

**CITY OF GENTRY  
REGULAR CITY COUNCIL MEETING  
MONDAY, AUGUST 3, 2020**

The City Council of the City of Gentry, Arkansas, met in a virtual session at the Council Chambers and, at various other locations at 6:30 p.m. on August 3, 2020. Mayor Kevin Johnston called the meeting to order. Given the circumstances it was agreed the invocation would be by-passed during these sessions.

**PUBLIC HEARING**

**317 South Collins Ave. Condemnation**

At this time property owner Tim Ellis addressed the Council and requested a 60- day extension in order to have time to relocate the current tenants and have the structure demolished.

**119 N. Nelson Ave. Condemnation**

At this time property owner Larry Babcock and son Drew addressed the Council and requested a 60- day extension in order to further evaluate the structure in hopes of making improvements and devise a plan to either make those improvements or demolish the structure.

At this time the public hearing portion of this session was closed.

**COUNCIL MEMBERS ANSWERING ROLL CALL:**

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

**Others in attendance:** Mayor Kevin Johnston, City Clerk Jenny Trout, Police Chief Clay Stewart, Fire Chief V. Cripps, Mark Smithson, Randy Moll, City Attorney Joel Kurtz, Maxine Foster, John English with Flintco, Chris McGinnis, Tim Ellis, Larry Babcock, Andrew Babcock and others.

**REVIEW OF MINUTES: July 6, 2020- Regular Virtual Council Meeting**

**Motion:** Jason Barrett- to accept the minutes as presented

**Second:** Jimmy Thorburn

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

**Motion approved.**

## COMMUNITY COMMENTS

1. **Public Comment (Items Not on Presented Agenda)** No new comments
2. **Main Street Gentry Chamber of Commerce – Janie Parks** was unavailable this session.
3. **Gentry Senior Activity Center- Maxine Foster** was present in chambers with Mayor Kevin Johnston and he announced the center was still closed during this pandemic.
4. **Gentry Public Schools – Jason Barrett** stated Ms. Metz had a conflict this evening and was unable to attend. He presented the following on her behalf: Gentry public schools will be having virtual open houses for learning enrolled students this year instead of in person. Those dates are as follows: Tuesday, August 18<sup>th</sup> from 5:30-6:30p.m. for Gentry primary and intermediate schools; Wednesday, August 19<sup>th</sup> from 5:30-7:00p.m. for Gentry high school and Thursday, August 20<sup>th</sup> from 5:00-6:00p.m. for Gentry middle school.

The Pioneer Virtual Learning Academy (PVLA) will be hosting in person orientations for virtual learning enrolled students at each campus. This will allow parents and students to pick up district issued technology items. Dates and times are as follows: Wednesday, August 19<sup>th</sup> from 5:00-6:00p.m. at Gentry primary school for grades- K-2; Wednesday, August 19<sup>th</sup> from 6:30-7:30p.m. at Gentry intermediate school grades- 3-5; Thursday, August 20<sup>th</sup> from 5:00-6:00p.m. at Gentry middle school- grades 6-8; and Thursday, August 20<sup>th</sup> from 6:30-7:30p.m. at Gentry high school- grades 9-12. Monday, August 24<sup>th</sup> will be the first day of school for all students.

## UNFINISHED BUSINESS

- 1) **Dawn Hill East Bridge Update:** Mayor Johnston stated concrete for the curb approach had been poured and today marked the 132<sup>nd</sup> day of the 150- day contracted time frame. Paving, concrete, manholes, etc. should be on target and, expectation for opening is sometime this month.
- 2) **Park Master Plan Update:**
  - a) **10721 Browning Rd.-** a sports complex masterplan was presented for review. Plan included a 224- stall parking lot, maintenance facility, vendor pad and restroom building. Expected final drawings to be presented to Flintco by late September, early October. More information will be provided as the project progresses.
  - b) **Splashpad:** Mayor Johnston stated a cost estimate increase for the parking area could be expected and finalization of plan should be expected by end of August.
  - c) **Tuj Lub Court(s):** Mayor Johnston stated a cost estimate for 2 fields was projected at \$100,000 which included luxury items. At this time Mayor Johnston requested the Council consider costs and a budget in order to proceed in acquiring additional information. After discussion, Council members suggested the City see

what could be done with a budget of \$60,000 for 2 courts, minus the “bells and whistles”.

d) **TAP Grant Update (S. Smith Trail Improvement):** Mayor Johnston stated at this time the City is still waiting on ARDOT regarding the review of right-of-way.

e) **RTP Grant Update (Ped. Bridge at FCNA):** Mayor Johnston stated a preconstruction meeting was had last week and a completion date is projected for November.

3) **Water Storage Facility Update:** Mayor Johnston stated due to backlog and delays continuing, in light of the COVID-19 pandemic, we are still awaiting approval of the Health Department.

4) **Condemnation Resolution-317 S. Collins Ave.:** A Resolution Declaring the Structure at 317 South Collins Avenue in the City of Gentry to Constitute a Nuisance and Condemning said Structure; Providing a Period of Time for the Property Owner to Abate said Nuisance; and for Other Purposes, was presented for review and consideration: At this time the Council addressed property owner Tim Ellis asking his intent regarding plans for the structure. Mr. Ellis’s response was he intends on demolishing the building and building a new structure in its place.

**Motion:** Crawford- to accept the Resolution

**Second:** Philpott

After further discussion:

**Motion:** Crawford- to amend his original motion and to amend the Resolution, specifically sections 4-6, in order to allow the property owner to vacate the current tenants within 30 days and demolish the structure within 60 days.

It was stated no action would be taken until after the 60 days had passed.

**Second:** Philpott

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

**Motion approved.**

5) **Condemnation Resolution- 119 N. Nelson Ave.:** A Resolution Declaring the Structures Located at 119 North Nelson Avenue in the City of Gentry to Constitute a Nuisance and Condemning said Structures; Providing a Period of Time for the Property Owner to Abate said Nuisance; and for Other Purposes, was presented for review and consideration: After discussion:

**Motion:** Crawford- to table this Resolution for 30 days in order for the property owner to address and review the structure for issues, and bring back to the Council at the September Council Meeting in order to readdress

**Second:** Williams

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

**Motion passed.**

- 6) **Golf Cart Ordinance:** An Ordinance Permitting and regulating the Use of Golf Carts within the City of Gentry, Arkansas, was presented for review and consideration:

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

**Second:** Crawford

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

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

After some discussion:

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

**Second:** Reams

**Roll Call:** Williams-No Arnold-yes Barrett-yes Crawford-yes  
Erskin-yes Reams-yes Philpott-yes Thorburn-yes

**Motion passed.**

**NEW BUSINESS:**

- 1) **Rezoning Ordinance- RLP Development LLC:** An Ordinance Amending Appendix B of the City of Gentry Municipal Code Regarding Zoning of Certain Lands Located within the City; and for Other Purposes, was presented for review and consideration:

**Motion:** Arnold -to suspend the Rules and read by heading only

**Second:** Thorburn

**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.

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

**Second:** Thorburn

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

**Motion passed.**

- 2) **Public Hearing Resolution- Petition to Vacate Alley (Arkansas to Railroad):** A Resolution Setting September 8, 2020 for Hearing Petition to Vacate an Alley Running North and South Between East Arkansas Street and North Railroad Avenue, was presented for review and consideration:

**Motion:** Barrett- to accept the resolution as presented setting September 8, 2020 as the date for public hearing

**Second:** Erskin

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

**Motion passed.**

3) **Zoning of Annexed Lands Procedure Ordinance:** An Ordinance Amending the Gentry Municipal Code to Establish Procedures for the Zoning of Annexed Lands upon Annexation; and for Other Purposes, was presented for review and consideration:

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

**Second:** Thorburn

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

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

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

**Second:** Barrett

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

**Motion passed.**

#### ANNOUNCEMENTS AND COMMENTS

\*Planning Commission Meeting, August 20, 2020 @ 7:00p.m.

\*City Sales and Use & County Tax numbers for 2018-2020 were listed

\*At this time Council members requested future Planning and Zoning agendas be provided to them via email while social distancing practices remained in place, in order to keep informed of City planning business. City Clerk Jenny Trout made note to include all Council members in future emails and provide requested information.

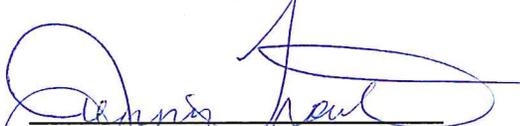
There being no other new business Mayor Johnston entertained a motion to adjourn.

**Motion:** Thorburn- to adjourn this meeting

**Second:** Barrett

**All in favor. None opposed.**

**Motion passed; meeting adjourned.**

  
CITY CLERK:  
JENNY TROUT

  
MAYOR KEVIN JOHNSTON  
CITY OF GENTRY