$1,375.00	\$80.00	\$2,000.00	\$128.49	\$3,212.25
22	P-5	6" Concrete Driveway	SY	77	\$60.00	\$4,620.00	\$80.00	\$6,160.00	\$137.32	\$10,573.64
23	T-1	Thermoplastic Pavement Marking - 4" Yellow	LF	790	\$1.50	\$1,185.00	\$4.00	\$3,160.00	\$3.15	\$2,488.50
24	T-1	Thermoplastic Pavement Marking - 4" White	LF	526	\$1.50	\$789.00	\$4.00	\$2,104.00	\$3.15	\$1,656.90
25	T-1	Thermoplastic Pavement Marking - 12" White	LF	106	\$11.00	\$1,166.00	\$14.00	\$1,484.00	\$10.50	\$1,113.00
26	T-2	Speed Limit Sign (R2-1)	EA	2	\$500.00	\$1,000.00	\$525.00	\$1,050.00	\$393.75	\$787.50
27	T-2	Bridge Ices Before Road Sign (W8-13)	EA	2	\$500.00	\$1,000.00	\$525.00	\$1,050.00	\$393.75	\$787.50
28	S-2	Grouted Riprap (D50=18")	CY	1990	\$100.00	\$199,000.00	\$144.00	\$286,560.00	\$129.44	\$257,585.60
29	205	Removal of Existing Bridge Structure	LS	1	\$36,600.00	\$36,600.00	\$40,000.00	\$40,000.00	\$27,135.80	\$27,135.80
30	801	Unclassified Excavation for Structures - Bridge	C.Y.	117	\$100.00	\$11,700.00	\$85.00	\$9,945.00	\$71.62	\$8,379.54
31	802	Class S Concrete - Bridge	C.Y.	66	\$850.00	\$56,100.00	\$980.00	\$64,680.00	\$1,234.07	\$81,448.62
32	802	31'-0" Precast Concrete Interior Units	EA	21	\$7,000.00	\$147,000.00	\$7,000.00	\$147,000.00	\$5,941.02	\$124,761.42
33	802	31'-0" Precast Concrete Curb Units	EA	9	\$7,000.00	\$63,000.00	\$7,200.00	\$64,800.00	\$6,296.97	\$56,672.73
34	802	31'-0" Precast Parapet Rail Units	EA	6	\$6,000.00	\$36,000.00	\$8,500.00	\$51,000.00	\$7,104.79	\$42,628.74
35	802 & SP-5	31'-0" Precast Pedestrian Rail Units	EA	3	\$6,000.00	\$18,000.00	\$10,500.00	\$31,500.00	\$9,738.91	\$29,216.73
36	806	Transitional Approach Railing	EA	4	\$4,500.00	\$18,000.00	\$4,800.00	\$19,200.00	\$4,811.75	\$19,247.00
37	803	Class 1 Protective Surface Treatment	GAL.	10	\$150.00	\$1,500.00	\$600.00	\$6,000.00	\$209.60	\$2,096.00
38	804	Reinforcing Steel - Bridge (Grade 60)	LB.	11530	\$2.00	\$23,060.00	\$1.90	\$21,907.00	\$1.41	\$16,257.30
39	805 & SP-2	Steel Piling (HP14x73)	LF	240	\$75.00	\$18,000.00	\$120.00	\$28,800.00	\$110.70	\$26,568.00
40	805 & SP-2	Preboring	LF	60	\$150.00	\$9,000.00	\$260.00	\$15,600.00	\$256.02	\$15,361.20
41	806	Metal Bridge Railing (Type H1)	LF	186	\$60.00	\$11,160.00	\$70.00	\$13,020.00	\$76.50	\$14,229.00
42	812	Bridge Name Plate (Type C)	EA	1	\$400.00	\$400.00	\$1,000.00	\$1,000.00	\$1,806.92	\$1,806.92



ENGINEER'S ESTIMATE

CROSSLAND HEAVY

MOBLEY

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
43	SP-3	Drilled Shaft (42" Dia.)	LF	80	\$1,200.00	\$96,000.00	\$825.00	\$66,000.00	\$1,071.79	\$85,743.20
44	SP-3	Permanent Steel Casing (48" Dia.)	LF	40	\$600.00	\$24,000.00	\$485.00	\$19,400.00	\$382.83	\$15,313.20
45	SP-4	Crosshole Sonic Logging (42" Dia.)	EA	4	\$1,300.00	\$5,200.00	\$3,500.00	\$14,000.00	\$5,349.92	\$21,399.68
46	SP-4	Coring Drilled Shaft	LF	40	\$160.00	\$6,400.00	\$320.00	\$12,800.00	\$133.75	\$5,350.00
47	U-1	Utility Trench Excavation Safety Systems	LS	1	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$3,150.00	\$3,150.00
48	U-1	6" Class 51 Ductile Iron Water Line	LF	159	\$45.00	\$7,155.00	\$100.00	\$15,900.00	\$71.40	\$11,352.60
49	U-1	6"x6" Tapping Sleeve & Valve	EA	2	\$5,000.00	\$10,000.00	\$5,900.00	\$11,800.00	\$5,565.00	\$11,130.00
50	U-1	Ductile Iron Fittings	LB.	250	\$10.00	\$2,500.00	\$10.00	\$2,500.00	\$10.50	\$2,625.00
51	U-1	Fire Hydrant Assembly	EA	1	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00	\$5,775.00	\$5,775.00
52	U-1	Cut & Cap 6" AC Water Line	EA	2	\$2,000.00	\$4,000.00	\$3,000.00	\$6,000.00	\$1,890.00	\$3,780.00
53	U-1	10" SDR-26 PVC Sewer Line	LF	200	\$70.00	\$14,000.00	\$102.00	\$20,400.00	\$173.25	\$34,650.00
54	U-1	Manholes	EA	3	\$4,000.00	\$12,000.00	\$5,200.00	\$15,600.00	\$5,775.00	\$17,325.00
55	U-1	Demolish/Abandon Existing Manhole	EA	2	\$1,000.00	\$2,000.00	\$1,400.00	\$2,800.00	\$1,260.00	\$2,520.00
56	SP	Flowable Fill for Abandoned Utilities	CY	5	\$100.00	\$500.00	\$600.00	\$3,000.00	\$262.50	\$1,312.50

SUBTOTAL \$1,082,272.73
 10% CONTINGENCY \$ 108,227.27

TOTALS \$1,190,500.00 \$1,294,475.00 \$1,332,785.91



REQUEST FOR PROPOSALS CONSTRUCTION MANAGEMENT SERVICES

The City of Gentry, Arkansas, hereafter referred to as the City, is soliciting written proposals from qualified firms and individuals to provide Construction Management Services for Phase I of the Gentry Parks construction project.

Phase I of the project will include site improvements on property totaling approximately 27 acres. Planned improvements are expected to include sports fields, utility infrastructure, and surface parking as determined through the design process.

Additional information regarding the City's Parks Master Plan may be obtained at the City's Parks website, www.gentryarkansas.us/parks, which will be updated periodically during this process.

Any requests for clarifications, questions, and comments must be submitted via email to tcarney@cityofgentry.com and be received no later than 2:00 PM on February 3rd, 2020.

Important Dates:

RFP Issue Date: 01/26/2020

Request for Clarification Closing Date: 02/03/2020

RFP Closing Date: 02/07/2020

Construction Manager services may include, but are not limited to, the following:

1. Design-phase services:
 - a. performing design and constructability reviews
 - b. preparing cost estimates at each design-phase milestone
 - c. preparing schedules
 - d. conducting cost-control and reporting
 - e. attending meetings
 - f. advising of problems including but not limited to materials sourcing and long lead times
2. Bidding of all phases:
 - a. soliciting qualified bidders
 - b. analyzing bids
 - c. recommending qualified bidders
3. Construction-phase services:
 - a. conducting inspections to ensure contract compliance
 - b. preparing daily logs
 - c. reviewing submittals
 - d. overseeing project safety
 - e. handling claims
 - f. attending meetings
 - g. reviewing contractor's schedules

- h. preparing progress reports
- i. writing and negotiating change proposals on behalf of the City
- j. reviewing contractor invoices
- k. construction materials testing
- 4. Post-construction-phase services:
 - a. preparing as-built drawings
 - b. performing warranty inspections
- 5. Other related services as required.

