

GENTRY CITY COUNCIL AGENDA

MONDAY, MARCH 7, 2022

Meeting Called to Order
Invocation
Roll Call
Review of Minutes: February 7, 2022 Regular Council Meeting

COMMUNITY COMMENTS

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

UNFINISHED BUSINESS

1. Park Master Plan Update
 - a. Splashpad
 - b. Sports Complex
2. Water Storage Facility Update
3. 117 N. Smith Ave. Update
4. ACEDP Grant Update

NEW BUSINESS

1. Bishop Subdivision Final Plat Approval Ordinance
2. Pioneer Woods Subdivision Phase 4 Final Plat Approval Ordinance
3. Sunset Ridge Phase 5 Final Plat Approval Ordinance
4. Authorized Check Signer Resolution
- 5.

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

ANNOUNCEMENTS

- Planning Commission Meeting, March 17, 2022 @ 7pm

	<u>2020</u>	<u>2021</u>	<u>2022</u>
City Sales & Use	\$115,414.12	\$124,535.41	\$150,788.65
County Tax	\$87,384.34	\$95,607.50	\$94,566.29

UNFINISHED BUSINESS

Park Master Plan Update:

a) **Splashpad:** Mayor Johnston announced the sod had been removed, concrete had been poured and turf was expected this week. Work continues; the Rules and Regulations sign has been ordered.

b) **Sports Complex:** Mayor Johnston stated the intent for an 8’ walking trail had been modified to an aggregated path and should be completed soon, weather permitting. 66 trees have been planted so far with additional plantings to come.

i. **Insurance Coverage:** Mayor Johnston presented council members with a list of values for review and consideration. After discussion:

Motion: Barrett- to insure the sports complex at \$1,500,000.00

Second: Williams

It should be noted council member Dan Erskin had joined the meeting virtually during this time and was therefore present and included for roll call

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

Motion passed.

1) **Water Storage Facility Update:** Larry Gregory with Garver stated completion was at about 85% as of the last week in January and everything was right on schedule.

2) **117 N. Smith Ave. Cleanup Update:** Mayor Johnston stated the property was now under new ownership. He had spoken with the previous land owner and was told further cleanup was taking place and would be more extensive than initially thought. Cleanup is moving along nicely.

3) **119 N. Nelson Ave. Cleanup Lien Update:** The lien has been submitted and recorded with the county. City Attorney Joel Kurtz advised the council further on proceedings related to the lien and, enforcement of said lien with regard to foreclosure and/or state tax related matters.

Motion: Crawford- to table this matter for one year and bring back to council for further review

Second: Philpott

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

Motion passed.

NEW BUSINESS:

- 1) **Benton County Hazard Mitigation Plan Resolution:** A Resolution Adopting the Benton County Hazard Mitigation Plan; and for Other Purposes, was presented for review and consideration:

Motion: Barrett- to pass the resolution

Second: Arnold

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

Motion passed.

- 2) **Tract Split Appeal (Swanson):** City Attorney Joel Kurtz addressed council members and explained the reason for the appeal, as this matter was previously presented to the Planning and Zoning Commission which denied the request, due to the original conception of the tracts in question, years ago. (**See section 5 of attached "A"**) Planning Commission advised Mr. Swanson he could appeal its decision, should he desire to do so.

Mr. Swanson stated he had made contact with some of the adjoining land owners and had obtained letters from those he'd contacted. He also stated planning and zoning commission had told him if he obtained signatures from the adjacent land owners, and no objections were made regarding the tract split, that planning and zoning would support his request. This statement was inaccurate. (It is stated within the January 17, 2022 planning and zoning meeting minutes, that Mr. Swanson was advised he had the right to appeal the planning and zoning commission's decision, should he choose to do so. **See #3 of attached "B"**) Planning and Zoning Commissioner Jim Kooistra can be heard on the audio recording of the same meeting, telling Mr. Swanson that any information obtained should be presented to City Council for his appeal.

Mayor Johnston informed council that he had researched the matter and had found no mention of the original land transaction, taking place in any of the planning and zoning commission meeting minutes ranging from 1993-1995. Mayor Johnston also advised council they had three options to consider: 1) to overturn the decision of the planning and zoning commission; 2) to uphold the decision of the planning and zoning commission; or 3) to refer back to planning and zoning for further discussion and consideration.

Motion: Crawford- to refer this matter back to planning and zoning commission to consider the letters Mr. Swanson has to present from adjacent land owners

Second: Thorburn

Roll Call: Crawford-yes Erskin-yes (joined again-v) Page-yes Philpott-yes
 Thorburn-yes Williams-yes Arnold-yes Barrett-yes

Motion passed.

* Let it be noted: council recommended Mr. Swanson have the letters he obtained from the adjacent land owners notarized.*

3) **Resolution Authorizing Land Exchange (N. Byers Ave. to N. Giles Ave.):** A Resolution Authorizing Exchange of 0.103 Acres of Land Within the City of Gentry, Arkansas for a Utility Easement, was presented for review and consideration:

Motion: Williams- to pass the resolution as presented

Second: Thorburn

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

Motion passed.

ANNOUNCEMENTS AND COMMENTS

***Planning Commission Meeting, February 17, 2022 @ 7:00p.m.:**

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

At this time Mayor Johnston recognized Chamber of Commerce Director, Janie Parks who presented her report containing updates from December 2021 and January 2022. Janie also voiced a special thank you to all those who contributed to the Neighbors for Neighbors program and the “Closet” project at the Gentry High School. Special thanks mentioned; Steve and Cheryl Smith, Berta Norris and, Ryan and Elizabeth Miller.

Gentry’s Chamber of Commerce Annual Banquet is pending (TBD); the Gentry Easter Egg Hunt will be April 16, 2022 at 2:00p.m. in the city park; Gentry’s Chamber Fishing Derby is set to take place June 4, 2022 from 9:00a.m. to 12noon at the Flint Creek Nature Park and, Freedom Fest is scheduled for July 4, 2022 from 12:00noon to 10p.m. at the city park.

Janie also let the council know she had completed the required training and course material to sit for the Community Development Council’s Certification test, and presented a copy of her certificate designating her as a Professional Community and Economic Developer!

Mayor Johnston voiced his appreciation the city workers for keeping the city’s streets safe and as clear as possible and, for those who showed their appreciate for city workers during the snowstorm. He thanked those that had provided food, as well as other forms of kindness at that time, specifically: David & Cindy Philpott, David Page, Natan Moseley, and others.

State Representative Delia Haak made an appearance and voiced her feelings of gratitude and pride for the City of Gentry, its Mayor and all city officials.

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

Motion: Barrett

Second: Williams

All in favor. None opposed.

Motion passed. Meeting adjourned.

CITY CLERK:
JENNY TROUT

MAYOR: KEVIN JOHNSTON
CITY OF GENTRY

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, DECEMBER 16, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on December 16, 2021 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Absent
Meyer- Present
Parks- Present
Runyan- Present

MEMBERS ABSENT: Williams

PUBLIC HEARING

Schortzmann's Water Service LLC: Conditional Use Permit

Mark Smithson provided an explanation of need for the permit and, stated Fire Chief Vester Cripps had recommended a plaque be placed on the outside of the building regarding the contents inside. There being no further discussion, this portion of the public hearing was closed.

PLANNING COMMISSION:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Absent
Meyer- Present
Parks- Present
Runyan- Present

MEMBERS ABSENT: Williams

Others in attendance: City Attorney Joel Kurtz (^{personally present}virtually), City Clerk Jenny Trout, Mark Smithson and others.

Review of the Minutes of the November 18, 2021 Regular Meeting & December 2, 2021

Special Meeting: After review:

Motion: Church- to approve the November 18th minutes as written

Second: Runyan

Roll Call: Church- yes Feemster-yes Kooistra-yes
Meyer-yes Parks-yes Runyan-yes

Motion Passed.

"A"

Motion: Meyer- to approve the December 2, 2021 Special meeting minutes with amendment to the motion showing as, "to approve the final plat"

Second: Runyan

Roll Call: Church- yes Feemster-yes Kooistra-yes
 Meyer-yes Parks-yes Runyan-yes

Motion passed.

1). 2022 Selection of Chairman, Alternate Chairman & Secretary: After discussion:

Motion: Runyan- to keep all current positions as is unless someone declines; Chairman- Mike Parks. Alternate Chairman -Wanda Meyer and, Secretary/Clerk, Jenny Trout

Second: Meyer

Roll Call: Church- yes Feemster-yes Kooistra-yes
 Parks-yes Meyer-yes Runyan-yes

Motion passed.

2). 2022 Regular Planning & Zoning Meeting Schedule: After discussion: Finding no conflicts:

(It should be noted that Jay Williams was at this time heard to be present virtually).

Motion: Meyer- to accept the 2022 calendar as presented

Second: Feemster

Roll Call: Church- yes Feemster-yes Kooistra-yes Williams-yes
 Meyer-yes Parks-yes Runyan-yes

Motion Passed.

3). Schortzmann's Water Service, LLC; Home Occupancy, Parcel# 10-00148-210:

After discussion:

Motion: Church- to approve the Home Occupancy

Second: Feemster

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Williams-yes Meyer-yes Runyan-yes Parks-yes

Motion passed.

4). Snyder Court- Subdivision Sketch Plan; Parcel# 10-00875-000: Discussion produced the following requirements and comments: sidewalks and curbs are to be required for the preliminary plat and, back side lot improvements are not required however, access to houses and garages should come off of Snyder St. **NOT Fulton St.**

Motion: Meyer- sidewalks and curbs are to be required in the Preliminary Plat

Second: Feemster

Roll Call: Church-yes Feemster-yes Kooistra-no Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

Motion: Runyan- to approve the Sketch Plan with the recommendations and comments

Second: Meyer

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

5). Swanson, Robert & Shawn- Tract Split; Parcel# 18-13647-000: City Attorney Joel Kurtz advised members that no known covenants exist at this time for this property. After discussion:

Motion: Williams- to deny the tract split based on its original conception to create 5acre lots/subdivision years ago

Second: Meyer

Roll Call: Church- yes Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed. Tract Split denied.

6). Three Springs RV park – Approval: Discussion was had in relation to the definition of a RV park and ordinance requirements. Joel read aloud the ordinance requirements to the members and stated those requirements were met.

Motion: Runyan- to approve the request for approval of the RV park

Second: Kooistra

Roll Call: Church- yes Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

It was mentioned that some ordinance amendments were likely in the future.

With no further business, Chairman Mike Parks entertained a motion to adjourn.

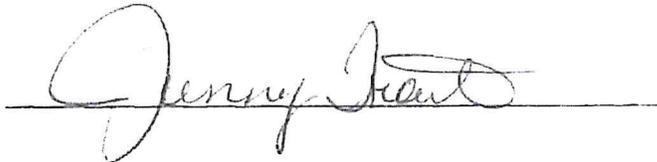
Motion: Meyer

Second: Feemster

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk



Mike Parks, Planning Committee Chairman



**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, JANUARY 20, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on January 20, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Present
Meyer- Present
Parks- Present

MEMBERS ABSENT: Runyan

PUBLIC HEARING

Special Use Permit; Parcel# 10-00313-000; Steve Ellis

Mr. Ellis was present to request the special use permit in order to build a single- family home on Parcel# 10-00313-000. After discussion this portion of the public hearing was closed.

PUBLIC HEARING

Variance Request; Parcel# 10-07092-000; Sunset Ridge/Jeffory Sanders

Mark Smithson announced the property owner was requesting the variance in order to build a fence and a 20x30 shop. There being no other comments, this portion of the public hearing was closed. Chairman Mike Parks announced the start of the regular planning and zoning session:

PLANNING COMMISSION:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Present
Meyer- Present
Parks- Present

MEMBERS ABSENT: Runyan

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Mark Smithson, Robert Swanson, Steve Ellis, Steve Young, Ron Homeyer and, others.

"B"

Review of the Minutes of the December 16, 2021 Regular Meeting: After review:

Motion: Church- to approve the December 16, 2021 minutes as written

Second: Meyer

*At this time City Attorney Joel Kurtz mentioned the minutes reflected he had been present virtually, when in fact he had been physically present

Motion: Church- to amend his original motion to reflect this information

Second: Meyer

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion Passed.

1). Jeffory Sanders- Variance; Parcel# 10-07092-000: After discussion:

Motion: Church- table for later discussion

Second: Meyer

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion passed.

2). Steve Ellis- Special Use Permit; Parcel# 10-00313-000 After discussion:

Motion: Williams- to approve the variance for a single-family home to include 8' setbacks

Second: Kooistra

Roll Call Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion Passed.

3). Robert Swanson RE: advice/clarification of lot split: Mr. Swanson addressed the commission inquiring as to why his request for lot split had been denied in December. After explanations were provided, and discussions were had, Chairman Mike Parks advised Mr. Swanson he had the right to appeal the decision of the Planning and Zoning Commission, with City Council.

4). a). Youngs Properties Inc: Subdivision- 1 Sketch Plan: After review of the Sketch Plan:

Motion: Kooistra- to approve the Sketch Plan dated January 2022

Second: Meyer

Roll Call: Church-yes Feemster-yes Kooistra-no
 Parks-yes Williams-yes Meyer-yes

Motion passed.

**4). b). Youngs Properties Inc: Subdivision- 2 Preliminary (Phase 2 Sandy Acres);
Parcel# 10-00123-055: After review:**

Motion: Church- to approve the preliminary plat dated January 7, 2022

Second: Kooistra

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion passed.

**5). Snyder Court Subdivision- 2 Preliminary; Parcel# 10-00875-000 (James Mathias);
After review:**

Motion: Church- to approve the Preliminary Plat dated January 2022, as presented

Second: Williams & Kooistra

Roll Call: Church- yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion passed.

**6). Sunset Ridge- Country Lots LLC- Subdivision 2- Phase 5 Preliminary;
Parcel# 10-00148-200:**

This item was removed from the agenda as it was not ready for presentation to the commission.

At this time City Clerk Jenny Trout, reminded commission members to complete and submit their statements of financial interest by January 31, 2022 and, the new online courses for Arkansas Planning Official Training, was now open for registration, if anyone was interested.

With no further business, Chairman Mike Parks entertained a motion to adjourn.

Motion: Meyer

Second: Kooistra

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman



Michael Preston
Secretary of Commerce,
Executive Director
Arkansas Economic Development
Commission

February 22, 2022

The Honorable Kevin Johnston, Mayor
City of Gentry
101 W. Main Street
Gentry, AR 72734-8220

RE: 2021 General Assistance Application: Gentry Stormwater Drainage Project
ACEDP Grant #790-09198-21

Dear Mayor Johnston:

Thank you for submitting an application to the Arkansas Economic Development Commission (AEDC) through the General Assistance set-aside of the Arkansas Community and Economic Development program (ACEDP), funded through the U.S. Department of Housing and Urban Development (HUD) States Program for Small Cities Community Development Block Grant Program (CDBG).

Based upon our review of your application, I am pleased to inform you that your project has been recommended to receive \$192,150 in CDBG funds. Additional funds will be added for activity delivery costs, including contracted grant administration.

Brenda Rowell, of the Grants Division, has been assigned as the AEDC Grants Manager to work with you and your grant administrator toward the successful completion of your project. Please do not proceed with any equipment purchase or construction activities until you have submitted a complete environmental review record and have received an environmental clearance letter from our office. You may request permission to incur costs for administrative or design services and environmental activities by sending an incur cost request.

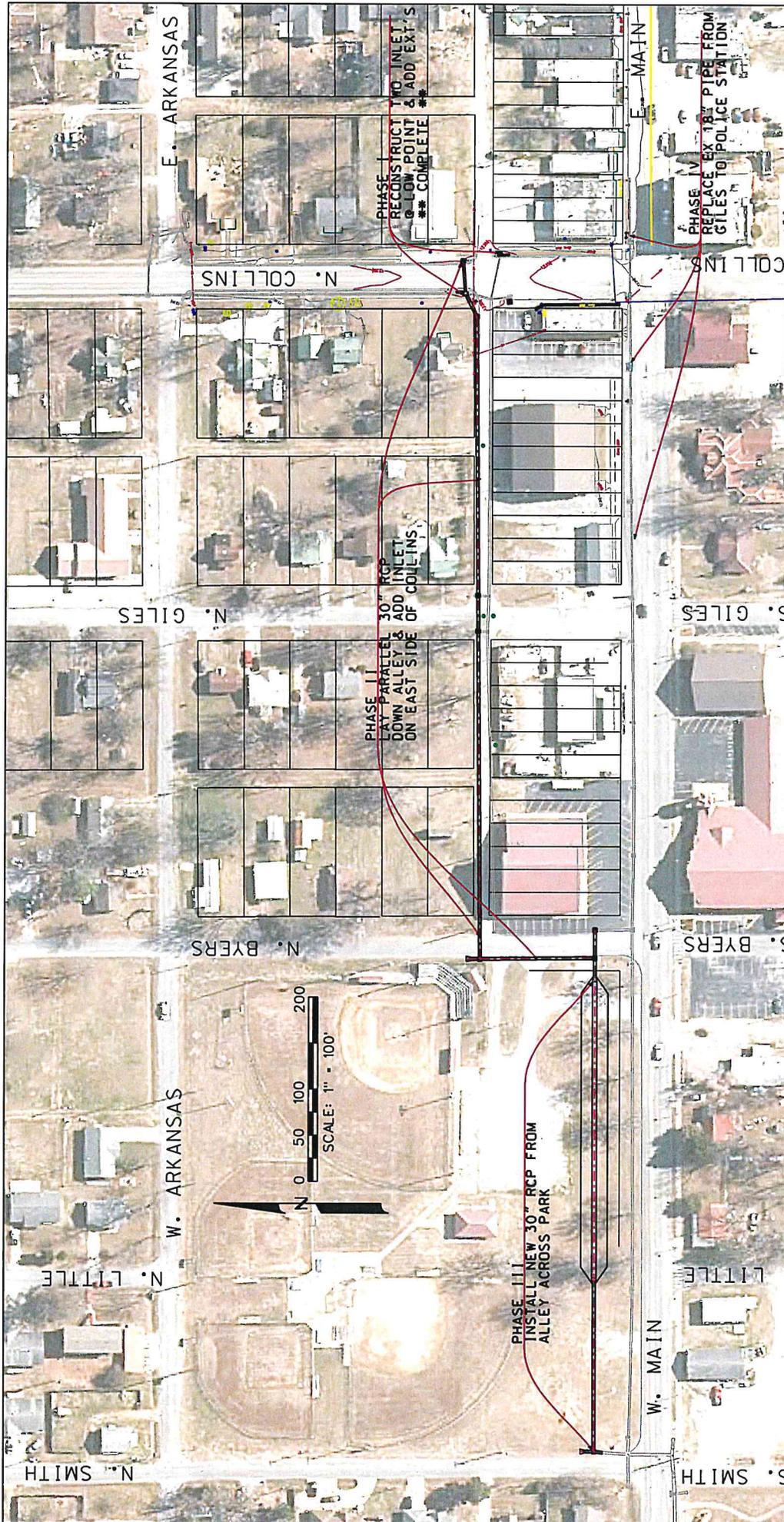
Should you have any questions, you may contact Brenda at (501) 682-7324 or email her at browell@arkansasedc.com. We will proceed with preparing the grant documents, and a ceremonial presentation will be scheduled at a future date. Congratulations on obtaining grant funds for your project and we look forward to working with you.

Sincerely,

A handwritten signature in blue ink that reads "Jean Noble".

Jean Noble
Grants Division Director

cc: Catherine Baker, Grant Administrator, NWAEDD
The Honorable Jim Hendren, State Senator
The Honorable Dan Douglas, State Representative
The Honorable John Boozman, U.S. Senator
The Honorable Tom Cotton, U.S. Senator
The Honorable Steve Womack, U.S. Representative



CIVIL ENGINEERING INC

CIVIL ENGINEERING, INC. RON HODMEYER, P.E.
 1479924-8958 Phone (479)924-4747 Fax
 E-MAIL: cive@engr.com-internet.com

APPROVAL PLANS FOR
MAIN ST. & COLLINS ST.
 CENTERVILLE, ARKANSAS

DRAINAGE OPTIONS EXHIBIT

Phase	Description	HGL @ Low Point				Flow By-Passing to Main				Costs				Pump Repair	Total Cost		
		10-Year	25-Year	100-Year	100-Year	10-Year	25-Year	100-Year	100-Year	Phase	24" RCP	18" RCP	30" RCP			30" RCP	30" FES
1	Existing	1235.40	1235.53	1235.84	27.58	42.27	76.85									0	\$0.00
2	Improve inlets at low point of Collins	1235.01	1235.14	1235.44	0.62	7.72	31.29									10	\$11,000.00
3	Install 30" Pipe down Alley	1234.85	1235.01	1235.28	0.05	0.77	15.81									380	\$148,000.00
4	Improve inlets at low point of Giles Park	1235.24	1235.37	1235.68	0.02	0.72	31.28									20	\$80,000.00
4	Improve inlets along Main, from Catch to Police Station	1235.24	1235.37	1235.68	13.11	24.27	58.01									173	\$79,000.00
Phase per Unit		\$80.00	\$1,850.00	\$70.00	\$1,500.00	\$130.00	\$2,300.00	\$5,000.00	\$32.00	LF	EACH	LF	EACH	LF	EACH	LF	YR ²

Jay's Office = 1235.83 Sidewalk at low point = 1235.38

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF BISHOP
SUBDIVISION, GENTRY, ARKANSAS; AND FOR OTHER PURPOSES.**

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

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

PASSED and APPROVED this 7th day of March 2022.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF PIONEER WOODS
SUBDIVISION, PHASE 4, GENTRY, ARKANSAS; AND FOR OTHER
PURPOSES.**

WHEREAS, the Final Plat of Pioneer Woods Subdivision, Phase 4, 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 Pioneer Woods Subdivision, Phase 4, Gentry, Benton County, Arkansas, as shown on the Plat attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word should be and is hereby accepted and approved.

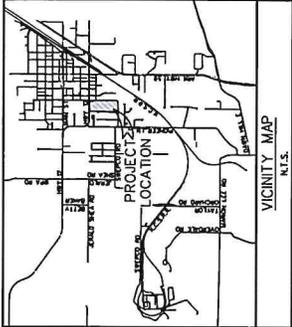
Section 2: The Mayor and Director of Finance are hereby authorized and directed to evidence the acceptance of said Plat by certifying said acceptance on the approved Plat or by attaching a copy of this Ordinance to the Plat for recording.

PASSED and APPROVED this 7th day of March 2022.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance



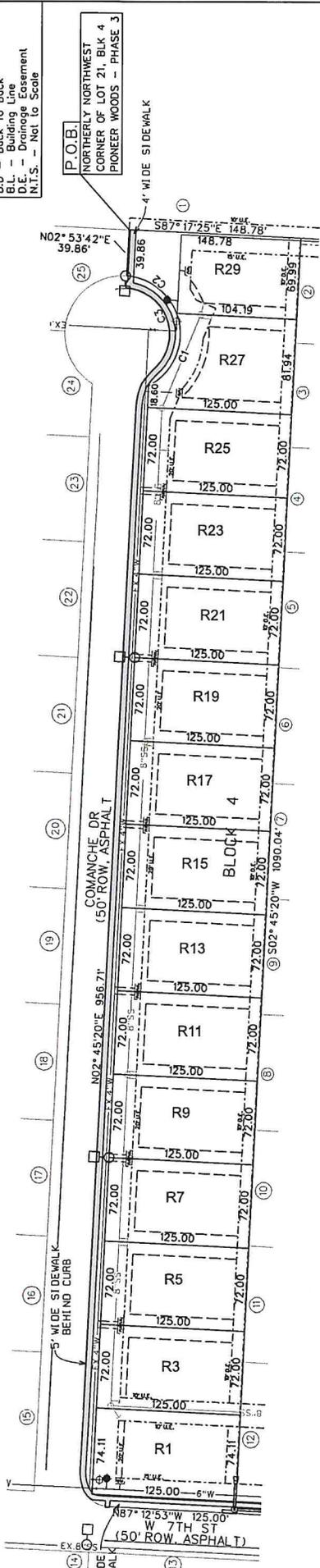
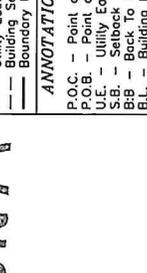
LEGEND:

- Set 1/2" Rebar
- Benchmark
- ⊕ Son. Sewer Manhole
- ⊕ Son. Sewer Service
- ⊕ Valve
- ⊕ Fire Hydrant
- ⊕ Water Meter
- ⊕ Street Light
- ⊕ Utility Easement
- ⊕ Building Setback Line
- ⊕ Boundary Line

ANNOTATION LEGEND:

- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- U.E. - Utility Easement
- S.F. - Setback
- B.B. - Back to Back
- B.L. - Building Line
- D.E. - Drainage Easement
- N.T.S. - Not to Scale

Exhibit A



CURVE TABLE

Curve No.	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
1	50.00'	74.11'	50.00'	N87°12'53\"/>	

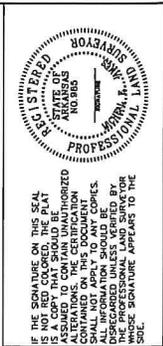
LOT TABLE

LOT #	AREA (SQ FT)
R1	9,284
R2	9,000
R3	9,000
R4	9,000
R5	9,000
R6	9,000
R7	9,000
R8	9,000
R9	9,000
R10	9,000
R11	9,000
R12	9,000
R13	9,000
R14	9,000
R15	9,000
R16	9,000
R17	9,000
R18	9,000
R19	9,000
R20	9,000
R21	9,000
R22	9,000
R23	9,000
R24	9,000
R25	9,000
TOTAL	9,248

PROPERTY DESCRIPTION:
 PART OF LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 & 21, BEING THE WEST 125.00 FEET OF BLOCK 4 OF PIONEER WOODS, PHASE 1 AND 3, FOUND IN BENTON COUNTY PLAT RECORDS BOOK 2 AT PAGE 32 AND BOOK 18 AT PAGE 246, RESPECTIVELY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY NORTHWEST CORNER OF LOT 21 OF BLOCK 4; THENCE N87°12'53\"/>

Parcel Key No.	Block No.	Name	Address
1	10-01028-000	Paul & Corinne Church	101 W Main, Gentry AR 72724
2	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
3	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
4	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
5	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
6	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
7	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
8	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
9	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
10	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
11	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
12	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
13	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
14	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
15	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
16	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
17	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
18	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
19	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
20	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
21	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
22	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
23	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
24	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761
25	10-01028-000	Paul & Corinne Church	20811 Arkavee Rd, Siletta Springs AR 72761



IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE RECORDED WITH THE ORIGINAL. ALL INFORMATION SHOULD BE OBTAINED FROM THE ORIGINAL SURVEY. THE PROFESSIONAL LAND SURVEYOR'S SIGNATURE APPEARS TO THE RIGHT OF THIS SEAL.

OWNER/DEVELOPER:
 PIONEER WOODS SUBDIVISION, PHASE 4 FINAL PLAT, PAGE 1 OF 1
 PAUL CHURCH
 500-18N-33W-04-130-04-0983
 500-18N-33W-04-10-04-0985
 Siletta Springs, AR 72761
 (479) 736-2021

DATE: January 28, 2022

JOB #: 1837

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ____ day of _____, 2022, by the City of Gentry Planning Commission.

Secretary _____

CITY COUNCIL APPROVAL: This final plat is hereby accepted this ____ day of _____, 2022, by the Gentry City Council.

Mayor _____

OWNERS CERTIFICATION AND DEDICATION:
 I, the undersigned, hereby state that we are the sole owners of the herein platted and described property and do hereby dedicate said right-of-way and easements, if any, for the use of the general public and installation of utilities.

STATE OF ARKANSAS
 COUNTY OF BENTON

Subscribed and sworn before me this ____ day of _____, 2022.

Notary Public _____ My Commission expires: _____

Water/Sewer System are Approved _____

Street/Utilities are Approved _____

Setback Dimensions are Approved _____

ORDINANCE NO. _____

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF SUNSET RIDGE
SUBDIVISION PHASE 5, GENTRY, ARKANSAS; AND FOR OTHER
PURPOSES.**

WHEREAS, the Final Plat of Sunset Ridge Subdivision Phase 5, 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, the 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 5, Gentry, Benton County, Arkansas, as shown on the Plat attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word should be and is hereby accepted and approved.

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

PASSED and APPROVED this 7th day of March 2022.

Kevin D. Johnston, Mayor

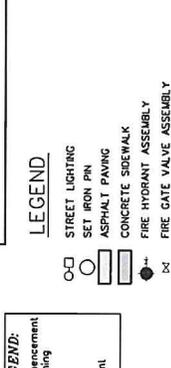
Attest:

Tonya Carney, Director of Finance

Parcel Key No.	Parcel No.	Owner Name	Address
1	10-0731-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
2	10-0732-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
3	10-0733-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
4	10-0734-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
5	10-0735-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
6	10-0736-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
7	10-0737-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
8	10-0738-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
9	10-0739-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
10	10-0740-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
11	10-0741-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
12	10-0742-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
13	10-0743-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
14	10-0744-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
15	10-0745-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
16	10-0746-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
17	10-0747-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
18	10-0748-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
19	10-0749-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
20	10-0750-0000	Sunset Ridges Home, LLC	9310 Wagon Wheel Rd Springdale, AR 72762

Case No.	Block	Area	Legal Description	Owner Name	Address	
1	18.00	25.13	22.67	S415423E	30070000	
2	18.50	16.33	18.81	N874803E	12025222	
3	50.00	36.34	N631981E	13821144		
4	50.00	56.81	S870529E	11248317		
5	50.00	56.81	S870529E	11248317		
6	50.00	56.81	S870529E	11248317		
7	50.00	36.34	S517090E	13821144		
8	18.50	16.33	18.81	S813739E	12925222	
9	50.00	56.81	N474357E	18133344		
10	50.00	56.81	N474357E	18133344		
11	50.00	46.62	44.99	S502006E	12834342	
12	50.00	46.62	44.99	S502006E	12834342	
13	50.00	46.62	44.99	S502006E	12834342	
14	50.00	46.62	44.99	S502006E	12834342	
15	50.00	46.62	44.99	S502006E	12834342	
16	50.00	46.62	44.99	S502006E	12834342	
17	50.00	46.62	44.99	S502006E	12834342	
18	50.00	46.62	44.99	S502006E	12834342	
19	50.00	46.62	44.99	S502006E	12834342	
20	50.00	46.62	44.99	S502006E	12834342	

Phase I	Area (S)	Area (N)	Area (E)	Area (W)	Area (Total)
246	8.055				8.055
247	8.750				8.750
248	8.750				8.750
249	8.750				8.750
250	8.750				8.750
251	17.828				17.828
252	8.750				8.750
253	8.750				8.750
254	8.750				8.750
255	8.750				8.750
256	8.750				8.750
257	8.750				8.750
258	8.750				8.750
259	8.750				8.750
260	8.750				8.750
261	8.750				8.750
262	8.750				8.750
263	8.750				8.750
264	8.750				8.750
265	8.750				8.750
266	8.750				8.750
267	8.750				8.750
268	8.750				8.750
269	8.750				8.750
270	8.750				8.750



SURVEY NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASES OF OBSERVATIONS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION.
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE, ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

SURVEY DESCRIPTION PHASE 3:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, SECTION COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 12, THENCE S 86°54'37" E 1327.75'; THENCE S 02°37'38" W 300.00'; THENCE N 86°54'37" W 1327.75'; THENCE N 02°30'16" E 300.00' TO THE POINT OF BEGINNING AND CONTAINING 9.146 ACRES.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY, INCORPORATED AREAS, MAP NUMBER: 05007C0195 J, EFFECTIVE DATE: SEPTEMBER 28, 2007.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON DECEMBER 06, 2021.

BUILDING SETBACKS:
 UNLESS OTHERWISE NOTED:
 25'- ROAD FRONTAGE
 7'- REAR
 15'- EXTERIOR SIDE/CORNER

SITE INFORMATION:
 APPROXIMATE AREA: 9.146 ACRES
 PARCEL NUMBER: 18-13593-003
 CURRENT ZONING: R-7
 PROJECT ADDRESS: 9310 WAGON WHEEL RD, SPRINGDALE, AR 72734

OWNERS CERTIFICATION AND DEDICATION:
 We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property and do hereby dedicate road rights-of-way and easements, if any, for the use of the general public and installation of utilities.

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this _____ day of _____, 2022, by the City of Gentry Planning Commission.

Secretary _____

Mayor _____

CITY COUNCIL APPROVAL: This final plat is hereby accepted this _____ day of _____, 2022, by the Gentry City Council.

Nary Public _____

My Commission expires: _____

Final Plat - Sunset Ridges Subdivision, Phase 5, Page 1 of 1

Plat Code: 500-18N-33W-00-12-440-04-0985
 Date: February 17, 2022
 Job #: 2015

Owner/Developer: CIVIL ENGINEERING, INC. 7819th Pl, Siloam Springs, AR 72734 (479)716-8416 (479) 324-9956

Survey By: James Surveys, P.O. Box 617, Gentry, AR 72734 (479)716-8416 (479)716-8818

Professional Seal: SURVEYOR OF ARKANSAS, JAMES SURVEYS, 18-13593-003, FEBRUARY 17, 2022

IF THE SIGNATURE ON THIS SEAL IS A COPY THAT SHOULD BE ATTACHED TO THIS DOCUMENT CONTAINED ON THIS DOCUMENT. ALL INFORMATION SHOULD BE THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SEAL.

STATE OF ARKANSAS
 COUNTY OF BENTON

Subscribed and sworn before me this _____ day of _____, 20____.

Notary Public _____

My Commission expires: _____

Waters Sewer System use Approved
 Street Utilities are Approved
 Sublot Dimensions are Approved

Exhibit A

RESOLUTION NO. _____

CITY OF GENTRY, ARKANSAS

A RESOLUTION DESIGNATING THOSE PERSONS AUTHORIZED TO SIGN CITY CHECKS; AND FOR OTHER PURPOSES.

WHEREAS, the City is in need of updating the list of persons authorized to sign checks on behalf of the City; and

WHEREAS, it is the policy of the City of Gentry that each check issued by the City be signed by two (2) authorized signatories;

NOW, therefore, be it resolved by the City Council of the City of Gentry, Arkansas that the following persons are authorized to sign checks issued by the City of Gentry from time to time:

- i) Kevin D. Johnston
- ii) Tonya Carney
- iii) Vester Cripps
- iv) Marissa Pair

Passed and approved this 7th day of March, 2022.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance