

CITY OF BELLA VISTA- 101 Town Center- Bella Vista, AR

MEETING: CITY COUNCIL WORK SESSION

DATE AND TIME: MONDAY October 19, 2015 at 5:30PM

Location: City Hall Conference Room, 101 Town Center, Bella Vista, Arkansas

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with the Section 25-19-106 of the Freedom of Information Act, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.
- II. **ROLL CALL:** Alderman Becky Morgan, John Flynn, Jim Wozniak, Frank Anderson, Allen King, Larry Wilson.
- III. **BUSINESS:**
 - A- ORDINANCE NO 2015-** AMENDING THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO MODIFY THE HOURS OF PERMISSIBLE DOOR-TO-DOOR SOLICITATION TO BRING PROVISIONS WITHIN CONSTITUTIONAL LIMITS. Third Reading.
 - B- ORDINANCE NO. 2015-** AMENDING SECTION 6-2 OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO MODIFY THE REFERENDUM PERIOD FOR ORDINANCES TO SIXTY (60) DAYS FOR ALL NON-BOND ISSUE ORDINANCES AND THIRTY (30) DAYS FOR ALL BOND ISSUE ORDINANCES, DECLARING AND EMERGENCY, AND FOR OTHER PURPOSES. Third Reading.
 - C- RESOLUTION R2015-** AUTHORIZING AND LEVYING THE MILLAGE RATE OF AD VALOREM REAL AND PERSONAL PROPERTY TAX FOR THE CITY OF BELLA VISTA, ARKANSAS FOR THE YEAR 2015 TO BE COLLECTED IN 2016.
 - D- RESOLUTION R2015-** APPROVING A CONTRACT WITH CEI ENGINEERING FOR ENGINEERING SERVICES RELATED TO IMPROVING THE LOWER RIORDAN ROAD CORRIDOR, AND FOR OTHER PURPOSES.
 - E- RESOLUTION R2015-** APPROVING A CONTRACT WITH PLYMOUTH ENGINEERING, PLLC, FOR ENGINEERING SERVICES RELATED TO THE RECONSTRUCTION OF LOWER SUITS US DRIVE, AND FOR OTHER PURPOSES.
 - F- RESOLUTION R2015-** A RESOLUTION APPROVING AMOUNTS OF LIENS TO BE CERTIFIED TO THE BENTON COUNTY TAX COLLECTOR AGAINST CERTAIN REAL PROPERTIES AS A RESULT OF GRASS CUTTING EXPENSES AND ABATEMENT OF OTHER NUISANCES BY THE CITY OF BELLA VISTA; AND FOR OTHER PURPOSES.

G- Informational/ discussion item: Ordinance dealing with Adopting Amendments for Street and Right-of-way Disturbances to the Municipal Code of the City of Bella Vista, Arkansas.

H- RESOLUTION R2015- ESTABLISHING FEES FOR CERTAIN PLANNING APPLICATIONS, AND FOR OTHER PURPOSES.

Discussion-

Meeting dates for upcoming Council meetings. The Dec. meetings were setup right away to avoid the Christmas holidays. (Work session is 12/14/2015, Council meeting is 12/21/2015) Do we want to move the November meetings up a week to get further away from Thanksgiving?

**Announcements: City Council Regular Meeting 10/26/2015, 6:30pm
American Legion**

IV **ADJOURNMENT**

*** Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Clerk at 479-876-1255.

ORDINANCE NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO MODIFY THE HOURS OF PERMISSIBLE DOOR-TO-DOOR SOLICITATION TO BRING PROVISIONS WITHIN CONSTITUTIONAL LIMITS

WHEREAS, current City ordinance prohibits door-to-door solicitation between the hours of 7:00 p.m. and 9:00 a.m.; and

WHEREAS, the U.S. Court of Appeals for the Eighth Circuit, which includes Arkansas, has determined that hour limits more restrictive than 9:00 p.m. to 9:00 a.m. violate the First Amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: Section 16-22 of the Code of Ordinances of the City of Bella Vista, Arkansas is hereby amended so that, after amendment, the section shall read as follows:

“Sec. 16-22. Entrance to premises.

Except as otherwise provided by law, it shall be unlawful for any individual conducting door-to-door selling or soliciting to enter upon any private premises, between the hours of 9:00 p.m. and 9:00 a.m., for any purpose described in section 16-21.”

PASSED THIS _____ DAY OF _____, 2015.

APPROVED:

PETER CHRISTIE
MAYOR

ATTEST:

WAYNE JERTSON
CITY CLERK

Requested by: Mayor
Prepared by: Jason Kelley, Staff Attorney

ORDINANCE NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING SECTION 6-2 OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO MODIFY THE REFERENDUM PERIOD FOR ORDINANCES TO SIXTY (60) DAYS FOR ALL NON-BOND ISSUE ORDINANCES AND THIRTY (30) DAYS FOR ALL BOND ISSUE ORDINANCES, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES

WHEREAS, Act 1093 of 2015 amended the law concerning municipal referendum petitions by mandating a sixty (60) day referendum period for any issue not involving a municipal bond; and

WHEREAS, the City of Bella Vista desires to bring its ordinances into accord with state law on the subject;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: Subsection (a) of Section 6-2 of the Code of Ordinances of the City of Bella Vista, Arkansas is hereby amended so that, after amendment, the subsection shall read as follows:

“(a) All referendum petitions under Amendment 7 to the state constitution, except those concerning a municipal bond, must be filed with the City Clerk within sixty (60) days after passage of such ordinance, or other referable measure. All referendum petitions under Amendment 7 to the state constitution concerning a municipal bond must be filed with the City Clerk within thirty (30) days after passage of such ordinance, or other referable measure.”

SECTION 2: EMERGENCY CLAUSE. The need to clarify the referendum period for ordinances of the City is necessary to preserve the public peace, health and safety. Therefore, an emergency is hereby declared to exist, and this Ordinance shall take immediate full force and effect from and after the date of its approval.

PASSED THIS _____ DAY OF _____, 2015.

APPROVED:

PETER CHRISTIE
MAYOR

ATTEST:

WAYNE JERTSON
CITY CLERK

APPROVED AS TO FORM:

JASON KELLEY
STAFF ATTORNEY

Requested by: Mayor
Prepared by: Jason Kelley, Staff Attorney

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AUTHORIZING AND LEVYING THE MILLAGE RATE OF AD VALOREM REAL AND PERSONAL PROPERTY TAX FOR THE CITY OF BELLA VISTA, ARKANSAS FOR THE YEAR 2015 TO BE COLLECTED IN 2016

WHEREAS, Ark. Code Ann. § 26-73-202 requires the governing body of a municipal corporation to make out and certify to the county clerk the rate of taxation levied by the city on all real and personal property within the city; and

WHEREAS, the City Council of the City of Bella Vista, Arkansas has determined that it is in the best interests of the City and its citizens to levy the rate of taxation on the real and personal property located in the city as set forth herein, to certify the same to the Benton County Clerk, and to authorize the Quorum Court of Benton County to levy said tax for the year 2015 to be collected in 2016;

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

SECTION 1: That a tax is hereby levied on the real and personal property within the City of Bella Vista, Arkansas, for the year 2015 to be collected in 2016 for the following purposes at the following rates:

AD VALOREM REAL AND PERSONAL PROPERTY RATES

<u>Purpose</u>	<u>Levy</u>
General Fund-Operations	3.5 mills
Policemen’s Pension Fund	0.5 mills
Firemen’s Pension Fund	<u>1.0 mills</u>
TOTAL	5.0 mills

SECTION 2: That the real and personal property tax so levied and the rates provided herein are hereby certified to the County Clerk of Benton County, Arkansas, to be placed in the tax book and collected in the same manner that the county and school district taxes are collected.

SECTION 3: The City Clerk is hereby authorized and directed to file a certified copy of this Resolution in the office of the County Clerk of Benton County, Arkansas by October 30, 2015, so that formal levy by the Quorum Court of Benton County, Arkansas may be enacted by ordinance in November, as required by law.

PASSED THIS _____ DAY OF _____, 2015.

APPROVED:

PETER CHRISTIE
MAYOR

ATTEST:

WAYNE JERTSON
CITY CLERK

APPROVED AS TO FORM:

JASON KELLEY
STAFF ATTORNEY

**BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR**

MEETING DATE: October 26, 2015 - Regular Meeting

AGENDA ITEM:

ITEM TITLE: Approving a Contract with CEI Engineering for Engineering Services Related to Improving the Lower Riordan Road Corridor, and For Other Purposes.

SUBMITTED BY: Christopher Suneson, PLA

SUMMARY EXPLANATION: Riordan Road serves as the major route for patrons accessing Cunningham Corner and other business properties clustered around its intersection with US Highway 71. Citizens living in residential neighborhoods to the west of US Highway 71 utilize the street to travel to and from their places of business and recreation.