Proposals shall include at minimum:

- 1. Cover Letter – introduction and summary of qualifications
- 2. Description of Proposed Services – outline of approach to construction management, including pre-construction and construction services; recommended scope of services; and detailed timeline
- 3. General Description of Firm – profile; history; types of services provided; office location; and state of incorporation
- 4. Description of Experience
 - a. Experience in the construction of projects of similar scope and size using Construction Management as the project delivery method
 - b. Qualifications, certifications, education, and experience of the proposed project management team, as well as other supporting personnel
 - c. Current work-load and production resources
 - d. Five-year history of claims and litigation related to the services routinely provided
- 5. References – list at least three (3) clients (include names of contact persons, telephone numbers, and a brief description of the work performed) for whom you have performed construction management services
- 6. Proof of insurance, bonding capacity, and State of Arkansas Contractor's License

Proposals will be evaluated by a selection committee comprised of City residents and outside experts. A maximum of five applicants will be selected for interviews, at times and dates designated by the committee. Following interviews, the committee will recommend to the City Council the firm or individual it deems to be in the best interest of the municipality.

The Committee's method of selection will be based on the quality and responsiveness of the proposal to the criteria set out above, and the following considerations:

- 1. Demonstrated competence and professional qualifications necessary for satisfactory performance of the services required by the City
- 2. Background, experience and past performance in performing construction management and inspection services related to parks, recreational facilities, and similar projects
- 3. Understanding of the work required by the City and proposed approach for scope of work
- 4. Verified references

A contract award will be negotiated on the basis of demonstrated competence and qualifications for the services required and at a fair and reasonable price, without the use of competitive bidding.

After evaluating the proposals, the City reserves the right to request additional information or to further negotiate the proposed scope of work, method of delivery and amount of compensation.

Respondents shall submit seven (7) copies of their proposal to City of Gentry, c/o Mayor Kevin Johnston, 101 West Main St., Gentry, AR 72734 no later than **5:00 p.m.** on **February 7th, 2020**. Proposals received after the aforementioned date and time will not be considered. Proposals may be hand delivered or mailed to the above address.

This RFP does not commit the City to any contract. The City may suspend or terminate this RFP at any time. Costs incurred in responding to the RFP are borne by the responding party. The City reserves the right to reject any and all responses. Any agreement is contingent on the execution of a professional-services agreement in a form acceptable to both parties. Any agreement is contingent on the execution of a professional services agreement in a form acceptable to both parties. All responses to this RFP are public documents.

South park:

Earthwork for ball fields: 47,000 cubic yards @ \$20.00/CY – Assuming all material can be reused or stored on site: \$940,000

Cut for road work: 13,500 cubic yards @ \$20.00/CY: \$270,000

Road cut replace with select fill: 9,000 cubic yards @ \$25.00/CY: \$225,000

North park:

Earthwork assuming 1' of cut/fill across the fields: 16,500 cubic yards @ \$20.00/CY: \$330,000

I did not include a number for removal of existing sidewalks/structures

Second on the list are the suggested locations for the splash pad. Please see the attached exhibit. We noted 5 locations with pro/cons of each. We've ranked these 1 through 5, 1 as the highest/best location.

The final documents I'm sending over are to show how the north park could be used for ball fields.

Exhibit 01 - Shows how the north park could be utilized for baseball/softball fields. The fields could be located in the center and the outer areas could still be programmed for uses more suitable for downtown, splash pad, walking trails, passive recreation, etc. On-street parking could be utilized along Main and Smith. We estimate around 180ish stalls. Soccer could still be located at the south park in the flatter northern section. The remaining section of the south park could be left with trees and the existing topography creating an enjoyable setting for frisbee golf, trails, etc.

Exhibit 02 – An alternate to 01 is to locate the baseball/softball fields at the south park and place soccer at the north park. The less structured fields may work better in this setting. Soccer fields would still preserve open space at the heart of the park for Freedom Fest. Goals could easily be removed for events or when not in season. 02- shows how the baseball/softball fields may fit into the south park. Again, the goal here would be to have less development on the south portion of this site to preserve budget and provide a unique opportunity for some of the other activities that residence spoke up about.

Chris Bakunas, PLA
Project Manager





PARKING AND FIELDS AT NORTH END TO REDUCE EARTHWORK COST

LEAVE TREES AND TOPOGRAPHY SOUTH OF SPORTS FIELDS.
 OPPORTUNITY FOR FRISBEE GOLF/ TRAILS, PASSIVE REC.



Civil Site/Landscape/Utility Package - Construction Costs

Item No.	Description	Unit	Estimated Quantity	Estimated Unit Costs	Estimated Cost
Facilities					
1	Baseball Field (incl. fencing, & grading)	EA	4	\$600,000.00	\$2,400,000.00
2	Soccer Field (incl. grading)	EA	1	\$300,000.00	\$300,000.00
3	Pavilion	EA	2	\$200,000.00	\$400,000.00
4	Restrooms	SF	750	\$500.00	\$375,000.00
5	Concession Stands	SF	750	\$150.00	\$112,500.00
6	Maintenance Building	SF	1500	\$100.00	\$150,000.00
7	Splash Park	EA	1	\$350,000.00	\$350,000.00
Utilities					
8	Water & Sewer Lines	LF	3000	\$100.00	\$300,000.00
9	Sewer Manhole (1 every 400')	EA	8	\$3,000.00	\$24,000.00
10	Fire Hydrants	EA	8	\$4,000.00	\$32,000.00
11	Site Electrical (incl. lights, conduit, transformers)	AC	25	\$75,000.00	\$1,875,000.00
Pavement/Parking					
12	Parking Stalls	EA	200	\$3,500.00	\$700,000.00
13	Pavement (incl. road, curb & gutter, sidewalk, drainage)	LF	3000	\$325.00	\$975,000.00
14	General Landscaping	AC	25	\$10,000.00	\$250,000.00
Earthwork					
13	Mass Grading	AC	25	\$40,000.00	\$1,000,000.00
14	Retaining Wall	AC	25	\$20,000.00	\$500,000.00
15	Detention	AC	25	\$20,000.00	\$500,000.00
16	Bioswales	AC	25	\$20,000.00	\$500,000.00

Subtotal Estimate of Probable Construction Costs \$10,918,500.00

10% Construction Contingency \$1,091,850.00

Total Estimate of Probable Construction Costs \$12,010,350.00

Shown to the left is a very rough estimate of what the high priority amenities could cost. This is only an estimate based on the spatial and program analysis provided above. These are high level numbers that include big ticket items only. Many of the smaller detail items are not included as part of this estimate. As the master plans continues to be refined, so will the cost estimate.

SITEOPS SOLUTION REPORT

Project: 17-2139 gentry parks / Revision #3: gentry park 1

Created: Apr 29, 2019 05:11 PM UTC

Data Assumptions: None Specified

Description	On Site	Quantity	Unit	Unit Cost	Subtotal	Total
ON-SITE PREPARATION						
Site Clearing						
Clearing		23.03	AC	\$6,300.00	\$145,089.00	
Topsoil Strip/Cut		18,575.94	CY	\$2.31	\$42,910.42	
Topsoil Fill		16,313.80	CY	\$2.31	\$37,684.88	
Topsoil Export		2,262.14	CY	\$9.98	\$22,576.16	
Total Site Clearing					\$248,260.46	\$248,260.46
Grading Cut						
Earth Cut		30,495.93	CY	\$2.76	\$84,168.77	
Rock Cut		0.00	CY	\$12.85	\$0.00	
Unsuitable Cut		0.00	CY	\$5.52	\$0.00	
Pipe Earth Cut		2,533.92	CY	\$5.40	\$13,683.17	
Pipe Rock Cut		0.00	CY	\$12.85	\$0.00	
Total Grading Cut		33,029.85	CY		\$97,851.94	\$97,851.94
Grading Fill						
Earth Fill		30,495.93	CY	\$2.76	\$84,168.77	
Import/Borrow Fill		15.57	CY	\$19.95	\$310.62	
Desired Import		0.00	CY	\$0.00	\$0.00	
Pipe Earth Fill		2,243.31	CY	\$17.00	\$38,136.27	
Pipe Earth Import		0.00	CY	\$19.95	\$0.00	
Total Grading Fill		32,754.81	CY		\$122,615.66	\$122,615.66
Grading Export						
Earth Export		0.00	CY	\$9.98	\$0.00	
Rock Export		0.00	CY	\$9.98	\$0.00	
Unsuitable Export		0.00	CY	\$9.98	\$0.00	
Desired Earth Export		0.00	CY	\$0.00	\$0.00	
Pipe Earth Export		290.61	CY	\$9.98	\$2,900.29	
Pipe Rock Export		0.00	CY	\$9.98	\$0.00	
Total Grading Export		290.61	CY		\$2,900.29	\$2,900.29
Retaining Wall		1,771.83	SF	\$25.05		\$44,384.34
Other Preparation						
Fine Grading (Building)		0.00	SY	\$1.45	\$0.00	
Fine Grading (Non-Building)		13,367.24	SY	\$0.95	\$12,698.88	
Erosion Control		0.00	AC	\$2,500.00	\$0.00	
Seeding		20.22	AC	\$1,250.00	\$25,275.00	
Total Other Preparation					\$37,973.88	\$37,973.88
					Total	\$553,986.57

