

## GENTRY CITY COUNCIL AGENDA

### MONDAY, OCTOBER 3, 2022

Meeting Called to Order  
Invocation  
Roll Call  
Review of Minutes: September 12, 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. Water Storage Facility Update
2. Wastewater Master Plan Update
3. Ambulance Service Update
4. Safety Committee (Various Topics) Update
5. City Hall Hours Amendment Ordinance
6. Building Permit Fees Amendment Ordinance

### NEW BUSINESS

1. Annexation Acceptance Ordinance (CC 2022-24, SVM22 Homes, LLC)
2. Pioneer Woods Phase 5 Final Plat Approval Ordinance
3. Water Advisory Committee
- 4.
- 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, October 20, 2022 @ 7pm
- Citywide Fall Cleanup Event, October 22-23, 2022

	<u>2020</u>	<u>2021</u>	<u>2022</u>
City Sales & Use	\$135,082.27	\$161,637.10	\$173,937.87
County Tax	\$86,750.49	\$95,140.50	\$92,244.39

**CITY OF GENTRY  
REGULAR CITY COUNCIL MEETING  
MONDAY, SEPTEMBER 12, 2022**

The City Council of the City of Gentry, Arkansas, met in person and virtually, at the Council Chambers and, at various other locations, at 6:30 p.m. on September 12, 2022. Mayor Kevin Johnston called the meeting to order. City Attorney Joel Kurtz gave the invocation.

**COUNCIL MEMBERS ANSWERING ROLL CALL:**

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

**COUNCIL MEMBERS ABSENT:** Janice Arnold

**Others in attendance:** Mayor- Kevin Johnston, City Attorney- Joel Kurtz, City Clerk- Jenny Trout, Chamber of Commerce Director, Janie Parks, Fire Chief, Vester Cripps, Terrie Metz, Officer Jorge Reyes, Randy Moll (virtually) and, Larry Gregory with Garver.

**REVIEW OF MINUTES: August 1, 2022- Regular Council Meeting**

**Motion:** Williams- to accept the minutes as presented

**Second:** Thorburn

**Roll Call:** Barrett-yes   Crawford-yes   Erksin-yes   Page-yes  
                  Philpott-yes   Thorburn-yes   Williams-yes

**Motion passed.**

**COMMUNITY COMMENTS:**

**Public Comment (Items Not on Presented Agenda):** None.

1. **Main Street Gentry Chamber of Commerce – Janie Parks** presented her monthly report to the council and included Pickin’ Time on 59 is September 22<sup>nd</sup>-24<sup>th</sup>. the Gentry Chamber of Commerce Glow Ride is scheduled for September 24th at 7:00 p.m. The Downtown Revitalization Town Hall Meeting will be October 4th at 6:00 p.m., all are encouraged to attend. Trick or Treat on Main Street will be October 31<sup>st</sup>, beginning at 5:30 p.m., the Gentry Christmas Parade is set for December 10th line up is at 5:30 p.m., start time is 6:30 p.m. and, the Gentry Chamber of Commerce Quilt Show will be January 13-20, 2023 in the McKee room of the Gentry Public Library.

2. **Gentry Public Schools-** Terrie Metz stated it had been a great start to the new school year and, all was going well.

**UNFINISHED BUSINESS**

- 1) **Park Master Plan Update:** Mayor Johnston stated punch list items were under finalization concerning the sports complex. The splash pad list had been completed and cameras were being installed in both areas.

Mayor Johnston also mentioned consideration might be given to replacement of the Edwards pavilion and the idea of a tuj lub courts, during the next budget cycle.

- 2) **Water Storage Facility Update:** Larry Gregory with Garver told council members punch list items were wrapping up, as well as some site issues. He also stated the water tank had been nominated for "tank of the year". Further information on voting date/time, will be provided once it becomes available.

- 3) **Wastewater Master Plan Update:** Mr. Gregory also announced the smoke testing had been completed and the report should be available next month.

- 4) **Ambulance Service Update:** Mayor Johnston discussed the fact that NW Peri-med had opted to end its contract after late January 2023. Statements of Qualifications have been received from both Pafford EMS and NW EMS, for consideration.

- 5) **State Aid Street Program Update:** Mayor Johnston shared with council that the cap amount available for the grant request had been raised from \$250,000 to \$300,000. The Mayor stated the City will continue pursuing these avenues in hopes of receiving grant approval in order to improve city streets. More information will be provided as it becomes available.

**NEW BUSINESS:**

1. **2022 Millage Rate Resolution:** City of Gentry, Arkansas 2022 Millage Resolution was presented for review and consideration. After review:

**Motion:** Barrett- to accept the resolution as presented

**Second:** Philpott

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

**Motion passed.**

2. **2023 Water/Sewer Rates Ordinance:** An Ordinance Establishing Sewer and Water Rates for the City of Gentry, Arkansas, to be Effective on the Billing Due January 10, 2023; and for Other Purposes, was presented for review and consideration. After review:

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

**Second:** Thorburn

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

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

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

**Second:** Thorburn

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

**Motion passed.**

3. **Subdivision Sidewalk Specification Ordinance:** An Ordinance Amending the Gentry Municipal Code to Revise the Specifications for Sidewalks in Subdivisions; and for Other Purposes, was presented for review and consideration. After review:

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

**Second:** Crawford

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

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

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

**Second:** Philpott

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

**Motion passed.**

4. **Apple Valley LLC, Rezone Ordinance:** An Ordinance Amending Appendix B of the City of Gentry Municipal Code Regarding Zoning of Certain Lands Owned by Apple Valley, LLC, and Located within the City; and for Other Purposes, was presented for review and consideration. After discussion:

**Motion:** Barrett- to refer back to planning commission for further consideration

**Second:** Williams

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

**Motion passed.**

**5. Safety Committee Topics:**

- a. Pedestrian Safety Improvements Along Pioneer Lane**
- b. Neighborhood Speed Limits/Additional Stop Signs**
- c. Thru Trucks on West Main St.**
- d. Park Amenity Naming/Numbering System**

Mayor Johnston enlightened council members on the various topics listed, which had been presented before the safety committee for consideration. It was determined among all council members, these items should be sent back to the street committee for further consideration and review. Future updates will be provided.

**6. Grand Savings Bank Building:**

Mayor Johnston announced that in light of the new Grand Savings Bank presently under construction, the possibility for the City of Gentry to purchase the current Grand Savings Bank building, had been brought forth for consideration. Further updates to come.

**7. Land Adjacent to South Park Land:**

Mayor Johnston stated the City of Gentry has been presented with an offer to purchase 6 acres of adjacent park land lying to the South and, suggested this might be an item to be included in up coming budget discussions.

**8. City Hall Hours:**

The Mayor discussed with council the possibility of changing the hours of operation at City Hall from 8:00 a.m. to 5:00 p.m., Monday -Friday. Consideration for changing those hours to 8:00 a.m. to 4:30 p.m. and, reducing the lunch break from one hour to thirty minutes for each employee, was requested. After discussion with City Attorney Joel Kurtz, it was decided a resolution amending the employee handbook would be required. Mr. Kurtz will prepare the resolution to be presented at a later date for review.

**9. Building Permit Fees:**

Mayor Johnston brought forth the suggestion of waiving permit fees for specific buildings within the city limits, more specifically- public entities such as public schools, noting those non-residential buildings requiring surcharges by the state, would not be included. City Attorney Joel Kurtz will draft the necessary document(s) reflecting all information, for review at a later date.

**ANNOUNCEMENTS AND COMMENTS:**

**\*Planning Commission Meeting, September 15, 2022 @ 7:00 p.m.**

**\*Citywide Fall Cleanup Event is set for October 22nd- 23rd from 8:00 a.m. - 4:00 p.m.; Hazardous household waste will only be handled on Saturday. Plans of another tree give away during the cleanup event, are also in the works.**

**At this time Mayor Johnston stated new information was received with regard to Act 605; the required water rate study. Council members will be required to participate in 8 hours of water rate study training, unless that member has held their council position for 10 years or more. Mayor Johnston will provide all members with the necessary information needed to take the required classes.**

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

There being no other new business:

**Motion:** Barrett

**Second:** Crawford

**All in favor. None opposed.**

**Motion passed. Meeting adjourned.**

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**CITY CLERK:  
JENNY TROUT**

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**MAYOR: KEVIN JOHNSTON  
CITY OF GENTRY**

ORDINANCE NO. \_\_\_\_\_

CITY OF GENTRY, ARKANSAS

AN ORDINANCE AMENDING THE CITY PERSONNEL  
HANDBOOK TO REMOVE THE HOURS OF OPERATION FOR  
CITY HALL; AND FOR OTHER PURPOSES

WHEREAS, the City of Gentry has previously adopted a Personnel Handbook; and

WHEREAS, the Council now desires to remove the specification of the hours of operation of City Hall as set forth in said Handbook;

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

**Section 1:** Section 4.2 of the City of Gentry Personnel Handbook is hereby amended as indicated (additions are underlined; ~~deletions are stricken through~~):

Section 4.2 Work Hours

...

~~City Hall hours are 8:00 am to 5:00 pm.~~ The various City employees will work in accordance with the work hours and schedule as determined by their Department Head or other Supervisor from time to time.

...

**Section 2.** This Ordinance supersedes all prior Ordinances, Resolutions, or policies that conflict with the provisions of this Ordinance.

**PASSED and APPROVED in regular session this 3<sup>rd</sup> day of October, 2022.**

\_\_\_\_\_  
Kevin Johnston, Mayor

ATTEST:

\_\_\_\_\_  
Tonya Carney, Director of Finance

ORDINANCE NO. \_\_\_\_\_

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE AMENDING THE GENTRY MUNICIPAL CODE  
TO INCLUDE THE HOURS OF OPERATION OF CITY HALL;  
AND FOR OTHER PURPOSES.**

WHEREAS, it has come to the attention of the City Council of the City of Gentry, Arkansas that there is a need to specify the hours of operation of Gentry City Hall;

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

**Section 1:** That the Gentry Municipal Code is hereby amended by adding a chapter to be numbered 2.42, which chapter reads as follows:

**Chapter 2.42 City Hall**

2.42.01 Hours of Operation

Regular business hours for Gentry City Hall shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday.

**Section 2:** All prior ordinances, resolutions, or code provisions that conflict with this ordinance (including any statements to the contrary in the Gentry Personnel Handbook) are hereby repealed to the extent of such conflict.

PASSED and APPROVED in regular session this 3<sup>rd</sup> day of October, 2022.

\_\_\_\_\_  
Kevin Johnston, Mayor

ATTEST:

\_\_\_\_\_  
Tonya Carney, Director of Finance

ORDINANCE NO. \_\_\_\_\_

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE AMENDING THE GENTRY MUNICIPAL CODE  
TO PROVIDE FOR THE WAIVER OF BUILDING PERMIT FEES  
FOR PUBLIC ENTITIES; AND FOR OTHER PURPOSES.**

WHEREAS, it has come to the attention of the City Council of the City of Gentry, Arkansas that it is appropriate to provide for the waiver of building-permit fees for public entities seeking to build within the City;

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

**Section 1:** That the Gentry Municipal Code is hereby amended by adding a section, to be numbered Section 11.04.05, which section shall read as follows:

11.04.05 Waiver of Fees for Public Entities

All fees under this chapter, other than the surcharge collected pursuant to Acts 474 and 785 of 1999, shall be waived for public entities, including school districts and any state, local, or federal agency, department, or subdivision.

**Section 2:** All prior ordinances, resolutions, or code provisions that conflict with this ordinance are hereby repealed to the extent of such conflict.

PASSED and APPROVED in regular session this 3<sup>rd</sup> day of October, 2022.

\_\_\_\_\_  
Kevin Johnston, Mayor

ATTEST:

\_\_\_\_\_  
Tonya Carney, Director of Finance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS TO THE CITY OF GENTRY; ASSIGNING SAID LANDS TO A WARD; DESIGNATING THE ZONING OF SAID LANDS; AND FOR OTHER PURPOSES**

WHEREAS, SVM22 Homes, LLC filed a petition pursuant to A.C.A. § 14-40-609 in the County Court of Benton County, Arkansas (County Case CC 2022-24) seeking the annexation of certain lands owned by them into the City of Gentry, Arkansas;

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

WHEREAS, it is the desire of the City Council for the City of Gentry that said territory be annexed into the 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 Order Authorizing Annexation, attached hereto as Exhibit "A"; and the legal description 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) EMS Services
- d) Street Maintenance
- e) Solid Waste Collection and Disposal

SECTION 3. Said lands are hereby assigned to Ward 3.

SECTION 4. The zoning district of said lands is hereby designated as A-1 Agricultural.

SECTION 5. 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.

PASSED AND APPROVED this 3rd day of October, 2022.

\_\_\_\_\_  
Kevin D. Johnston, Mayor

ATTEST: \_\_\_\_\_  
Tonya Carney, Director of Finance

# Exhibit A

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

2022 JUL 26 PM 2:24

COUNTY COURT CASE NO. CC 2022-29

## 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

7.26.2022  
\_\_\_\_\_  
Date

2022 254

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

CC 2022-24

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



Date: July 25, 2022  
Subject: Proposed Annexation Checklist  
CC 2022-24 Gentry, AR

(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; additionally, considering pending annexations of which I am aware, no enclaves will be created 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 the petition does include certain dedicated public roads and rights of way abutting or traversing the property to be annexed.

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

FILED

2022 JUL 21 AM 11:04

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

NO. \_\_\_\_\_

PETITION FOR ANNEXATION – 100% OF OWNERS PETITIONING

DATE: 7/21/2022

Come now the undersigned petitioners, and state as follows:

1. 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.

Refer to Exhibit "A"

2. We further state that this petition is signed 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.

3. That said property description herein is contiguous to and adjoining the present City of Gentry city limits, as shown on the map attached hereto as Exhibit "B".

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Gentry.

5. 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:

All properties annexed into the City of Gentry are provided with Police, Fire, and EMS services.

Additional services such as water and sewer may be provided if readily available. Such services are provided in accordance with existing ordinances and terms of service, including but not limited to the payment of required fees, the necessary permits, inspections, and approvals.

6. That 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 is attached, hereto as Exhibit "C" and is made part of this petition as if set out word for word herein.

7. That a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the City of Gentry and that no enclaves will be created if the property or properties are accepted by the City of Gentry is attached hereto as Exhibit "D" and is made part of this petition as if set out word for word herein.

8. That each of the undersigned persons executing this petition has confirmed by their signature a desire that their property, which is included in the property described above, be annexed into the City of Gentry.

FILED

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Gentry.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust, or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity I attest either that I have the authority to sign this confirmation on behalf of the entity, or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation

K.V.M. Raman  
Signature of Property Owner or  
Legal Representative of Property Owner,  
Petitioner

VENKATA KUDAPA  
SVM22 Homes LLC  
Title, if applicable (i.e., Trustee,  
(Managing Member, President,  
Secretary

18-13356-000

Parcel number of property to be annexed

ACKNOWLEDGMENT

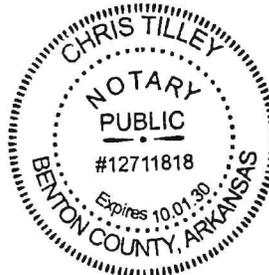
State of Arkansas    )  
                                  )    ss.  
County of Benton    )

On this the 15<sup>th</sup> day of July, 2022, before me, the undersigned officer, personally appeared VENKATA KUDAPA, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

Oct. 1, 2030







Department of Transformation and Shared Services  
Governor Asa Hutchinson  
Secretary Mitch Rouse  
Director Shelby Johnson

July 15, 2022

Mr. Chris Tilley  
Project Coordinator – Anderson Engineering Inc.  
5311 W. Village Parkway  
Rogers, AR 72758

RE: City of Gentry Annexation Coordination Requirement

Mr. Tilley,

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 coordinated with our office (Arkansas GIS Office) as specified in §14-40-101 (Act 914 of 2015) of the 90<sup>th</sup> General Assembly.

Our office will wait completion of additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after the appropriate filing by your County Clerk.

Sincerely,

A handwritten signature in blue ink, appearing to be "JW".

Jennifer Wheeler, Sr. GIS Analyst

Attachments:  
GIS Office Map of Proposed Annexation  
Legal Description  
Secretary of State Municipal Change Checklist

H:\City\_Annexations\Cities\Gentry\20220715\Doc\20220715\_Gentry\_Annexation\_Coordination\_Letter.docx

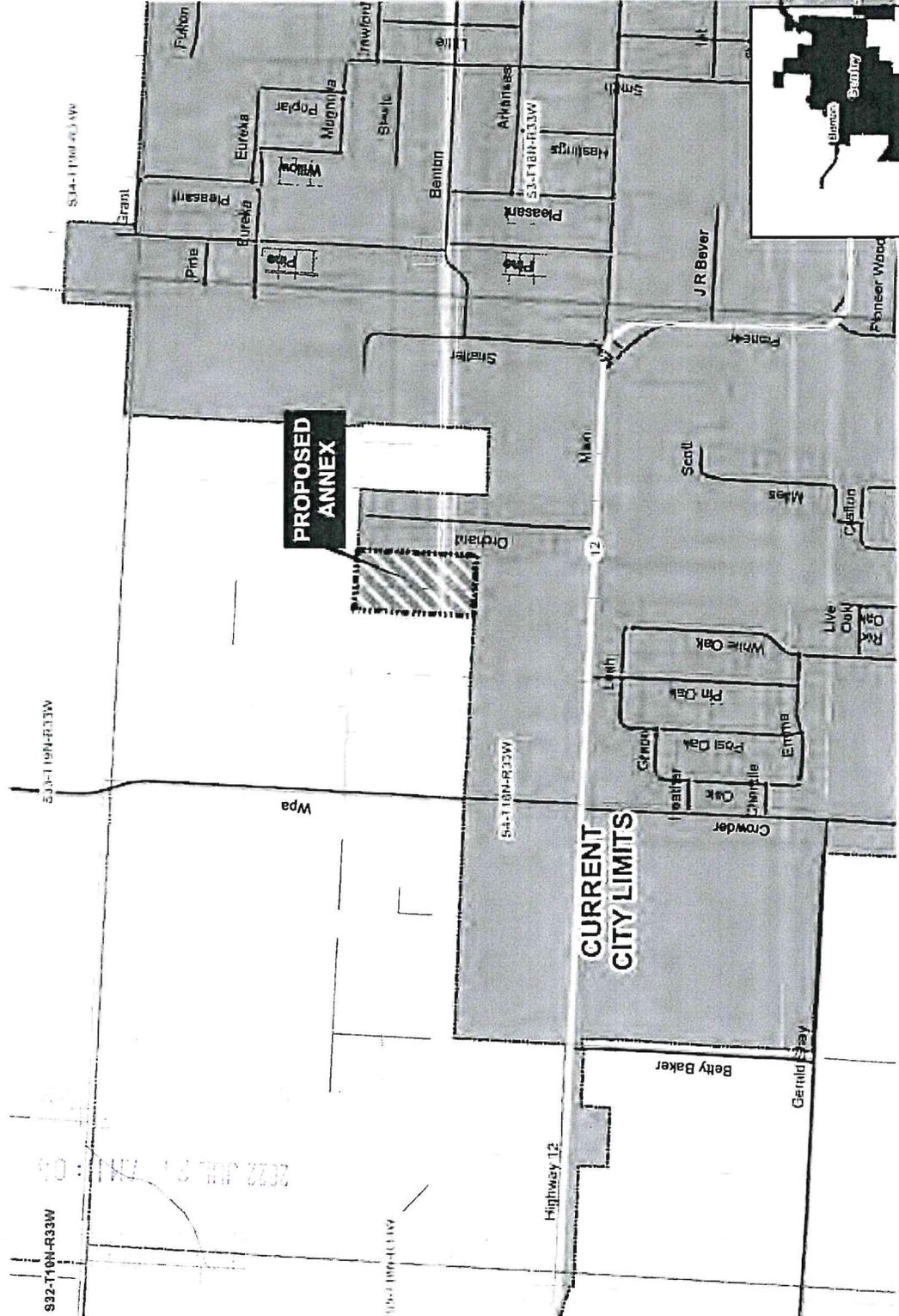
**Legal Description**

2022 JUL 21 AM 11:09

The E1/2 of the NE1/4 of the SW1/4 of the NE1/4 of Section 4, Township 18 North, Range 33 West, Benton County, Arkansas. Five (5) acres, more or less.

Proposed Annex: City of Gentry  
July 2022

City: Gentry  
Mayor: Kevin Johnston



Arkansas Code 14-40-101.  
Before an entity undertakes an annexation, consolidation, or detachment, 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, is evidence, the entity has met requirements of Act 914 of 2015





2022 JUL 21 AM 11:05

**SPECIAL OWNERSHIP CERTIFICATE**

File #: 2210513C-107

For the use and benefit of: SVM22 Homes, LLC  
Attn: Kudapa Murali <kvdmurali@hotmail.com

STATE OF ARKANSAS)  
COUNTY OF BENTON)

Re: Benton County Tax Parcel #18-13356-000

Waco Title Company does hereby certify that we have made a due and diligent search of the Records in the Assessor's Office, and in the land records, within and for Benton County, Arkansas, and find that, through the effective date of this search, the above referenced tax parcel number is owned by the following person or entity:

Current owner of record: SVM22 Homes, LLC, as shown in one certain Quitclaim Deed dated June 8, 2022, from Srinivas Talluri, a married person, and Madhavi Talluri, his spouse; and Venkata Kudapa, a married person, and Alivelumanga Kudapa, his spouse, as Grantor, to SVM22 Homes, LLC, as Grantee, and recorded on June 8, 2022 as Land Document No. 202238525 in the land records of Benton County, Arkansas.

And, the legal description for said tax parcel number, as shown in the above described Warranty Deed, is as follows, to-wit:

Part of the SW1/4 of the NE1/4 of Section 4, Township 18 North, Range 33 West, Benton County, Arkansas, described as beginning 196.63 feet West of the NE Corner of said SW1/4 of NE1/4, thence West 131.14 feet; thence South 00°06'24" West 1310.44 feet to the center line of Highway 12, thence East with said Highway 12 centerline 131.14 feet; thence North to the place of beginning.

NOTE: This legal description also describes Tax Parcel #10-00095-000, and the two tax parcel numbers have been so conveyed together as said singular legal description since at least November, 1991.

(Continued on next page)

FILED

2022 JUL 21 AM 11:05

**DATED June 27, 2022**

Countersigned  
**Waco Title Company**

BY



Buckley Bridges, Authorized Signatory  
Title Agent No.: 16939711  
Title Agency No.: 100113373

**\*\*\*\*\* DISCLAIMER \*\*\*\*\***

This certificate contains information obtained from the public records. Waco Title Company makes no certification, warranty or representation concerning the accuracy or completeness of these public records and the information contained therein other than as specifically set forth. This report is not an abstract or opinion of title, a title binder, commitment, guarantee or title insurance policy. The above certificate is issued solely for the use and benefit of the party set forth above, who agrees that the liability for this certificate shall be expressly limited to the amount paid to Waco Title Company for this special certificate.



2022 JUL 21 AM 11:05

**SPECIAL OWNERSHIP CERTIFICATE**

File #: 2210513B-107

For the use and benefit of: SVM22 Homes, LLC  
Attn: Kudapa Murali <[kvd murali@hotmail.com](mailto:kvd murali@hotmail.com)>

STATE OF ARKANSAS )  
COUNTY OF BENTON)

Re: Benton County Tax Parcel #18-13354-000

Waco Title Company does hereby certify that we have made a due and diligent search of the Records in the Assessor's Office, and in the land records, within and for Benton County, Arkansas, and find that, through the effective date of this search, the above referenced tax parcel number is owned by the following person or entity:

Current owner of record: SVM22 Homes, LLC, as shown in one certain Warranty Deed dated April 15, 2022, from Bradley Amos and Jennifer Amos, a married couple, as Grantor, to SVM22 Homes, LLC, as Grantee, and recorded on April 19, 2022 as Land Document No. 20225704 in the land records of Benton County, Arkansas.

And, the legal description for said tax parcel number, as shown in the above described Warranty Deed, is as follows, to-wit:

Six (6) acres, more or less, of equal and uniform width off the East side of the E1/2 of the SW1/4 of the NE1/4 of Section 4, Township 18 North, Range 33 West, Benton County, Arkansas.

NOTE: This legal description also describes Tax Parcel #10-00094-000, and the two tax parcel numbers have been so conveyed together as said singular legal description since at least July, 1976.

(Continued on next page)

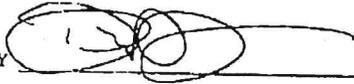
FILED

2022 JUL 21 AM 11:00

**DATED June 27, 2022**

Countersigned  
**Waco Title Company**

BY



Buckley Bridges, Authorized Signatory  
Title Agent No.: 16939711  
Title Agency No.: 100113373

**\*\*\*\*\* DISCLAIMER \*\*\*\*\***

This certificate contains information obtained from the public records. Waco Title Company makes no certification, warranty or representation concerning the accuracy or completeness of these public records and the information contained therein other than as specifically set forth. This report is not an abstract or opinion of title, a title binder, commitment, guarantee or title insurance policy. The above certificate is issued solely for the use and benefit of the party set forth above, who agrees that the liability for this certificate shall be expressly limited to the amount paid to Waco Title Company for this special certificate.

**EXHIBIT "D"**

July 20, 2022

RE: Gentry Annexation

FILED

2022 JUL 21 AM 11:36

To Whom It May Concern:

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property (SVM22 HOMES LLC) into the City of Gentry. I am a licensed Professional Engineer in the State of Arkansas. Based on my review, I verify that the real properties described in Exhibit "A" and shown on Exhibit "B" to this letter is contiguous with the City of Gentry and that no enclaves will be created if the described property is accepted by the City of Gentry.

Sincerely,

Molly Robb, PE  
Rogers Office Manager  
Anderson Engineering, Inc.



**EXHIBIT B**

**EXHIBIT "B"**

The E1/2 of the NE1/4 of the SW1/4 of the NE1/4 of Section 4, Township 18 North, Range 33 West, Benton County, Arkansas, consisting of five (5) acres, more or less.

ORDINANCE NO. \_\_\_\_\_

CITY OF GENTRY, ARKANSAS

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

WHEREAS, the Final Plat of Pioneer Woods 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, 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 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 3rd day of October, 2022.

\_\_\_\_\_  
Kevin D. Johnston, Mayor

Attest:

\_\_\_\_\_  
Tonya Carney, Director of Finance

