



MEETING: **CITY COUNCIL WORK SESSION**
DATE AND TIME: **Monday, October 17, 2016 – Follows 5:15 Special Meeting**
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**: Mayor Peter Christie, Aldermen Frank Anderson, John Flynn, Becky Morgan, James Wozniak and Larry Wilson
- III. **BUSINESS**:
 - A. **ORDINANCE 2016-** AN ORDINANCE AMENDING THE CITY OF BELLA VISTA ZONING ORDINANCE AND MAP BY REZONING CERTAIN LANDS COMMONLY KNOWN AS 5 BELLA VISTA WAY (PARCELS 16-07274-000 AND 16-70183-001) FROM R-1 TO C-1, AND FOR OTHER PURPOSES.
 - B. **ORDINANCE 2016-** ACCEPTING AND CONFIRMING EASEMENTS DEDICATED TO THE PUBLIC ON PARCEL 18-07197-006, AND FOR OTHER PURPOSES.
 - C. **ORDINANCE 2016-** ACCEPTING AND CONFIRMING EASEMENTS DEDICATED TO THE PUBLIC ON PARCEL 15-70066-000, AND FOR OTHER PURPOSES.
 - D. **ORDINANCE 2016-** WAIVING THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF STREET SALT AND SAND BASED ON PRICE AND AVAILABILITY BY INFORMAL PRICE QUOTES.
 - E. **R2016-RESOLUTION-**APPOINTING MEMBER TO THE BOARD OF ZONING ADJUSTMENT TO FILL AN EXPIRING TERM.
 - F. **R2016- RESOLUTION-** 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. R2016- RESOLUTION- AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO A LEASE ADDENDUM VANCON PROPERTIES, LLC, FOR THE RENTAL OF OFFICE SPACE AT 614-616 W. LANCASHIRE BLVD. FOR THE CITY OF BELLA VISTA COMMUNITY DEVELOPMENT SERVICES DEPARTMENT FOR CALENDAR YEAR 2017, AND FOR OTHER PURPOSES.

H. R2016-RESOLUTION- AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH MARION COMPANY LLC IN AN AMOUNT NOT TO EXCEED \$64,870.00 FOR CONSTRUCTION OF AN ADDITION TO THE STREET DEPARTMENT BUILDING.

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.

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

MEETING DATE: October 24, 2016 – Regular Meeting

AGENDA ITEM:

ITEM TITLE: An Ordinance Amending the City of Bella Vista Zoning Ordinance by Rezoning Certain Lands Commonly Known 5 Bella Vista Way (Parcels #16-07274-000 and 16-70183-001) from R-1 to C-1, and for Other Purposes

SUBMITTED BY: Christopher Suneson, PLA, AICP

SUMMARY EXPLANATION: The 1.81 acres of land described in the rezoning petition are located at 5 Bella Vista Way (US Highway 71) and are currently zoned R-1, Single Family Residential. The applicant seeks the petition to move these parcels into the C-1, Neighborhood Commercial zoning district. Current zoning and future land use maps, as well as Staff report to the Planning Commission are included in this report.

The Planning Commission held a public hearing on this matter under RZN-2016-24110 on October 10, 2016. Several neighbors residing Naworth Lane spoke in opposition to the petition, citing increased noise levels from a commercial use on the property. A letter from Elaine Rosen of 6 Naworth Circle is attached for the Council's review.

The Commission voted 5-0 with one recusal to recommend approval of this item due to its proximity to US Highway 71 and the steep topography that separates it from the adjoining neighborhood.

Attached are the staff report with a comparison of the uses allowed in both the R-1 and C-1 districts.

ATTACHMENT: ORDINANCE RESOLUTION OTHER

RECOMMENDATION: The Planning Commission recommend approval of this rezoning petition.

ACTION REQUESTED:
Motion to adopt

October 11, 2016

Bella Vista City Council
City of Bella Vista
101 Town Center
Bella Vista AR 72714

Re: Rezoning 5 Bella Vista Way from R-1 to C-1

Dear City Council Members,

Because I will be out of state and unable to attend the City Council meeting on October 24th to express my concerns in person, I am writing to express my adamant objection to rezoning from R-1 to C-1 parcels 16-07274-00 and 16-70183-001, commonly known as 5 Bella Vista Way

I respectfully suggest an alternative solution. Mr. Gene Groseclose, Pat Cooper's attorney, stated at the recent Planning Commission's meeting that it was Pat Cooper's desire to convert the existing home into a Bed and Breakfast. Rather than change the zoning designation for the parcel, please grant Pat Cooper a conditional use permit limiting the use of the property to a Bed and Breakfast.

Among several concerns is the negative affect a full zoning change will have on the area residential property values. Pat Cooper's property is accessed off Highway 71, however all other land parcels immediately next to and behind the property are residential and, although the current zoning directly across Highway 71 is currently C-1, the Future Zoning Plan shows the City's intention is to convert those parcels to moderate and high density residential. Thus these Cooper-owned parcels are and will be completely surrounded by residential zones. Rezoning these parcels to C-1 will directly and negatively affect the value of surrounding residential properties and impact the atmosphere of these residential properties.

Single family homes within close proximity to C-1 zoning are valued at approximately 15-20% less than other homes. If this zoning change is approved, although the residential areas are accessed off other streets, the ability to sell existing homes in the surrounding area would be significantly impacted and significantly reduce the likelihood of other property owners further developing their unimproved residential lots within such close proximity to commercial parcels.

Coupled with this concern is the fact once the parcels in question are zoned C-1, there will be no limitations other than the very broad scope of use C-1 provides. Although Mr. Groseclos states on Pat Cooper's behalf that the intent is only to open a B&B, which if well managed is relatively low impact, how the land is actually developed either now or in the future will significantly affect residential property values and atmosphere of the surrounding residential area. Thus my suggestion is to grant a specific use variance rather than a full and complete zoning change.

Among my other concerns, assuming zoning is changed to C-1 and the property is developed for a use other than the stated B&B, is the potential noise and light pollution a C-1 use of this parcel may create. Although Mr. Groseclos indicates there is natural screening between it and the area residential properties, the natural screen Mr. Groseclos references is a narrow strip of wooded land which currently provides little to no sound or light

barrier from the highway. During winter months vehicles driving on Highway 71 are clearly visible and the “white noise” increases. Additionally, due to the geography (see graphics on last page), noise from both the highway and the Cooper property carries up the “holler” to Naworth Lane and Circle, Haverigg Lane, as well as other surrounding area properties. I invite you to personally visit Naworth Circle to see and hear this for yourselves. If the property is developed as something other than a B&B, trees along these parcels will be significantly thinned out or removed eliminating all visual and sound barriers. Therefore, I am very concerned about the high likelihood of the atmosphere of the surrounding residential areas being negatively affected by a C-1 zone change. The stated intention to open a B&B can be accommodated without a complete rezoning of the property.

While I acknowledge Bella Vista could benefit from additional commercial business, these parcels on the west side of Highway 71, directly below the large number of residential properties, and across from future multi-family housing, is not well suited for unrestricted C-1 development. It is a “nuclear option” to change these parcels to C-1. The only real benefit from completely rezoning these parcels is for Pat Cooper, who after numerous attempts has been unable to sell the property as a residence, and for Cooper Communities, Inc. - while other property owners in the area will be subjected to a guaranteed loss in their property values and an unknown future of what will be developed in their “back yard”.

Again, I respectfully suggest a compromise solution - grant Pat Cooper a conditional use permit limiting the use of the property to a Bed and Breakfast. This compromise solution results in a “win-win” for all interested parties: it allows Pat Cooper to convert a home she has been unable to sell to a Bed and Breakfast; adds to Bella Vista’s business tax base based on the revenue this relatively low-impact commercial use would create; and, at the same time, protects the interests of surrounding property owners by not distinctly changing the value of surrounding residential properties and the adjacent neighborhoods’ atmosphere.

If in the future there is a significant and compelling reason to change the current zoning from R-1 to C-1, reasons which override the harm a C-1 designation would cause the entire residential area, then the concept of rezoning can be further reexamined.

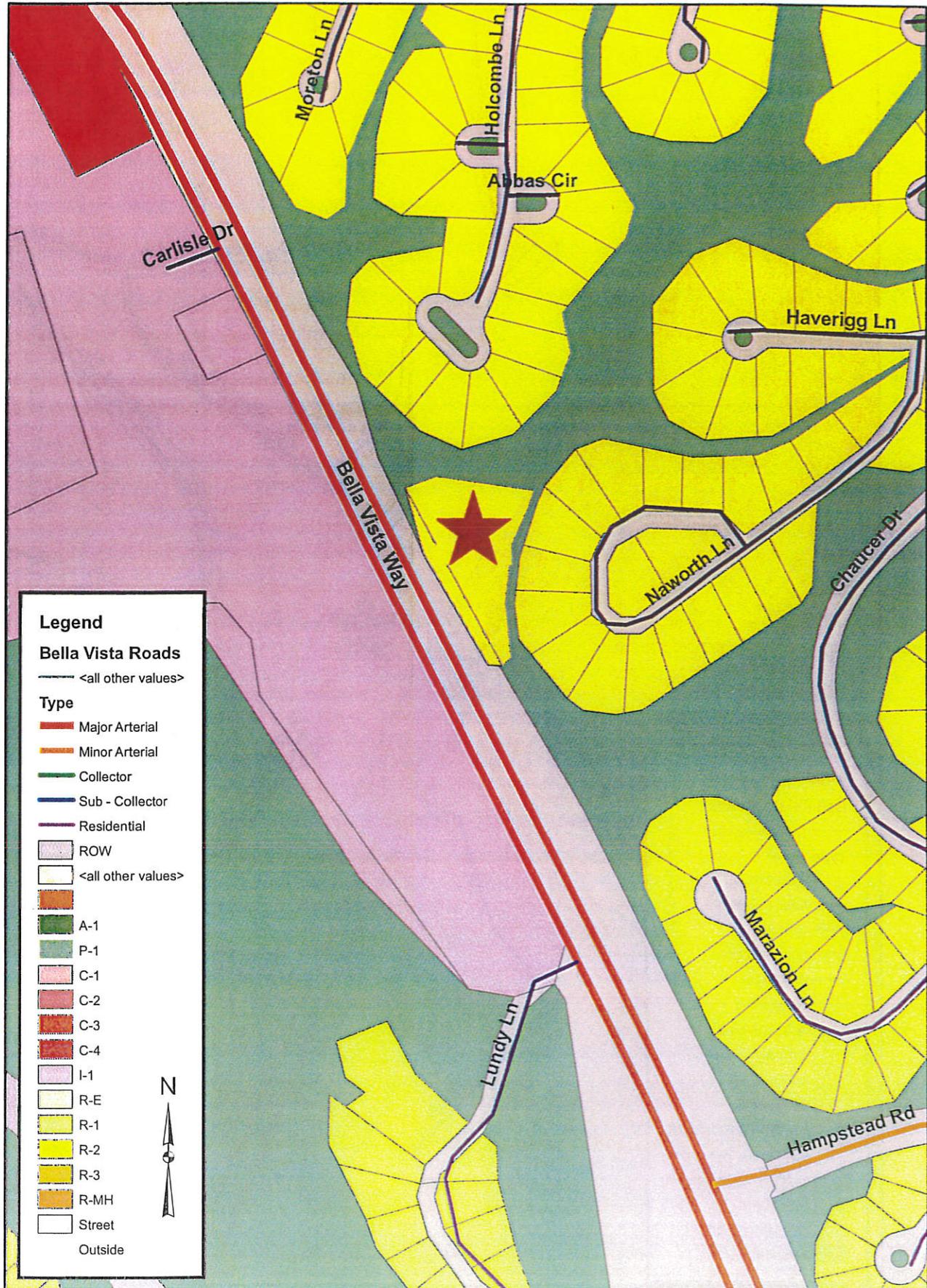
Thank you for your consideration.

Sincerely,

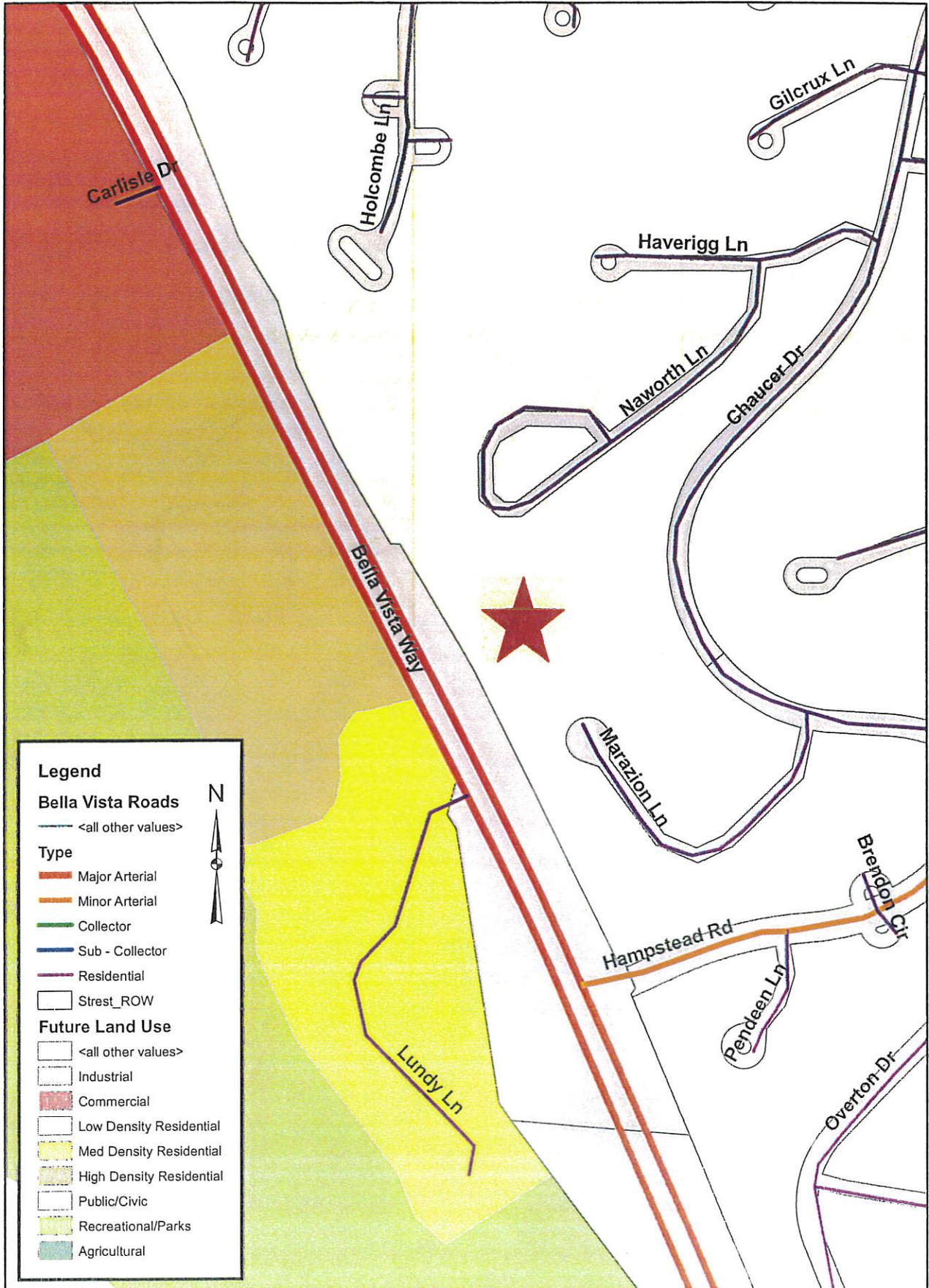
Elaine C Rosen

Elaine C Rosen
6 Naworth Circle

Current Zoning



Future Land Use



ORDINANCE NO. 2016- _____

City of Bella Vista, Arkansas

AN ORDINANCE AMENDING THE CITY OF BELLA VISTA ZONING ORDINANCE AND MAP BY REZONING CERTAIN LANDS COMMONLY KNOWN AS 5 BELLA VISTA WAY (PARCELS 16-07274-000 AND 16-70183-001) FROM R-1 TO C-1, AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of the City of Bella Vista Zoning Ordinance, the City Council has found that certain hereinafter described lands are better suited for C-1 (Neighborhood Commercial) than R-1 (Residential, Single Family) zoning; and

WHEREAS, the City Council has determined that the public interest and welfare will be enhanced by the requested rezoning; and

WHEREAS, the City of Bella Vista Planning Commission conducted a public hearing on October 10, 2016, to hear all interested parties to the rezoning request.

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

Section 1: That the City of Bella Vista Zoning Ordinance and Map should be amended as provided herein.

Section 2: That the following land located in the City of Bella Vista should hereinafter be zoned C-1 (Neighborhood Commercial) and that said land are contained in Benton County Parcels 16-07274-000 and 16-70183-001.

Motion to adopt made by:

Ayes:

Nays:

Passed and adopted this ____ day of _____, 2016.

Approved: _____
Mayor Peter Christie

ATTEST:

Wayne Jertson
Clerk

APPROVED AS TO FORM:

Jason B. Kelley, Staff Attorney

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

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

MEETING DATE: October 24, 2016 – Regular Meeting

AGENDA ITEM:

ITEM TITLE: An Ordinance Accepting and Confirming Easements Dedicated to the Public on Parcel 18-07197-006, and for Other Purposes

SUBMITTED BY: Christopher Suneson, PLA, AICP

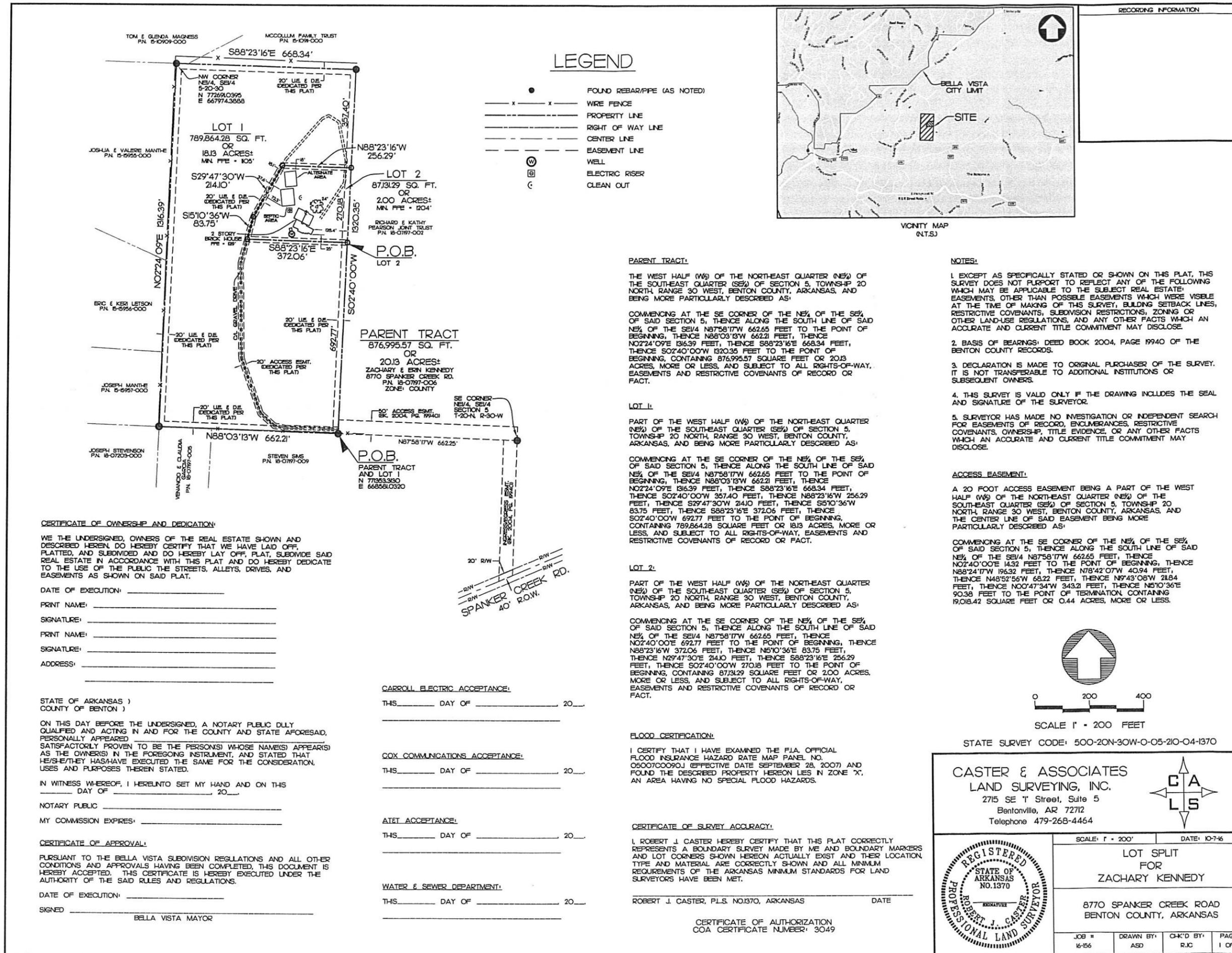
SUMMARY EXPLANATION: The Planning Commission reviewed IS-2016-24146 on October 10, 2016, where it received a unanimous vote to accept the required easement dedications depicted.

The survey instrument incorporated into the ordinance creates to tracts from an original parent tract of 20.16 acres. With land divisions of this sort, the City's subdivision regulations requires the dedication of easements for utility and drainage access to the created parcels.

ATTACHMENT: ORDINANCE RESOLUTION OTHER

RECOMMENDATION: Staff recommends approval of this ordinance, and is requesting that the City Council waive the its normal three readings to expedite the dedication to the public as well as to accommodate a closing that is scheduled to occur just after the regular meeting.

ACTION REQUESTED:
Motion to adopt



RECORDING INFORMATION	

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____
 PRINT NAME: _____
 SIGNATURE: _____
 PRINT NAME: _____
 SIGNATURE: _____
 ADDRESS: _____

STATE OF ARKANSAS)
 COUNTY OF BENTON)

ON THIS DAY BEFORE THE UNDERSIGNED, A NOTARY PUBLIC DULY QUALIFIED AND ACTING IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) APPEAR(S) AS THE OWNER(S) IN THE FOREGOING INSTRUMENT, AND STATED THAT HE/SHE/THEY HAS/HAVE EXECUTED THE SAME FOR THE CONSIDERATION, USES AND PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HERELIETO SET MY HAND AND ON THIS _____ DAY OF _____ 20____

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____
 SIGNED _____
 BELLA VISTA MAYOR

CARROLL ELECTRIC ACCEPTANCE:
 THIS _____ DAY OF _____ 20____

COX COMMUNICATIONS ACCEPTANCE:
 THIS _____ DAY OF _____ 20____

AT&T ACCEPTANCE:
 THIS _____ DAY OF _____ 20____

WATER & SEWER DEPARTMENT:
 THIS _____ DAY OF _____ 20____

LEGEND

- FOUND REBAR/PIPE (AS NOTED)
- x — x — WIRE FENCE
- — — — — PROPERTY LINE
- — — — — RIGHT OF WAY LINE
- — — — — CENTER LINE
- - - - - EASEMENT LINE
- ⊙ WELL
- ⊕ ELECTRIC RISER
- CLEAN OUT

PARENT TRACT:

THE WEST HALF (W½) OF THE NORTH-EAST QUARTER (NE¼) OF THE SOUTH-EAST QUARTER (SE¼) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF THE NE¼ OF THE SE¼ OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID NE¼ OF THE SE¼ N87°58'17"W 662.65 FEET TO THE POINT OF BEGINNING; THENCE N88°03'13"W 662.21 FEET; THENCE N02°24'09"E 1316.39 FEET; THENCE S88°23'16"E 668.34 FEET; THENCE S02°40'00"W 1320.35 FEET TO THE POINT OF BEGINNING, CONTAINING 876,995.57 SQUARE FEET OR 20.13 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 1:

PART OF THE WEST HALF (W½) OF THE NORTH-EAST QUARTER (NE¼) OF THE SOUTH-EAST QUARTER (SE¼) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF THE NE¼ OF THE SE¼ OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID NE¼ OF THE SE¼ N87°58'17"W 662.65 FEET TO THE POINT OF BEGINNING; THENCE N88°03'13"W 662.21 FEET; THENCE N02°24'09"E 1316.39 FEET; THENCE S88°23'16"E 668.34 FEET; THENCE S02°40'00"W 1320.35 FEET; THENCE N88°23'16"W 256.29 FEET; THENCE S29°47'30"W 214.10 FEET; THENCE S15°10'36"W 83.75 FEET; THENCE S88°23'16"E 372.06 FEET; THENCE S02°40'00"W 692.77 FEET TO THE POINT OF BEGINNING, CONTAINING 789,864.28 SQUARE FEET OR 18.13 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 2:

PART OF THE WEST HALF (W½) OF THE NORTH-EAST QUARTER (NE¼) OF THE SOUTH-EAST QUARTER (SE¼) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF THE NE¼ OF THE SE¼ OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID NE¼ OF THE SE¼ N87°58'17"W 662.65 FEET; THENCE N02°24'09"E 692.77 FEET TO THE POINT OF BEGINNING; THENCE N88°23'16"W 372.06 FEET; THENCE N5°10'36"E 83.75 FEET; THENCE N29°47'30"E 214.10 FEET; THENCE S88°23'16"E 256.29 FEET; THENCE S02°40'00"W 270.18 FEET TO THE POINT OF BEGINNING, CONTAINING 87,312.9 SQUARE FEET OR 2.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

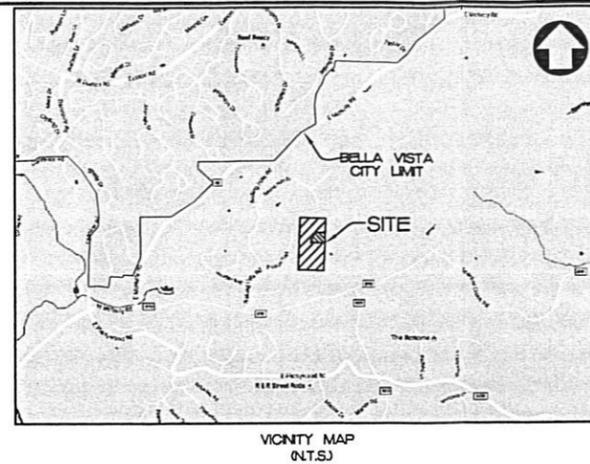
I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS DATE _____

CERTIFICATE OF AUTHORIZATION
 COA CERTIFICATE NUMBER: 3049



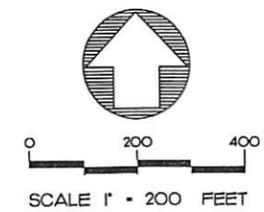
NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: DEED BOOK 2004, PAGE 19940 OF THE BENTON COUNTY RECORDS.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

ACCESS EASEMENT:

A 20 FOOT ACCESS EASEMENT BEING A PART OF THE WEST HALF (W½) OF THE NORTH-EAST QUARTER (NE¼) OF THE SOUTH-EAST QUARTER (SE¼) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND THE CENTER LINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF THE NE¼ OF THE SE¼ OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID NE¼ OF THE SE¼ N87°58'17"W 662.65 FEET; THENCE N02°24'09"E 1316.39 FEET TO THE POINT OF BEGINNING; THENCE N88°23'16"E 668.34 FEET; THENCE N78°42'07"W 40.94 FEET; THENCE N48°52'56"W 68.22 FEET; THENCE N9°43'08"W 21.84 FEET; THENCE N00°47'34"W 343.21 FEET; THENCE N5°10'36"E 90.38 FEET TO THE POINT OF TERMINATION, CONTAINING 19,018.42 SQUARE FEET OR 0.44 ACRES, MORE OR LESS.



STATE SURVEY CODE: 500-20N-30W-0-05-210-04-1370

CASTER & ASSOCIATES
 LAND SURVEYING, INC.
 2715 SE T Street, Suite 5
 Bentonville, AR 72712
 Telephone 479-268-4464



SCALE: 1" = 200'	DATE: 10-7-16
LOT SPLIT FOR ZACHARY KENNEDY	
8770 SPANKER CREEK ROAD BENTON COUNTY, ARKANSAS	
JOB # 16-156	DRAWN BY: ASD
CHECK'D BY: RJC	PAGE 1 OF 1

ORDINANCE NO. 2016-_____

**ACCEPTING AND CONFIRMING EASEMENTS DEDICATED TO THE PUBLIC ON
PARCEL 18-07197-006, AND FOR OTHER PURPOSES.**

WHEREAS, A.C.A. 14-301-102 requires that publicly dedicated easements within the City be accepted and confirmed by an ordinance specifically passed for that purpose; and

WHEREAS, the Planning Commission reviewed and unanimously approved IS-2016-24146, on October 10, 2016.

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

Section 1: The public rights-of-way shown in the attached Exhibit 'A', which is made a part hereof, are hereby accepted and confirmed for public use.

PASSED THIS ___ DAY OF _____, 2016.

Motion to adopt made by:

Ayes:

Nays:

Motion:

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 24, 2016 – Regular Meeting

AGENDA ITEM:

ITEM TITLE: An Ordinance Accepting and Confirming Easements Dedicated to the Public on parcel 15-70066-000, and for Other Purposes

SUBMITTED BY: Christopher Suneson, PLA, AICP

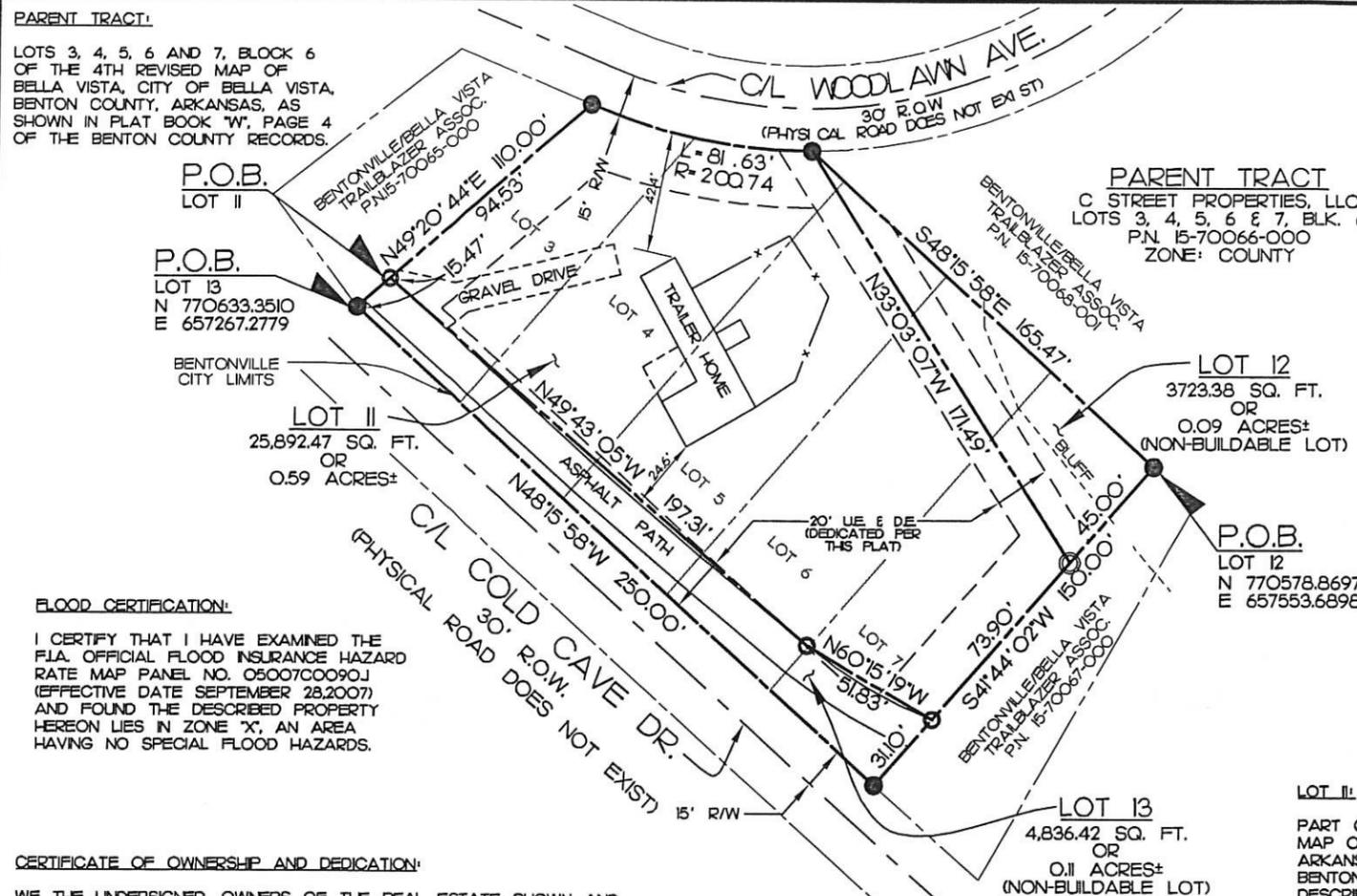
SUMMARY EXPLANATION: The Planning Commission reviewed PLA-2016-24145 on October 10, 2016, where it received a unanimous vote to accept the required easement dedications depicted.

The survey instrument incorporated into the ordinance adjusts a property line amongst several subject lots and combines them into three different parcels. The original subdivision did not include any utility and drainage easements to the public, and the City's subdivision regulations requires the dedication of easements when subdividing land.

ATTACHMENT: ORDINANCE RESOLUTION OTHER

RECOMMENDATION: Staff recommends approval of this ordinance, and is requesting that the City Council waive the its normal three readings to expedite the dedication to the public as well as to accommodate a closing that is scheduled to occur just after the regular meeting.

ACTION REQUESTED:
Motion to adopt



PARENT TRACT:
 LOTS 3, 4, 5, 6 AND 7, BLOCK 6 OF THE 4TH REVISED MAP OF BELLA VISTA, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK "W", PAGE 4 OF THE BENTON COUNTY RECORDS.

P.O.B. LOT II
 N 770633.3510 E 657267.2779

P.O.B. LOT 13
 N 770633.3510 E 657267.2779

FLOOD CERTIFICATION:
 I CERTIFY THAT I HAVE EXAMINED THE FIA OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
 WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____
 PRINT NAME: _____
 SIGNATURE: _____
 ADDRESS: _____

STATE OF ARKANSAS)
 COUNTY OF BENTON)

ON THIS DAY BEFORE THE UNDERSIGNED, A NOTARY PUBLIC DULY QUALIFIED AND ACTING IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) APPEARS AS THE OWNER(S) IN THE FOREGOING INSTRUMENT, AND STATED THAT HE/SHE/THEY HAS/HAVE EXECUTED THE SAME FOR THE CONSIDERATION, USES AND PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HERELINTO SET MY HAND AND ON THIS _____ DAY OF _____ 20____

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:
 PURSUANT TO THE BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____
 SIGNED _____
 BELLA VISTA MAYOR

CARROLL ELECTRIC ACCEPTANCE:
 THIS _____ DAY OF _____ 20____

COX COMMUNICATIONS ACCEPTANCE:
 THIS _____ DAY OF _____ 20____

AT&T ACCEPTANCE:
 THIS _____ DAY OF _____ 20____

WATER & SEWER DEPARTMENT:
 THIS _____ DAY OF _____ 20____

- NOTES:**
1. BASIS OF BEARINGS: PLAT BOOK P2, PAGE 769 OF THE BENTON COUNTY RECORDS.
 2. REFERENCE PLAT: BELLA VISTA ORIGINAL, BK. "W", PAGE 4.
 3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

PARENT TRACT
 C STREET PROPERTIES, LLC
 LOTS 3, 4, 5, 6 & 7, BLK. 6
 P.N. 15-70066-000
 ZONE: COUNTY

LOT 12
 3723.38 SQ. FT.
 OR
 0.09 ACRES±
 (NON-BUILDABLE LOT)

P.O.B. LOT 12
 N 770578.8697 E 657553.6898

LOT 13
 4,836.42 SQ. FT.
 OR
 0.11 ACRES±
 (NON-BUILDABLE LOT)

LOT 11:
 PART OF LOTS 3, 4, 5, 6 AND 7, BLOCK 6 OF THE 4TH REVISED MAP OF BELLA VISTA, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK "W", PAGE 4 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF SAID LOT 3, THENCE N49°20'44"E 15.47 FEET TO THE POINT OF BEGINNING, THENCE N49°20'44"E 94.53 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.74 FEET, AN ARC LENGTH OF 81.63 FEET, A CENTRAL ANGLE OF 23°17'58", AND A CHORD BEARING AND DISTANCE OF S78°37'23"E 81.07 FEET, THENCE S93°03'07"E 171.49 FEET, THENCE S41°44'02"W 73.90 FEET, THENCE N60°15'19"W 51.83 FEET, THENCE N49°43'05"W 197.31 FEET TO THE POINT OF BEGINNING, CONTAINING 25,892.47 SQUARE FEET OR 0.59 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

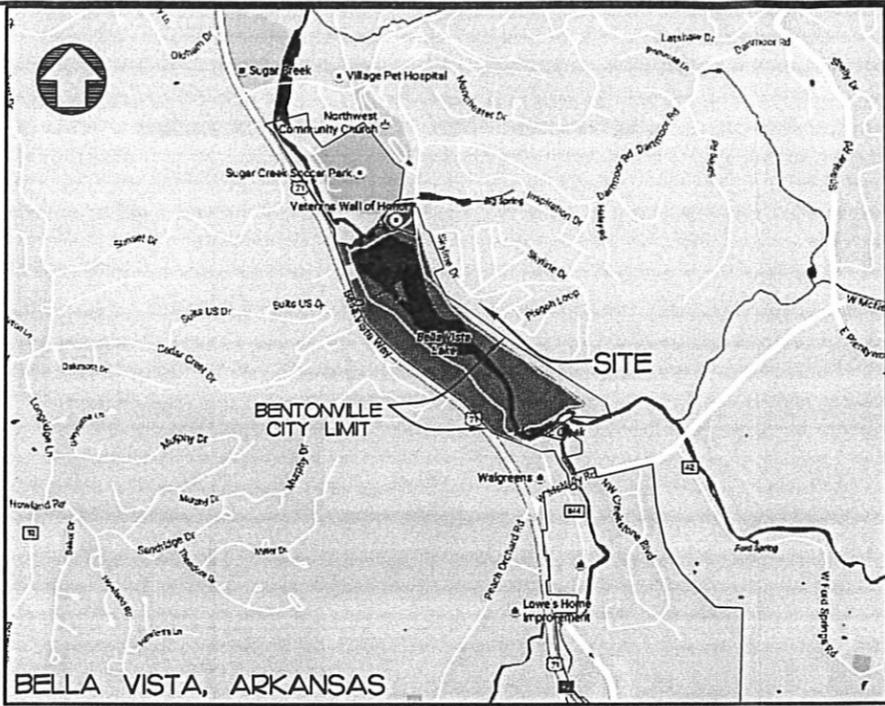
LOT 12:
 PART OF LOTS 4, 5, 6 AND 7, BLOCK 6 OF THE 4TH REVISED MAP OF BELLA VISTA, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK "W", PAGE 4 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF SAID LOT 7, THENCE S41°44'02"W 45.00 FEET, THENCE N33°03'07"W 171.49 FEET, THENCE S48°15'58"E 165.47 FEET TO THE POINT OF BEGINNING, CONTAINING 3723.38 SQUARE FEET OR 0.09 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS DATE _____

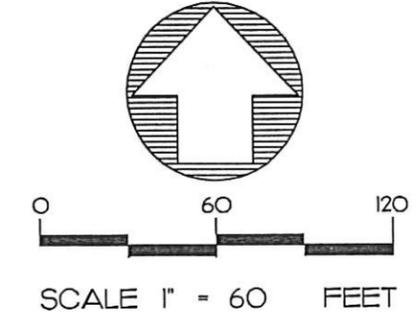
CERTIFICATE OF AUTHORIZATION
 COA CERTIFICATE NUMBER: 3049



VICINITY MAP (N.T.S.)

LOT 13:
 PART OF LOTS 3, 4, 5, 6 AND 7, BLOCK 6 OF THE 4TH REVISED MAP OF BELLA VISTA, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK "W", PAGE 4 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 3, THENCE N49°20'44"E 15.47 FEET, THENCE S49°43'05"E 197.31 FEET, THENCE S60°15'19"E 51.83 FEET, THENCE S41°44'02"W 310 FEET, THENCE N48°15'58"W 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4,836.42 SQUARE FEET OR 0.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

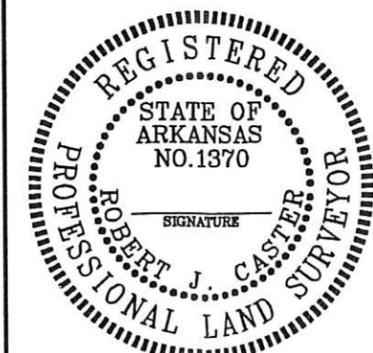


RECORDING INFORMATION

LEGEND

- FOUND REBAR/PPE
- SET 1/2" REBAR (L.S. 1370)
- PROPERTY LINE
- CENTER LINE
- - - SECTION LINE

CASTER & ASSOCIATES
 LAND SURVEYING, INC.
 2715 SE 1st Street, Suite 5
 Bentonville, AR 72712
 Telephone 479-268-4464



SCALE: 1" = 60' DATE: 10-7-16

LOT SPLIT
 LOTS 3, 4, 5, 6 & 7, BLK. 6
 4TH REVISED MAP OF
 BELLA VISTA
 CREATING LOTS 11 AND 12

53 COLD CAVE DRIVE
 BELLA VISTA, BENTON COUNTY,
 ARKANSAS

JOB #	DRAWN BY:	CHEK'D BY:	PAGE
16-129	ASD	RJC	1 OF 1

ORDINANCE NO. 2016-_____

**ACCEPTING AND CONFIRMING EASEMENTS DEDICATED TO THE PUBLIC ON
PARCEL 15-70066-000, AND FOR OTHER PURPOSES.**

WHEREAS, A.C.A. 14-301-102 requires that publicly dedicated easements within the City be accepted and confirmed by an ordinance specifically passed for that purpose; and

WHEREAS, the Planning Commission reviewed and unanimously approved PLA-2016-24145, on October 10, 2016.

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

Section 1: The public rights-of-way shown in the attached Exhibit 'A', which is made a part hereof, are hereby accepted and confirmed for public use.

PASSED THIS ___ DAY OF _____, 2016.

Motion to adopt made by:

Ayes:

Nays:

Motion:

APPROVED:

Mayor Peter Christie

ATTEST:

Wayne Jertson
City Clerk

APPROVED AS TO FORM:

Jason B. Kelley, Staff Attorney

Memorandum

October 11, 2016

To: Mayor Peter Christie and Bella Vista City Council

From: Mike Button, City of Bella Vista Street Superintendent

RE: Waiver of Bid for Road Salt and Sand

It is that time of year whereas the Street Department will be stock piling road salt and sand for the upcoming inclement weather season. As like in the past, these materials are all most impossible to ascertain through the competitive bidding process due to the fact vendors have committed to other customers and are not willing to take on new customers. We look for "brokers" by means of acquiring quotes for these products based on availability.

With that being said I recommend that the Bella Vista City Council waive the competitive bidding process for the procurement of salt and sand for street treatment of icy road conditions necessary for the health, public safety and welfare of the citizens of the City.

Respectfully Submitted,

Mike Button

City of Bella Vista Street Superintendent,

ORDINANCE NO _____

CITY OF BELLA VISTA, ARKANSAS

WAIVING THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF STREET SALT AND SAND BASED ON PRICE AND AVAILABILITY BY INFORMAL PRICE QUOTES

WHEREAS, the procurement of sand and salt for street treatment of icy conditions is necessary for the health, public safety and welfare of the citizens of the City; and

WHEREAS, formal competitive bidding of salt and sand is not feasible or practical due to a lack of potential bidders due to restricted availability of such products for delivery to the City; and

WHEREAS, it is anticipated that more than \$20,000.00 worth of salt and sand are necessary for City needs through the winter season of 2016-2017;

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

SECTION 1. The City Council of the City of Bella Vista, Arkansas hereby determines that the above circumstances make formal competitive bidding not feasible or practical and therefore waives the requirement of formal competitive bidding and authorizes the Mayor to purchase street salt and sand based on price and availability by informal price quotes through March 2017.

PASSED THIS _____ DAY OF _____, 20_____.

APPROVED:

PETER CHRISTIE
MAYOR

ATTEST:

WAYNE JERTSON
CITY CLERK

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

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

MEETING DATE: September 26, 2016

AGENDA ITEM: Resolution-2016-

ITEM TITLE: Appointing Person to the Board of Zoning Adjustment to fill One Vacant Position

SUBMITTED BY: Jennifer Bonner, Senior Planner

SUMMARY: Terms for this board expire every year on October 1st. This resolution is for the re-appointment of one person to fill an expiring term on the board.

ATTACHMENT: Ordinance Resolution Other

RECOMMENDATION: After conferring with Mayor on suitable applicants for filling the position on the Board, Staff recommends approval of this resolution.

ACTION REQUESTED: Motion to adopt

RESOLUTION NO. R2016-_____

**APPOINTING MEMBER TO THE BOARD OF ZONING ADJUSTMENT
TO FILL AN EXPIRING TERM**

WHEREAS, the City Council passed Ordinance 2009-23 to adopt the Zoning Code and passed Ordinance 2011-04 to adopt amendments to the Zoning Code which added positions to the Board of Zoning Adjustment;

WHEREAS, the Board of Zoning Adjustments now consists of seven members who serve staggered three-year terms that expire on October 1 of each year;

WHEREAS, the current term for Position 1 is due to expire on October 1, 2016; and

WHEREAS, members of the Board of Zoning Adjustments are appointed by the Mayor and approved by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS, based on the recommendation of the Mayor, that the following individual with the term expiration noted shall be re-appointed to the Board of Zoning Adjustment, effective October 1, 2016:

<u>Position</u>	<u>Name</u>	<u>Term Expiring October 1:</u>
1.	A. J. Morris, Jr.	2019

Motion to adopt made by _____ and seconded by _____ .

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

Passed this _____ day of _____, 2016.

ATTEST:

APPROVED:

Wayne Jertson
City Clerk

Peter Christie
Mayor

APPROVED AS TO FORM:

Jason Kelley
Staff Attorney

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

MEETING DATE: October 24, 2016 - 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, AICP

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 17 properties that have been maintained in 2016. 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 24, 2016. 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 11, 2016. The list may narrow between now and the public hearing. Current outstanding balances amount to \$4,619.08.

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

**CITY OF BELLA VISTA
COMMUNITY DEVELOPMENT SERVICES DEPT.
616 W. LANCASHIRE BLVD.
BELLA VISTA, AR 72715
(479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
Phyllis Polson
1 Tormarton 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
Bella Vista Village POA, Inc.
P.O. Box 6210
Bella Vista, AR 72714

RE: 1 Tormarton Lane, Bella Vista, AR 72714

Parcel #16-05400-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$155.00
	VEGETATIVE CONTROL	
	POSTAGE	\$19.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$174.41

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
COMMUNITY DEVELOPMENT SERVICES DEPT.
616 W. LANCASHIRE BLVD.
BELLA VISTA, AR 72715
(479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
Theodore G. & Paula L. Webner Trust
3 Oak Tree Ct
Elmhurst, IL 60126

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
4 Rader Ln
Bella Vista, AR 72715

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	\$250.00
	VEGETATIVE CONTROL	
	POSTAGE	\$25.88
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$275.88

PAYMENT DUE DATE: UPON RECEIPT

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
 COMMUNITY DEVELOPMENT SERVICES DEPT.
 616 W. LANCASHIRE BLVD.
 BELLA VISTA, AR 72715
 (479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
 Ivan Hristoskov & Rossitza Hristoskova
 407 NW Palomino St
 Bentonville, AR 72712

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	\$220.00
	VEGETATIVE CONTROL	
	POSTAGE	\$25.88
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$245.88

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
 COMMUNITY DEVELOPMENT SERVICES DEPT.
 616 W. LANCASHIRE BLVD.
 BELLA VISTA, AR 72715
 (479) 268-4980**

DATE: 9/13/2016

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

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

 Resident
 10 Faye Ln
 Bella Vista, AR 72714

RE: 10 Faye Lane, Bella Vista, AR 72714

Parcel #16-05579-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$310.00
	VEGETATIVE CONTROL	
	POSTAGE	\$32.35
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$342.35

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
 COMMUNITY DEVELOPMENT SERVICES DEPT.
 616 W. LANCASHIRE BLVD.
 BELLA VISTA, AR 72715
 (479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
 Quinten Curtis & Gwendolyn C. Robards
 12543 Lodge Dr
 Garfield, AR 72732

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

Resident
 14 Basildon Dr
 Bella Vista, AR 72715

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

RE: 14 Basildon Dr, Bella Vista, AR 72715

Parcel #16-03349-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$275.00
	VEGETATIVE CONTROL	
	POSTAGE	\$25.88
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$300.88

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
 COMMUNITY DEVELOPMENT SERVICES DEPT.
 616 W. LANCASHIRE BLVD.
 BELLA VISTA, AR 72715
 (479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
 Jeremiah W. Young
 16887 Chickadee Ln
 Gravette, AR 72736

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

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

Resident
 15 Pennine Ln
 Bella Vista, AR 72714

RE: 15 Pennine Ln, Bella Vista, AR 72714

Parcel #16-20608-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$165.00
	VEGETATIVE CONTROL	
	POSTAGE	\$32.35
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$197.35

PAYMENT DUE DATE: UPON RECEIPT

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
 COMMUNITY DEVELOPMENT SERVICES DEPT.
 616 W. LANCASHIRE BLVD.
 BELLA VISTA, AR 72715
 (479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
 Donna Fisher
 2602 SW Seminole St
 Bentonville, AR 72712

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

Resident
 16200 Robin Rd
 Bella Vista, AR 72715

RE: 16200 Robin Rd, Bella Vista, AR 72715

Parcel #16-43283-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$450.00
	VEGETATIVE CONTROL	
	POSTAGE	\$19.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$469.41

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
COMMUNITY DEVELOPMENT SERVICES DEPT.
616 W. LANCASHIRE BLVD.
BELLA VISTA, AR 72715
(479) 268-4980**

DATE: 9/13/2016

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 72715

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	\$370.00
	VEGETATIVE CONTROL	
	POSTAGE	\$19.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$389.41

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
 COMMUNITY DEVELOPMENT SERVICES DEPT.
 616 W. LANCASHIRE BLVD.
 BELLA VISTA, AR 72715
 (479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
 Baseline Capital Investments, LLC
 4335 Van Nuys, Ste 207
 Sherman Oaks, CA 91402

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	\$350.00
	VEGETATIVE CONTROL	
	POSTAGE	\$19.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$369.41

PAYMENT DUE DATE: UPON RECEIPT

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
COMMUNITY DEVELOPMENT SERVICES DEPT.
616 W. LANCASHIRE BLVD.
BELLA VISTA, AR 72715
(479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
Kaura Jayne Lovelace
15 Kirkbridge 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
Bella Vista Village POA, Inc.
P.O. Box 6210
Bella Vista, AR 72714

Resident
19 Bosworth Cir
Bella Vista, AR 72714

LERETA
Attn: Tax Escrow Team
1123 Park View Dr
Covina, CA 91724

RE: 19 Bosworth Cir, Bella Vista, AR 72714

Parcel #16-19284-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$800.00
	VEGETATIVE CONTROL	
	POSTAGE	\$32.35
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$832.35

PAYMENT DUE DATE: UPON RECEIPT

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



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**CITY OF BELLA VISTA
COMMUNITY DEVELOPMENT SERVICES DEPT.
616 W. LANCASHIRE BLVD.
BELLA VISTA, AR 72715
(479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
Darryl W. & Janna E. Reynolds
513 S. Dodson Rd, Apt Y7
Rogers, AR 72758

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
2 Kalynn Ln
Bella Vista, AR 72714

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

RE: 2 Kalynn Ln, Bella Vista, AR 72714

Parcel #16-13760-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$40.00
	VEGETATIVE CONTROL	
	POSTAGE	\$32.35
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$72.35

PAYMENT DUE DATE: UPON RECEIPT

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
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**CITY OF BELLA VISTA
 COMMUNITY DEVELOPMENT SERVICES DEPT.
 616 W. LANCASHIRE BLVD.
 BELLA VISTA, AR 72715
 (479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
 Lorraine L. Thomas Trustee
 3 Cummings Cir
 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: 3 Cummings Cir, Bella Vista, AR 72715

Parcel #16-05630-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$300.00
	VEGETATIVE CONTROL	
	POSTAGE	\$19.41
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$319.41

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
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**CITY OF BELLA VISTA
 COMMUNITY DEVELOPMENT SERVICES DEPT.
 616 W. LANCASHIRE BLVD.
 BELLA VISTA, AR 72715
 (479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
 Stephen L. & Margarita G. Nelms
 12515 Barker Cypress Rd, Apt 4321
 Cypress, TX 77429

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
 3 Evelynia Cir
 Bella Vista, AR 72715

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

RE: 3 Evelynia Cir, Bella Vista, AR 72715

Parcel #16-07115-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$150.00
	VEGETATIVE CONTROL	
	POSTAGE	\$32.35
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$182.35

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
COMMUNITY DEVELOPMENT SERVICES DEPT.
616 W. LANCASHIRE BLVD.
BELLA VISTA, AR 72715
(479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
Timothy M. Oxford
5 Bec Ln
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: 5 Bec Ln, Bella Vista, AR 72714

Parcel #16-22461-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$135.00
	VEGETATIVE CONTROL	
	POSTAGE	\$25.88
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$160.88

PAYMENT DUE DATE: UPON RECEIPT

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA

A place to call home

**CITY OF BELLA VISTA
COMMUNITY DEVELOPMENT SERVICES DEPT.
616 W. LANCASHIRE BLVD.
BELLA VISTA, AR 72715
(479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
Paul E. Roth & Sherry Ponder
614 N. Sequoyah Dr
Fayetteville, AR 72701

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

Resident
5 Brecknock Dr
Bella Vista, AR 72714

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

RE: 5 Brecknock Dr, Bella Vista, AR 72714

Parcel #16-05059-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$175.00
	VEGETATIVE CONTROL	
	POSTAGE	\$25.88
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$200.88

PAYMENT DUE DATE: UPON RECEIPT

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715



BELLA VISTA
A place to call home

**CITY OF BELLA VISTA
COMMUNITY DEVELOPMENT SERVICES DEPT.
616 W. LANCASHIRE BLVD.
BELLA VISTA, AR 72715
(479) 268-4980**

DATE: 9/13/2016

INVOICE

TO:
Janice Strong Smith
PO Box 204
Boise City, OK 73933

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

Resident
9384 Suits Us Dr
Bella Vista, AR 72714

Old Bella Vista POA
c/o Lee Farris
9439 Suits-Us Drive, P.O. Box 5353
Bella Vista, AR 72714

RE: 9384 Suits Us Dr, Bella Vista, AR 72714

Parcel #16-00150-000

NO:	DESCRIPTION	COST
	ABSTRACTS	
	FILING FEE	
	GRASS CUTTING(S)	
	PROPERTY CLEAN UP / MOWING	\$60.00
	VEGETATIVE CONTROL	
	POSTAGE	\$25.88
	LEGAL ADVERTISING	
	DEMOLITION	
	HAZARDOUS MATERIALS	
	ASBESTOS	
	BOARDING & SECURING	
	ADMINISTRATIVE COSTS	
TOTAL AMOUNT DUE		\$85.88

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 24, 2016, 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, 616 W. Lancashire Blvd., Bella Vista, AR 72715

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 September 26, 2016, 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
Phyllis D. Polson	1 Tormarton Ln	16-05400-000	\$174.41
Theodore G & Paula L Webner Trustees	4 Rader Ln	16-02720-000	\$275.88
Ivan Hristoskov & Rossitza Hristoskova	43 Judy Dr	16-31959-000	\$245.88
Timothy Baker & Hollie Cheesman-Baker	10 Faye Ln	16-05579-000	\$342.35
Quinten Curtis & Gwendolyn C. Robards	14 Basildon Dr	16-03349-000	\$300.88
Jeremiah W. Young	15 Pennine Ln	16-20608-000	\$197.35
Donna Fisher/Donna R Stettisch	16200 Robin Rd	16-43283-000	\$469.41
Alyce M Reopelle	16212 Robin Rd	16-43293-000	\$389.41
Baseline Capital Investments, LLC	16284 Cardinal Rd	16-43322-000	\$369.41
Kaura Jayne Lovelace	19 Bosworth Cir	16-19284-000	\$832.35
Darryl W. & Janna E. Reynolds	2 Kalynn Ln	16-13760-000	\$72.35
Lorraine L. Thomas Trust	3 Cummings Ln	16-05630-000	\$319.41
Stephen L. & Margarita G. Nelms	3 Evelynia Cir	16-07115-000	\$182.35
Timothy M. Oxford	5 Bec Ln	16-22461-000	\$160.88
Paul E. Roth & Sherry Ponder	5 Brecknock Dr	16-05059-000	\$200.88
Janice Strong Smith	9384 Suits Us Dr	16-00150-000	\$85.88

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 September 26, 2016, 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 _____, 2016.

Motion to adopt made by:

Ayes:

Nays:

Motion .

APPROVED:

Mayor Peter Christie

ATTEST:

Wayne Jertson
City Clerk

APPROVED AS TO FORM:

Jason B. Kelley, Staff Attorney

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

Vancon Properties, LLC
632 W. Lancashire Blvd.
Bella Vista, AR 72715

Lease Addendum

September 30, 2016

City of Bella Vista
614 - 616 W. Lancashire Blvd.
Bella Vista, AR 72715

Mayor Christie;

Please sign below to confirm a Three (3) year lease renewal to be effective dated 12/01/2016 through 11/30/2019 as an addendum to the Commercial Lease Agreement dated September 15, 2015, by and between Larry Vandevour of Vancon Properties, LLC and the City of Bella Vista.

This addendum acknowledges that all terms and conditions of the above referenced lease will remain unchanged and the monthly rental rate will continue to be Two Thousand One Hundred Fifty Dollars and No/100 (\$2,150.00).

Vancon Properties, LLC
Lessor

City of Bella Vista
Lessee

Larry Vandevour, Member

Peter A. Christie, Mayor

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

**AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO A LEASE ADDENDUM
VANCON PROPERTIES, LLC, FOR THE RENTAL OF OFFICE SPACE AT 614-616
W. LANCASHIRE BLVD. FOR THE CITY OF BELLA VISTA COMMUNITY
DEVELOPMENT SERVICES DEPARTMENT FOR CALENDAR YEAR 2017, AND
FOR OTHER PURPOSES**

WHEREAS, the City of Bella Vista entered into a contract with Vancon Properties for the lease of office space at 614-616 W. Lancashire Blvd. for the period of December 1, 2015 to November 30, 2016, for the Community Development Services Department; and

WHEREAS, the administration has negotiated a three (3) year renewal of said lease at the current rate of \$2,150.00 per month, or \$25,800.00 annually.

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

Section 1: The Mayor is hereby authorized to execute a lease addendum with Vancon Properties for the lease of office space at 614 and 616 West Lancashire Boulevard for the period beginning December 1, 2016 to November 30, 2019 at a monthly rate of \$2,150.00 or \$25,800.00 yearly.

Section 2: The amount of the monthly lease for the office space will be properly identified in the Community Development Services Department budget.

Passed and approved this _____ day of _____, 2016.

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, AICP, Director of Community Development Services

Memorandum

October 11, 2016

To: Mayor Peter Christie and Bella Vista City Council

From: Mike Button, City of Bella Vista Street Superintendent

RE: Request for Bid, Street Department Addition

Requests for Bid were sent out to 13 different vendors for the construction of a Street Department Addition located at the new Street Department Facility. One bid was received, with Marion Company LLC being the low bidder at \$62,981.00. This Vendor meets all specifications provided in the bid packet for the construction of a 50' long x 14' deep Street Department Addition for storing miscellaneous supplies. The projected amount for the entire project was estimated to be around \$70,000.00

With that being said, I recommend that Bella Vista City Council award bid to Marion Company LLC, in an amount not exceed \$64,870.00 (includes a 3% contingency) for the construction of a Street Department Addition at the new Bella Vista Street Department Facility.

Respectfully Submitted,

Mike Button

City of Bella Vista Street Superintendent,

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH MARION COMPANY LLC IN AN AMOUNT NOT TO EXCEED \$64,870.00 FOR CONSTRUCTION OF AN ADDITION TO THE STREET DEPARTMENT BUILDING

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

SECTION 1: The City Council of the City of Bella Vista, Arkansas hereby authorizes the Mayor and City Clerk to enter into a contract with Marion Company LLC in an amount not to exceed \$64,870.00 for construction of an addition to the Street Department building.

PASSED THIS _____ DAY OF _____, 2016.

APPROVED:

Mayor Peter Christie

Attest:

City Clerk Wayne Jertson

Requested by Mayor Christie
Prepared by Jason Kelley, Staff Attorney