SITEOPS SOLUTION REPORT

Project: 17-2139 gentry parks / Revision #3: gentry park 1

Created: Apr 29, 2019 05:11 PM UTC

Data Assumptions: None Specified

Description	On Site	Quantity	Unit	Unit Cost	Subtotal	Total
ON-SITE IMPROVEMENTS						
Paving - Asphalt						
Asphalt Paving - Drives (Light Duty)		13,367.24	SY	\$19.06	\$254,779.59	
Asphalt Paving - Drives (Heavy Duty)		0.00	SY	\$22.61	\$0.00	
Asphalt Paving - Streets (Light Duty)		0.00	SY	\$29.65	\$0.00	
Asphalt Paving - Streets (Heavy Duty)		0.00	SY	\$33.25	\$0.00	
Total Paving Asphalt		13,367.24	SY		\$254,779.59	\$254,779.59
Paving - Concrete						
Concrete Paving - Drives (Light Duty)		0.00	SY	\$23.22	\$0.00	
Concrete Paving - Drives (Heavy Duty)		0.00	SY	\$27.27	\$0.00	
Concrete Paving - Streets (Light Duty)		0.00	SY	\$23.22	\$0.00	
Concrete Paving - Streets (Heavy Duty)		0.00	SY	\$35.73	\$0.00	
Total Paving Concrete		0.00	SY		\$0.00	\$0.00
Paving - Pedestrian						
Pedestrian Asphalt		0.00	SY	\$17.45	\$0.00	
Pedestrian Concrete		0.00	SY	\$34.29	\$0.00	
Total Paving Pedestrian		0.00	SY		\$0.00	\$0.00
Paving - Other						
Paving - Alternative 1		0.00	SY	\$16.00	\$0.00	
Paving - Alternative 2		0.00	SY	\$16.00	\$0.00	
Paving - Alternative 3		0.00	SY	\$16.00	\$0.00	
Paving - Gravel		0.00	SY	\$11.85	\$0.00	
Total Paving Other		0.00	SY		\$0.00	\$0.00
Curb & Gutter						
Street Curb & Gutter		0.00	LF	\$26.50	\$0.00	
Drive Curb & Gutter		1,893.02	LF	\$24.00	\$45,432.48	
Parking Curb & Gutter		3,190.97	LF	\$18.70	\$59,671.14	
Total Curb & Gutter		5,083.99	LF		\$105,103.62	\$105,103.62
					Total	\$359,883.21

SITEOPS SOLUTION REPORT

Project: 17-2139 gentry parks / Revision #3: gentry park 1

Created: Apr 29, 2019 05:11 PM UTC

Data Assumptions: None Specified

Description	On Site	Quantity	Unit	Unit Cost	Subtotal	Total
ON-SITE STORM WATER DRAINAGE						
Storm Water FES						
12 in FES		0.00	EA	\$200.00	\$0.00	
15 in FES		0.00	EA	\$225.00	\$0.00	
18 in FES		0.00	EA	\$250.00	\$0.00	
24 in FES		2.00	EA	\$350.00	\$700.00	
30 in FES		0.00	EA	\$450.00	\$0.00	
36 in FES		0.00	EA	\$675.00	\$0.00	
42 in FES		0.00	EA	\$795.00	\$0.00	
48 in FES		0.00	EA	\$825.00	\$0.00	
54 in FES		0.00	EA	\$1,450.00	\$0.00	
60 in FES		0.00	EA	\$1,850.00	\$0.00	
Total Storm Water FES					\$700.00	\$700.00
Storm Water Pipes						
10 in Pipe		543.00	LF	\$20.00	\$10,860.00	
12 in Pipe		202.00	LF	\$23.00	\$4,646.00	
15 in Pipe		63.00	LF	\$26.50	\$1,669.50	
18 in Pipe		555.00	LF	\$33.00	\$18,315.00	
24 in Pipe		1,246.00	LF	\$45.50	\$56,693.00	
30 in Pipe		0.00	LF	\$78.50	\$0.00	
36 in Pipe		0.00	LF	\$100.00	\$0.00	
42 in Pipe		0.00	LF	\$125.00	\$0.00	
48 in Pipe		0.00	LF	\$149.00	\$0.00	
54 in Pipe		0.00	LF	\$175.00	\$0.00	
60 in Pipe		0.00	LF	\$202.00	\$0.00	
Total Storm Water Pipes					\$92,183.50	\$92,183.50
Inlets		24.00	EA	\$1,475.00		\$35,400.00
Inlets (Oversized)		0.00	EA	\$2,025.00		\$0.00
Inlets LF		119.39	LF	\$162.50		\$19,400.88
Inlets LF (Oversized)		0.00	LF	\$293.75		\$0.00
Manholes		2.00	EA	\$1,075.00		\$2,150.00
Manholes (Oversized)		0.00	EA	\$2,610.00		\$0.00
Manholes LF		15.56	LF	\$162.50		\$2,528.50
Manholes LF (Oversized)		0.00	LF	\$293.75		\$0.00
Storm Mains		1.00	EA	\$1,000.00		\$1,000.00
Rip Raps		2.00	EA	\$2,500.00		\$5,000.00
Pond Kits		1.00	EA	\$17,500.00		\$17,500.00
Pumps		0.00		0.00		0.00
					Total	\$175,862.88
					Total Cost Estimate For Site	\$1,089,732.66

This plan was generated by SITEOPS and is not intended for permitting or construction without review and confirmation by a professional engineer. All volumes for cut, fill, import and export are considered compacted.

SITEOPS SOLUTION REPORT

Project: 17-2139 gentry parks / Revision #3: gentry park 1

Created: Apr 29, 2019 05:11 PM UTC

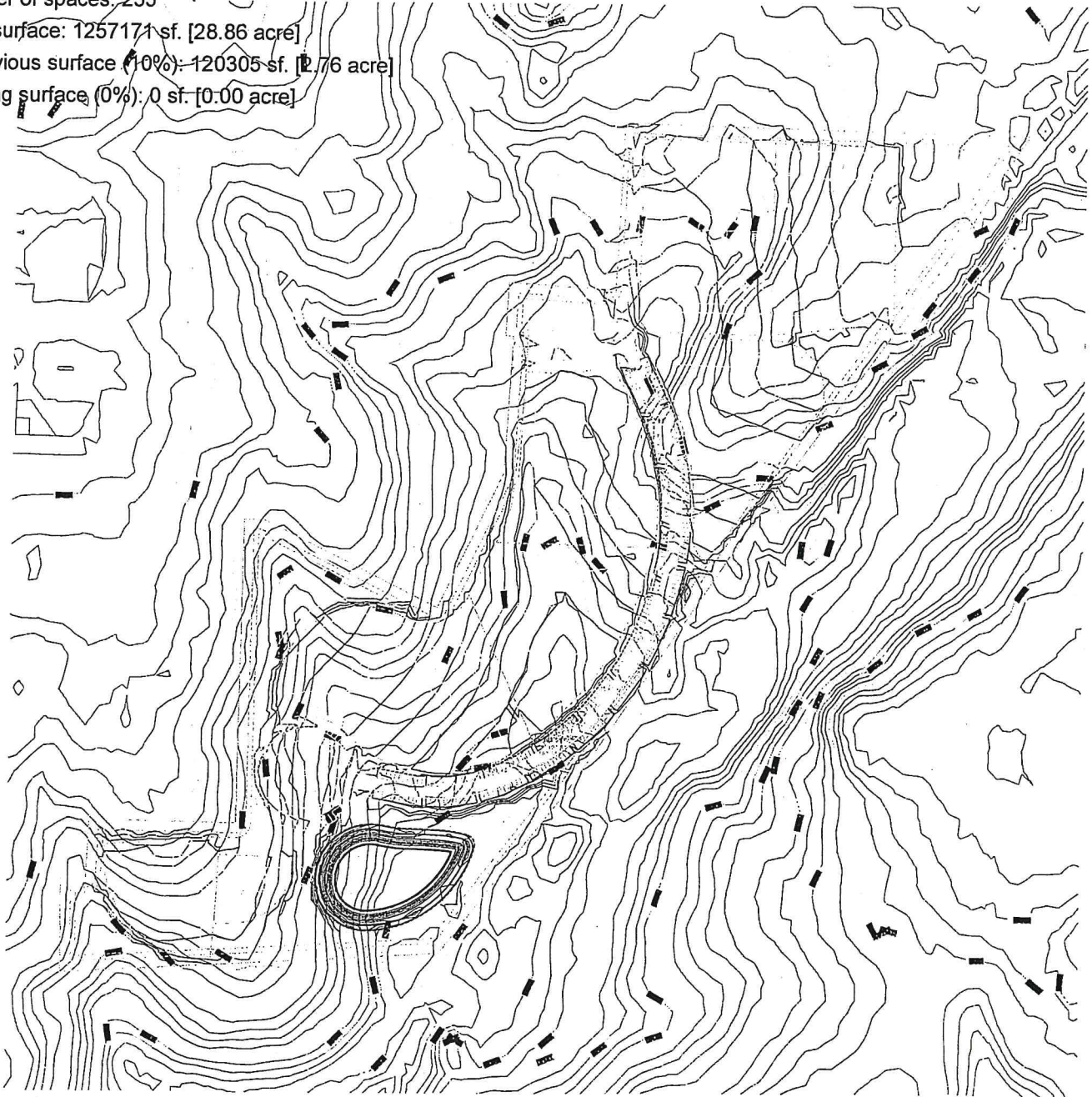
Data Assumptions: None Specified

Number of spaces: 255

Total surface: 1257171 sf. [28.86 acre]

Impervious surface (10%): 120305 sf. [2.76 acre]

Building surface (0%): 0 sf. [0.00 acre]



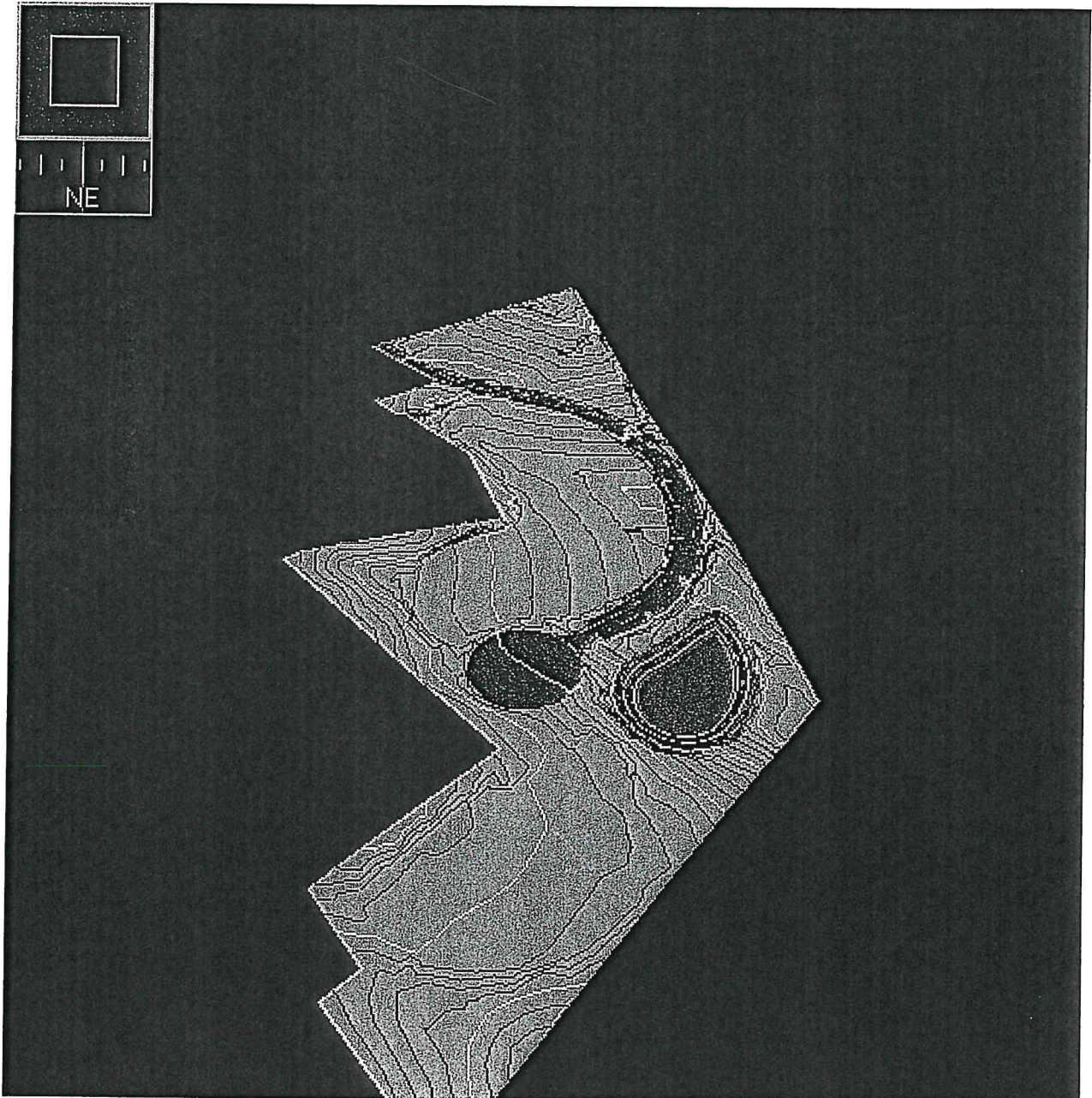
SITEOPS SOLUTION REPORT

Project: 17-2139 gentry parks / Revision #3: gentry park 1

Created: Apr 29, 2019 05:11 PM UTC

Data Assumptions: None Specified

3D North East Image



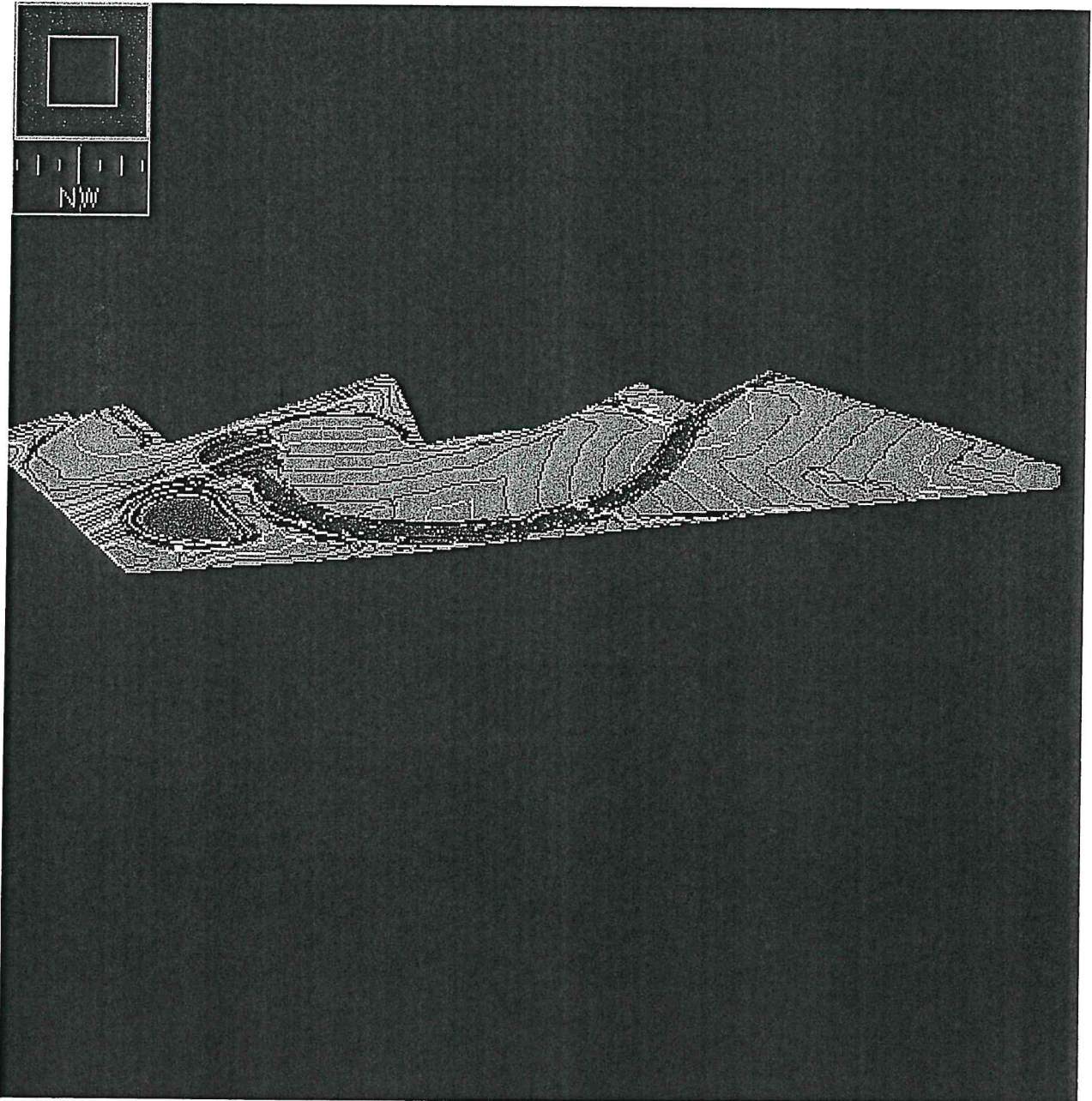
SITEOPS SOLUTION REPORT

Project: 17-2139 gentry parks / Revision #3: gentry park 1

Created: Apr 29, 2019 05:11 PM UTC

Data Assumptions: None Specified

3D North West Image



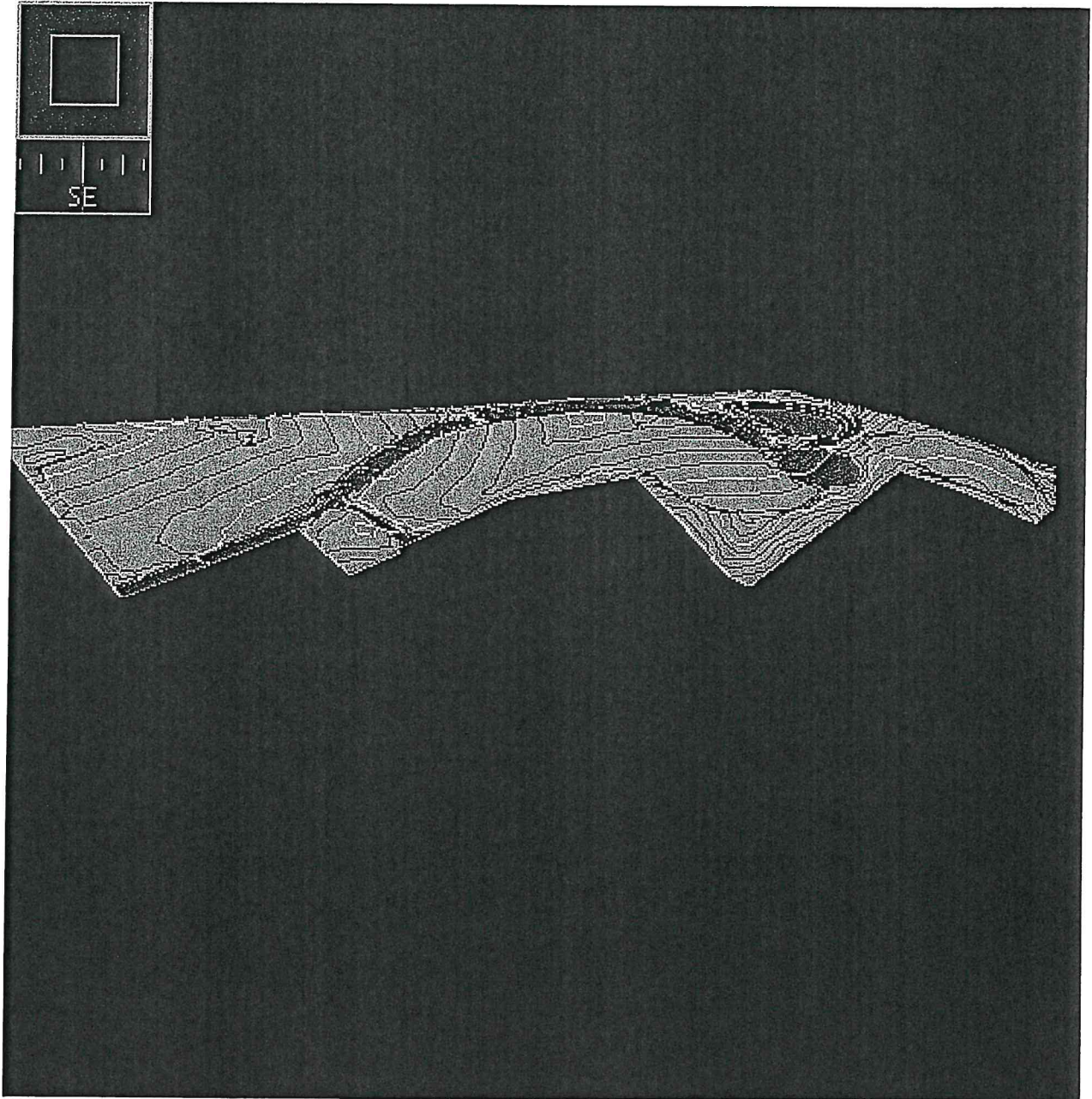
SITEOPS SOLUTION REPORT

Project: 17-2139 gentry parks / Revision #3: gentry park 1

Created: Apr 29, 2019 05:11 PM UTC

Data Assumptions: None Specified

3D South East Image



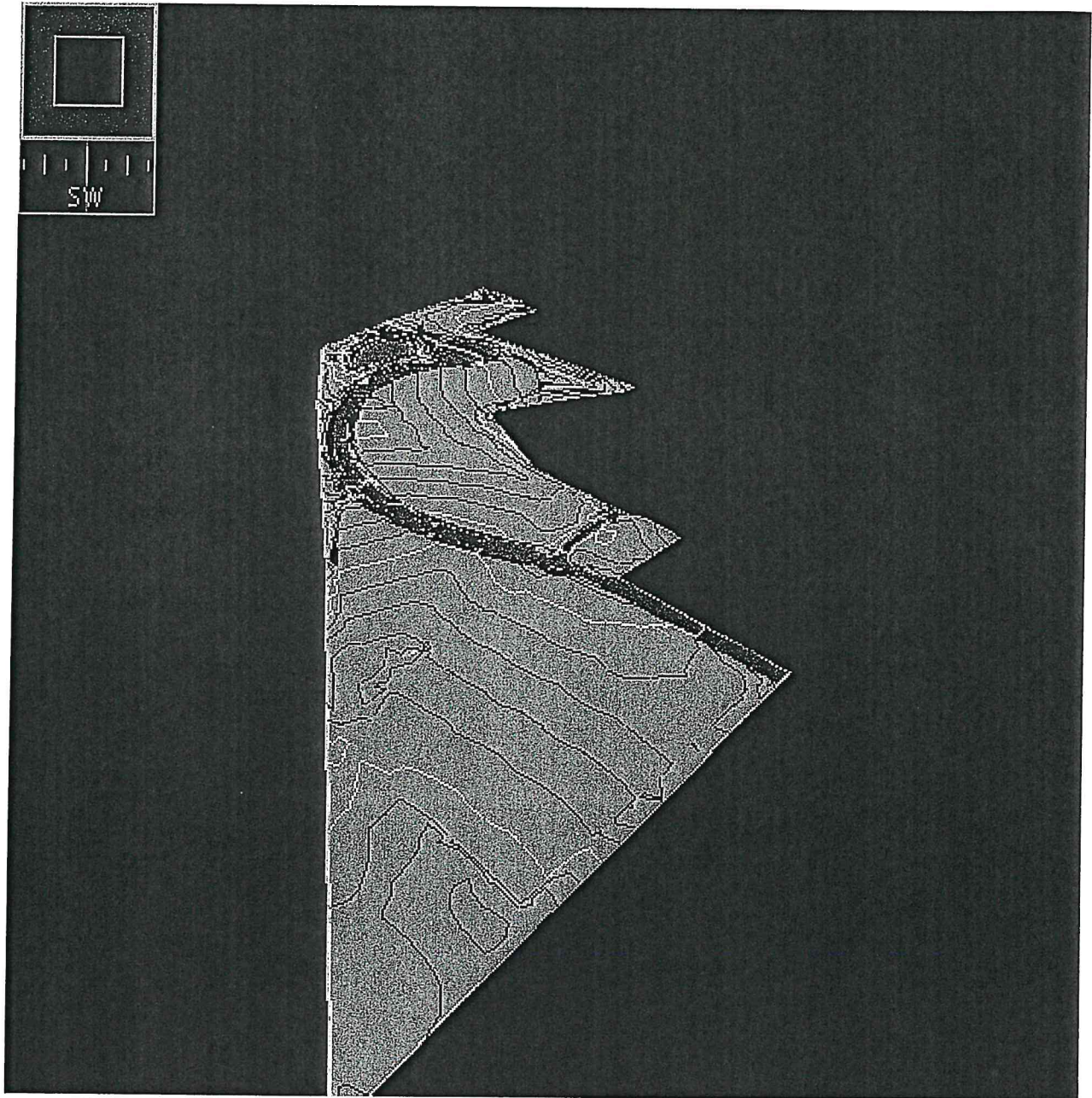
SITEOPS SOLUTION REPORT

Project: 17-2139 gentry parks / Revision #3: gentry park 1

Created: Apr 29, 2019 05:11 PM UTC

Data Assumptions: None Specified

3D South West Image



City of Gentry Splash Pad Location Options

1/22/2020





2020

<i>Committee</i>	<i>Members</i>
PERSONNEL	BARRETT, ERSKIN, PHILPOTT
STREET & ALLEY	BARRETT, REAMS, WILLIAMS
WATER & WASTEWATER	ARNOLD, THORBURN, WILLIAMS
PARKS & CEMETERY	PHILPOTT, REAMS, THORBURN
FINANCE	ARNOLD, CRAWFORD, PHILPOTT
FIRE	BARRETT, THORBURN, WILLIAMS
POLICE	ARNOLD, CRAWFORD, ERSKIN
SAFETY	CRIPPS, DONOHEW, SMITH, SMITHSON
LIBRARY & SENIOR CENTER	ARNOLD, CRAWFORD, ERSKIN
ECONOMIC DEVELOPMENT	BARRETT, CARNEY, CRAWFORD, PARKS, REAMS

RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

**RESOLUTION FIXING MARCH 2, 2020 FOR HEARING PETITION TO VACATE
A 30' STRIP OF LAND RUNNING NORTH AND SOUTH BETWEEN
MEEKER DRIVE AND WILSON DRIVE**

WHEREAS, a Petition to Vacate a 30' strip of land extending part of the way between Meeker Drive and Wilson Drive has been filed with the City of Gentry with respect to a 341.81-foot portion of such land bordered by Benton County Parcel No. 10-00148-000 on the West, and by an unnamed platted street and Benton County Parcel Nos. 10-00676-000 and 10-00678-000 (Lots 2-6, Moongate Estates Subdivision to the City of Gentry, Arkansas) to the East.

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

Section 1. Said Petition to Vacate shall be set for public Hearing on the 2nd day of March, 2020, at 6:30 p.m.; and

Section 2. The City Clerk shall give notice of the meeting by publication once a week for two (2) consecutive weeks in some newspaper published in the county and having a general circulation in the City.

PASSED, APPROVED AND ADOPTED THIS 3rd day of February 2020.

Kevin Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

PETITION TO VACATE

which is described as follows:

Petition to Vacate a Street Right of Way located at 1415 S Gentry Blvd in the City of Gentry, Arkansas.

Dear Gentry City Council

We, the undersigned, being all the owners of the real estate of or adjacent to the Street Right of Way to be vacated hereinafter sought to be abandoned and vacated, lying in Gentry, Arkansas, petition to vacate a Right of Way which is described as follows:

Legal Description of area to be vacated: See attached Exhibits.

Petitioners state that the above described real estate will not adversely affect the public interest and welfare and would also not be adversely affected by the abandonment of the above described Street Right of Way.

The petitioners recommend that the City of Gentry, Arkansas, abandon and vacate the above described real estate, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

Jason and/or Allison England
1359 S Gentry Blvd
Parcel: 10-00676-000

Signature

Date

Alan and/or Cheryl Lutz
1345 S Gentry Blvd
Parcel: 10-00146-001

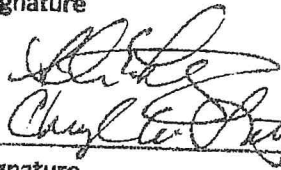
Signature

Date

RLP Developments, LLC
1415 S Gentry Blvd
Parcels: 10-00148-000
And 10-00678-000

Signature

Date



11/30/2020

11/30/2020



PETITION TO VACATE

which is described as follows:

Petition to Vacate a Street Right of Way located at 1415 S Gentry Blvd in the City of Gentry, Arkansas.

Dear Gentry City Council

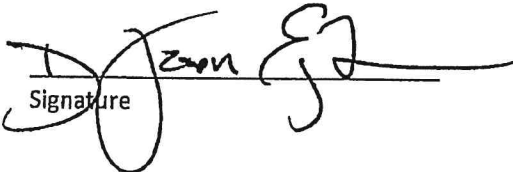
We, the undersigned, being all the owners of the real estate of or adjacent to the Street Right of Way to be vacated hereinafter sought to be abandoned and vacated, lying in Gentry, Arkansas, petition to vacate a Right of Way which is described as follows:

Legal Description of area to be vacated: See attached Exhibits.

Petitioners state that the above described real estate will not adversely affect the public interest and welfare and would also not be adversely affected by the abandonment of the above described Street Right of Way.

The petitioners recommend that the City of Gentry, Arkansas, abandon and vacate the above described real estate, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

Jason and/or Allison England
1359 S Gentry Blvd
Parcel: 10-00676-000



Signature

2/2/2020


Date

Alan and/or Cheryl Lutz
1345 S Gentry Blvd
Parcel: 10-00146-001

Signature

Date

RLP Developments, LLC
1415 S Gentry Blvd
Parcels: 10-00148-000
And 10-00678-000



Signature

Date

Parcel #: 10-00145-000
Jaun Carlos Castaneda

Parcel #: 10-00146-001
Alan E. & Cheryl A. Lutz
Deed Book 2002 Page 101.362

Ex. 5/8" Rebar
PS 118.1 (Online)

S87°59'36"E
15.00'

Platted Street
Per Plat Book E,
Page 77

Right-of-Way
To Be Vacated

15'

S03°00'50"W 125.31'

LOT 2
Moongate Estates

Parcel #: 10-00676-000
Jason & Allison England

S87°52'39"E
15.00'

P.O.B.
Ex. 1" Pipe

Parcel #: 10-00148-000
RLP Developments LLC

N03°00'50"E 341.81'

Ex. 30" Right-of-Way
Book E-77

S03°00'50"W 216.51'

Future
Right-Of-Way Line
(Rustic Ridge
Final Plat)

N87°55'06"W
30.00'


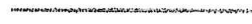




Ex. 1" Pipe

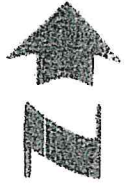
Platted Easement
Per Plat Book E, Page 77

Lot 1, Block 1
Country Estates
Randy I O'Laughlin

Lot 6 & Part of Lot 4
Moongate Estates
Parcel #: 10-00681-000
Matthew Smith

LEGEND

-  Boundary Line
-  Adjacent Boundary Line
-  Right-Of-Way Line
-  Road Center Line
-  Easement Line
-  Area of R/W to be Vacated



Not to Scale

RIGHT OF WAY VACATION DESCRIPTION:

A part of an existing road Right of Way Depicted on the record plat of Moongate Estates Subdivision in Gentry, Arkansas as recorded at Book E Page 77, said easement also being a part of Deed Book 2005 Page 521 both filed for record in the office of the Circuit Clerk of Benton County, Arkansas. Being more particularly described as follows:

Beginning at an existing one-inch (1") pipe marking the Southwest corner of Lot 2, Moongate Estates Subdivision to the City of Gentry, thence (basis of bearing, Grid North) South 03°00'50" West a distance of 216.51 feet to an existing one-inch (1") pipe marking the Northwest corner of Lot 6; thence North 87°55'06" West a distance of 30.00 feet; thence North 03°00'50" East a distance of 341.86 feet to the North line of Deed Book 368 Page 93; thence along said North line South 87°59'36" East a distance of 15.00 feet; thence departing from said Deed line, South 03°00'50" West a distance of 125.31 feet; thence South 87°52'39" East a distance of 15.00 feet to the Point of Beginning.