In the recent pass, the Riordan Road and Highway 71 intersection has been improved by private development as required by the City's development regulations. Despite these improvements, the motoring public finds the road difficult to navigate because of limited turning movements along the street's alignment.

The Bella Vista Trails and Greenway Master Plan calls for a paved trail extension along Riordan Road.

The contract that the following resolution would authorize outlines a grassroots approach to developing plans to improve the Riordan Road corridor. Throughout the process, business and property owners as well as other members of the public would be involved from the early outset of the project to develop and refine several alternatives to a community derived solution. Ultimately, the public would help define how this major corridor into our community would look and function.

ATTACHMENT: ORDINANCE RESOLUTION OTHER

RECOMMENDATION: The administration is recommending approval of this resolution.

ACTION REQUESTED:
Motion to adopt

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

APPROVING A CONTRACT WITH CEI ENGINEERING FOR ENGINEERING SERVICES RELATED TO IMPROVING THE LOWER RIORDAN ROAD CORRIDOR, AND FOR OTHER PURPOSES

WHEREAS, Riordan Road is a major arterial under the City's Master Street Plan and serves as the major connection for residential neighborhoods, recreational facilities, and a thriving business area to US Highway 71; and

WHEREAS, vehicle turning movements into and out of business in the areas along Riordan Road have become unsafe due to the volume of business patrons; and

WHEREAS, the City's Trails and Greenway Master Plan calls for extension of a paved trail along Riordan Road and northward toward the Highway 71 bridge over Little Sugar Creek.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

Section 1: The Mayor is hereby authorized to execute a contract with CEI Engineering for the surveying, public involvement, and engineering design services for improving the lower Riordan Road corridor in the amount of \$148,080.00

Section 2: The costs for this contract shall be paid from previously approved funds in the Community Development Services Department account 15-57000: Contracts - Professional Fees. Any costs not incurred in the 2015 fiscal year shall be accounted for in the same account in the 2016 Department Budget.

Passed and approved this _____ day of _____, 2015.

Motion to adopt made by:

Ayes:

Nays:

Motion Ayes: Nays:

APPROVED:

Mayor Peter Christie

ATTEST:

Wayne Jertson
City Clerk

APPROVED AS TO FORM:

Jason Kelley, Staff Attorney

Prepared by: Christopher Suneson, PLA, Director of Community Development Services

**BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR**

MEETING DATE: October 26, 2015 - Regular Meeting

AGENDA ITEM:

ITEM TITLE: Approving a Contract with Plymouth Engineer, PLLC, for Engineering Services
Related to the Reconstruction of Lower Suits Us Drive, and For
Other Purposes.

SUBMITTED BY: Christopher Suneson, PLA

SUMMARY EXPLANATION: Suits Us Drive is one of the few roads that intersect with US Highway 71 that remains mostly unpaved. The dirt and gravel surface of the street forces drivers to slow considerably and yet still poses a risk of losing control of a vehicle. A portion of the street has been paved over time, but has a variable width. The street only allows the safe passage of one vehicle at a time due to its narrowness in certain locations.

The attached resolution would allow the Mayor to enter into a contract with Plymouth Engineering to survey and design approximately 1000 feet of Suits Us Drive from its intersection with Highway 71. The contemplated improvements include widening the road surface and improving the drainage system in this section of the road.

ATTACHMENT: ORDINANCE RESOLUTION OTHER

RECOMMENDATION: The administration is recommending approval of this resolution.

ACTION REQUESTED:
Motion to adopt

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

APPROVING A CONTRACT WITH PLYMOUTH ENGINEERING, PLLC, FOR
ENGINEERING SERVICES RELATED TO THE RECONSTRUCTION OF LOWER
SUITS US DRIVE, AND FOR OTHER PURPOSES

WHEREAS, the Suits Us Drive intersection with US Highway 71 carries a large volume of traffic from neighborhoods to the west; and

WHEREAS, Suits Us Drive has a variety of poor surface conditions and lacks an adequate drainage system, both of which could pose hazards to the motoring public.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

Section 1: The Mayor is hereby authorized to execute a contract with Plymouth Engineering for the survey, engineering design, bidding, and construction related services for the reconstruction of lower Suits Us Drive in the amount of \$20,700.00. Further, payments for hourly services and reimbursable costs incurred under the contract up to \$5,400.00 are hereby authorized.

Section 2: The costs for this contract shall be paid from previously approved funds in the Community Development Services Department account 15-57000: Contracts - Professional Fees. Any costs not incurred in the 2015 fiscal year shall be accounted for in the same account in the 2016 Department Budget.

Passed and approved this _____ day of _____, 2015.

Motion to adopt made by:

Ayes:

Nays:

Motion Ayes: Nays:

APPROVED:

Mayor Peter Christie

ATTEST:

Wayne Jertson
City Clerk

APPROVED AS TO FORM:

Jason Kelley, Staff Attorney

Prepared by: Christopher Suneson, PLA, Director of Community Development Services

**BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR**

MEETING DATE: October 26, 2015 - Regular Meeting

AGENDA ITEM:

ITEM TITLE: A Resolution Approving the Amounts of Liens to be Certified to the Benton County Tax Collector Against Certain Real Properties as a Result of Grass Cutting Expenses and Abatement of Other Nuisances by the City of Bella Vista, and For Other Purposes.

SUBMITTED BY: Christopher Suneson, PLA

SUMMARY EXPLANATION: Beginning in May and ending in September of each year, the Department undertakes the clean up of properties in violation of the Nuisance regulations of the Municipal Code. State statute allows for the collection of these types of expenditures through certification to the Benton County Tax Collector.

Included in the resolution are properties that have been maintained in 2015. Each of the property owners were notified in September of the need to pay the expenses within 30 days of receipt of the attached invoices. The invoices also provide notice of a public hearing to certify the amounts on October 26, 2015. Per statute, the City Council must conduct a public hearing on these amounts, and certify the costs of the Tax Collector.

The resolution reflects collections received by the Department through October 13, 2015. The list may narrow between now and the public hearing. Current outstanding balances amount to \$4,144.74.

ATTACHMENT: ORDINANCE RESOLUTION OTHER

RECOMMENDATION: The administration is recommending approval of this resolution.

ACTION REQUESTED:
Motion to adopt



BELLA VISTA
A place to call home

**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Dustin D Wells
 1 Witherby Ln
 Bella Vista, AR 72714

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Corelogic Commercial Tax Svc.
 PO Box 961009
 Fort Worth, TX 76161

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 1 Witherby Ln, Bella Vista, AR 72714

Parcel #16-33160-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$250.00
	VEGETATIVE CONTROL	
	POSTAGE	\$29.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$279.41

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/16/2015

INVOICE

TO:
 Michael & Li Sun Wooden
 PO Box 3030
 Bella Vista, AR 72715

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Resident
 2 Basore Ln
 Bella Vista, AR 72715

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 2 Basore Ln, Bella Vista, AR 72715

Parcel #16-02294-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$30.00
	VEGETATIVE CONTROL	
	POSTAGE	\$29.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$59.41

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Theodore G & Paula L Webner Trustees
 4 Rader Lane
 Bella Vista, AR 72715

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 4 Rader Ln, Bella Vista, AR 72715

Parcel #16-02720-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$340.00
	VEGETATIVE CONTROL	
	POSTAGE	\$22.18
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$362.18

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Anne E Landseidel
 5 Brandon Ln
 Bella Vista, AR 72714

CC: Land Commissioner
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Corelogic Commercial Tax Svc.
 PO Box 961009
 Fort Worth, TX 76161

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 5 Brandon Ln, Bella Vista, AR 72714

Parcel #16-02116-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$370.00
	VEGETATIVE CONTROL	
	POSTAGE	\$29.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$399.41

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 William & Judy Sweet
 1510 Capps Rd
 Harrison, AR 72601

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

Resident
 5 Sunderland Ln
 Bella Vista, AR 72714

Wells Fargo
 MAC X2301-026
 1 Home Campus
 Des Moines, IA 50328

RE: 5 Sunderland Ln, Bella Vista, AR 72715

Parcel #16-30090-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$75.00
	VEGETATIVE CONTROL	
	POSTAGE	\$36.64
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$111.64

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
A place to call home

**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Pamela Yvette McArthur
 9 Paxton Ln
 Bella Vista, AR 72714

CC: Land Commissioner
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Doug McCash
 BV POA
 PO Box 6210
 Bella Vista, AR 72714

RE: 9 Paxton Ln, Bella Vista, AR 72715

Parcel #16-05865-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$90.00
	VEGETATIVE CONTROL	
	POSTAGE	\$23.16
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$113.16

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/16/2015

INVOICE

TO:
 Timothy Baker & Hollie Cheesman-Baker
 2484 SW Regional Airport Blvd
 Bentonville, AR 72712

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

Resident
 10 Faye Ln
 Bella Vista, AR 72714

Corelogic Commercial Tax Svc
 PO Box 961009
 Fort Worth, TX 76161

RE: 10 Faye Ln, Bella Vista, AR 72715

Parcel #16-05579-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$65.00
	VEGETATIVE CONTROL	
	POSTAGE	\$37.13
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$102.13

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
A place to call home

**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Wade T Smith
 10 Roberts Dr
 Bella Vista, AR 72714

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Wells Fargo
 MAC X2301-026
 1 Home Campus
 Des Moines, IA 50328

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 10 Roberts Dr, Bella Vista, AR 72715

Parcel #16-36134-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$180.00
	VEGETATIVE CONTROL	
	POSTAGE	\$36.15
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$216.15

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Jerry & Whitney Leblanc
 12 Taransay Cir
 Bella Vista, AR 72715

CC: Land Commissioner
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Corelogic Commercial Tax Svc.
 P.O. Box 961009
 Fort Worth, TX 76161

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 12 Taransay Cir, Bella Vista, AR 72715

Parcel #16-30579-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$200.00
	VEGETATIVE CONTROL	
	POSTAGE	\$29.90
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$229.90

PAYMENT DUE DATE: UPON RECIEPT

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For more information you may call (479)876-1255.

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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Jeff L Thomas
 P.O. Box 2273
 Bentonville, AR 72712

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

Jeff L & Joyce A Thomas
 P.O. Box 904
 Bentonville, AR 72712

Resident
 18 Gwaltney Cir
 Bella Vista, AR 72715

RE: 18 Gwaltney Cir, Bella Vista, AR 72715
Parcel #16-02353-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$30.00
	VEGETATIVE CONTROL	
	POSTAGE	\$38.11
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$68.11

PAYMENT DUE DATE: UPON RECIEPT

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For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/15/2015

INVOICE

TO:
 Mendy L & Shane C Roth
 20 Hebrides Dr
 Bella Vista, AR 72715

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Corelogic Commercial Tax Svc.
 PO Box 961009
 Fort Worth, TX 76161

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 20 Hebrides Dr, Bella Vista, AR 72715

Parcel #16-37319-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$120.00
	VEGETATIVE CONTROL	
	POSTAGE	\$29.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$149.41

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 BOKF NA
 c/o Bank of Oklahma NA
 7060 Yale St 200, Tulsa, OK 74136

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

Resident
 21 Kirkwall Dr
 Bella Vista, AR 72715

Corelogic Commercial Tax Svc
 P.O. Box 961009
 Fort Worth, TX 76161

RE: 21 Kirkwall Dr, Bella Vista, AR 72715

Parcel #16-36885-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$75.00
	VEGETATIVE CONTROL	
	POSTAGE	\$36.64
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$111.64

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Sue E. McDowell
 P.O. Box 3073
 Bella Vista, AR 72715

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Resident
 22 Glenbarr Cir.
 Bella Vista, AR 72715

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 22 Glenbarr Cir, Bella Vista, AR 72715

Parcel #16-35344-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$160.00
	VEGETATIVE CONTROL	
	POSTAGE	\$29.90
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$189.90

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/16/2015

INVOICE

TO:
 Peter & Muriel Ravestein
 2501 E 6th St, Apt 224
 Sheldon, IA 51201

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Resident
 26 Basore Ln
 Bella Vista, AR 72715

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 26 Basore Ln, Bella Vista, AR 72715

Parcel #16-02293-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$60.00
	VEGETATIVE CONTROL	
	POSTAGE	\$29.90
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$89.90

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/15/2015

INVOICE

TO:
 Federal Home Loan Mortgage Corporation
 8200 Jones Branch Dr
 McLean, VA 22102-3110

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

Corelogic Commercial Tax Svc.
 PO Box 961009
 Fort Worth, TX 76161

Resident
 39 Leicester Dr
 Bella Vista, AR 72714

RE: 39 Leicester Dr, Bella Vista, AR 72715

Parcel #16-19204-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$130.00
	VEGETATIVE CONTROL	
	POSTAGE	\$36.64
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$166.64

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Rick D Craig
 5 Wafton Ln
 Bella Vista, AR 72715

CC: **Land Commissioner**
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Resident
 43 Judy Dr
 Bella Vista, AR 72715

Doug McCash
 Bella Vista Village POA, Inc.
 P.O. Box 6210
 Bella Vista, AR 72714

RE: 43 Judy Dr, Bella Vista, AR 72715

Parcel #16-31959-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$470.00
	VEGETATIVE CONTROL	
	POSTAGE	\$29.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$499.41

PAYMENT DUE DATE: UPON RECIEPT

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For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Robert W Evenson Trustee
 PO Box 698
 Pineville, MO 64856

CC: Land Commissioner
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Resident
 16106 Robin Rd
 Bella Vista, AR 72714

RE: 16106 Robin Rd, Bella Vista, AR 72715

Parcel #16-43288-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$90.00
	VEGETATIVE CONTROL	
	POSTAGE	\$23.16
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$113.16

PAYMENT DUE DATE: UPON RECIEPT

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MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Alyce M Reopelle
 3302 N. Dixieland, Apt D5
 Rogers, AR 72756

CC: Land Commissioner
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Resident
 16212 Robin Rd
 Bella Vista, AR 72714

RE: 16212 Robin Rd, Bella Vista, AR 72715

Parcel #16-43293-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$50.00
	VEGETATIVE CONTROL	
	POSTAGE	\$22.18
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$72.18

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

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MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Baseline Capital Investments, LLC
 4335 Van Nuys, Ste 207
 Sherman Oaks, CA 91403

CC: Land Commissioner
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

Resident
 16284 Cardinal Rd
 Bella Vista, AR 72715

RE: 16284 Cardinal Rd, Bella Vista, AR 72715

Parcel #16-43322-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$260.00
	VEGETATIVE CONTROL	
	POSTAGE	\$22.67
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$282.67

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

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PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714



BELLA VISTA
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**COMMUNITY DEVELOPMENT SERVICES DEPT.
 306 TOWN CENTER W
 BELLA VISTA, AR 72714
 (479) 268-4980**

DATE: 9/21/2015

INVOICE

TO:
 Metropolitan National Bank
 Facilities Management
 PO Box 8010, Little Rock, AR 72203

CC: Land Commissioner
 c/o John Thurston
 State of Arkansas
 109 State Capitol Bldg.
 Little Rock, AR 72201

RE: Bella Vista Way, Bella Vista, AR 72715

Parcel #15-80780-101

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$320.00
	VEGETATIVE CONTROL	
	POSTAGE	\$14.95
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$334.95

PAYMENT DUE DATE: UPON RECIEPT

If payment is not received within 30 days of your receipt of this invoice, a lien will be filed against the property pursuant to AR CODE ANN. 14-54-903 (b). FURTHER, if the debt is not paid within this period of time, a hearing to have the debt certified for collection will then be held on: October 26, 2015, at 6:30pm at the Bella Vista American Legion Post 341, 1889 Bella Vista Way (Hwy 71 & Kingsland Rd), Bella Vista, AR before the Bella Vista City Council. You have a right to attend the hearing.

For more information you may call (479)876-1255.

PLEASE MAKE CHECK PAYABLE TO : CITY OF BELLA VISTA

MAIL TO: City of Bella Vista, P.O. Box 5655, Bella Vista, AR 72714

RESOLUTION NO. _____

**A RESOLUTION APPROVING AMOUNTS OF LIENS TO BE CERTIFIED TO
THE BENTON COUNTY TAX COLLECTOR AGAINST CERTAIN REAL
PROPERTIES AS A RESULT OF GRASS CUTTING EXPENSES AND
ABATEMENT OF OTHER NUISANCES BY THE CITY OF BELLA VISTA; AND
FOR OTHER PURPOSES.**

WHEREAS, in accordance with Ark. Code Ann. § 14-54-901, the City of Bella Vista has corrected conditions existing on certain lots or other real property within the City of Bella Vista and is entitled to compensation pursuant to Ark. Code Ann. § 14-54-904; and

WHEREAS, State law also provides for a lien against the subject properties, with the amount of lien to be determined by the City Council at a hearing held after notice to the owner thereof by certified mail or publication (see Exhibit "A" attached hereto), with said amount (plus a ten percent collection penalty) to be thereafter certified to the Benton County Tax Collector; and

WHEREAS, a hearing for the purpose of determining such liens has been set on October 27, 2014, in order to allow for service of the attached notice of same upon the listed property owners, by certified mail or publication as is necessary; and

WHEREAS, the costs of abatement and the properties affected are:

Last Known Registered Owner	Address	Parcel Number	Total
Federal Home Loan Mortgage Corp	39 Leicester Dr	16-19204-000	\$166.64
Theodore G & Paula L Webner Trustees	4 Rader Ln	16-02720-000	\$362.18
Rick D Craig	43 Judy Dr	16-31959-000	\$499.41
Dustin D Wells	1 Witherby Ln	16-33160-000	\$279.41
Anne E Landseidel	5 Brandon Ln	16-02116-000	\$399.41
Mendy L & Shane C Roth	20 Hebrides Dr	16-37319-000	\$149.41
Michael & Li Sun Wooden	2 Basore Ln	16-02294-000	\$59.41
Peter & Muriel Ravestein	26 Basore Ln	16-02293-000	\$89.90
Timoth Baker & Hollie Cheesman-Baker	10 Faye Ln	16-05579-000	\$102.13
Sue E McDowell	22 Glenbarr Cir	16-35344-000	\$189.90
Jerry & Whitney Leblanc	12 Taransay Cir	16-30579-000	\$229.90
Jeff L & Joyce A Thomas	18 Gwaltney Cir	16-02353-000	\$68.11
Baseline Capital Investments, LLC	16284 Cardinal Rd	16-43322-000	\$282.67
Robert W Evenson Trustee	16106 Robin Rd	16-43288-000	\$113.16
William & Judy Sweet	5 Sunderland Ln	16-30090-000	\$111.64
Wade T Smith	10 Roberts Dr	16-36134-000	\$216.15

BOKF NA	21 Kirkwall Dr	16-36885-000	\$111.64
Alyce M Reopelle	16212 Robin Rd	16-43293-000	\$72.18
Pamela Yvette McArthur	9 Paxton Ln	16-05865-000	\$113.16
Metropolitan National Bank	Bella Vista Way	15-80780-101	\$334.95

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

SECTION 1: That after notice to property owners, a public hearing was held on October 26, 2015, for the purpose of determining the amount of liens, if any, to be filed against certain real property as the result of grass cutting and abatement of other nuisances by the City of Bella Vista.

SECTION 2: That the monies, as determined by this hearing, are reimbursable to the City of Bella Vista for cleanup of the indicated properties;

SECTION 3: That the incurred expenses, as indicated, plus a penalty of 10% for collection, be certified by the City Clerk of Bella Vista to the Benton County Tax Collector, and placed by him / her on the tax books as delinquent taxes, and collected accordingly, and the amount, less 3% thereof, when so collected shall be paid to the City of Bella Vista.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED THIS ___ DAY OF _____, 2015.

Motion to adopt made by:

Ayes:

Nays:

APPROVED:

Mayor Peter Christie

ATTEST:

Wayne Jertson
City Clerk

APPROVED AS TO FORM:

Jason B. Kelley, Staff Attorney

**BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR**

MEETING DATE: October 26, 2015

AGENDA ITEM: Ordinance-2015-

ITEM TITLE: Adopting Amendments for Street and Right-of-way Disturbances to the Municipal Code of the City of Bella Vista, Arkansas

SUBMITTED BY: Steve Cash, Chief Building Inspector
Jennifer Bonner, Senior Planner

SUMMARY: There have been problems with landscapers and other contractors placing materials within the street right-of-way. When the materials are removed by either the contractor or one of their subs, the street pavement has the potential to become damaged by the wheels, tracks, or treads of the equipment used. This leads to complaints from neighbors and then repairs by the street department that are not included in their annual budget. The requested code changes are asking that contractors be required to post a repair/maintenance bond prior to any work that may be refunded when the work is completed. Refunding would be determined by an inspection of the site after all work has been completed and any left-over materials have been removed. The inspection would be done by either the Chief Building Inspector or one of his designated personnel.

ATTACHMENT: Ordinance Resolution Other

RECOMMENDATION: Staff recommends approval of this resolution.

ACTION REQUESTED: Motion to adopt

**BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR**

MEETING DATE: October 26, 2015

AGENDA ITEM: Resolution-2015-

ITEM TITLE: A Resolution Establishing Certain Planning Fees, and For Other Purposes

SUBMITTED BY: Jennifer Bonner, Senior Planner

SUMMARY:

1. The new Planning Zoning District does not have an established fee associated with the application created for rezoning property from another zoning district. Staff compared fees from the other Northwest Arkansas governmental entities listed below, and is making the recommendation that the PZD fee be established at \$500.00 for Bella Vista.

Benton County	\$ 2,000.00
Bentonville	\$ 275.00
Fayetteville	\$ 800.00
Ft. Smith	\$ 350.00
Lowell	\$ 500.00
Rogers	\$ 400.00
Springdale	\$ 675.00
Tontitown	\$ 1,150.00
Washington County	\$ 400.00

2. Neither Resolution-2009-30 nor Resolution-2009-38 established a fee for Minor Zoning Variance Applications. These applications are addressed administratively, but must be completed in order for an appeal to the Board of Zoning Adjustments to be made. Staff compared fees from the other Northwest Arkansas governmental entities listed below, and is making the recommendation that the PZD fee be established at \$25.00 for Bella Vista.

Benton County	\$ 75.00
Bentonville	\$ 125.00
Fayetteville	\$ 25.00 before or \$ 100.00 after a violation
Ft. Smith	\$ 250.00
Lowell	\$ 150.00
Rogers	\$ 0.00 or no application
Springdale	\$ 75.00
Tontitown	\$ 125.00
Washington County	\$ 0.00 or no application

3. A Waiver requires almost as much Staff time and effort as is involved in a Conditional Use Permit or Zoning Variance, so Staff is requesting that the fee be raised by \$25 above the current fee to (a new total fee of) \$75.00.

ATTACHMENT: Ordinance Resolution Other

RECOMMENDATION: Staff recommends approval of this resolution.

ACTION REQUESTED: Motion to adopt



BELLA VISTA

A place to call home

COMMUNITY DEVELOPMENT
SERVICES DEPARTMENT
306 TOWN CENTER WEST
BELLA VISTA, AR 72714

DATE: OCTOBER 26, 2015

RE: PLANNING APPLICATION FEE SCHEDULE

PLANNING APPLICATION FEE SCHEDULE

	<u>CURRENT</u>	<u>PROPOSED</u>
Large-Scale Development Application*	\$ 500	
Incidental Subdivision Application*	\$ 125	
Conditional Use Permit Application**	\$ 100	
Rezoning Application**	\$ 225	
Planned Zoning District Application	\$ 0	\$ 500
Application includes one or more of the following: a rezone, a conditional use permit, and/or an incidental subdivision or preliminary subdivision plat.		
Waiver Application*	\$ 50	\$ 75
Zoning Variance Application**	\$ 100	
Minor Zoning Variance Application	\$ 0	\$ 25
Preliminary (Subdivision) Plat*	\$ 600	
Final (Subdivision) Plat*	\$ 250	
Easement, Alley, or Right-Of-Way Vacation*	\$ 75	
Appeals to Board of Zoning Adjustment**	\$ 100	
Temporary Sign Application	\$ 10 for first sign; \$ 2 for each additional sign; Free for 501(C)(3) non-profits with proof of status***	
Permanent Sign Application	Per sign: \$10 plus \$0.50 per square foot of sign face per side of sign	
Grading & Erosion Control Application	\$ 25 for single & two-family residential; \$ 50 for all others	

* Established by Resolution 2009-30

** Established by Resolution 2009-38

*** Change established by Resolution 2014-41

RESOLUTION NO. R2015-_____

ESTABLISHING FEES FOR CERTAIN PLANNING APPLICATIONS, AND FOR OTHER PURPOSES

WHEREAS, the City Council passed Resolution 2009-30 to establish certain planning fees;

WHEREAS, the City Council passed Resolution 2009-38 to establish certain other planning fees;

WHEREAS, neither Resolution 2009-30 nor 2009-38 established a fee for Minor Variance Applications;

WHEREAS, the Waiver Application Fee established by Resolution 2009-30 does not adequately address the amount of staff effort and time required to review an Waiver Application;

WHEREAS, the City Council passed Resolution 2014-41 to reduce the fee associated with temporary sign permits for 501(C)(3) non-profits to zero (\$0.00);

WHEREAS, the City Council passed Ordinance 2015-07 to create a Planned Zoning District (PZD) option for developers but no fee was established for rezoning to a PZD; and

WHEREAS, a Planned Zoning District Application may include one or more of the following to the subject parcel(s): a rezone, a conditional use permit, and/or an incidental subdivision or preliminary subdivision plat.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

Section 1: The following fees are hereby established and adopted for their related applications:

<u>Application</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Waiver Application	\$ 50.00	\$ 500.00
Minor Zoning Variance Application	\$ 0.00	\$ 25.00
Planned Zoning District Application	\$ 0.00	\$ 500.00

Motion to adopt made by _____ and seconded by _____.

Ayes: _____ Nays: _____ Motion was passed by a majority vote.

Passed this _____ day of _____, 2015.

ATTEST:

APPROVED:

Wayne Jertson
City Clerk

Peter Christie
Mayor

APPROVED AS TO FORM:

Jason Kelley
Staff Attorney

Prepared by: Jennifer Bonner, Senior Planner