

GENTRY CITY COUNCIL AGENDA

MONDAY, SEPTEMBER 12, 2022

Meeting Called to Order
Invocation
Roll Call
Review of Minutes: August 1, 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
2. Water Storage Facility Update
3. Wastewater Master Plan Update
4. Ambulance Service Update
5. State Aid Street Program Update

NEW BUSINESS

1. 2022 Millage Rate Resolution
2. 2023 Water/Sewer Rates Ordinance
3. Subdivision Sidewalk Specification Ordinance
4. Apple Valley LLC., Rezone Ordinance
5. Safety Committee Topics
 - a. Pedestrian Safety Improvements Along Pioneer Ln.
 - b. Neighborhood Speed Limits/Additional Stop Signs
 - c. Thru Trucks on West Main St.
 - d. Park Amenity Naming/Numbering System
6. Grand Savings Bank Building
7. Land Adjacent to South Park Land
8. City Hall Hours
9. Building Permit Fees

ANNOUNCEMENTS

- Planning Commission Meeting, September 15, 2022 @ 7pm
- Citywide Fall Cleanup Event, October 22-23, 8am-4pm (Tentative)

	<u>2020</u>	<u>2021</u>	<u>2022</u>
City Sales & Use	\$129,921.90	\$142,155.62	\$147,203.74
County Tax	\$80,653.01	\$98,367.85	\$96,315.51

**CITY OF GENTRY
REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 1, 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 August 1, 2022. Mayor Kevin Johnston called the meeting to order. Fire Chief, Vester Cripps gave the invocation.

COUNCIL MEMBERS ANSWERING ROLL CALL:

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

COUNCIL MEMBERS ABSENT: None. However, City Attorney Joel Kurtz was not in attendance.

Others in attendance: Mayor- Kevin Johnston, City Clerk- Jenny Trout, Rick Craft, Chamber of Commerce Director- Janie Parks, Fire Chief- Vester Cripps, Police Chief- Clay Stewart, Larry Gregory with Garver- virtually and Randy Moll- virtually

REVIEW OF MINUTES: July 11, 2022- Regular Council Meeting

Motion: Barrett- to approve the minutes as presented

Second: Arnold

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

Motion passed.

COMMUNITY COMMENTS:

- 1. Public Comment (Items Not on Presented Agenda):** None
- 2. Main Street Gentry Chamber of Commerce – Janie Parks** presented her monthly report to Council members which included the following upcoming events; Pickin’ Time on 59-September 22-24, Glow Ride- September 24th 7:30p.m. to dusk; Trick or Treat on Main-October 31st beginning at 5:30p.m. and the Christmas parade on December 10th at 6:30p.m., this year’s theme being “Miracle on Main St.” New businesses included: Honeywheat Bakery, Crust & Crumb Catering and, Knead Knot Worry Massage Therapy.

3. **Gentry Public Schools-** Terrie Metz was unable to attend. Jason Barrett provided the following information: Open House will be Tuesday, August 16th from 4:30-7:00. *see website for individual campus times* and, the first day of school will be August 18, 2022.

UNFINISHED BUSINESS

1) **Park Master Plan Update:**

- a) **Splashpad:** Mayor Johnston informed council members things have wrapped up for the splashpad, with exception of the wall cap being redone in the fall and, final payment has been sent.
- b) **Sports complex:** punch list items are to be completed once cooler temps arrive and, park bonds have been closed out.

- 2) **Water Storage Facility Update:** Larry Gregory with Garver announced his team is working out a few, “end of project kinks”; progress continues moving toward completion. Larry also mentioned smoke testing sewer systems would be taking place in the next few weeks.

- 3) **Water/Sewer Rate Study:** Mayor Johnston presented an updated Provider Approved List for consideration. After some discussion, including possible timelines and completion of said study etc., council members agreed to table this matter until further information could be provided in order to make the best decision with regard to moving forward with this matter.

NEW BUSINESS: None

ANNOUNCEMENTS AND COMMENTS: Mayor Johnston did announce to council members that waterlines are scheduled to be replaced along Dawn Hill East Rd., changing the size of the pipes from 2” to 6”.

***Planning Commission Meeting, August 18, 2022 @ 7:00p.m.**

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

There being no other new business:

Motion: Philpott

Second: Page

All in favor. None opposed.

Motion passed. Meeting adjourned.

**CITY CLERK:
JENNY TROUT**

**MAYOR: KEVIN JOHNSTON
CITY OF GENTRY**

RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS
2022 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 2022, to be collected in 2023.

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 2022, shall be fixed and levied at following millage rates:

General Fund.....	4.8 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 2022, to be collected in 2023.

Passed and approved this 12th day of September 2022.

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, 2023; 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, 2023:

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

- | | |
|--|-----------------------------|
| (1) For the first 1,000 gallons or portion thereof | \$8.79 (minimum) |
| (2) For the next 4,000 gallons or portion thereof | \$3.23 per thousand gallons |
| (3) For the next 45,000 gallons or portion thereof | \$2.47 per thousand gallons |
| (4) For all usage in excess of 50,000 gallons | \$1.60 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 | \$14.56 (minimum) |
| (2) For the next 4,000 gallons or portion thereof | \$4.08 per thousand gallons |
| (3) For the next 45,000 gallons or portion thereof | \$2.47 per thousand gallons |
| (4) For all usage in excess of 50,000 gallons | \$1.60 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, 2023:

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" | - | \$15.43 |
| ii) | 1" | - | \$21.60 |
| iii) | 1 ½" | - | \$27.76 |
| iv) | 2" | - | \$44.71 |
| v) | 3" | - | \$169.63 |

vi)	4"	-	\$215.90
vii)	6"	-	\$325.00
viii)	8"	-	\$447.17

B.

For portions of 1,001- 15,000 gallons	\$6.02 per thousand
For portions of 15,001 - 50,000 gallons	\$5.78 per thousand
For portions of 50,001 - 300,000 gallons	\$5.55 per thousand
For portions of 300,001 - 1,000,000 gallons	\$5.10 per thousand
For portions of 1,000,001 - 5,000,000 gallons	\$4.71 per thousand
For quantities in excess of 5,000,000 gallons	\$3.10 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"	-	\$37.01
ii)	1"	-	\$51.81
iii)	1 1/2"	-	\$65.45
iv)	2"	-	\$107.34
v)	3"	-	\$407.08
vi)	4"	-	\$517.99
vii)	6"	-	\$777.14
viii)	8"	-	\$1,073.22

B.

For portions of 1,001- 15,000 gallons	\$10.26 per thousand
For portions of 15,001 - 50,000 gallons	\$8.32 per thousand
For portions of 50,001 - 300,000 gallons	\$6.40 per thousand
For portions of 300,001 - 1,000,000 gallons	\$5.55 per thousand
For portions of 1,000,001 - 5,000,000 gallons	\$4.95 per thousand
For quantities in excess of 5,000,000 gallons	\$3.10 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 12th day of September 2022.

ATTEST:

Kevin D. Johnston, Mayor

Tonya Carney, Director of Finance

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE AMENDING THE GENTRY MUNICIPAL CODE
TO REVISE THE SPECIFICATIONS FOR SIDEWALKS IN SUBDI-
VISIONS; AND FOR OTHER PURPOSES.**

WHEREAS, it has come to the attention of the City Council of the City of Gentry, Arkansas that there is a need to revise the minimum design standards for sidewalks installed in subdivisions within the City of Gentry and its Planning Area;

WHEREAS, the Gentry Planning Commission has reviewed and recommended for adoption the following amendment to the City's Subdivision Regulations;

WHEREAS, the City Council concurs in and wishes to adopt the Planning Commission's recommendation.

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

Section 1: Section 15.04.07.A.18 of the Gentry Municipal Code is hereby amended as hereinafter set forth (additions are underlined; ~~deletions are stricken through~~):

All subdivisions shall include in their design provision for sidewalks 48" in width and of uniform finish, which shall be constructed and installed on both sides of the street, with a four (4) foot green space between the back of the curb and the street side of the sidewalk. Sidewalks shall have a 4-inch aggregate base compacted to 90%. Such sidewalks shall be constructed of concrete having 3500 psi 28-day compressive strength no less than 3.5 inches in depth, and shall be scored every four (4) feet. When sidewalks wider than four (4) feet are required or constructed, contraction joint spacing shall match sidewalk width up to a maximum spacing of ten (10) feet. Expansion joints shall be placed at all driveway crossings and no less than every 100 feet of sidewalk length. Sidewalk cross-slopes (and the sidewalk portion of intersecting driveways) shall not exceed a 2% grade. Sidewalks shall be actually constructed for each lot prior to the issuance of an occupancy permit for any residence constructed on such lot.

Section 2: The diagram attached hereto as Exhibit "A" shall be inserted in the Gentry Municipal Code immediately following Section 15.04.07.A.18.

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

PASSED and APPROVED in regular session this 12th day of September, 2022.

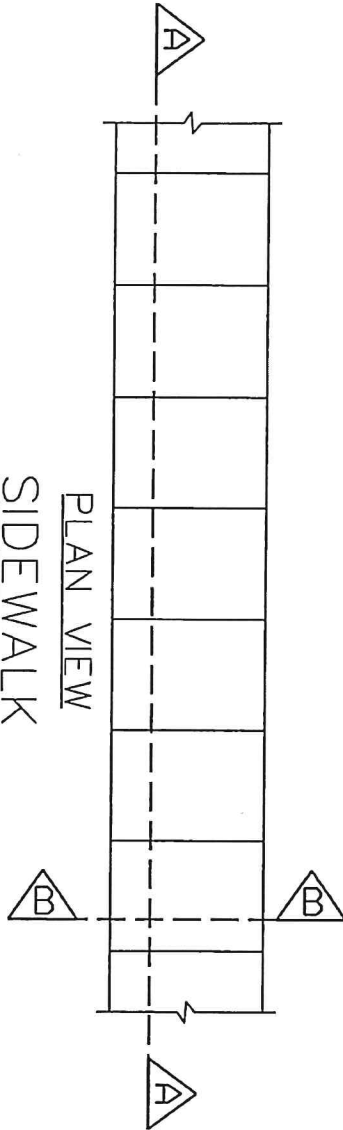
ATTEST:

Kevin Johnston, Mayor

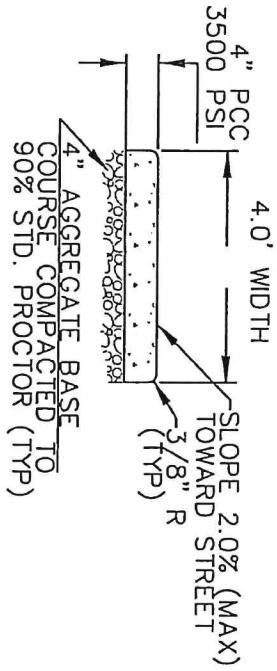
Tonya Carney, Director of Finance

EXHIBIT

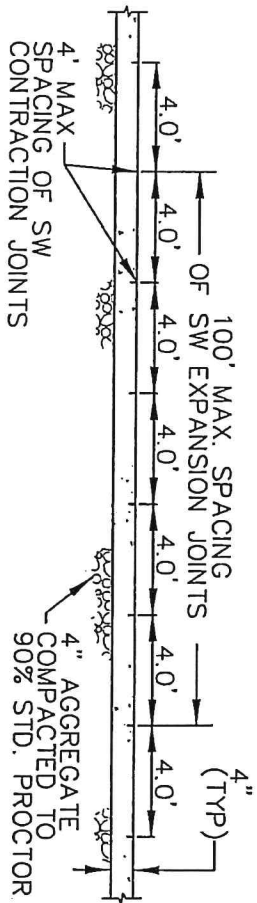
"A"



NOTE:
WHEN SIDEWALKS WIDER
THAN 4 FEET ARE REQUIRED
OR CONSTRUCTED, CONTRACTION
JOINT SPACING SHALL MATCH
SIDEWALK WIDTH UP TO A
MAXIMUM SPACING OF TEN FEET



SECTION B-B



SECTION A-A

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

AN ORDINANCE AMENDING APPENDIX B OF THE CITY OF GENTRY MUNICIPAL CODE REGARDING ZONING OF CERTAIN LANDS OWNED BY APPLE VALLEY, LLC, AND LOCATED WITHIN THE CITY; AND FOR OTHER PURPOSES.

WHEREAS, it has come to the attention of the City of Gentry that there is a need to change the zoning on certain real property hereinafter described, situated within the City of Gentry, from A-1 (Agricultural) to R-1 (Low Density Residential) zoning, all as depicted in the map attached as Exhibit "A";

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

Section 1: Apple Valley, LLC has filed its Petition for Rezoning of certain real property within the City of Gentry of which it is the owner of record, which property is more particularly described in the attached Exhibit "B" (the "Property").

Section 2: Said Petition for Rezoning has been duly considered and recommended for approval by the Gentry Planning Commission following notice and hearing as required by Section 14.04.12 of the Gentry Municipal Code.

Section 3: The zoning of the Property is hereby changed and amended from and after the effective date of this Ordinance from A-1 (Agricultural) to R-1 (Low Density Residential) zoning.

Section 4: The Official Planning Map of the City of Gentry, as well as Appendix B of the City of Gentry's Municipal Code are hereby amended accordingly to reflect the change in zoning of the Property as reflected herein.

PASSED and APPROVED in Regular Session this 12th day of September 2022.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