Not A Survey

MORRISON SHIPLEY

2207 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

EXHIBIT 'A'
RIGHT-OF-WAY VACATION







Gentry, Benton County, Arkansas

Drawn By	JJB
Date	01.25.2023
Project No.	RLP-10
Drawing Name	RIGHT



Not to Scale

LEGEND

-  Boundary Line
-  Adjacent Boundary Line
-  Right-Of-Way Line
-  Road Center Line
-  Easement Line
-  Area of R/W to be Vacated

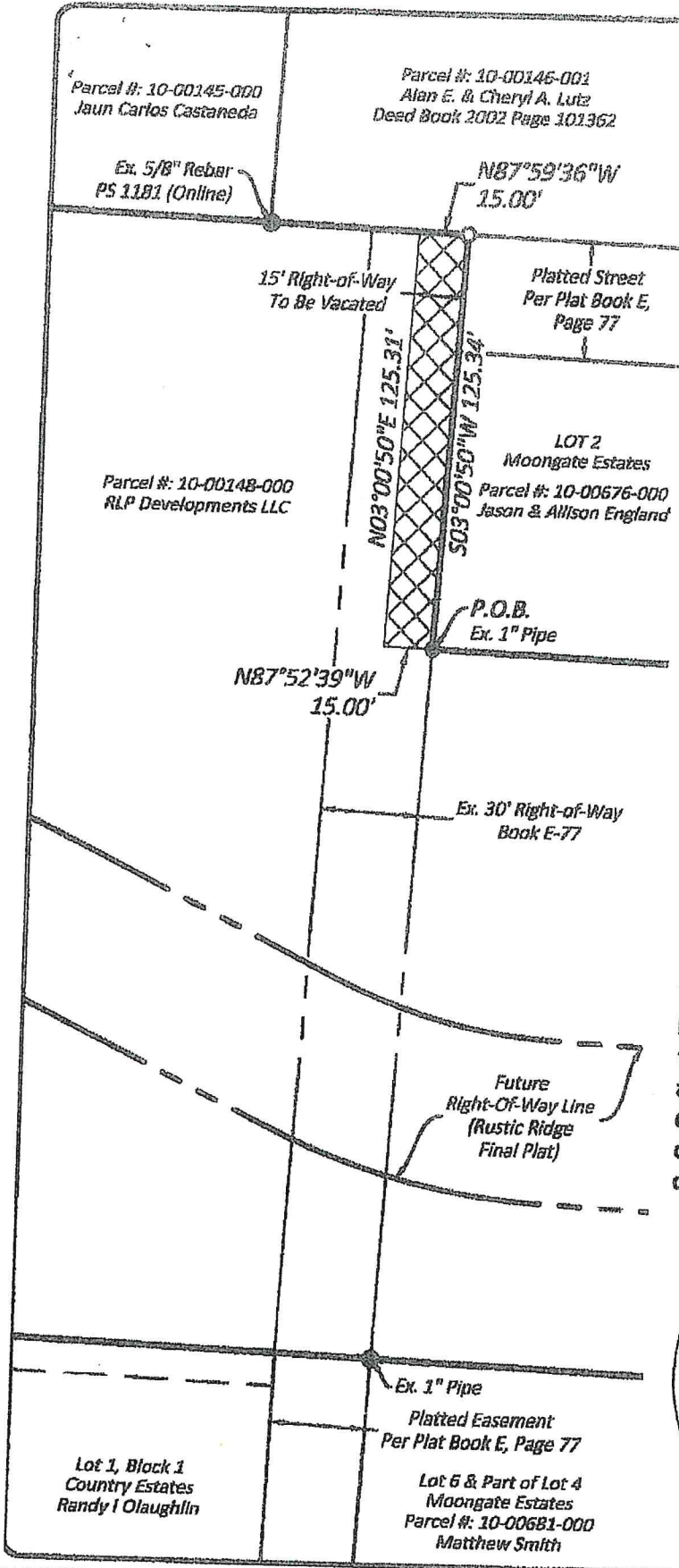
RIGHT OF WAY VACATION DESCRIPTION:

A part of an existing road Right of Way Depicted on the record plat of Moongate Estates Subdivision in Gentry, Arkansas as recorded at Book E Page 77 in the office of the Circuit Clerk of Benton County, Arkansas. More particularly described as follows:

Beginning at an existing one-inch (1") pipe marking the Southwest Corner of Lot 2, Moongate Estates Subdivision of the City of Gentry, thence (basis of bearing, Grid North) North 87° 52'39" West a distance of 15.00 feet to the center of said Right of Way; thence along said center of Right of Way North 03°00'50" East a distance of 125.31 feet to the North line of Deed Book 368 Page 93; thence along said Deed line South 87°59'36" East a distance of 15.00 feet; thence along the West line of Lot 2, Moongate Estates, South 03°00'50" West a distance of 125.34 feet to the Point of Beginning.



Not A Survey



MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72718 • 479.576.2209 • MORRISONSHIPLEY.COM

EXHIBIT 'B'
RIGHT-OF-WAY VACATION

Gentry, Benton County, Arkansas

Exam By	JSS
Date	01.28.2020
Project No	RLP-10
Exhibit Name	EXHIBIT

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF PHILLIPS PARK
SUBDIVISION, GENTRY, ARKANSAS; DECLARING AN EMERGENCY
AND FOR OTHER PURPOSES.**

WHEREAS, the Final Plat of Phillips Park Subdivision, Gentry, Benton County Arkansas, has been submitted to the Gentry Planning Commission for consideration, and the Planning Commission has recommended conditional approval of the Final Plat, in accordance with the provisions of the City of Gentry's Municipal Code; and

WHEREAS, said Final Plat is attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word.

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

Section 1: The Final Plat of Phillips Park Subdivision, Gentry, Benton County, Arkansas, as shown on the Plat attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word should be and is hereby accepted and approved.

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

Section 3: EMERGENCY. Sale of lots and construction of homes is contingent upon final Council acceptance of this Subdivision. Accordingly, the City Council finds that this Ordinance being necessary for the immediate protection of the public peace, health and safety shall take effect immediately on its passage and approval.

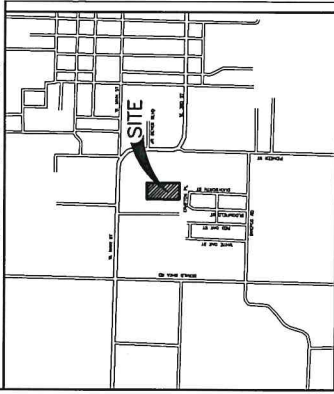
PASSED and APPROVED this 3rd day of February 2020.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance

FILE STAMP



VICINITY MAP
NOT TO SCALE

- LEGEND
- FOUND REBAR
 - SET REBAR
 - PROPERTY LINE
 - SETBACK LINE
 - RIGHT-OF-WAY LINE
 - UTILITY EASEMENT
 - SIDEWALK
 - CURB

STATE OF ARKANSAS
BENTON COUNTY
CITY OF GENTRY

FINAL PLAN
PHILLIPS PARK SUBDIVISION
GENTRY, AR.

DATE OF LAST REVISION: JAN. 13, 2020

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654
CHUCK BELL: (479) 366-0640

SCALE: 1" = 100'
DRAWN BY: CEB
FIELD CREW: CEB/CEB
CHECKED BY: MDM
DATE: JAN. 13, 2020
DWG: 18-1028

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATE SYSTEM
USING GPS.



ZONING:
R-2 - SINGLE FAMILY

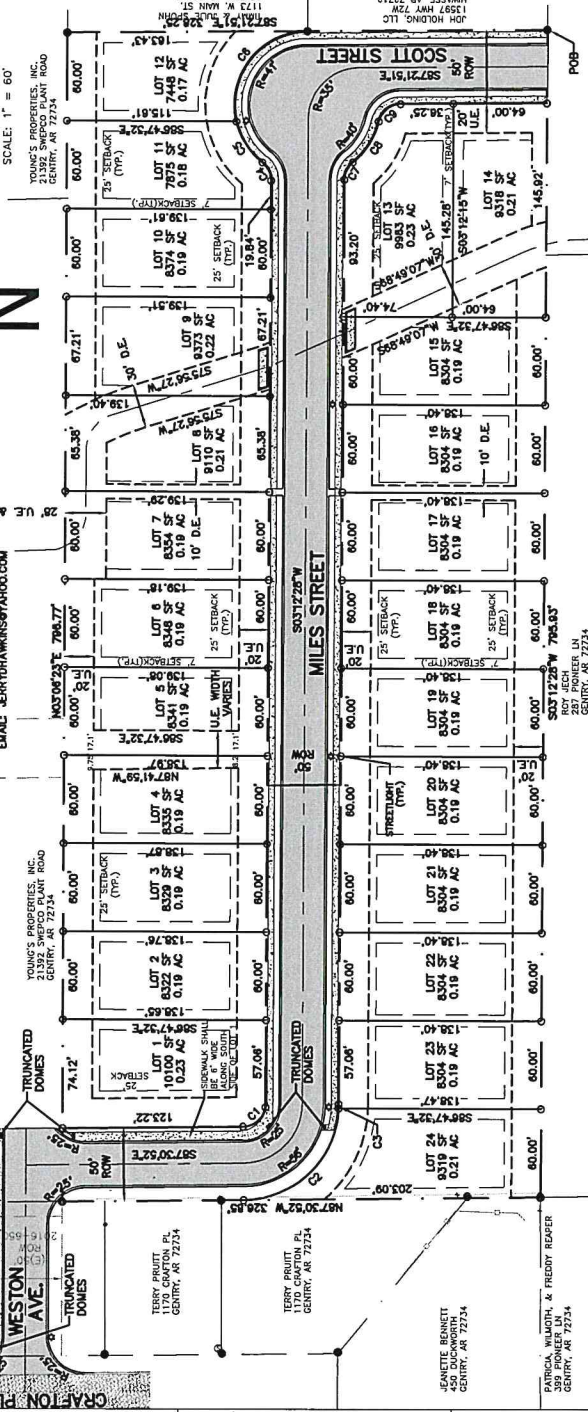
OWNER/DEVELOPER:
JOH HOLDINGS, LLC
13597 HWY 72W
HWAASSE, AR 72719
EMAIL: JERID@JHARNSKY7400.COM

ENGINEER:
EXHIBIT CIVIL ENGINEERING, PLLC
11 NEWMAN LANE
BELLA VISTA, AR 72714
508-198-3360

SURVEYOR:
MICHAEL D. MILLION
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
479-571-0654

TRUNCATED
DOMES
WESTON AVE.

TRUNCATED
DOMES
CRAFTON BLVD.



CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ESTABLISH, MAINTAIN, AND PERMANENTLY DEDICATE TO THE CITY OF GENTRY THE RIGHT-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AS SHOWN ON THIS PLAN FOR PUBLIC USE, BENEFIT, AND ACCESS. THE CITY OF GENTRY IS FURTHER GRANTED THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF GENTRY SHALL HAVE THE RIGHT OF FIRST REFUSAL TO ACQUIRE ANY RIGHT OR AUTHORITY GRANTED TO ANY OTHER PARTY SPECIALLY REGARDING ANY STREETS, ALLEYS AND THE IMPROVEMENTS CONTAINED THEREIN. ANY RIGHT OR AUTHORITY GRANTED TO ANY OTHER PARTY SPECIALLY REGARDING ANY STREETS, ALLEYS OR IMPROVEMENTS SHALL BE EXERCISED IN A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF GENTRY. SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS SHALL BE FOR THE BENEFIT OF THE CITY OF GENTRY AND ALL OF ITS FRANCHISED UTILITY PROMOTERS. THE CITY OF GENTRY SHALL HAVE THE RIGHT OF FIRST REFUSAL TO ACQUIRE ANY RIGHT OR AUTHORITY GRANTED TO ANY OTHER PARTY SPECIALLY REGARDING ANY STREETS, ALLEYS OR IMPROVEMENTS. THE CITY OF GENTRY SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT THE ERECTION OF BUILDING, STRUCTURES, OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS.

Chain	Length	Width	Area	Perimeter	Length
C1	54.18'	10'	541.80 SF	128.36'	21.70'
C2	94.17'	60'	5650.20 SF	128.36'	18.84'
C3	2.84'	60'	170.40 SF	128.36'	2.84'
C4	14.18'	60'	850.80 SF	128.36'	14.18'
C5	32.81'	60'	1968.60 SF	128.36'	32.81'
C6	18.45'	60'	1107.00 SF	128.36'	18.45'
C7	13.87'	60'	832.20 SF	128.36'	13.87'
C8	13.87'	60'	832.20 SF	128.36'	13.87'
C9	13.87'	60'	832.20 SF	128.36'	13.87'

SURVEYOR'S CERTIFICATE:

I, GENTRY, THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAN. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

MICHAEL D. MILLION, P.L.S. NO.1519, ARKANSAS
500-184-33W-04-210-04-1919

SURVEY NOTES:

THIS PLAN REPRESENTS A FIELD SURVEY OF A BOUNDARY SURVEY, REFERENCED IN BOOK L0818 AT PAGE 977 OF THE BENTON COUNTY RECORDS.
THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLANS".
ADJACENT OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES HAS BEEN PROVIDED BY THE SURVEYOR. THERE MAY BE OTHER DOCUMENTS OF RECORD OR COPIES AFFECTING THIS PARCEL.
ALL IMPROVEMENTS, SURFACE OR SUBSURFACE ARE NOT NECESSARILY SHOWN.
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 260070201A WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

FLOOD STATEMENT:

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 658.38 FEET N87°21'51"W AND 528 FEET S03°12'28"W OF THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF THE POINT OF BEGINNING; THENCE S03°12'28"W 795.83 FEET; THENCE N67°30'52"W 326.65 FEET; THENCE N03°06'23"E 798.77 FEET; THENCE S87°21'51"E 326.29 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 260826.12 SQUARE FEET, 549 ACRES. PROPERTY IS SUBJECT TO ANY KNOWN DOCUMENTS OF RECORD.

BOUNDARY DESCRIPTION:

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 658.38 FEET N87°21'51"W AND 528 FEET S03°12'28"W OF THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF THE POINT OF BEGINNING; THENCE S03°12'28"W 795.83 FEET; THENCE N67°30'52"W 326.65 FEET; THENCE N03°06'23"E 798.77 FEET; THENCE S87°21'51"E 326.29 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 260826.12 SQUARE FEET, 549 ACRES. PROPERTY IS SUBJECT TO ANY KNOWN DOCUMENTS OF RECORD.

ENGINEER'S CERTIFICATE:

I, GENTRY, THAT ALL THE EXISTING AND PROPOSED UTILITIES, STREETS, AND DRAINAGE HAVE BEEN INSTALLED AS REQUIRED BY THE CITY OF GENTRY.

JASON E. INGALLS, P.E. NO.11411, ARKANSAS

PLANNING COMMISSION SECRETARY _____ DATE _____
STREET DEPARTMENT _____
FIRE DEPARTMENT - CHIEF _____
WATER & SEWER DEPARTMENT _____

DATE _____

DATE _____

Permit #: 525

Permit Date: 12/12/2019

Review Date: 12/16/2019

Review Type: Subdivision-3 Final

Target Date: 01/16/2020

Scheduled Time: 00:00

Completed Date:

Description:

Review Status: Pending

Assigned To: Mark Smithson

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Review Items

Added to P/C Agenda	01/07/2020	Jenny Trout	Pass
City Counsel Approval			
Fire Marshal Review	01/16/2020	Vester Cripps	Pass
Mayor Review	01/13/2020	Kevin Johnston	Pass
Planning Approval-	01/16/2020	Kevin Johnston	Pass
Planning Staff Review	01/16/2020	Mark Smithson	Pass
Recorded at Benton County			
Street/Utilities Dept. Review	01/16/2020	Rick Craft	Pass

Property Information

Parcel#:

Zoning: Lot: Block: