

MONDAY, November 4, 2019

Meeting Called to Order
Invocation
Roll Call
Review of Minutes: October 7, 2019 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 Senior Activity Center – Maxine Foster
4. Gentry Public Schools – Terrie Metz

UNFINISHED BUSINESS

1. Dawn Hill East Bridge Update
2. Park Master Plan Update
3. Park Bond Ordinance w/ Emergency Clause
4. Water Storage Facility Update
5. Condemnation Process – 317 S. Collins Ave. Update
6. Condemnation Process – 119 N. Nelson Ave. Update

NEW BUSINESS

1. Sunset Ridge Phase 3 Final Plat Acceptance Ordinance w/ Emergency Clause
2. Annexation Ordinance Steele Dev., Inc./TPF w/ Emergency Clause
3. Back-up Generator Purchase Resolution
4. Police Unit Purchase Resolution
5. Water Department Truck Purchase Resolution
6. 2019 Millage Resolution
7. Replat Ordinance – Krein/Stasiv/Slikkers
8. Replat Ordinance – Walker/Mayberry
9. Fire Dues Ordinance w/ Emergency Clause
10. Informal Plat Application Fee Ordinance
11. 2020 Budget
12. Annexation Election Ordinance

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, November 21, 2019 @ 7pm
- Walton Family Foundation Tree Grant

	<u>2017</u>	<u>2018</u>	<u>2019</u>
City Sales & Use	\$51,179.63	\$62,362.02	\$100,127.07
County Tax	\$58,590.29	\$65,656.39	\$78,023.84

**CITY OF GENTRY
REGULAR CITY COUNCIL MEETING
MONDAY, OCTOBER 7, 2019**

Public Hearing: Rates & Fees; Water/Sewer, etc.

**Meeting Called to Order 6:30p.m.
Invocation by City Attorney Joel Kurtz.**

Mayor Johnston asked if anyone had any comments or concerns regarding the rates and fees for water and sewer. Council Member Jason Williams stated that in reviewing the past few years' water studies, and given the age of the last study completed, he suggested a new water study be done by Spring of 2020 in order to review and compare the new and old numbers related to increase/decrease of revenue. Mayor Johnston stated he was in full support of a new study after the first of the year, once the Simmons plant had a chance to be up and running at full, or nearly full capacity, should the Council decide to make that request. After no further discussion Mayor Johnston closed the public hearing portion of the meeting.

The City Council of the City of Gentry, Arkansas, then met in a regular session at the Council Chambers at 6:55 p.m. on October 7, 2019. Mayor Kevin Johnston called the meeting to order.

COUNCIL MEMBERS ANSWERING ROLL CALL:

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

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

REVIEW OF MINUTES: September 9, 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
Reams- yes Philpott- yes Thorburn- yes Williams- pass

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 the Calendar of events, stating the Glow Ride was a big success with over 286 participants this year, not to mention the turn out for Pickin’ Time on 59; Trick or Treat on Main which is set for October 31st at 5:30 and, the Christmas Parade which is scheduled for December 14th at 6:30, this years theme being “A Christmas Carol”.
3. **Gentry Senior Activity Center- Maxine Foster-** Presented the October calendar of events and everyone was encouraged to attend.
4. **Gentry Public Schools –Terrie Metz:** Gentry Schools are set up for the Flu Shot Clinic to be held on October 8th, and Donkey Basketball is set for the 28th of October for anyone interested in participating.

UNFINISHED BUSINESS

- 1) **Dawn Hill East Bridge Update-** Progress continues to move forward including working through utility relocations and clean up after the latest rain fall. The 100% drawings have been submitted and requests for advertising for bids is expected to be ready soon.
- 2) **Park Master Plan Update-** Mayor Johnston met with Nathan Street of McClelland and discussions were had on “where to start” since approval of the \$5 million in bonds. A construction management type project could be presented to the Council at a later date.
- 3) **TAP Grant- South Smith Ave. Sidewalk Project Update-** The City has been approved for the \$39,000.00 grant, in which it will be reimbursed for any improvements up to that given amount.
- 4) **Water Storage Facility Update –** Mayor Johnston stated the numbers provided are solid and the type of tower to be incorporated needs to be decided at some point. Further updates are to come.
- 5) **2019 State Aid Street Project Update-** A preconstruction meeting has taken place and work is continuing to move forward. Further updates will continue.
- 6) **Gee Property Purchase Updates-** Mayor Johnston stated the Gee property purchase has been completed with the closing having taken place last Thursday, October 3rd.
- 7) **Hwy 12 & 43 Waterline Relocation Update-** Mayor Johnston stated the pipe is currently being laid and water lines plan to be finished in November.

- 8) **CDBG Project Administrator Resolution**- A Resolution Designating the Northwest Arkansas Economic Development District as CDBG (Community Development Block Grant) Project Administrator

- 9) **Anti-Displacement Plan Resolution**- A Resolution Establishing an Antidisplacement Plan for the City of Gentry, Arkansas, in Compliance with AEDC (Arkansas Economic Development Commission) Grants Programs

- 10) **ACEDP Grant Application Resolution**- A Resolution Authorizing the City of Gentry to Submit an ACEDP (Arkansas Community and Economic Development Program) Grant Application to the State of Arkansas.

- 11) **Excessive Force Prohibition Resolution**- A Resolution Prohibiting the Use of Excessive Force by Law Enforcement within Gentry's Jurisdiction Against Individuals Engaged in Nonviolent Civil Rights Demonstrations.

- 12) **Fair Housing and Equal Opportunity Policy Resolution**- A Resolution Affirming the City of Gentry's Fair Housing and Equal Opportunity Policy

All 5 Resolutions, beginning with the CDBG Project Administrator Resolution, through the Fair Housing and Equal Opportunity Policy Resolution, were presented to the Council for review and consideration.

Motion- Crawford- to pass all 5 Resolutions as presented

Second- Thorburn

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

Motion passed.

- 13) **Condemnation Process- 317 S. Collins Ave. Update-** Contact with the property owner has been established and he intends on removing the current tenants and demolishing the property. This matter may be brought back before the Council at a later date.

NEW BUSINESS:

1) **Water Rate Tier Structure Ordinance w/ Emergency Clause:** After review and consideration of the presented Ordinance:

Motion: Barrett- to Suspend rules and read by heading only

Second: Erskin

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

Motion passed. City Attorney Joel Kurtz read by Heading only: An Ordinance Amending Chapter 10.08 of the Gentry Municipal Code to Establish Additional Water-Rate Tiers for the City of Gentry, Arkansas, to be Effective on the Billing Due November 11, 2019; Declaring an Emergency and For Other Purposes.

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

Second: Reams

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

Motion passed.

Motion: Crawford- to pass on Emergency Clause

Second: Thorburn

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

Motion passed.

2) **Water/Sewer Rates Ordinance w/ Emergency Clause:** After review and consideration of the Ordinance presented:

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

Second: Thorburn

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

Motion passed. City Attorney Joel Kurtz read by heading only: An Ordinance Establishing Sewer and Certain Water Rates for the City of Gentry, Arkansas, to be Effective on the Billing Due January 10, 2020; Declaring an Emergency and for Other Purposes.

Motion: Williams- to pass on three readings with a single vote, with the suggestion made that the rates and tier structure previously passed will be reviewed after the new study:

Second: Erskin

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

Motion passed.

Motion: Barrett- to pass on Emergency Clause

Second: Williams

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

Motion passed.

- 3) **Condemnation Process Notification- 119 N. Nelson**- Mayor Johnston stated efforts were now underway in addressing property issues with the property owner; further updates are expected next month.

ANNOUNCEMENTS AND COMMENTS

* Planning Commission Meeting October 17, 2019 @ 7:00p.m.

* A possible Fall cleanup is in the works for the 1st week of November

*The City of Gentry has been approved for another tree give away, more information will be provided at a later date.

* The City's Sales and Use Tax, as well as County Tax disbursements were listed for 2017-2019.

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

Motion: Barrett- to adjourn this meeting

Second: Thorburn

All in favor. None opposed.

Meeting adjourned.

**CITY CLERK:
JENNY TROUT**

**MAYOR: KEVIN JOHNSTON
CITY OF GENTRY**

ORDINANCE NO. 2019-_____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$5,655,000 CITY OF GENTRY, ARKANSAS SALES AND USE TAX REVENUE IMPROVEMENT BONDS, SERIES 2019 FOR THE PURPOSE OF FINANCING ALL OR A PORTION OF THE COST OF THE EXPANSION, ACQUISITION AND CONSTRUCTION OF BETTERMENTS AND IMPROVEMENTS TO THE CITY'S PARKS AND RECREATIONAL FACILITIES; PLEDGING NET COLLECTIONS OF ONE-HALF CENT OF THE CITY'S 0.875% SALES AND USE TAX TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; AUTHORIZING THE BOND PURCHASE AGREEMENT AND THE EXECUTION AND USE OF A PRELIMINARY OFFICIAL STATEMENT IN CONNECTION WITH THE MARKETING OF SUCH BONDS; AUTHORIZING A TRUST INDENTURE SECURING THE BONDS; AUTHORIZING THE SALE OF THE BONDS; AUTHORIZING AND APPROVING THE EXECUTION AND USE OF AN OFFICIAL STATEMENT, AND PRESCRIBING OTHER MATTERS PERTAINING THERETO; AND DECLARING AN EMERGENCY

