

**GENTRY CITY COUNCIL AGENDA**

**MONDAY, JUNE 1, 2020**

- Meeting Called to Order
- Invocation
- Roll Call
- Review of Minutes: May 4, 2020 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
  - a. 10721 Browning Rd. Property Purchase Update
    1. Site Samples
  - b. Splashpad Update
  - c. Outdoor Recreational Grant Program Site(s) Visit
  - d. TAP Grant Update (S. Smith Trail Improvement)
  - e. RTP Grant Update (Pedestrian Walk Bridge @ FCNA)
3. Water Storage Facility Update

**NEW BUSINESS**

1. Sandy Acres Subdivision Phase 1 Final Plat Acceptance Ordinance
2. Cities Are Essential Support Resolution
3. Engine Brake Prohibition
- 4.

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, June 18, 2020 @ 7pm

	<u>2018</u>	<u>2019</u>	<u>2020</u>
City Sales & Use	\$54,054.24	\$56,517.92	\$119,504.29
County Tax	\$54,948.04	\$66,071.17	\$71,772.37

**CITY OF GENTRY  
REGULAR CITY COUNCIL MEETING  
MONDAY, MAY 4, 2020**

The City Council of the City of Gentry, Arkansas, met in a virtual session at the Council Chambers and, at various locations at 6:30 p.m. on May 4, 2020. Mayor Kevin Johnston called the meeting to order. Given the circumstances it was agreed the invocation would be by-passed for this session.

**COUNCIL MEMBERS ANSWERING ROLL CALL:**

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

**Absent Members:** None

**Others in attendance:** Randy Moll, City Attorney Joel Kurtz, City Clerk Jenny Trout, as well as various engineering and construction representatives; Chris Bakunas w/ McClelland, Kevin Faught w/ Stephens and Larry Gregory w/ Garver.

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

**Motion:** Janice Arnold- to approve minutes as presented

**Second:** Barrett

**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)** None.
- 2. Main Street Gentry Chamber of Commerce – Janie Parks** was not available to present any new information at this time.
- 3. Gentry Senior Activity Center-** Maxine Foster was not present this meeting, but it was stated the Center began home delivery of meals this week and, are anticipating a tentative re-opening date of June 1<sup>st</sup>.
- 4. Gentry Public Schools –** Jason Barrett, on behalf of **Terrie Metz**, announced the schools have designated May 19<sup>th</sup> as Teacher appreciation day with a parade/drive thru for students to say goodbye, (more details to come). May 21-22 is set for the Chromebook drop off event, (more info with specifics is expected). May 22<sup>nd</sup> will be the last day of school and, meal services will continue as scheduled through the end of the school year.

## UNFINISHED BUSINESS

- 1) **Dawn Hill East Bridge Update:** Mayor Johnston was happy to announce progress continues and the City had received its first reimbursement check this same day, related to the first invoice.
- 2) **Park Master Plan Update:**
  - a) **Property Purchase Agreement Resolution-** A Resolution Authorizing Purchase of 27.44 Acres of Land; and for Other Purposes, was presented for review and consideration: at this time City Attorney Joel Kurtz announced a revision to the Resolution would be made to include the names of the property owners, along with the LLC, should the Council agree.

**Motion:** Crawford- to pass Resolution as presented and, to include names of the property owners, along with the LLC

**Second:** Philpott

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

**Motion passed.**

- b) **Splashpad:** Chris Bakunas was online to present the Opinion of Probable Cost sheet and answer any questions. It was clarified that RJR would be the design consultant and, plans should be ready sometime in mid-June; public input is still required and Mayor Johnston is hopeful that will be a possibility sometime in July; construction should take approximately 2-3 months, once it has begun. All Council members stated they were in favor of moving forward regarding the plans for the splashpad.
- 3) **Water Storage Facility Update-** Kevin Faught was online to field any questions and to discuss the financing options for Gentry Y City Road:

- a) **Financing Options:** Mr. Faught stated this estimate was based on a loan between \$3.6 and \$3.7 million dollars plus, an additional 15% which had been added for construction costs, which totaled \$4.6 million. It was also noted, should the City decide to go this route, it was possible the interest rate would fluctuate with the uncertainty of the current economic situation. With ANRC financing, there would be limits and time constraints which could delay construction even further. After thorough discussion among the Council members, it was decided the City of Gentry would proceed with the traditional financing options:

**Motion:** Barrett- to proceed using traditional funding options with assistance from Kevin Faught w/ Stephens

**Second:** Thorburn

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

**Motion passed.**

**NEW BUSINESS:**

1. **Records Destruction Affidavits-** Mayor Johnston presented Council members with the Records Destruction Affidavits. After review and consideration:

**Motion:** Arnold- to proceed with records destruction as presented

**Second:** Crawford

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

**Motion passed.**

**ANNOUNCEMENTS AND COMMENTS**

\***Planning Commission Meeting, May 21, 2020 @ 7:00p.m.**

\* **Citywide Clean-Up, May 30-31, 2020 (tentative)**

\* **City Sales & Use & County Tax for 2018, 2019 & 2020 were listed.**

\* **Jason Barrett and other Council members voiced their appreciation and thanks to Mayor Kevin Johnston for establishing the ability to hold virtual meetings during this time, regarding the pandemic.**

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

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

**Second:** Arnold

**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**







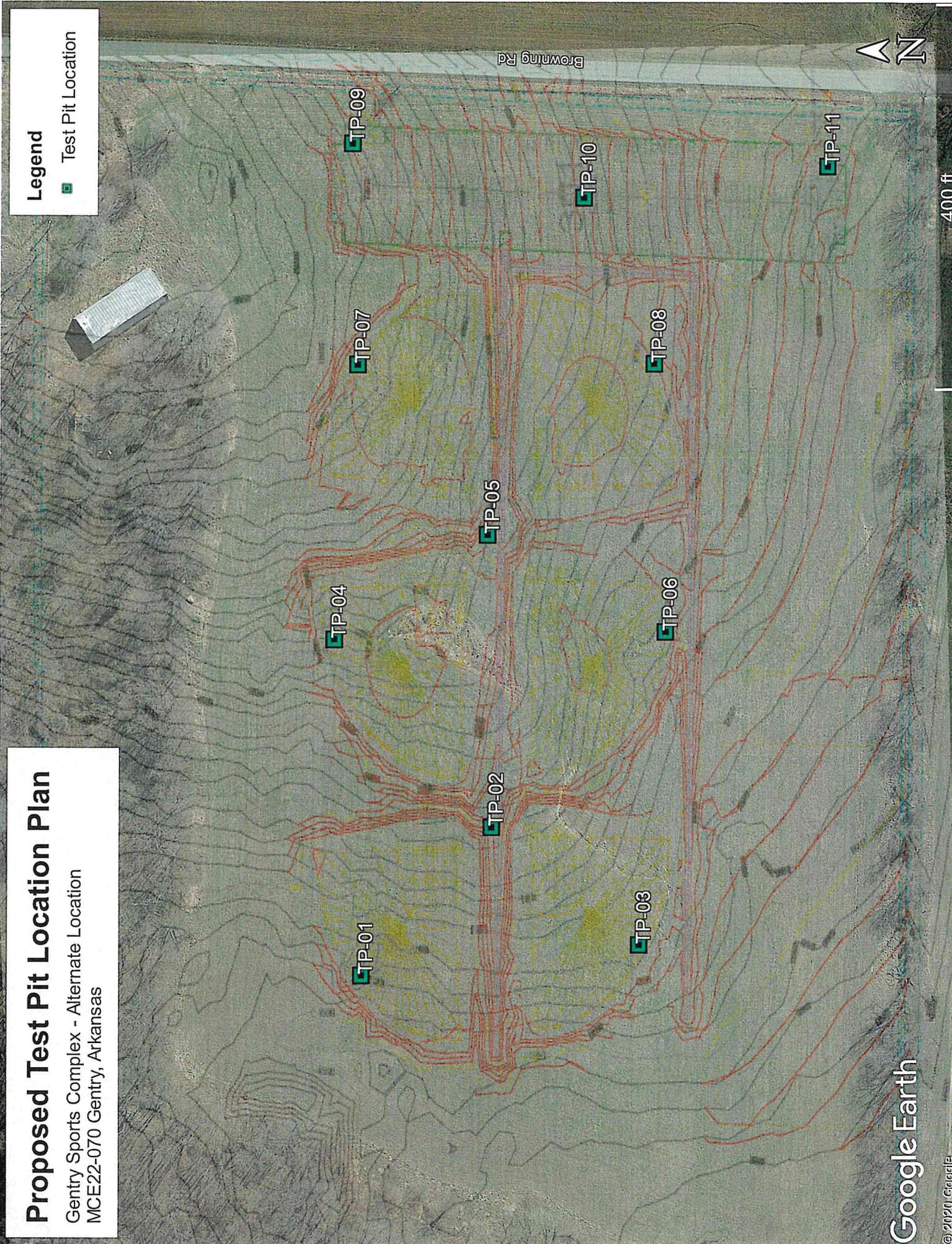


# Proposed Test Pit Location Plan

Gentry Sports Complex - Alternate Location  
MCE22-070 Gentry, Arkansas

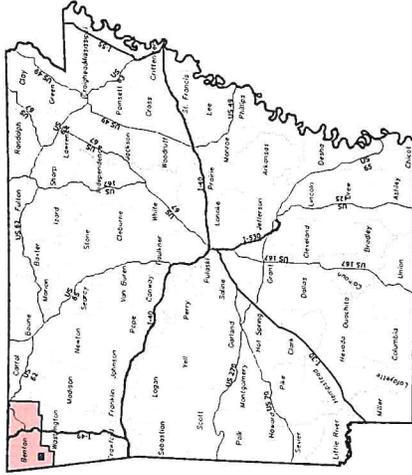
## Legend

- Test Pit Location

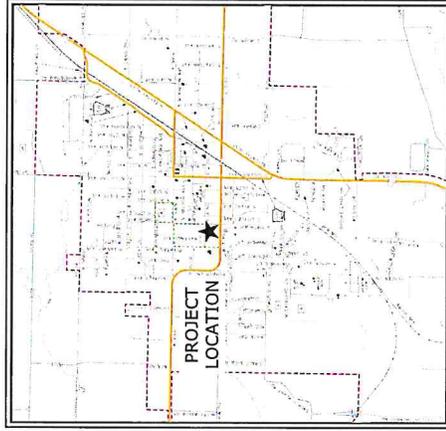


# GENTRY, SMITH AVE. TAP

(TAP-19) (S)  
BENTON COUNTY  
GENTRY, ARKANSAS  
ARDOT JOB 090583



LOCATION MAP



VICINITY MAP

Sheet Number	Sheet Title
C0.0	COVER SHEET
TS-1	SURVEY
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN

Sheet List Table

**CONTACTS**

**WALTER J. BOWEN**  
OWNER  
CITY OF GENTRY  
GENTRY, AR 72734  
MAYOR  
wbowen@gentryark.com

**WALTER AND JENNY**  
OWNER  
111 W. PALM ST.  
GENTRY, AR 72734  
LAWRENCE DOWNS  
479.732.2200  
lfd@mccllelland.com

**SCOTT AND DONNA COMPTON**  
OWNER  
1000 S. GENTRY  
FAYETTEVILLE, AR 72733  
PAUL T. HANCOCK  
479.732.2200  
dcompton@mccllelland.com

- GENERAL COVER NOTES**
1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES CONTRACTOR SHALL CONTACT MCLELLAND CONSULTING ENGINEERS, INC. (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF ADDITIONAL COST TO THE OWNER. SHOWN OR NOT SHOWN AT NO.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHIELDING, BRACING, AND SPECIAL PROTECTIVE MEASURES TO PROTECT EXISTING UTILITIES FROM DAMAGE TO MEET OR EXCEED STATE, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. MCLELLAND CONSULTING ENGINEERS, INC. AND THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED PROTECTIVE MEASURES TO PROTECT EXISTING UTILITIES FROM DAMAGE TO MEET OR EXCEED STATE, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. FAILURE TO COMPLY WITH THESE REGULATIONS.
  4. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO FOLLOW ALL APPLICABLE REGULATIONS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO FOLLOW ALL APPLICABLE REGULATIONS AND SPECIFICATIONS. WHERE CONFLICTS OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICH CHANGING IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
  5. IF IT IS THE RESPONSIBILITY OF A CONTRACTOR TO FOLLOW ALL APPLICABLE REGULATIONS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED PROTECTIVE MEASURES TO PROTECT EXISTING UTILITIES FROM DAMAGE TO MEET OR EXCEED STATE, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. FAILURE TO COMPLY WITH THESE REGULATIONS.
  6. FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
  7. ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
  8. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, BURNISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

9. THE TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING MCLELLAND CONSULTING ENGINEERS OFFICE: (479) 443-2377
  10. MCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED PROTECTIVE MEASURES TO PROTECT EXISTING UTILITIES FROM DAMAGE TO MEET OR EXCEED STATE, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. FAILURE TO COMPLY WITH THESE REGULATIONS.
  11. THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND MAINTAIN ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
  12. ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.
  13. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED PROTECTIVE MEASURES TO PROTECT EXISTING UTILITIES FROM DAMAGE TO MEET OR EXCEED STATE, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
  14. NEIGHBORS (ADJACENT OWNERS) SHOULD BE ADVISED OF THE CONSTRUCTION ACTIVITIES REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND ENGINEER FOR HIS PERSONNEL CAN DO WARRANT THESE DESIGNS OR CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED PROTECTIVE MEASURES TO PROTECT EXISTING UTILITIES FROM DAMAGE TO MEET OR EXCEED STATE, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. FAILURE TO COMPLY WITH THESE REGULATIONS.
- WETLAND NOTE**  
THIS SITE IS NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE.
- FLOOD CERTIFICATION**  
THIS PROJECT IS LOCATED WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BURTON COUNTY, ARKANSAS.
- FORM PANEL: #050703153  
EFFECTIVE DATE: 09/24/2007

REV	DATE	REVISIONS	DESCRIPTION



**MCE** MCLELLAND  
CONSULTING ENGINEERS, INC.  
<http://www.mce.us.com>  
1810 N COLLEGE AVE  
FAYETTEVILLE, ARKANSAS 72703  
(479) 443-2377

LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • TULSA, OK

ORIGINAL SIGNATURE ON FILE









**DOCUMENT 00030**  
**ADVERTISEMENT FOR BIDS**

**Bids: June 24<sup>th</sup>, 2020**

**PROJECT: Gentry Flint Creek Bridge & Trail Impvts. (RTP-18) (S)**

**MCE Project No.: 19-2117**

McClelland Consulting Engineers, Inc.  
1810 North College Avenue  
PO Box 1229  
Fayetteville, AR 72703

Phone: (479) 443-2377

City of Gentry, Arkansas will receive sealed bids on a General Contract construction and installation of a 10' wide 70' long pedestrian bridge. It includes construction of an asphalt walking trail, installation of a steel bridge with concrete abutments, associated site grading, seeding and mulching, cleanup, and other work and materials required to complete the project.

Bids shall be on a unit price basis.

City of Gentry, Arkansas will receive Bids until **2:00 pm** Local Time on **June 24<sup>th</sup>, 2020** at City Hall, 101 W Main St, Gentry, Arkansas. Bids received after this time will not be accepted. Bids will be opened and publicly read aloud immediately after specified closing time. All interested parties are invited to attend.

Pursuant to Ark. Code Ann. ' 22-9-203, the Owner encourages all small, minority, and women business enterprises to submit bids for capital improvements. Encouragement is also made to all general contractors that in the event they subcontract portions of their work, consideration is given to the identified groups.

The City of Gentry hereby notifies all bidders that this contract is subject to applicable labor laws, non-discrimination provisions, wage rate laws and other federal laws including the Fair Labor Standards Acts of 1938. The Work Hours Act of 1962 and Title VI of the Civil Rights Act of 1964 also apply.

Digital copies of the bid documents are available at <http://www.mce.us.com> for a fee of \$15. These documents may be downloaded by selecting this project from the "Current Bids" link, and be entering Quest Project Number 7087616 on the "Browse Projects" page. For assistance and free membership registration, contact QuestCDN at (952) 233-1632 or [info@questcdn.com](mailto:info@questcdn.com). Addendums to the bid package will be issued through the online MCE Plan Holders List; therefore, all prime bidders shall be responsible for downloading the bid documents from the MCE online plan room in order to be included in the Plan Holders List and submit a bid. Bidders must enter the addenda numbers in the Proposal to verify receipt.

Each Bid must be submitted on the prescribed form and accompanied by a certified check or bid bond executed on the prescribed form, payable to the City of Gentry, Arkansas in an amount not less than 5 percent of the amount bid. The bid proposal and work of the proposed contract shall be in accordance with all applicable federal, state, county, and local laws, ordinances and regulations.

For information concerning the proposed Work, contact Adam Lesso, PE at (479) 443-2377.

The Attention of the Bidder is directed to the applicable federal and state requirements and conditions of employment to be observed and minimum wage rates to be paid under this contract. The contractor's license shall be provided at the time the contract is executed.

Any Bid may be rejected which contains material omissions, or irregularities, or in which any of the unit prices are obviously unbalanced in the opinion of the Owner. Also, a bid may be rejected if it, in any manner, shall fail to conform to the conditions of the Bidding Requirements and Contract Documents.

The Owner reserves the right to waive irregularities, reject bids, choose the most qualified bidder for the Project, and to postpone award of the Contract for a period of time which shall not exceed beyond 90 days from the bid opening date.

Buy America provisions apply to this project. The ArDOT Standard Specifications Section 100 has requirements and restrictions for Buy America. Also, 23 CFR Sec. 635.410 has all the federal requirements for Buy America.

Bidders are advised that Arkansas State Contractor Licensing Law applies to this project. Subcontractors are also required to be licensed according to Arkansas State Law. Licensure is not required to submit a bid; however, evidence of licensure shall be provided to the Owner prior to signing the contract.

**CITY OF GENTRY, ARKANSAS**







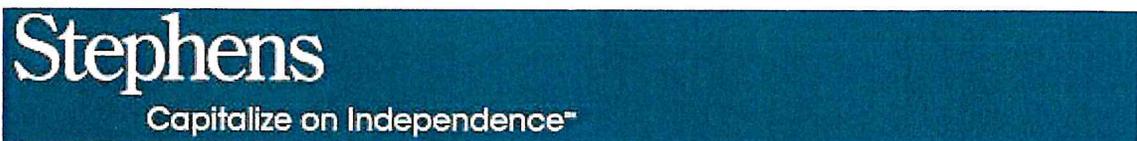
DRAFT

**City of Gentry, Arkansas  
Water and Sewer Revenue Bonds, Series 2020**

**PRELIMINARY SCHEDULE OF EVENTS**

August 2020							September 2020							October 2020						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1			1	2	3	4	5					1	2	3
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24
23	24	25	26	27	28	29	27	28	29	30				25	26	27	28	29	30	31
30	31																			

2020	Event	Responsible Parties
August 3	Project bids are approved by City Council	City
August 10	Distribute draft of financing documents	Mitchell Williams (WM)
August 17	Obtain most recent Audited Financials for the Water and Sewer System	City
August 17	Comments due on financing documents	All Parties
August 24	Blacklined financing documents distributed	MW
August 24	Comments due on blacklined financing documents	All Parties
August 24	Publish Notice of Public Hearing	City/MW
August 31	Distribute Preliminary Official Statement to investors	Stephens
September 4	Pre-pricing meeting with the City (3:00 PM)	City / Stephens
September 8	Offer Bonds	Stephens
September 8	Commit to underwrite	Stephens
September 8	Approval of Bond Ordinance and Bond Purchase Agreement	City / MW
September 10	Distribute final draft of the Official Statement	MW





DRAFT

2020	Event	Responsible Parties
September 11	Publish Bond Ordinance	City
September 11	Comments due on Official Statement	All Parties
September 14	Distribute final Official Statement	MW
September 29	Prepare and distribute closing documents	MW
October 13	Closing of issue	All Parties

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

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF SANDY ACRES  
SUBDIVISION PHASE 1, GENTRY, ARKANSAS; AND FOR OTHER  
PURPOSES.**

WHEREAS, the Final Plat of Sandy Acres Subdivision Phase 1, Gentry, Benton County, Arkansas, has been submitted to the Gentry Planning Commission for consideration, and the Planning Commission has recommended conditional approval of the Final Plat, in accordance with the provisions of the City of Gentry's Municipal Code;

WHEREAS, the conditions of approval stipulated by the Planning Commission included:  
(1) addition of the correct legal description of the subdivision to the plat for recording purposes;

WHEREAS, said condition has been satisfied, 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 Sandy Acres Subdivision Phase 1, 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 in regular session this 1<sup>st</sup> day of June 2020.**

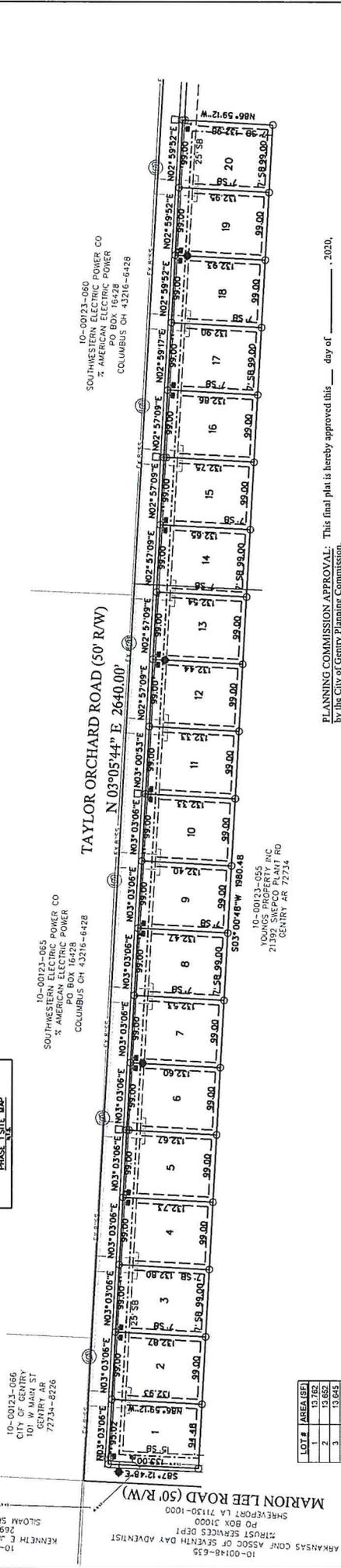
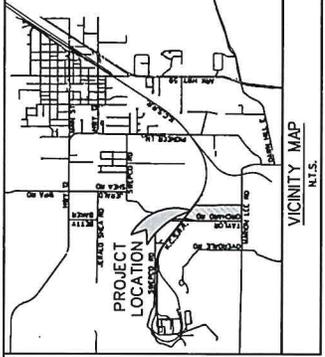
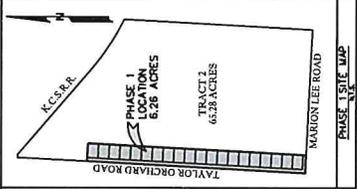
\_\_\_\_\_  
Kevin D. Johnston, Mayor

Attest:

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

**LEGEND:**  
 Found Iron Pin  
 Found Brass Pin  
 Found Stone  
 Son. Seew. Monohole  
 Iron Stake  
 Wire Flag  
 Street Light  
 Water Meter  
 Building Setback  
 Boundary Line

**ANNOTATION LEGEND:**  
 P.O.C. - Point of Commencement  
 I.O.B. - Point of Beginning  
 S.B. - Setback  
 B.B. - Back to Back  
 D.L. - Building Line  
 N.T.S. - Not to Scale



LOT #	AREA(SF)
1	13,182
2	13,652
3	13,074
4	13,039
5	13,632
6	13,626
7	13,619
8	13,613
9	13,607
10	13,601
11	13,594
12	13,587
13	13,581
14	13,575
15	13,568
16	13,562
17	13,555
18	13,549
19	13,543
20	13,536

**FLOOD CERTIFICATION:**  
 THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, AND IS NOT SUBJECT TO ANY SPECIAL FLOOD HAZARD AREAS. MAP NUMBER: 05-007-0095, EFFECTIVE DATE: SEPTEMBER 26, 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 MARCH 6, 2016.

**SITE INFORMATION:**  
 PROJECT ADDRESS:  
 TAYLOR ORCHARD ROAD  
 GENTRY, AR 72734  
 PARENT TRACT PARCEL NUMBER: 05-0023-055  
 PARENT TRACT DOCUMENT: L5528 ACRES  
 PROPOSED PHASE 1 AREA: 6.26 ACRES  
 PROPOSED ZONING: EXISTING R-2  
 NUMBER OF LOTS: 20  
 MINIMUM LOT WIDTH AT FRONT LOT LINE:  
 99.00 FEET  
 MINIMUM LOT AREA:  
 13,594 S.F.  
 BUILDING SETBACKS:  
 7'- INTERIOR SIDE  
 25'- ROAD FRONTAGE  
 7'- REAR  
 15'- EXTERIOR SIDE

**PLAT REFERENCES:**

BOOK	PAGE
3	255
Q	338
R	24
R	264
2005	264
2006	1116

**DEED REFERENCES:**

BOOK	PAGE
1993	7828
2008	51468
2009	76328
2009	54276

**SURVEY DESCRIPTION TRACT 2:**

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 09; THENCE N 87° 45' 30" W 1316.80' TO CORNER N 03° 05' 44" E 2640.00' TO A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 532.03' WITH A RADIUS OF 2158.48', WITH A CHORD BEARING OF S 56° 29' 47" E WITH A CHORD LENGTH OF 530.68'; THENCE S 03° 02' 23" W 99.00' TO THE RIGHT OF WAY OF THE COUNTY ROADS AND TO ANY EASEMENT OF RECORD.

STATE OF ARKANSAS  
 COUNTY OF BENTON

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, 2020.  
 Notary Public  
 My Commission expires: \_\_\_\_\_

Water/Sewer System are Approved  
 Street/Utilities are Approved  
 Setback Dimensions are Approved

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this \_\_\_\_ day of \_\_\_\_\_, 2020,  
 by the City of Gentry Planning Commission.

Secretary \_\_\_\_\_

CITY COUNCIL APPROVAL: This final plat is hereby accepted this \_\_\_\_ day of \_\_\_\_\_, 2020,  
 by the Gentry City Council.

Mayor \_\_\_\_\_

**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.

“ A ”  
**EXHIBIT**



IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE SEAL IS ASSUMED TO CONTAIN UNAUTHORIZED INFORMATION. THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES OF THIS DOCUMENT UNLESS THE PROFESSIONAL LAND SURVEYOR'S SIGNATURE APPEARS TO THE SIDE.

Final Plat - Sandy Acres Subdivision, Phase I, Page 1 of 1

Plat Code: 500-18N-33W-04-00-101-04-0985  
 Owner/Developer: Steve Young  
 21392 Swepco Plant Road  
 Gentry, AR 72734  
 (479) 957-5451  
 Date: May (05, 2020)  
 Job #: 1817

Survey By: James Surveying  
 P.O. Box 617  
 Gentry, AR 72734  
 (479) 736-8416  
 Fax: (479) 736-8838

Plat Prepared By: CIVIL ENGINEERING, INC.  
 P.O. Box 12  
 Siloam Springs, AR 72761  
 (479) 524-9956

CITY OF GENTRY

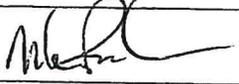
SUBDIVISION CHECKLIST  
FINAL PLAT

SUBDIVISION NAME Sandy Acres Subdivision, Phase 1	OWNERS NAME Steve Young	DATE SUBMITTED May 7, 2020
STREET ADDRESS 12596 Taylor Orchard Road	OWNERS ADDRESS 21392 Swepeco Plant Road Gentry, AR 72734	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED April 19, 2018

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.
Y	1. Name of Subdivision <i>Sandy Acres Subdivision</i>
Y	2. Boundaries of subdivision with written legal description of the property <i>add'l legal of 6.25 ac. requested</i>
Y	3. Names, addresses & telephone number of the owner, developer, surveyor and engineer
Y	4. Acreage in subdivision tract
Y	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.
Y	6. Date, north arrow and graphic scale
N/A	7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated.
Y	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.
Y	9. Front building setback lines, with dimensions.
Y	10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision.
Y	11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles.
No covenants	12. Copy of restrictive covenants.
None	13. Street curvature characteristics.
Y	14. The required drainage report received & certified <i>to be attached</i>
Y	15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated. <i>(check on signatures from preliminary)</i>

	SUPPORTING DATA
Y	1. Certificate of ownership and dedication – signed & dated
Y	2. Certificate of accuracy (by an) engineer or surveyor – signed & dated
Y	3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated
Y	4. Certificate of approval of street and utilities by City official – signed & dated
Y	5. Certificate of approval of building setback dimensions by City building inspector (official) – signed & dated <i>to be signed by mark</i>
Y	6. Certificate of approval for recording by planning commission – signed & dated
Y	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
	APPROVED BY PLANNING COMMISSION <i>with stipulation legal description of 6.25 acres is provided</i>

**RESOLUTION NO. \_\_\_\_\_**

**CITY OF GENTRY, ARKANSAS**

**RESOLUTION EXPRESSING SUPPORT FOR FAIR, DIRECT FEDERAL  
EMERGENCY FINANCIAL ASSISTANCE TO REOPEN AND REBUILD  
LOCAL ECONOMIES**

WHEREAS, America's cities, towns and villages face unprecedented threats due to the ongoing COVID-19 pandemic emergency; and

WHEREAS, municipalities are essential to America's economic recovery and without funding support for local governments, municipalities may go from being a critical part of the economic solution, to becoming a major obstacle to long-term stabilization and recovery; and

WHEREAS, many of America's cities, towns and villages will experience budgetary shortfalls in fiscal year 2020 alone, and the negative effects of the pandemic emergency on local communities will continue long after this year; and

WHEREAS, three million critical municipal worker jobs are at risk, threatening cuts to basic community services, including 9-1-1 response, sanitation, and maintenance; and

WHEREAS, communities have taken extraordinary measures to protect health, safety, and the continuation of essential services throughout the emergency; and

WHEREAS, America's rural communities and small towns are struggling just as much as big cities and risk being left behind or wiped out entirely.

NOW, THEREFORE, BE IT RESOLVED that the City of Gentry, Arkansas calls on Congress to allocate fair and direct federal support to all of America's communities, regardless of population size; and

BE IT FURTHER RESOLVED that this funding must be flexible and address not only the additional expenses incurred by communities to respond to the pandemic emergency, but also the dramatic budgetary shortfalls resulting from pauses in commerce, tourism, other economic engines; and

BE IT FURTHER RESOLVED that local governments will ensure federal funds are immediately used to rebuild and reopen the national economy; and

BE IT FURTHER RESOLVED that funding will keep middle class workers employed and critical services operating; and

BE IT FURTHER RESOLVED THAT the City of Gentry has been part of the emergency response and now calls on Congress to build a united national partnership for a safe, healthy, prosperous life.

**PASSED and APPROVED in Regular Session this 1st day of June, 2020.**

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**Kevin D. Johnston, Mayor**

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