WHEREAS, the City Council of the City of Gentry, Arkansas (the “City” or the “Issuer”) has determined that there is a critical need for a source of revenue to finance the expansion, acquisition and construction of the City’s recreational facilities and improvements, including particularly, without limitation, land acquisition, construction of a multiple-use recreational facility and parking, which facility may include athletic courts and fields, construction of a splash pad or other water feature, a walking track, bicycle trails, and other amenities, together with street, parking and drainage improvements therefor, extension of utilities, sidewalks, bicycle paths and utility relocations to such facilities, together with parking, furnishings, equipment, drainage, lighting, utility improvements and related traffic signals therefor, and to provide for future renovations and improvements to such facilities (the “Improvements” or the “Project” or “Series 2019 Project”); and

WHEREAS, the people of the State of Arkansas (the “State”) by the adoption of Amendment No. 62 to the Constitution of the State, approved November 6, 1984 (“Amendment 62”), have authorized cities and counties in the State to issue bonds, upon voter approval, to finance and refinance certain capital improvements of a public nature such as the Project, and to secure said bonds by a pledge of the proceeds of certain taxes; and

WHEREAS, Title 14, Chapter 164, Subchapter 3 of the Arkansas Code of 1987 Annotated (the “Local Government Bond Act”) and Title 26, Chapter 75, Subchapter 2 of the Arkansas Code of 1987 Annotated (the “Municipal General Sales and Use Tax Act”) authorizes the levy of special citywide sales and use taxes; and

WHEREAS, an election of the electors of the City was held on November 6, 2018 pursuant to Ordinance No. 18-782 adopted by the City Council of the City on August 6, 2018 (the “Tax Election Ordinance”) on the question approved levying a sales and use tax at the rate

of seven –eighths of one percent (0.875%) on the receipts from the sales at retail within the City of all items that are subject to taxation under the Arkansas Gross Receipts Act of 1941, as amended (A.C.A. §§26-52-101, et seq.), and the receipts from storing, using, distributing or consuming within the City tangible personal property under the Arkansas Compensating Tax Act of 1949, as amended (A.C.A. §§26-53-101, et seq.) (collectively, the “**Sales and Use Tax**”); and

WHEREAS, the Sales and Use Tax has been collected since April 1, 2019; and

WHEREAS, the electors of the City approved the pledge of the net collections of one-half cent of the Sales and Use Tax (the “**Pledged Tax**”) to the repayment of and security for the Bonds (defined below) in accordance with the Local Government Bond Act at a special election held on September 10, 2019 pursuant to Ordinance No. 19-800 of the City adopted on July 8, 2019 (the “**Pledge Election Ordinance**”); and

WHEREAS, the City has determined to issue not to exceed \$5,655,000 Sales and Use Tax Revenue Improvement Bonds, Series 2019 (the “**Bonds**”) in order to accomplish the Project; and

WHEREAS, proceeds of the Pledged Tax will be allocated as to the payment of principal and interest on the Bonds until the retirement thereof, and shall thereafter be allocated to the City’s Operation and Maintenance Fund to fund the City’s general operations, including but not limited to, funds for the operation and maintenance of the Project and other City facilities; and

WHEREAS, the City is offering, and Stephens Inc. (the “**Underwriter**”), is expected to agree to purchase for offering to the public all (but not less than all) of the Bonds, at the aggregate purchase price set forth in the Purchase Agreement (hereinafter defined); and

WHEREAS, in order for the Underwriter to market the Bonds, it is necessary to prepare a preliminary official statement (the “**Preliminary Official Statement**”) and bond purchase agreement (the “**Bond Purchase Agreement**”), and in order to secure the bonds and provide certain information to investors, it is necessary to prepare Trust Indenture (the “**Indenture**”) between the City and Regions Bank, Little Rock, Arkansas (the “**Trustee**”) to establish the general provisions relating to the Bonds, provide for the security and payment of the Bonds and the rights of the owners thereof, an Official Statement (“**Official Statement**”) setting forth certain information with respect to the Bonds for the City and the respective owners of the Bonds, and a Continuing Disclosure Agreement (the “**Disclosure Agreement**”) between the City and Regions Bank, Little Rock, Arkansas, as dissemination agent, providing for the ongoing disclosure obligations of the City with respect to the Bonds (the Preliminary Official Statement, the Bond Purchase Agreement, the Indenture, the Official Statement, the Continuing Disclosure Agreement and all other documents contemplated thereby or executed in connection therewith referred to as the “**Bond Documents**”); and

WHEREAS, the City Council of the City desires to authorize the Mayor of the City to negotiate, approve the terms of and sign the Bond Documents, including, but not limited to the Bond Purchase Agreement, the Preliminary Official Statement, the Indenture, the Official Statement and the Continuing Disclosure Agreement; and

WHEREAS, the City intends to issue the Bonds as expeditiously as possible; and

WHEREAS, in order to market the Bonds and determine the total principal amount of the Bonds, the Underwriter requires a Preliminary Official Statement in a form deemed final pursuant to Rule 15c2-12 of the Securities and Exchange Commission.

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

Section 1. The Project. The Project shall be accomplished. The City Council hereby finds and declares that the useful life of the Project will be more than 30 years, which is longer than the term of the Bonds.

Section 2. The Bonds. Under the authority of the Authorizing Legislation, the Bonds are hereby authorized and ordered issued in the total principal amount of \$5,655,000, the proceeds of which are necessary to accomplish the Project, including, without limitation, legal fees and other necessary expenses incidental to the accomplishment of the Project and to the issuance of the Bonds.

Section 3. Pledge of Sales and Use Tax. The City hereby expressly pledges and appropriates all of the revenues derived by the City from collections of the Pledged Tax to the payment of the principal of and interest on the Bonds when due at maturity or at redemption prior to maturity, administrative costs, the fees and expenses of the Trustee and any required arbitrage rebate due to the United States. The City covenants that the Pledged Tax shall not be repealed or reduced while any Bonds are outstanding. The City further covenants to use due diligence in collecting the Sales and Use Tax. Nothing herein shall prohibit the City from increasing the Sales and Use Tax from time to time, to the extent permitted by law, and no part of the revenues derived from any such increase shall become part of the revenues pledged to the Bonds. For so long as the Bonds shall be outstanding, the Pledged Tax shall be payable directly to Regions, Bank, Little Rock, Arkansas, as trustee for the Bonds.

Section 4. Authorization of Mayor. The City Council hereby authorizes and directs the Mayor of the City to carry out or cause to be carried out all appropriate actions, to execute such other certificates or documents to evidence authority as authorized herein, and to take such other actions as the Mayor, in consultation with Bond Counsel, the Underwriter and the Trustee, shall consider necessary or advisable in connection with this Ordinance, the Preliminary Official Statement and the Bond Documents, in order to prepare for the issuance, sale, and delivery of the Bonds by the City, all as authorized by law and this Ordinance. The Underwriter, upon final approval of the Mayor, is authorized to rely upon and to use the Preliminary Official Statement to market the Bonds to potential purchasers

Section 5. Bond Purchase Agreement. The form of Bond Purchase Agreement between the City and the Underwriter is before this City Council, and the Mayor is authorized to execute the Bond Purchase Agreement on behalf of the City. The Purchase Agreement shall provide that the aggregate principal amount of the Bonds shall be **\$5,655,000** and that the Bonds shall bear interest with a net interest cost not to exceed 3.1568217 percent (3.1568217%). The final maturity date for the Bonds shall not exceed thirty-one (31) years from the date of issuance

and is December 1, 2049. The Bonds shall be issued in the forms and denominations, shall be dated, shall be numbered, shall mature, shall bear interest (at a rate or rates) and shall be subject to redemption prior to maturity, all upon the terms and conditions to be set forth in the Indenture (hereinafter authorized) securing the Bonds. The Mayor is hereby authorized and directed, for and on behalf of the City, to execute the Purchase Agreement and to take all action required on the part of the City to fulfill its obligations under the Purchase Agreement.

Section 6. Preliminary Official Statement. The preparation of a Preliminary Official Statement and the distribution of such Preliminary Official Statement to prospective purchasers of the Bonds are hereby approved. The Mayor of the City is hereby authorized and directed to cause the Preliminary Official Statement to be delivered for and in the name of the City, with such provisions therein as shall be approved by the Mayor, who is authorized to execute and deliver to the Underwriter of the Bonds, a certificate when requested by the Underwriter of the Bonds, to the effect that the Preliminary Official Statement is deemed final for the purposes of Securities and Exchange Commission Rule 15c2-12 and is accurate and complete. The execution of the Preliminary Official Statement by the Mayor and the distribution of the Preliminary Official Statement in marketing the Bonds is hereby confirmed and ratified.

Section 7. Official Statement. The preparation of a final Official Statement and the distribution of such Official Statement to purchasers of the Bonds are hereby approved. The Mayor of the City is hereby authorized and directed to cause the Official Statement to be delivered for and in the name of the City, with such provisions therein as shall be approved by the Mayor, who is authorized to execute and deliver to the Underwriter of the Bonds, a certificate when requested by the Underwriter of the Bonds, to the effect that the Official Statement is accurate and complete.

Section 8. Trust Indenture. That to prescribe the terms and conditions upon which the Bonds are to be executed, authenticated, issued, accepted, held and secured, the Mayor is hereby authorized and directed to execute and acknowledge the Indenture, and the City Clerk/Recorder/Treasurer is hereby authorized and directed to execute and acknowledge the Indenture and to affix the seal of the City thereto, and the Mayor and City Clerk/Recorder/Treasurer are hereby authorized and directed to cause the Trust Indenture to be accepted, executed and acknowledged by the Trustee. The Mayor is hereby authorized to approve the form of Trust Indenture between the City and the Trustee to establish the general provisions relating to the Bonds, provide for the security and payment of the Bonds and the rights of the owners thereof, and the Mayor is hereby authorized to execute the Indenture on behalf of the City.

Section 9. Continuing Disclosure Agreement. The Disclosure Agreement, in substantially the form submitted to this meeting with such changes as shall be approved by such persons executing the document, their execution to constitute conclusive evidence of such approval, is hereby approved, and the Mayor is hereby authorized and directed to execute and deliver the Disclosure Agreement on behalf of the City. The Mayor and the City Clerk/Recorder/Treasurer are each authorized and directed to take all action required on the part of the City to fulfill the City's obligations under the Disclosure Agreement.

Section 10. Further Authority. That the Mayor and City Clerk/Recorder/Treasurer, for and on behalf of the City, be, and they are hereby, authorized and directed to do any and all things necessary to effect the execution and delivery of Trust Indenture, the performance of all obligations of the City under and pursuant to the Trust Indenture, the issuance, execution, sale and delivery of the Bonds and the performance of all acts of whatever nature necessary to effect and carry out the authority conferred by this Ordinance. That the Mayor and the City Clerk/Recorder/Treasurer be, and they are hereby, further authorized and directed, for and on behalf of the City, to execute all papers, documents, agreements, certificates and other instruments that may be required for the carrying out of such authority or to evidence the exercise thereof, including, but not limited to, the execution and delivery of the Purchase Agreement, the Disclosure Agreement, the Preliminary Official Statement, the Official Statement, and necessary tax certifications and agreements.

Section 11. Minutes. That the City Clerk/Recorder/Treasurer is hereby authorized and directed to file in the office of the City Clerk/Recorder/Treasurer, as a part of the minutes of the meeting at which this Ordinance is adopted, for inspection by any interested person a copy of the documents referenced in this Ordinance and such documents shall be on file for inspection by any interested person.

Section 12. Designation as “Qualified Tax Exempt Obligations”. The Bonds are hereby designated as “qualified tax exempt obligations” within the meaning of the Internal Revenue Code of 1986, as amended. The City represents that the aggregate principal amount of qualified tax exempt obligations issued for the benefit of the City in calendar year 2019 is not reasonably expected to exceed \$10,000,000.

Section 13. Severability. That the provisions of this Ordinance are hereby declared to be separable, and if any section, phrase or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

Section 14. Repeal if Conflict. That all parts of the Municipal Code, City ordinances, City resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 15. Publication. Following adoption, this Ordinance shall be published in a newspaper of general circulation in the City of Gentry, Arkansas, at least one time.

Section 16. Emergency Clause. It is hereby ascertained and declared that the Project must be constructed as soon as possible to accommodate the needs of the City, its inhabitants and persons residing in the area to be served by the Project, without which the life, health, safety and welfare thereof are jeopardized, and that the issuance of the Bonds and the taking of the other action authorized by this Ordinance is necessary for the accomplishment thereof. It is, therefore, declared that an emergency exists and this Ordinance being necessary for the immediate preservation of the public peace, health and safety shall take effect and be in force from and after its passage.

PASSED: November 4, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

(SEAL)

CERTIFICATE

The undersigned, City Clerk/Recorder of the City of Gentry, Arkansas, hereby certifies that the foregoing pages are a true and correct copy of Ordinance No. 2019-___, adopted at a special session of the City Council of the City of Gentry, Arkansas, held at the regular meeting place in the City at 6:00 p.m. on November 4, 2019, and that Ordinance No. 2019-___, is of record in Ordinance/Resolution Book No. _____, now in my possession.

GIVEN under my hand and seal on this 4th day of November, 2019.

City Clerk/Recorder

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE FINAL PLAT OF SUNSET RIDGE SUBDIVISION PHASE 3, GENTRY, ARKANSAS; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.

WHEREAS, the Final Plat of Sunset Ridge Subdivision, Phase 3, Gentry, Benton County Arkansas, has been submitted to the Gentry Planning Commission for consideration, and the Planning Commission has recommended approval of the Final Plat, in accordance with the provisions of the City of Gentry's Municipal Code; and

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

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

Section 1: The Final Plat of Sunset Ridge Subdivision, Phase 3, 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 for all purposes.

Section 2: The Mayor and Director of Finance be and 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 4th day of November 2019.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance

CITY OF GENTRY

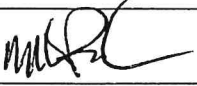
SUBDIVISION CHECKLIST
FINAL PLAT

SUBDIVISION NAME Sunset Ridge Phase 3	OWNERS NAME Country Lots, LLC	DATE SUBMITTED October 7, 2019
STREET ADDRESS 19051 W AR 12 Hwy	OWNERS ADDRESS 7 Kilsyth Place Bella Vista, AR 72715	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED May 18, 2017

After approval of the preliminary plat and the installation of improvements as hereinafter specified, the subdivider shall submit to the Planning Commission an application, and an original, and 6 copies of the final plat for final approval together with certificates and other supporting information. Such submission shall be made at least 10 days prior to the meeting at which consideration is requested.
A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the review stage involved. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission. **Note: All items are to be completed except items 6 & 7 of the Supporting Data section before Final Plat is approved by the Planning Commission.**

REVIEW STAGE FINAL	REQUIRED ITEMS All required items listed below shall be included.
✓	1. Name of Subdivision
✓	2. Boundaries of subdivision with written legal description of the property
✓	3. Names, addresses & telephone number of the owner, developer, surveyor and engineer
✓	4. Acreage in subdivision tract
✓	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
✓	6. Date, north arrow and graphic scale
✓	7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated.
✓	8. Location of all streets, utility easements and areas for public uses, if any, to be dedicated and the location and description of all monuments.
✓	9. Front building setback lines, with dimensions.
✓	10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision.
✓	11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles.
✓	12. Copy of restrictive covenants.
✓	13. Street curvature characteristics.
✓	14. The required drainage report received & certified
✓	15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated.

SUPPORTING DATA	
✓	1. Certificate of ownership and dedication – signed & dated
✓	2. Certificate of accuracy (by an) engineer or surveyor – signed & dated
✓	3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated
✓	4. Certificate of approval of street and utilities by City official – signed & dated
✓	5. Certificate of approval of building setback dimensions by City building inspector (official) – signed & dated
✓	6. Certificate of approval for recording by planning commission – signed & dated
✓	7. Certificate of plat acceptance by City Council and any other pertinent information or date.

PLANNING OFFICIALS SIGNATURE AND DATE	FINAL PLAT
	DENIED REASON: FINAL PLAT INCOMPLETE
 10/17/09	APPROVED BY PLANNING COMMISSION

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN
LANDS TO THE CITY OF GENTRY; DECLARING AN EMERGENCY;
AND FOR OTHER PURPOSES**

WHEREAS, a petition was filed in the County Court of Benton County, Arkansas, County Case No. CC 2019-10, seeking the annexation of certain lands into the City of Gentry, Arkansas pursuant to A.C.A. § 14-40-609, by Steele Development, Inc. and Turning Point Fellowship; and

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

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

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

SECTION 1. That having given due consideration to the Decree of Annexation attached hereto as Exhibit "A"; and the map 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) Trash Service
- d) Water Service
- e) Wastewater Service

SECTION 3. Notice. 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 4. Emergency. Certain factors exist to make completion of such annexation urgent, including the need to proceed with development and rezoning 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, APPROVED AND ADOPTED THIS 4th day of November 2019.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Direct of Finance

Exhibit A

FILED

2019 OCT -4 PM 1:23

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

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

COUNTY COURT ORDER NO. CC 2019-10

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

Date

October 4th, 2019

2019 3413

FILED

2019 OCT -4 AM 10:31

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

CC 2019-10

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

2019 OCT -4 AM 10:31

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Date: September 30, 2019
Subject: Proposed Annexation Checklist
CC 2019-10 Gentry, AR (Revised)

(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;

SEE ATTACHED (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.

NA [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

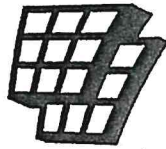
CC 2019-10

FILED

Concerning item (C) "contains an accurate description of the relevant property of properties" AM 10: 31

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

The description on the petition references instrument number L201317183, the correct instrument number should be L201817183. This instrument number is referenced correctly in the title company's statement further in the petition.



ARKANSAS GIS OFFICE

FILED

A Division of the Department of Transformation and Shared Services

2019 OCT -4 AM 10:31

DEIST HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

October 2, 2019

Mr. Ferdinand Fourie, P.E.
Civil Division Engineers, Inc.
4024 Wagon Wheel Road
Springdale, AR 72762

RE: City of Gentry Annexation Coordination Requirement

Mr. Fourie,

Thank you for coordinating with our office as you seek to annex property into the City of Gentry, AR located in Section 4, Township 18 North, Range 33 West. This letter represents confirmation that you have properly coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90th General Assembly.

We understand that the previous legal description provided to us has been revised in a Petition for Annexation dated August 25th, 2019 and filed on September 18th, 2019 to reference Tract 1 of a plat filed as L201317183. We have updated our files and mapping of the revision to the legal description. This letter and attached map should replace the previous letter from our office dated July 19th, 2019.

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.

Thank you,

Jennifer Wheeler, GIS Analyst
/jw

Attachments:
GIS Office Map of Proposed Annexation
Petition for Annexation Filed 9/18/2019
Legal Description
Secretary of State Municipal Change Checklist

H:\City_Annexations\Cities\Gentry\20190709\Doc\20191002_Gentry_Annexation_Coordination_Letter_Revised.docx

Proposed Annex: City of Gentry
October 2019

City: Gentry
Mayor: Kevin Johnston

Arkansas Code 14-40-101.

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

The map contained herein, in evidence, the entity has met requirements of Act 914 of 2015



Exhibit B

0 0.0128,025

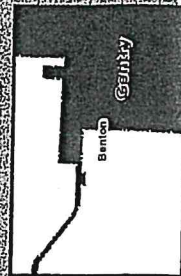
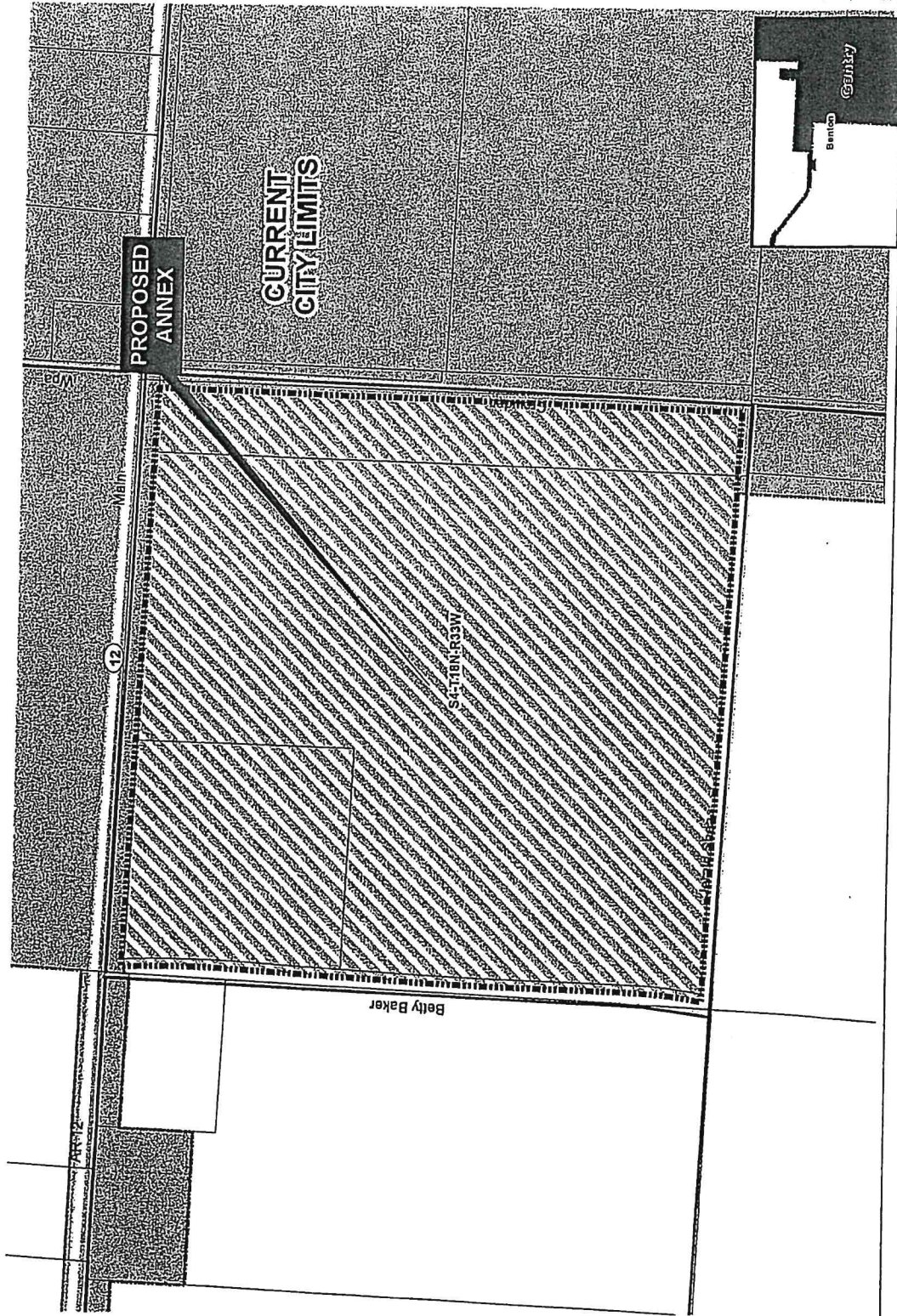


Miles

2019 OCT -4 AM 10:00

BEISY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

City of Gentry
City Office



CURRENT CITY LIMITS

PROPOSED ANNEX

12

S4-11BN-R33W

Betty Baker

FILED

PETITION FOR ANNEXATION

2019 SEP 18 PM 1:38

DATE : August 25, 2019

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

Come now the undersigned petitioners, and state as follows:

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:

TRACT 1 OF A PLAT FILED AS L201317183 IN THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY ARKANSAS, CONTAINING 36.24 ACRES MORE OR LESS.

We further state that this petition is signed before a notary by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

Accompanying this petition is a title opinion verifying that the petitioners are all owners of record of the relevant properties attached hereto as Exhibit A.

That said property described herein is contiguous to and adjoining the present City of Gentry limits, and no enclaves will be created through this annexation, as indicated by the surveyor's letter attached hereto as Exhibit B.

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:

- Public Water
- Public Sewer

FILED

Revised Legal Description

2019 OCT -4 AM 10: 32

BEI SY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

TRACT 1 OF A PLAT FILED AS L201317183 IN THE CIRCUIT CLERK AND EX-
OFFICIO RECORDER OF BENTON COUNTY ARKANSAS; CONTAINING 36.24
ACRES MORE OR LESS.

Copy of Tract 1 description in L201317183

SURVEY DESCRIPTION TRACT 1:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 87°23'26" W 19.80' AND N 01°54'53" E 17.81' FROM THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 04; THENCE N 86°59'31" W 1268.74'; THENCE N 09°51'17" E 31.86'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 122.60', WITH A RADIUS OF 940.97', WITH A CHORD BEARING OF N 06°07'20" E, WITH A CHORD LENGTH OF 122.51', THENCE N 02°23'23" E 397.65'; THENCE N 03°53'51" E 472.19'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 146.07', WITH A RADIUS OF 1821.25', WITH A CHORD BEARING OF N 02°01'30" E, WITH A CHORD LENGTH OF 146.03', THENCE N 00°16'21" W 72.90'; THENCE N 03°53'00" W 19.53'; THENCE S 87°20'30" E 1240.06'; THENCE S 01°54'53" W 1269.70' TO THE POINT OF BEGINNING AND CONTAINING 36.24 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

FILED

PETITION FOR ANNEXATION

2019 SEP 18 PM 1:38

DATE : August 25, 2019

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

Come now the undersigned petitioners, and state as follows:

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:

TRACT 1 OF A PLAT FILED AS L201317183 IN THE CIRCUIT CLERK AND EX-
OFFICIO RECORDER OF BENTON COUNTY ARKANSAS, CONTAINING 36.24
ACRES MORE OR LESS.


We further state that this petition is signed before a notary by one hundred percent
(100%) of the real estate owners owning one hundred percent (100%) of the
acreage in said area and that the area to be annexed does not contain property
whose owners do not wish to have their property annexed.

Accompanying this petition is a title opinion verifying that the petitioners are all
owners of record of the relevant properties attached hereto as Exhibit A.


That said property described herein is contiguous to and adjoining the present City
of Gentry limits, and no enclaves will be created through this annexation, as
indicated by the surveyor's letter attached hereto as Exhibit B.

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:

- Public Water
- Public Sewer


Signature of Property Owner
DWAYNE DAIGGERS
TURNING POINT FELLOWSHIP
Address: PO BOX 876
GENTRY, AR 72734

FILED
2019 SEP 18 PM 1:38
BETSY HARRILL
CO & PROBATE CLERK
BENTON COUNTY, AR


Signature of Property Owner
TONY STEELE
STEELE DEVELOPMENT INC.
Address: 400 PEACH ORCHARD RD.
BENTONVILLE, AR 72712

ACKNOWLEDGEMENT

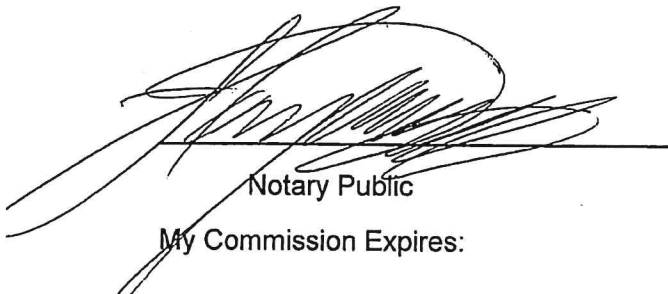
STATE OF ARKANSAS

COUNTY OF BENTON

On this August 30, 2019, before me the undersigned Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Dwayne Driggers, authorized agent of Turning Point Fellowship, and Tony Steele, authorized agent of Steele Development, Inc. known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I Have hereunto set my hand and official seal this 30th day of

August, 2019.


Notary Public
My Commission Expires:
Dec. 9, 2023



CDE CIVIL DESIGN ENGINEERS, INC.

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: ffourie@civildesign.com

FILED

September 18, 2019

2019 SEP 18 PM 1:38

BETSY HARRIS, Clerk
CLERK OF PROBATE COURT
BENTON COUNTY, AR
Ferdinand Fourie, P.E.
Project Manager
P.O. Box 56
Cave Springs, Arkansas 72762
479.381.1066 Telephone

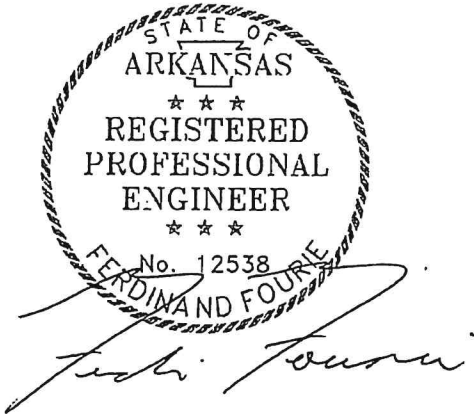
**Re: Property verification for annexation
Crowder Subdivision
CDE Project No. 1125**

This letter is provided as virifaction that the following proposed area for annexation into the City of Gentry, is infact adjacent to the City of Gentry, and that no enclaves will be created through this annexation.

TRACT 1 OF A PLAT FILED AS L201317183 IN THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY ARKANSAS, CONTAINING 36.24 ACRES MORE OR LESS.

Please let me know if you have any questions.

Thank you,



Ferdi Fourie, P.E.
Project Manager
FF/FF



CIVIL DESIGN ENGINEERS, INC.

P.O. Box 56, Cave Springs, AR 72718

Phone: (479) 381-1066

Email: f4ourie@civilde.com

FILED

TRANSMITTAL SHEET

2019 SEP 18 PM 1:38

TO:
Benton County

FROM:
Ferdie Fourie

**BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR**

ATTENTION:

DATE:

SEPTEMBER 18, 2019

ADDRESS:

102 NE A Street
Bentonville, AR 72718

PROJECT:

Crowder Subdivision

CONTACT NUMBER:

(479) 751-5751

JOB NUMBER:

1125 Crowder Subdivision

RE:

CC:

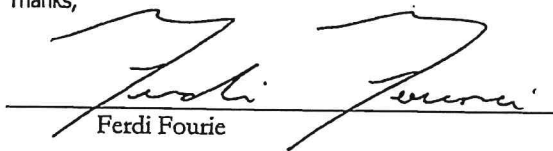
Copies:	Date:	No.:	Description:
1	09-18-2019		Revised Petition to Annexation
1	09-18-2019		Revised verification

AS REQUESTED FOR REVIEW PLEASE COMMENT PLEASE REPLY FOR YOUR USE

NOTES/COMMENTS:

Please find enclosed revised petition for annexation for the properties adjacent to Gentry, along Crowder and W. Main Street. Please let me know if you have any questions.

Thanks,



Ferdie Fourie

PETITION FOR ANNEXATION

CC 2019-10

DATE : April 3, 2019

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

Come now the undersigned petitionars, and state as follows:

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

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS


We further state that this petition is signed before anotary by one hundred percent (100%) of the realestate owners owning one hundred percent (100%)of the acreage in said area and that the area to beannexed does not contain property whose ownersdo not wish to have their property annexed.

Accompanying this petition is a title opinion verifyingthat the petitioners are all owners of record ofthe relevant properties attached hereto as Exhibit A.

That said property described herein is contiguousto and adjoining the present City of Gentrylimits, and no enclaves will be created through thisannexation, as indicated by the surveyor's letterattached hereto as Exhibit B.

That the following schedule of services shall beextended to the area by the City of Gentrywithin three (3) years after the date the annexationbecomes final:

- Public Water
- Public Sewer


 Signature of Property Owner


 Attesting Witness

BETSY HARRELL
 CD & PROBATE CLERK
 BENTON COUNTY, AR

2019 JUL -3 PM 4:04

FILED

Address: TURNING POINT FELLOWSHIP
PO BOX 876
GENTRY, AR 72734



Signature of Property Owner

FILED
2019 JUL -3 PM 4:05
BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Address: 400 PEACH ORCHARD RD.
BENTONVILLE, AR 72712

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF BENTON

On this JUNE 19TH, 2019, before me the undersigned Notary Public, dully commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Dwayne Driggers, authorized agent of Turning Point Fellowship, and Tony Steele, authorized agent of Steele Development, Inc. known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I Have hereunto set my hand and official seal this 19th day of

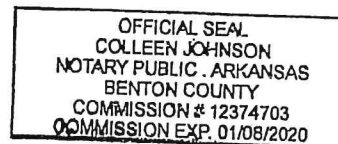
June, 2019.



Notary Public

My Commission Expires:

1/8/20





FILED

2019 JUL -3 PM 4:05

3866 W. Sunset Avenue
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

I, Cayenna Lea Gaither, 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:

A PART OF TRACT 1 OF A TRACT SPLIT RECORDED AS DOCUMENT L201817183 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS AND BEING A PART OF THE NE¼ OF THE SW¼ OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID NE¼ OF THE SW¼; THENCE N 87°23'26" W 19.80 FEET; THENCE N 01°54'53" E 17.81 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1 AND THE POINT OF BEGINNING; THENCE N 86°59'31" W 1268.74 FEET; THENCE N 09°51'17" E 31.86 FEET; THENCE N 06°07'20" E 122.51 FEET; THENCE N 02°23'23" E 397.65; FEET THENCE N 03°53'51" E 240.83 FEET; THENCE S 87°20'30" E 469.64 FEET TO AN IRON PIN FOUND; THENCE N 01°54'53" E 469.57 FEET TO AN IRON PIN FOUND; THENCE S 87°20'30" E 773.95 FEET; THENCE S 01°54'52" W 1269.70 FEET TO THE POINT OF BEGINNING, CONTAINING 31.25 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

and, as the result of said research and to the effective date of June 18, 2019 at 7:00 a.m., I also certify that

Steele Development, Inc.

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

A handwritten signature in cursive script that reads "Cayenna Lea Gaither". The signature is written over a horizontal line.

Cayenna Lea Gaither
Title Agent
Realty Title & Closing Services, LLC



FILED
3866 W. Sunset Avenue
Springdale, AR 72762
2019 JUL -3 PM 4:05 582-9383
www.realtytitleinc.com
BETSY HARKELL
CO & PROBATE CLERK
BENTON COUNTY, AR

I, Cayenna Lea Gaither, 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 NE¼ OF THE SW¼ OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 817.90 FEET N 87°25'44" W AND 33.68 FEET S 01°54'53" W OF THE NE CORNER OF SAID NE¼ OF THE SW¼; THENCE S 01°54'53" W 469.57 FEET; THENCE N 87°20'30" W 469.64 FEET; THENCE N 03°53'51" E 231.36 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 146.07 FEET, WITH A RADIUS OF 1821.25 FEET, WITH A CHORD BEARING OF N 02°01'30" E, WITH A CHORD LENGTH OF 146.03 FEET, THENCE N 00°16'21" W 72.90 FEET; THENCE N 03°53'00" W 19.53 FEET; THENCE S 87°20'30" E 466.11 FEET, TO THE POINT OF BEGINNING, AS SHOWN ON A BOUNDARY SURVEY BY MICHAEL E. JAMES, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF ARKANSAS NO. 985, DATED MAY 25, 2018 AND DESIGNATED AS JOB NUMBER JS15557A.

and, as the result of said research and to the effective date of June 18, 2019 at 7:00 a.m., I also certify that

Turning Point Fellowship, an Arkansas non-profit corporation

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

A handwritten signature in black ink, appearing to read "Cayenna Lea Gaither", is written over a horizontal line.

Cayenna Lea Gaither
Title Agent
Realty Title & Closing Services, LLC



CIVIL DESIGN ENGINEERS, INC.

4024 Wagon Wheel Road, Springdale, AR 72762 Phone: (479)381-1066 Email: ffourie@civilde.co

July 3, 2019

**Re: Property verification for Annexation
Crowder Subdivision
CDE Project No. 1125**

Ferdinand Fourie, P.E.
Project Manager
4024 Wagon Wheel Road
Springdale, Arkansas 72762
479.381.1066 Telephone
479.872.7118 Facsimile

This letter is provided as verification that the following proposed area for annexation to the City of Gentry, is in fact adjacent to the City of Gentry, and that no enclaves will be created through this annexation.

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS

Please let me know if you have any questions.

Thank you,

FILED
2019 JUL -3 PM 4:05
MISSY HARRELL
CLERK OF PROBATE
BENTON COUNTY, AR



Ferdinand Fourie, P.E.
Project Manager
FF/FF

Kevin Johnston

From: ffourie@andersonengineeringinc.com
Sent: Friday, October 25, 2019 2:42 PM
To: Kevin Johnston
Cc: Tony Steele
Subject: Utility availability
Attachments: Rezone-Exhibit.pdf

Kevin,

Per our conversation, we agree that the city utilities are available at the requested annexed property and will be extended with the construction of our proposed Crowder subdivision to the Turning Point church property. We plan to start with the design of the subdivision and make a submittal for Preliminary Plat as soon as the zoning is adopted. Attached was our original rezone submittal exhibit.

Thank you,

Ferdi Fourie, P.E.
Anderson Engineering Inc.
5311 W. Village Parkway
Rogers, AR 72758
Cell: (479) 381-1066
Office : (479) 286-8181



RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

**RESOLUTION AUTHORIZING THE PURCHASE OF TWO
CATERPILLAR MODEL DG80 60kW STANDBY GENERATORS.**

WHEREAS, the City of Gentry is in need of backup generators for two wastewater lift stations; and

WHEREAS, two Caterpillar Model DG80 60kW Standby Generators (the "Generators") meeting the City's requirements may be purchased from Riggs Equipment pursuant to a Sourcewell purchasing contract (attached), which satisfies the requirements of Arkansas law for such purchase.

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

Section 1. That the Mayor is hereby authorized to execute a purchase contract and such other documents as may be reasonably required to accomplish the purchase of the Generators through Riggs Equipment, at a price not to exceed \$52,000.00, together with any applicable taxes.

PASSED and APPROVED this 4thth day of November, 2019.

Kevin Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance



Mailing Address:
P.O. Box 1399
Little Rock, AR 72203-1399

Riggs Power Systems

Date: October 23, 2019 Quote Number: 30640984

To: City of Gentry/Lehman Donahue
Sourcewell Member # 81421

From: Tim Tennant Phone: 479-755-7215

Reference: Gentry Lift Station – 60kW Standby Generator with Automatic Transfer Switch

Riggs Power Systems is pleased to provide this offer based on our interpretation of the project plans and specs. Acceptance of this offer is solely conditioned on the terms of this offer. This offer is valid for 30 days. Our proposed Scope of Supply includes:

Item Description:	List Price
Caterpillar DG80 -60kW NG Generator – EPA Standby	\$31,500.00

CONFIGURATION/COMPONENTS:

Power Setting	60 kW
Voltage	120/240 Volts, 3 Phase, 4 Wire, 60 HZ
Engine	5.7L, V8, 4-cycle Natural Gas Turbocharger Air-to-Air After Cooled Oil Temp Gauge & Sender 11 to 14 In. of H2O Standard Air Cleaner
Engine Governing	Cat Electronic
Cooling System	Radiator, 122°F Ambient Rating Coolant Reservoir Engine Jacket Water Heater Caterpillar Extended Life Coolant Engine Oil Cooler Low Coolant Temperature and Level Switches
Control Panel	Low Coolant Level Shut Down NFPA 110 Compliant EMCP 4.2B Control Panel

Little Rock
9125 I-30
(501) 570-3100
(800) 876-1021

Jonesboro
3701 E. Parker Rd.
(870) 932-5473
(800) 467-4055

Springdale
4117 Wagon Wheel
479) 756-8080

Harrison
3440 Hwy. 65 S.
(870) 743-2000
(866) 743-2536

El Dorado
2100 W. Hillsboro
(870) 881-0800
(877) 912-0800

Texarkana
3201 East Broad
(870) 773-5621
(800) 467-4008

Ft. Smith
6601 S. Zero
(501) 649-9582
(800) 467-4006

Russellville
2911 S. Arkansas
(479)968-3304
(800) 327-3304

Riggs Power Solutions

Caterpillar Electric Power Systems

Charging System Generator	Panel Mounted Audible Alarm UL 10 Amp NFPA Battery Charger, 120VAC Caterpillar, 240Volts, 3Ø, Caterpillar Voltage Regulator UL 2200 Listed EPA Certified Gas Pressure Sensor Vibration Isolators 100A 100% Rated Mainline Circuit Breaker PM Excitation Auxiliary Contacts
Starting System	12 VDC Electric Cranking Motor Battery Racks and Cables
Enclosure	Weather Resistant Enclosure
Exhaust	Enclosure Mounted Silencer
Warranty	Two Year Stand-by Warranty
Accessories	Operation and Maintenance Manuals 4 Year Platinum Warranty* Factory Testing at 0.8 Power Factor

ASCO 230 Amp Delayed Transition Transfer Automatic Transfer Switch

Rating	230 Amp
Voltage	120/240, 3 Phase
Contacts	3 Switched Poles, Solid Ground Bar
Certifications	CSA & UL 1008 Listed, NFPA-110 Compliant
Controls	Electronic Control Voltage and Frequency Sensing Auto-start/stop Functions Programmable Time Delays Standard Exerciser
Enclosure	NEMA 3R

Machine Total:	\$31,500.00
Sourcewell Discount – 31%	- \$9,765.00
Machine Sub Total	\$21,735.00
230A ASCO 300 Transfer Switch	\$2,180.00
Delivery to Customer Location & Start-Up	+ \$1792.00

Grand Total: \$25,707.00

- 1) Delivery to Gentry, AR job site
- 2) Unloading and installation is by others

Riggs Power Solutions

Caterpillar Electric Power Systems

***Platinum Coverage is a \$1,130 added feature that comes standard on all new CAT products purchased through Sourcewell Purchasing**

***2 Years Standard Warranty and 2 Years Extended Warranty = 4 Year Warranty**

Sales Tax Not Included

Commercial Terms

1. The seller reserves the right to accept or reject this order and shall not be required to give any reason for non-acceptance.
2. This order when accepted by seller shall become a binding contract but shall be subject to strikes, lockouts, accidents, fire, delays in manufacture or transportation, acts of God, embargoes, or Governmental action or any other causes beyond the control of the seller whether the same as, or different from the matters and things hereinbefore specifically enumerated, and any of said causes shall absolutely absolve the seller from any liability to the purchaser under the terms hereof.
3. Except where title is transferred and the seller takes back a contract, title to and right of possession of said machines shall remain vested in the seller until all indebtedness and all sums due or to become due from the purchaser, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time ownership shall pass to the purchaser.
4. The seller's responsibility for shipments ceases upon delivery to Transportation Company, and any claims for shortages, delays or damages occurring thereafter shall be made by the purchaser direct to the transportation company.
5. The purchaser agrees that this order shall not be countermanded by him, and that when it is accepted (and until the execution and delivery of the contract or contracts and note or notes required to consummate the sale as above specified) it will cover all agreements between the parties relative to this transaction, and that the seller is not bound by any representations or terms made by any agent relative to this transaction which are not embodied herein.
6. When the machines necessary to fill this order are available, the buyer agrees on demand to execute and deliver to the seller such notes and contracts as may be required by the seller to evidence the transaction. In the event that the buyer fails to execute and deliver said notes and contracts to the seller, the entire balance of the purchase price shall at the seller's option become immediately due and payable.
7. The seller shall not be held liable or responsible for any damages, whether on account of personal injuries or otherwise suffered or sustained in the operation of said machine, nor for any damages resulting to the purchaser by reason of any delays or any alleged failure of said machine to operate, nor for any implied warranties. Any used or second-hand equipment included in this order is sold without any warranty whatsoever, express or implied (except that the seller warrants title), unless said warranty is set forth in full in the section on

page 1 of this document entitled
WARRANTY ON EQUIPMENT EXTENDED BY SELLER,
USED EQUIPMENT and is initialed by both of the parties
hereto.

8. The liability of said seller insofar as new Caterpillar Products (to include Machines, engines, Attachments and Parts manufactured by Caterpillar Tractor Co.), are concerned, shall be limited to the warranty which the buyer accepts in lieu of any and all warranties by the seller whether express or implied as set forth on Caterpillar Warranty Forms.

9. The liability of the seller insofar as all other new products (other than Caterpillar products), machines, engines, attachments and parts are concerned, shall be limited to the Manufacturer's warranty thereof, if any, and which the buyer accepts in lieu of any and all warranties by the seller, whether express or implied.

10. To the extent this equipment is equipped with a telematics system, such as Product Link, I understand data concerning this machine, its condition, and its operations is being transmitted by Product Link to Caterpillar and/or its dealers to better serve me and to improve upon Caterpillar products and services. The information transmitted may include: machine model, serial number, location, and operational data, including but not limited to: fault codes, diagnostic data, emissions data, fuel usage, service meter hours, software and hardware version numbers, and installed attachments. Caterpillar recognizes and respects customer privacy and will exercise reasonable efforts to keep the information secure. I agree to allow this data to be accessed by Caterpillar and/or its dealers.

11. Seller will not be responsible for any liquidated damages as a result of any aspect of the project that could be delayed.

12. Installation, wiring, conduit, fuel, foundations, and other materials and services not expressly defined in this offer are not included in this offer.

13. Start-Up is to be completed under normal operating hours and standard conditions. When any situation arises that requires other than normal conditions, additional fees may apply.

14. Offer includes freight that is f.o.b. to the "Ship to Address" only. Unloading or handling fees are not included.

15. Product availability dates are subject to change without notice.

Customer Initials _____

Riggs Power Solutions

Caterpillar Electric Power Systems

I am very grateful for the opportunity to serve you. If you have any questions or need additional information please do not hesitate to call.

Sincerely,

Tim Tennant
Riggs Power Systems Territory Manager
Sales, Service & Rental
Cell: 479-755-7215

RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF GENTRY TO EXECUTE A PURCHASE AGREEMENT TO PURCHASE TWO DODGE CHARGER POLICE PURSUIT SEDANS; FOR EQUIPPING THE SEDANS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Gentry is in need of two Dodge Charger Police Pursuit Sedans (the "Sedans"); and

WHEREAS, The City of Gentry is able to locally purchase the Sedans, in accordance with State Bid specifications, from Superior Auto Group for an amount not in excess of the fleet price awarded by the Arkansas Office of State Procurement and now in effect.

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

Section 1. The Mayor is hereby authorized to execute a purchase agreement with Superior Auto Group, an Arkansas licensed motor-vehicle dealer, for the purchase of the Sedans at a per-vehicle price not to exceed the State procurement bid of \$22,243.00.

Section 2. The Sedans will need, and Superior Auto Group is able to provide, certain labor and materials to equip them for operation. The Mayor is accordingly authorized to further contract with Superior Auto Group and/or third-party providers to equip the Sedans for operational use for a reasonable additional sum.

PASSED and APPROVED this 4thth day of November, 2019.

Kevin D. Johnston, Mayor

Attest:

Director of Finance

RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF GENTRY TO EXECUTE A PURCHASE AGREEMENT TO PURCHASE A FORD F-250 ¾-TON HD 4X4 CREW-CAB TRUCK; FOR EQUIPPING THE TRUCK; AND FOR OTHER PURPOSES.

WHEREAS, the City Water Department is in need of an additional truck; and

WHEREAS, The City of Gentry is able to purchase a truck meeting the City's requirements, specifically a Ford F-250 ¾-Ton HD 4x4 Crew-Cab truck (the "Truck"), in accordance with State Bid specifications from Superior Auto Group for an amount not in excess of the fleet price awarded by the Arkansas Office of State Procurement and in effect at the time of purchase.

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

Section 1. The Mayor is hereby authorized to execute a purchase agreement with Superior Auto Group, an Arkansas licensed motor-vehicle dealer, for the purchase of the Truck at a price not to exceed the State procurement bid amount of \$27,525.00.

Section 2. The Truck will need, and Superior Auto Group is able to provide, certain labor and materials to equip it for operation. The Mayor is accordingly authorized to further contract with Superior Auto Group and/or third-party providers to equip the Truck for operational use for a reasonable additional sum.

PASSED and APPROVED this 4thth day of November, 2019.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance

RESOLUTION NO. _____

**CITY OF GENTRY, ARKANSAS
2019 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 2019, to be collected in 2020.

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 2020, 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 2019, to be collected in 2020.

PASSED AND APPROVED THIS 4th DAY OF NOVEMBER 2019.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A REPLAT OF LOT 8, LOT 9, AND LOT 10A, BLOCK 2 OF COUNTRY ESTATES, CITY OF GENTRY, BENTON COUNTY, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, a proposed Replat of Lot 8 into Lot 8A; of Lot 9 into Lot 9A; and Lot 10 into Lot 10A, Block 2 of Country Estates, Gentry, Benton County, Arkansas (the "Property") owned respectively by Nora J. Krein; Orest and Nadia Stasiv; and Leon R. Slikkers and Nora Krein, has been submitted to the Gentry Planning Commission for consideration, and

WHEREAS, the Planning Commission has recommended approval of the Replat, in accordance with the provisions of the City of Gentry's Municipal Code; and

WHEREAS, said Replat and its legal description are as reflected on Exhibit A, attached hereto 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: That the Replat of the said Lot 8 into Lot 8A; of Lot 9 into Lot 9A; and Lot 10 into Lot 10A, in Block 2, Country Estates, Gentry, Benton County, Arkansas, as described on Exhibit "A" attached hereto, should be and the same is hereby accepted and approved for all purposes.

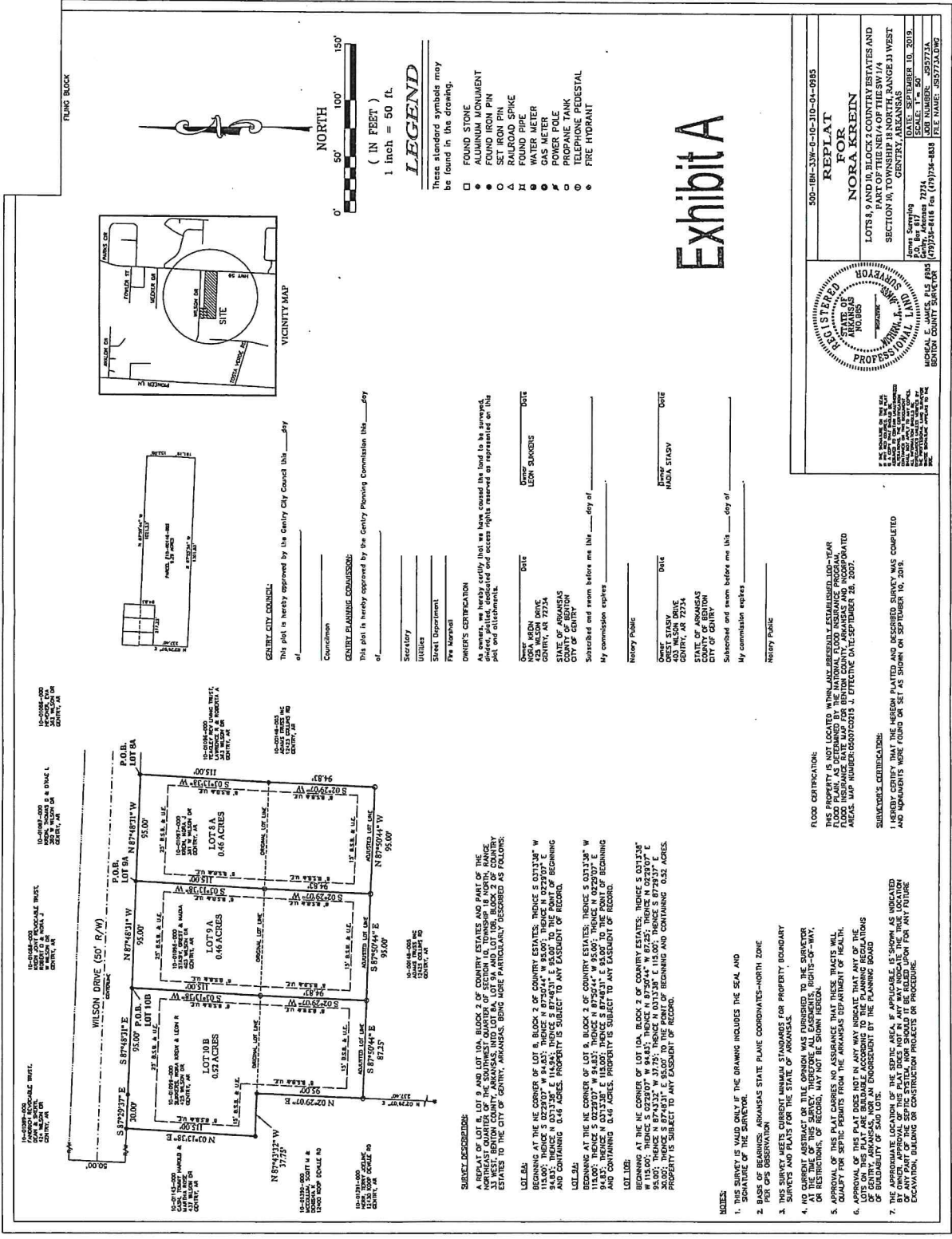
Section 2: The Mayor and Director of Finance are hereby authorized and directed to evidence the acceptance of said plat by certifying said acceptance on the approved plat.

PASSED and APPROVED this 4th day of November 2019.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance



GENEAL CITY COUNCIL
 This plot is hereby approved by the Geneal City Council this ____ day of _____

GENEAL PLANNING COMMISSION
 This plot is hereby approved by the Geneal Planning Commission this ____ day of _____

Secretary _____
 Utilities _____
 Street Department _____
 Fire Marshal _____

OWNER'S CERTIFICATION
 As owner, we hereby certify that we have caused the land to be surveyed, as shown, and have secured one decent right retained or represented on this plot and attachments.

Owner: _____
 Date: _____
 Title: _____

Surveyed and sworn before me this ____ day of _____, _____
 My commission expires _____

Notary Public: _____
 Name: _____
 Title: _____
 State of Arkansas
 City of Geneal

Subscribed and sworn before me this ____ day of _____, _____
 My commission expires _____

Notary Public: _____
 Name: _____
 Title: _____
 State of Arkansas
 City of Geneal

NOTES:
 1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 2. THIS SURVEY IS SUBJECT TO THE PROVISIONS OF THE SURVEY ACT.
 3. THE SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
 4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS AFFECTING THE PROPERTY.
 5. APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
 6. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BURLINGTON, IOWA.
 7. THE APPROXIMATE LOCATION OF THE SEPTIC AREA, IF APPLICABLE, IS SHOWN AS INDICATED BY THE SHADING. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER FEATURES OF ANY PART OF THE SEPTIC SYSTEM, NOR SHALL IT BE RELIED UPON FOR ANY FUTURE EXCAVATION, BUILDING OR CONSTRUCTION PROJECTS OR PROCEDURE.

SWORN TO AND FORWARDED:
 JAMES S. HENNING
 SUPERVISOR
 ARKANSAS
 PROBATION DEPARTMENT
 JAMES S. HENNING
 P.O. BOX 817
 GENEAL, ARKANSAS 72734
 SCALE: 1" = 50'

REPLAT FOR NORA KREIN
 LOTS 9 AND 10 IN BLOCK 2 COUNTRY ESTATES AND PART OF THE NE 1/4 OF THE SW 1/4 SECTION 10, TOWNSHIP 18 NORTH, RANGE 11 WEST, COUNTY, ARKANSAS
 JOB NUMBER: 256773A
 SCALE: 1" = 50'

Exhibit A

LEGEND
 These standard symbols may be found in the drawing:
 □ FOUND STONE
 ● ALUMINUM MONUMENT
 ○ CONCRETE MONUMENT
 ○ SET IRON PIN
 ▲ RAILROAD SPIKE
 ⊕ FOUND PIPE
 ● WATER METER
 ● GAS METER
 * POWER POLE
 ◊ PROPANE TANK
 ○ TOWER OR BELL
 ● FIRE HYDRANT

VICINITY MAP
 This map shows the location of the subject property relative to the surrounding area, including Wilson Drive, the Highway, and the City of Geneal.

LEGEND
 These standard symbols may be found in the drawing:
 □ FOUND STONE
 ● ALUMINUM MONUMENT
 ○ CONCRETE MONUMENT
 ○ SET IRON PIN
 ▲ RAILROAD SPIKE
 ⊕ FOUND PIPE
 ● WATER METER
 ● GAS METER
 * POWER POLE
 ◊ PROPANE TANK
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 ● WATER METER
 ● GAS METER
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 ● GAS METER
 * POWER POLE
 ◊ PROPANE TANK
 ○ TOWER OR BELL
 ● FIRE HYDRANT

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A REPLAT OF LOTS 10, 11, 12, 13, AND 14, BLOCK 41, ORIGINAL TOWN OF GENTRY, BENTON COUNTY, ARKANSAS.

WHEREAS, a proposed Replat of Lots 10, 11, and the South 35' of Lot 12, owned by Gaylene A. Walker, into Lot A; and of Lots 13, 14, and the North 15' of Lot 12, owned by Scott A. and Amy J. Mayberry, into Lot B, all in Block 41, Original Town of Gentry, Benton County, Arkansas, has been submitted to the Gentry Planning Commission for consideration; and

WHEREAS, the Planning Commission has recommended approval of the Replat, in accordance with the provisions of the City of Gentry's Municipal Code; and

WHEREAS, said Replat and its legal description are as reflected on Exhibit A, attached hereto 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: That the Replat of the said Lots 10, 11, and the South 35' of Lot 12 into Lot A; and of Lots 13, 14, and the North 15' of Lot 12 into Lot B, all in Block 41, Original Town of Gentry, Benton County, Arkansas, as described on Exhibit "A" attached hereto, should be and the same is hereby accepted and approved for all purposes.

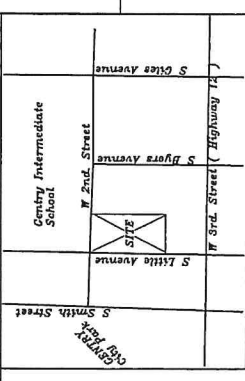
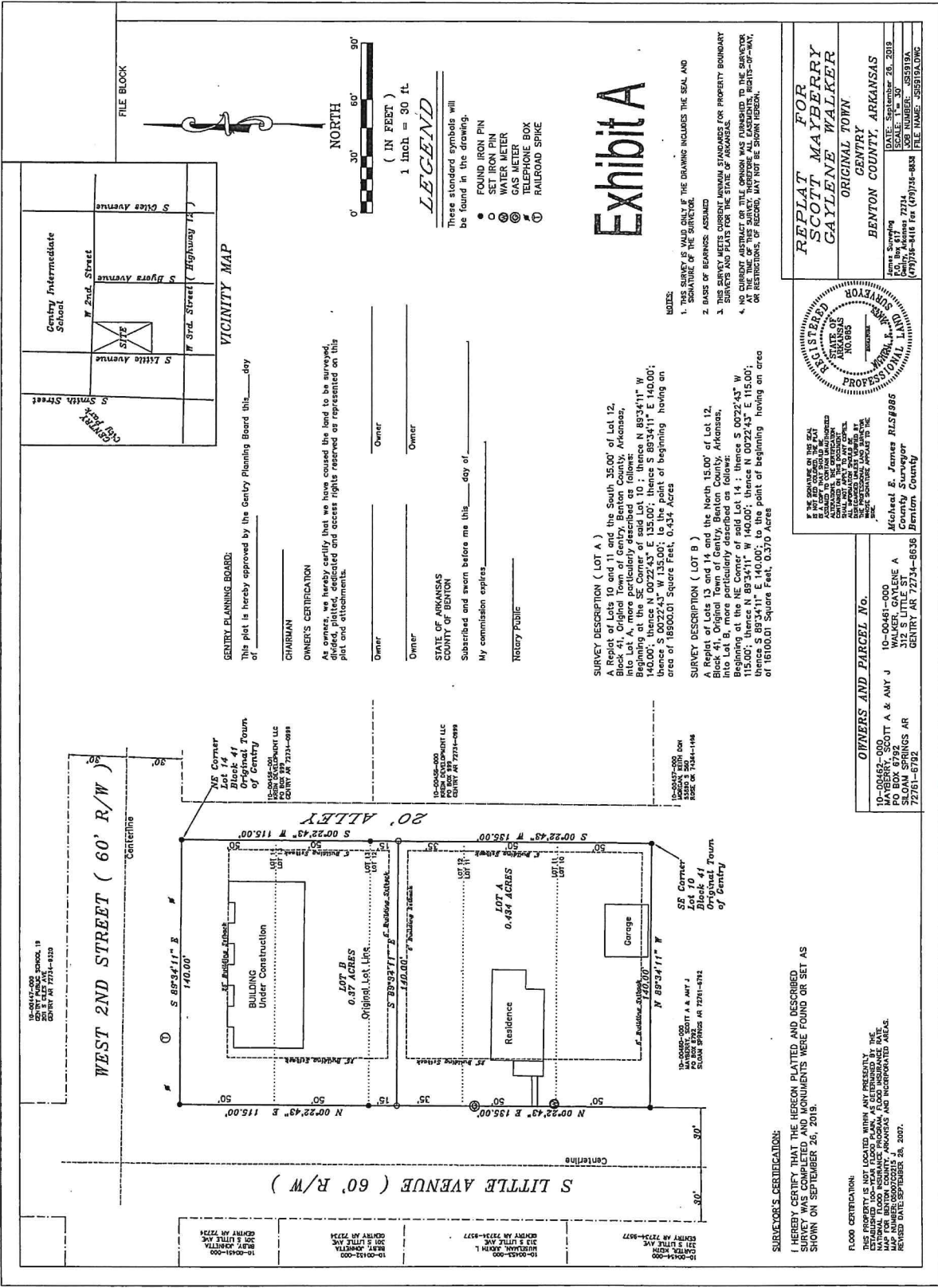
Section 2: The Mayor and Director of Finance are hereby authorized and directed to evidence the acceptance of said plat by certifying said acceptance on the approved plat.

PASSED and APPROVED this 4th day of November 2019.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance



GENITY PLANNING BOARD:

This plat is hereby approved by the Centry Planning Board this ___ day of _____, 2019.

CHAIRMAN

OWNERS CERTIFICATION

We, the undersigned, hereby certify that we have caused this land to be surveyed, platted and access rights reserved or represented on this plat and attachments.

Owner

Owner

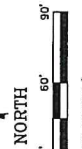
STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this ___ day of _____, 2019.

My commission expires _____.

Notary Public



LEGEND

These standard symbols will be found in the drawing.

- FOUND IRON PIN
- ⊙ SET IRON PIN
- ⊗ WATER METER
- ⊕ GAS METER
- ⊖ ELECTRICAL BOX
- ⊘ RAILROAD CROSSING

Exhibit A

- NOTES:**
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 - BASES OF BUSINESS ASSUMED.
 - SURVEY AND PLAT RELAYS FOR THE STATE OF ARKANSAS.
 - NO CURRENT ABSTRACT ON TITLE OR RECORD FOR THIS SURVEY. THEREFORE, ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, IF RECORD, MAY NOT BE SHOWN HEREON.

SURVEY DESCRIPTION (LOT A)

A Replat of Lots 10 and 11 and the South 35.00' of Lot 12, Block 41, Original Town of Gentry, Benton County, Arkansas, into Lot A, more particularly described as follows: Beginning at the NE Corner of said Lot 14; thence N 89°34'11" W 140.00'; thence N 00°22'43" E 135.00'; thence S 89°34'11" E 140.00'; thence S 00°22'43" W 135.00'; to the point of beginning having an area of 18900.01 Square Feet, 0.434 Acres.

SURVEY DESCRIPTION (LOT B)

A Replat of Lots 13 and 14 and the North 15.00' of Lot 12, Block 41, Original Town of Gentry, Benton County, Arkansas, into Lot B, more particularly described as follows: Beginning at the NE Corner of said Lot 14; thence S 00°22'43" W 115.00'; thence N 89°34'11" W 140.00'; thence N 00°22'43" E 115.00'; thence S 89°34'11" E 140.00'; to the point of beginning having an area of 18900.01 Square Feet, 0.370 Acres.

SURVEYOR'S CERTIFICATION:

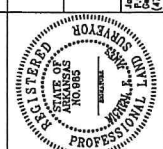
I, HEBERY GENTRY, THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON SEPTEMBER 26, 2019.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 13010C020101 ARKANSAS AND INCORPORATED AREAS. REVISION DATE: SEPTEMBER 26, 2007.

OWNERS AND PARCEL NO.

10-00482-000
MAYBERRY, SCOTT A & ANY J
160606-000 ONE A
312 S LITTLE ST
GENITY AR 72734-8638
72761-6792



ORDINANCE NO. _____

AN ORDINANCE ADJUSTING FIRE DUES FOR MEMBERS OUTSIDE THE CITY LIMITS OF THE CITY OF GENTRY, ARKANSAS BUT WITHIN THE CITY'S FIRE PROTECTION DISTRICT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

WHEREAS, the City of Gentry Fire Department provides fire-protection service to areas within its Fire Protection District that are outside the City limits of the City; and

WHEREAS, the City of Gentry offers an annual membership to residents within this service area on a voluntary basis.

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

Section 1: Annual fire dues for residents outside the City limits of the City of Gentry, but within its fire protection district, shall be \$50.00 per property, or per residence, if more than one occupied residence is on a property.

Section 2: The Gentry Fire Department, or its agent or representative shall send out Fire Department Membership Dues Notices advising of the available membership and setting forth the annual dues amount.

Section 3: Emergency. The increase proposed herein must be implemented immediately in order to allow the City to collect the adjusted rate for the 2020 fiscal year. Accordingly, the Counsel finds that this Ordinance, being necessary for the immediate protection of the public peace, health and safety of the citizens of Gentry, shall take effect immediately on its passage and approval.

PASSED and APPROVED this 4th day of November 2019.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Direct of Finance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 15.04.08 OF THE GENTRY MUNICIPAL CODE REGARDING INFORMAL PLAT APPLICATION FEES; AND FOR OTHER PURPOSES.

WHEREAS, it has come to the attention of the City of Gentry that there is a need to amend Section 15.04.08 of the Gentry Municipal Code to add a fee for the processing of an informal plat, such as lot-line adjustment or a tract split;

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

Section 1. Gentry Municipal Code Section 15.04.08 is hereby amended by adding the following sentence to the end of subsection (G):

For each informal plat submitted, the fee shall be \$15.00.

Section 2. All ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict.

PASSED and APPROVED this 4th day of November 2019.

Kevin D. Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance