



BELLA VISTA

A place to call home

MEETING: **REGULAR CITY COUNCIL MEETING**
DATE AND TIME: **Monday, October 24, 2016 – 6:30 P.M.**
Bella Vista American Legion Post 341
1889 Bella Vista Way (Hwy 71 & Kingsland Rd)
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. **INVOCATION** – Pastor Judy Rudd-Platt, First United Methodist Church.
*** (See disclaimer below)
- III. **PLEDGE OF ALLEGIANCE:**
- IV. **ROLL CALL:** Mayor Peter Christie, Aldermen Frank Anderson, John Flynn, Becky Morgan, James Wozniak and Larry Wilson.
- V. **CITIZEN INPUT/PUBLIC APPEARANCES:** *Please be advised that it is the policy of the municipality that there will be a three minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, but no response or action will be made under public comment.*
- VI. **APPROVAL OF MINUTES:** Sept. 20, 2016 Special Meeting
Sept. 26, 2016 Regular Meeting
October 17, 2016 Special Meeting
- VII. **REPORTS:**
 - A. Monthly Financial Report – September report will be in November
 - B.
- VIII. **MOTION TO SUSPEND RULES:** and read all proposed ordinances and resolutions on the agenda by title only.
- IX. **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. (Staff requests move to 3rd & final reading)
- C. ORDINANCE 2016-** ACCEPTING AND CONFIRMING EASEMENTS DEDICATED TO THE PUBLIC ON PARCEL 15-70066-000, AND FOR OTHER PURPOSES. (Staff requests move to 3rd & final reading)
- 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. (Staff requests move to 3rd & final reading)
- 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. **Open Public Hearing.** **Close Public hearing.**
- 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.

MEETINGS AND ANNOUNCEMENTS:

- The next City Council Work Session will be Monday Nov. 21, 2016 at 5:30PM in the City Hall Conference Room.
- The next Regular meeting of the City Council, Monday Nov. 28, 2016 at 6:30 PM at the Bella Vista American Legion Hall.
- Planning Commission Work Session will be Thursday Nov. 3, 2016 at 4:30PM in the City Hall conference room.
- Planning Commission Regular Meeting will be Nov. 14, 2016 at 5:30PM in the City Hall conference room.

ADJOURNMENT

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

*** Any invocation that may be offered at the start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Council. Copies of the policy governing invocations and setting forth the procedure to have a person deliver an invocation are available upon request submitted to the Bella Vista City Clerk.

SPECIAL MEETING OF THE BELLA VISTA CITY COUNCIL – SEPT. 20, 2016 – MINUTES.

Meeting was called to order by Mayor Peter Christie at 3:30PM

City Clerk Jertson called the roll: Alderman Morgan, Flynn, Wozniak, Anderson & Wilson were all in attendance.

The following Resolution was read by the Mayor;

R2016-37- RESOLUTION- AUTHORIZING THE MAYOR TO EXECUTE A LETTER OF INTENT TO PURCHASE PARTS OF THE SERVICE AREA AND ASSETS OF THE FORMER BENTON COUNTY WATER AUTHORITY NO. 1 FROM THE CITY OF CENTERTON (CENTERTON WATER AND SEWER DEPARTMENT) FOR PURPOSES OF CREATING A CITY OF BELLA VISTA WATER UTILITY.

Centerton has decided that they would be interested in selling a portion of their distribution system. At this point the Mayor explained the reasons for Bella Vista to move on this opportunity to establish a Water Department for the City. Many reasons were given, especially the ability to have more control of the growth on the west side of the city. A review of the various water systems that are operating in the City of Bella Vista.

A map of the area that is served as well as the area of future growth that would be served by this system was shown to the council. The size of the water line in various areas would very likely need to be enlarged to serve future growth. If the city owns this system it would have a lot more options to deal with the potential growth.

The Mayor is asking the permission of the Council to pursue this course of action. It does not obligate the city to purchase. There are many unknowns at this point such as the value of the system that would have to be determined before the purchase could take place. The Mayor then opened up the floor for questions and comments.

Alderman Anderson then spoke to the need to have a water systems in the city. There are several areas in the city that are not served with potable water at this time. Larry Wilms P.E. has been involved in this process and commented on the process of having a water system approved. Several additional questions were asked and some of the steps that need to happen were explained.

A motion was made by Alderman Anderson to approve this Resolution, seconded by Alderman Wozniak. Roll Call Vote was taken: Alderman Morgan, Flynn, Wozniak & Anderson voted Aye. Alderman Wilson voted Nay. Motion carried 4 – 1.

Meeting was adjourned at 3:45PM.

Following is the letter that will be sent to indicate the intention to pursue this action.

September 20, 2016

Frank Holzkamper, Utilities Director
Centerton Water & Sewer Department
500 Keller Rd

P.O.Box 366
Centerton, AR 72719-0366

RE: Letter of Intent to Purchase portions of BC-RWD #1
and Long Term Supply Agreement

Dear Mr. Holzkamper:

This letter will serve to indicate our desire to purchase portions of your "rural water system" that extends North from Hwy AR-279 and East from proposed I-49, and along Hwy AR-279 from the water main connections at Hwy AR-72 North to and into the City of Bella Vista. We understand that these portions of your water system have an outstanding USDA Loan obligation and that the USDA will need to establish the value of the system components proposed to be purchased. We understand that multiple bulk metering locations will be required.

We would like to move forward as soon as possible with this acquisition. We are concurrently preparing the required documentation to establish a Public Water System for the City with the Arkansas Department of Health. Based upon verbal communication with the ADH, they have indicated that we may proceed in this manner.

In addition, we are desirous of entering into a long term (20 yrs) agreement with 5-yr automatic renewable feature with Centerton Water & Sewer Department to assure the City of an uninterrupted supply of water for the purchased portions of your system. We would like to discuss prospective terms of such an agreement once information becomes available on the valuation of the system being contemplated for purchase.

Please confirm your willingness for the sale of the indicated portion of your rural water system, as indicated above, subject to obtaining necessary controlling Agency approvals.

Should you have any questions, please contact me at (479) 876-1255 or by email at pchristie@bellavistaar.gov

Sincerely,

Peter Christie, Mayor

Cc: Alderman Frank Anderson
Larry Wilms, P.E.

/S/ City Clerk Wayne Jertson

/S/ Mayor Peter A Christie

BELLA VISTA CITY COUNCIL REGULAR MEETING MINUTES – SEPTEMBER 26, 2016

Call to Order: Mayor Christie called the meeting to order at 6:32PM

Invocation was given by Pastor Bryan Fink, Highlands Methodist Church.

Pledge of Allegiance was recited by all.

City Clerk Jertson called the roll of Council: Alderman Morgan, Flynn, Anderson & Wozniak present. Alderman Wilson was ill.

Citizen Input: Bill Meskill, 9 Lambeth Lane spoke about the issue of parking an RV in his driveway during the camping season. He would like that to be ok.

APPROVAL OF MINUTES: August 22, 2016. Alderman Anderson moved approval as presented, second by Alderman Wozniak. Show of hands vote- 4 ayes, 0 nays.

Monthly Financial Report – July and August, 2016. Mayor Christie discussed the financials and pointed out that the council had received them and copies were available on the back table in the the meeting room for the public.

Motion to Approve Finance Report for July was made by Alderman Anderson, seconded by Alderman Wozniak. Show of hands; 4 ayes, 0 nays.

Motion to Approve Finance Report for August was made by Alderman Anderson, seconded by Alderman Wozniak. Show of hands; 4 ayes, 0 nays.

MOTION TO SUSPEND RULES: and read all proposed ordinances and resolutions on the agenda by title only was made by Alderman Morgan, second by Alderman Wozniak. Roll Call vote; Anderson, Flynn, Morgan & Wozniak voted aye. 0 nays. Approved.

Business:

ORDINANCE NO-2016-24 AMENDING SECTION 20-6 JUVENILE CURFEW OF THE BELLA VISTA CITY CODE TO CLARIFY AND PROVIDE FOR CONSTITUTIONALLY MANDATED EXCEPTIONS TO A VIOLATION, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES. Mayor read the Ordinance and Attorney Kelley commented on the reason for the update to this Ordinance. There were a few questions asked and answered. Alderman Wozniak made a motion to suspend the rules and move to third and final reading. Seconded by Alderman Flynn. Roll call vote; Ayes 4, Nays 0. The Mayor then read the Ordinance for the final time and it was moved by Alderman Anderson, second by Alderman Flynn, Vote passed 4 ayes, 0 nays. The Mayor then asked for a motion declaring an emergency to put the ordinance in effect right away. Alderman Anderson made the motion, second by Alderman Wozniak. Ayes 4, nays 0. Adopted.

ORDINANCE NO-2016-25 WAIVING THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH BELLA VISTA ANIMAL SHELTER, INC. IN THE AMOUNT OF \$18,000.00 PER YEAR, PLUS \$100 PER DOG AND \$50 PER CAT FEES, FOR CALENDAR YEAR 2017, AND FOR OTHER PURPOSES. Alderman Wozniak asked if this was the same dollar amounts as last year. It is. Alderman Flynn asked about the average monthly cost. The Mayor explained it can vary based on the number of animals housed, this past month it was about \$4500. A motion was made to suspend the rules and move to 3rd and final reading by Alderman Morgan, second by Alderman Wozniak. Vote was

4 ayes, 0 nays. The Mayor then read the ordinance for the 3rd and final time. Alderman Anderson then moved to adopt which was seconded by Alderman Wozniak. Vote was 4 ayes, 0 nays. Adopted.

ORDINANCE NO-2016-26 AMENDING THE BELLA VISTA CITY CODE TO ENACT *SECTION 2-347 COLLECTION OF FINES AND COSTS IN DISTRICT COURT* TO FULFILL STATE LAW REQUIREMENTS TO DESIGNATE A RESPONSIBLE PARTY FOR THE COLLECTION OF FINES AND COSTS ASSESSED IN DISTRICT COURT, AND FOR OTHER PURPOSES. The Mayor read this ordinance and Attorney Kelley then commented on the ordinance and the reason for its need. A motion was made by Alderman Wozniak to suspend the rules and move to final reading, second by Alderman Flynn. Ayes 4, Nays 0. The Mayor then read the ordinance for the 3rd and final time. A motion was made to adopt by Alderman Flynn, second by Alderman Wozniak. Vote was 4 ayes, 0 nays. Adopted.

R2016-38 RESOLUTION- AMENDING THE 2016 ANNUAL CITY BUDGET TO APPROPRIATE \$216,000.00 FROM CITY RESERVES FOR THE CASH PURCHASE OF A 2016 AMBULANCE FOR THE FIRE DEPARTMENT. The Mayor discussed the history of this issue. Chief Sims said that they expect delivery around the end of November. Motion to approve was made by Alderman Wozniak, second by Alderman Flynn. Roll call vote 4 ayes, 0 nays.

R2016-39 RESOLUTION- EXPRESSING THE SUPPORT OF THE BELLA VISTA CITY COUNCIL REGARDING THE LOCATION OF A DEPARTMENT OF THE BENTON COUNTY DISTRICT COURT IN THE CITY. The Mayor read the resolution and Attorney Kelley then spoke to the history of this issue and the reason for exploring the establishment of a court in Bella Vista. This is a process that will probably take a fair amount of time to accomplish and this is to start that process to begin. It would be a good service to the residents of Bella Vista as well as to be much easier for the Police officers who are required to be available for court. Several questions were asked and discussed as to the potential benefit of this change. Much work is still to come on this issue. At this point Alderman Anderson moved approval which was seconded by Alderman Morgan. Vote was 4 ayes, 0 nays.

R2016-40 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. The Mayor opened a Public Hearing concerning this lien. Alderman Anderson asked if notice had been given to the property owner in question. Director Suneson stated that had been done and explained the reason for this resolution. There was no comments made during the Public Hearing so the Mayor closed the hearing. A motion to approve was made by Alderman Wozniak, second by Alderman Flynn. Ayes 4, nays 0.

R2016-41 RESOLUTION- AMENDING THE 2016 ANNUAL CITY BUDGET TO AUTHORIZE AN ADDITIONAL PART-TIME EMPLOYEE LIBRARY POSITION (16 HOURS PER WEEK MAXIMUM). The Mayor explained the need for this part-time position. Library usage is growing rapidly. A motion to approve was made by Alderman Anderson, second by Alderman Morgan. Vote was 4 ayes, 0 nays. Approved.

R2016-42 RESOLUTION- AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH LUTTRELL CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$178,190.00 FOR

CONSTRUCTION OF A SALT/SAND STORAGE BUILDING FOR THE STREET DEPARTMENT, AND AUTHORIZING TERMINATION OF A PRIOR CONTRACT WITH A PRIOR NON-LICENSED CONTRACTOR. The resolution was read and the Mayor explained the reason for this being done and the prior recipient of the bid was not licensed to operate in Arkansas. Alderman Morgan made a motion to approve, second by Alderman Flynn. Ayes 4, Nays 0. Adopted.

R2016-43 RESOLUTION- AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH MARION COMPANY LLC IN AN AMOUNT NOT TO EXCEED \$87,950.00 FOR CONSTRUCTION OF A HEAVY EQUIPMENT SHED FOR THE STREET DEPARTMENT. This was read by the Mayor and it was explained that it will be built on Street Dept. site as well. Motion to approve by Alderman Anderson, second by Alderman Wozniak. Vote was 4 ayes, 0 nays. Approved.

R2016-44 RESOLUTION- AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT AMENDMENT WITH ALLIED SERVICES, LLC D/B/A REPUBLIC SERVICES OF BELLA VISTA REGARDING SOLID WASTE COLLECTION AND DISPOSAL SERVICES, AND FOR OTHER PURPOSES. The Mayor explained that this is moving the billing from the POA to Republic beginning in 2017. Alderman Morgan stated that she has a concern with the size of the containers being furnished to homeowners. She stated that in several cases these containers may have to be left outside of many homes. She asked if this will be a cause for concern. She also asked Ms. Fagan from Republic to comment on the procedure that will be used at the town homes and areas where there are corrals used to contain garbage receptacles. Ms. Fagan explained the way they will be handled. Alderman Anderson asked about the billing and how Republic will handle those who fall behind on paying their bills. Ms. Fagan responded on this issue and how they will approach this. Motion to Approve by Alderman Wozniak, second by Alderman Flynn. Adopted by unanimous vote.

R2016-45 RESOLUTION- ESTABLISHING RESIDENTIAL AND COMMERCIAL RATES FOR SOLID WASTE (TRASH) COLLECTION IN THE CITY. The new rates were in the council packets and are a part of the resolution. Motion by Alderman Wozniak to approve as presented, second by Alderman Flynn. Approved by roll call vote, 5 ayes, 0 nays.

R2016-46 RESOLUTION- AUTHORIZING THE MAYOR AND CITY CLERK ENTER INTO A LEASE AGREEMENT WITH BLUE MOUNTAIN STORAGE IN THE AMOUNT OF \$122 PER MONTH FOR PURPOSES OF OBTAINING CLIMATE-CONTROLLED STORAGE SPACE FOR THE POLICE DEPARTMENT. Captain Cook explained the need for this storage and spoke to the approximate size of the unit. Alderman Anderson moved the approval, second by Alderman Flynn. Vote was Ayes 5, Nays 0. Approved.

MEETINGS AND ANNOUNCEMENTS:

The next City Council Work Session will be Monday October 17, 2016 at 5:30PM in the City Hall Conference Room.

The next Regular meeting of the City Council, Monday October 24, 2016 at 6:30 PM at the Bella Vista American Legion Hall.

Planning Commission Work Session will be Thursday Sept. 29, 2016 at 4:30PM in the City Hall conference room.

Planning Commission Regular Meeting will be October 10, 2016 at 5:30PM in the City

Hall conference room.

Meeting adjourned at 7:18PM

The following is attached for reference concerning the Resolution passed.

/S/ City Clerk Wayne Jertson

/S/ Mayor Peter Christie



Collection Process Example:

1. Customer billing will go out Dec 15th for Jan/Feb/March
2. Customer invoice will be due by January 5th, 2016
3. If customer has not paid by the due date a late fee of \$5.00 will be assessed on the account. (On the 6th of each month outstanding they will receive a \$5.00 late fee so essentially if they do not pay in the entire quarter their late fee will add up to \$15.00 (\$5.00 each month)
4. After 40 days of the invoice date customer will receive a letter with the threat of suspension letting them know their bill is past due and service will soon suspend
5. After 60 days of the invoice date customer will suspend and be charged a \$35.00 suspension fee. (Feb 15th)
6. After 70 days of the invoice date customer will receive a letter giving them a final notice of account closure.
7. After 90 days of the invoice date customers account will be closed.
8. After closure, if customer calls to pay balance and restart service they will be charged the following:
 - a. \$35.00 service charge to reconnect services
 - b. Required to pay all of past due and the entire next quarter
 - c. If 2nd time to close, they will be required to pay a deposit of \$50.00 in addition.
9. Closed accounts will be turned over to a collection agency. List of names/addresses will be forwarded to the City.

Besides the letters that they will receive we will also be making courtesy phone calls to customers as we obtain phone numbers. These fees charged deter customers from non-payment.

BELLA VISTA CITY COUNCIL SPECIAL MEETING – OCTOBER 17TH 2016

Meeting was called to order by Mayor Christie at 5:16PM

City Clerk Jertson called the roll of Council, Aldermen Frank Anderson, John Flynn, Becky Morgan, James Wozniak and Larry Wilson were all in attendance

BUSINESS: The first item of business was a resolution to set the millage rate for 2016, collected in 2017.

R2016 RESOLUTION- AUTHORIZING AND LEVYING THE MILLAGE RATE OF AD VALOREM REAL AND PERSONAL PROPERTY TAX FOR THE CITY OF BELLA VISTA, ARKANSAS FOR THE YEAR 2016 TO BE COLLECTED IN 2017.

Motion to accept was made by Alderman Wozniak, second by Alderman Flynn. Roll call vote resulted in unanimous passage. Resolution Adopted.

The second item of business follows;

R2016-Resolution AUTHORIZING AND APPROVING SETTLEMENT OF GERALD ABBETT & JEROLD MACDONALD V. CITY OF BELLA VISTA, U.S. Dist. Ct. W.D. Ark Case No. 5:15-CV-5310, IN A TOTAL AMOUNT OF \$80,000.00, AMENDING THE 2016 CITY BUDGET TO APPROPRIATE \$40,000.00 REPRESENTING THE CITY'S PORTION OF THE SETTLEMENT, AND FOR OTHER PURPOSES.

City Attorney Kelley gave an explanation of this issue and gave a report from the Court proceedings from earlier in the day. The decision was made that it was in the best interest of the City to accept this settlement. A motion to accept as presented was made by Alderman Wozniak, second by Alderman Wilson. Roll Call vote; Alderman Anderson, Morgan, Wilson, Wozniak voted Aye. Alderman Flynn voted Nay. Resolution adopted.

There being no further business the meeting was adjourned by Mayor Christie at 5:21PM.

/S/ City Clerk Wayne Jertson

/S/ Mayor Peter A Christie

**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.

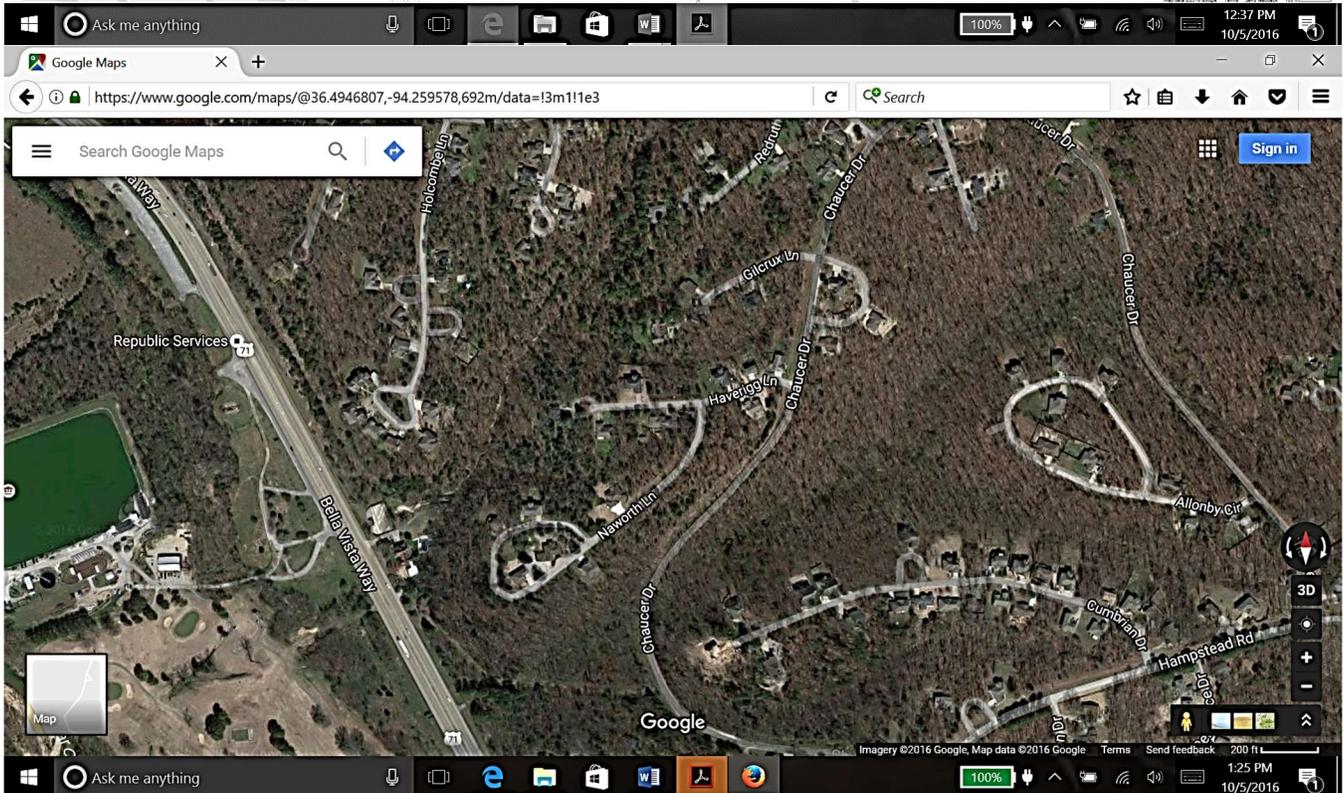
Thank you for your consideration.

Sincerely,

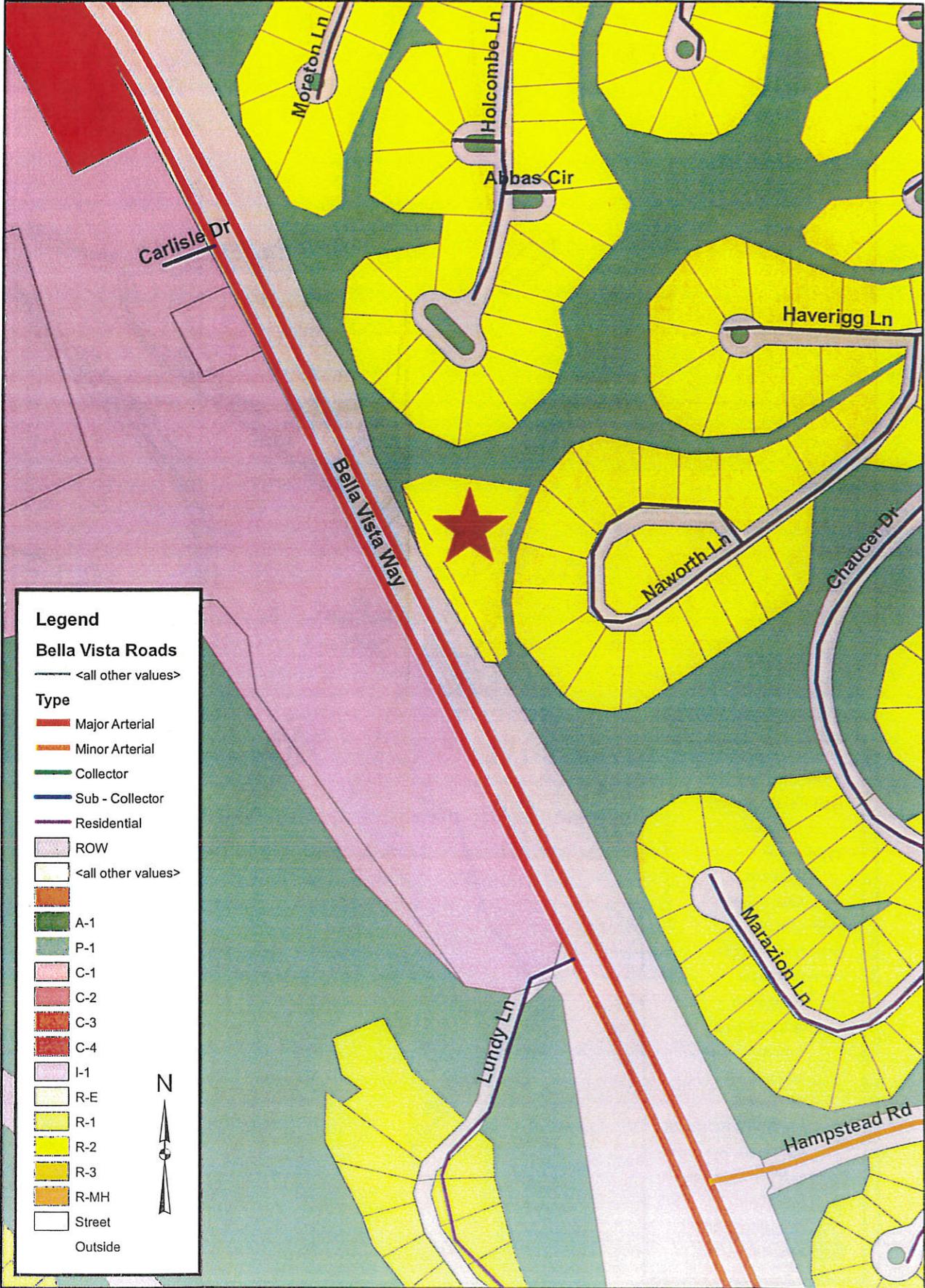
Elaine C Rosen

Elaine C Rosen
6 Naworth Circle

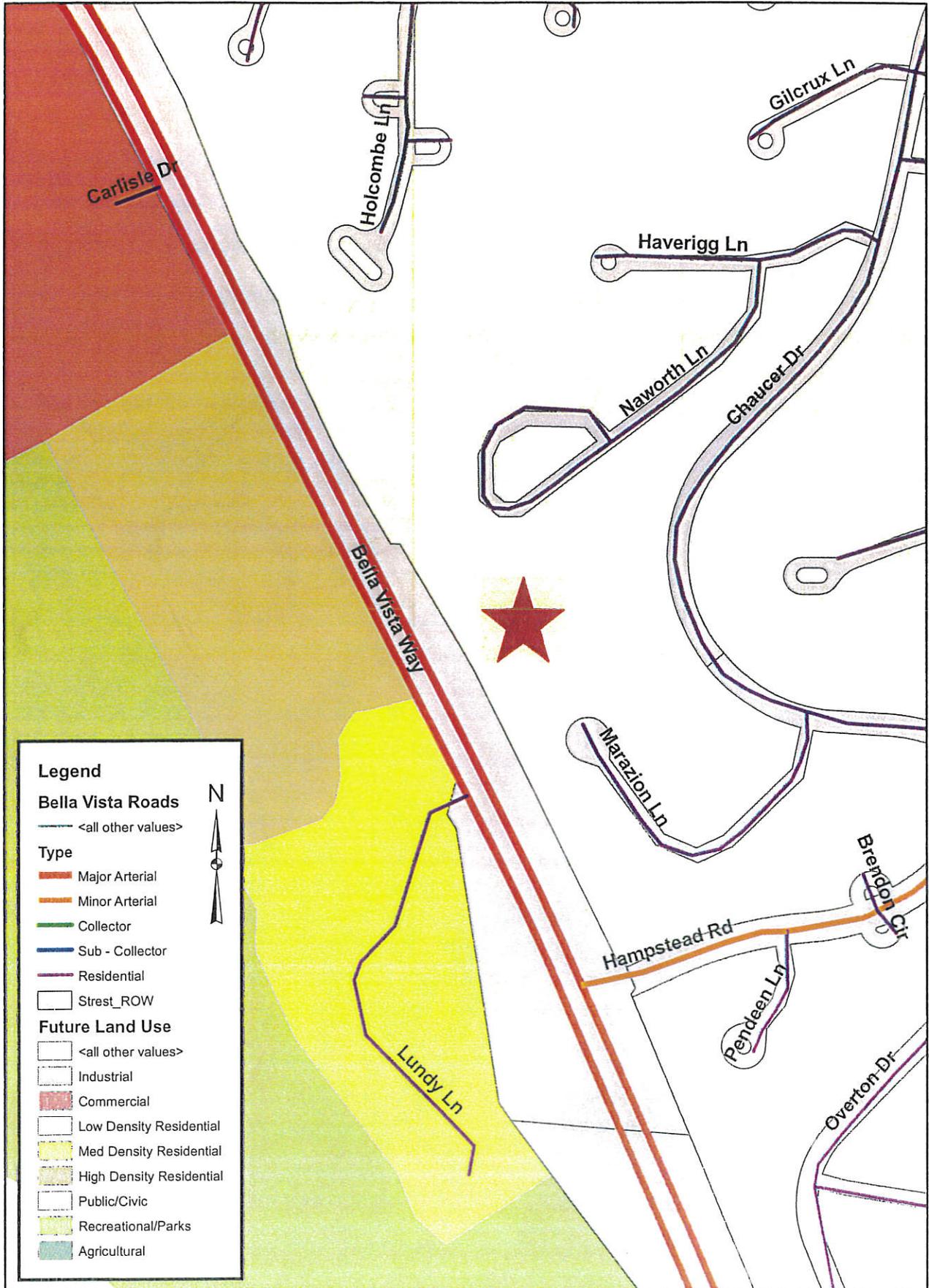
The 5 Bella Vista Way property extends directly behind and/or below the west end of Naworth Lane/Circle and Holcombe Lane. Additionally, the homes located along this ridge on either side (eg Haverigg Lane) will be affected.



Current Zoning



Future Land Use



Chris Suneson

From: Al <fwaje@yahoo.com>
Sent: Friday, October 14, 2016 11:37 AM
To: Chris Suneson
Subject: Zoning change 5 Bella vista way

Follow Up Flag: Follow up
Flag Status: Flagged

Christopher,

Per Monday night's meeting, here is my written objection to the zoning change proposal to 5 Bella vista way. It would mean a great deal if you would acknowledge the receipt of this message.

To whom it may concern,

I am the owner of [10 Naworth Circle in Bella Vista](#), and I'm writing to express concerns with the proposed zoning change of 5 Bella Vista Way from R1 to C1. My property is directly behind the property in this proposal and I can directly see onto this property during the winter months and some of the property during the rest of the year, and personally have a lot a stake regarding this zoning petition.

I bought this property over 2 years ago, and despite its proximity to the traffic noise of AR71, it was private and quiet. I have occasionally experienced nuisance barking at night from the dogs on the property in question, but it is not anything I have chosen to escalate. I'm concerned that change in zoning will open the property up for development that could reduce the noise and view buffer of the AR71 to my property, as well as the privacy and quiet that I had bought the property for. My property will be of a very different value and use if the surrounding area were to develop commercially.

It's my understanding that the intention is to turn the existing structure into a bed and breakfast business. I have never run that type of business, however, the property has been listed for sale for some time and I would think it would have the same problems as a business that's preventing the sale as a residence, primarily being the increase of commercial traffic (noise) at late hours. Although a bed and breakfast would be fairly benign as far as commercial neighbor goes, if this were to fail, the C1 zoning offers the opportunity to develop much more disruptive businesses, such as restaurants and apartment complexes. Not only would those types of businesses reduce my property value, it would make several buildable lots adjacent to me not buildable and unsellable, consequently decreasing revenue opportunities for the city, county and POA.

I feel that a conditional use variance would be more acceptable so that the property stays a R1 zone and allows the existing structure to be used for commercial purposes, such that if a bed and breakfast is not viable, the structure could be used for professional offices and the like. I'm not unsympathetic to this city's need for commercial developments and revenues, but I think that changing the zoning outright and without restrictions to use, opens a door that cannot be closed. The property in question is one of the first visible properties on one of the major approaches to the city. There has been a lot of community investment in keeping the city's aesthetic consistent with a laid back recreational community. The rest of the road is either bluffs and trees or golf courses for miles before getting to a cluster of commercial development in the Sugar Creek area. The future development of this property has the potential to totally change the image and character of our city. There is also the potential of expense of making a lane for southbound access to any development. I maintain committed to being a good neighbor and homeowner, however the unrestricted change of this zoning represents a potential personal financial tragedy for me and my neighbors, and will decrease revenues from the taxation (values) and residential development (new homes) of the neighboring properties.

Regards,

Allen J. Eckhart

[10 Naworth Circle](#)

[Bella Vista, AR 72714](#)

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

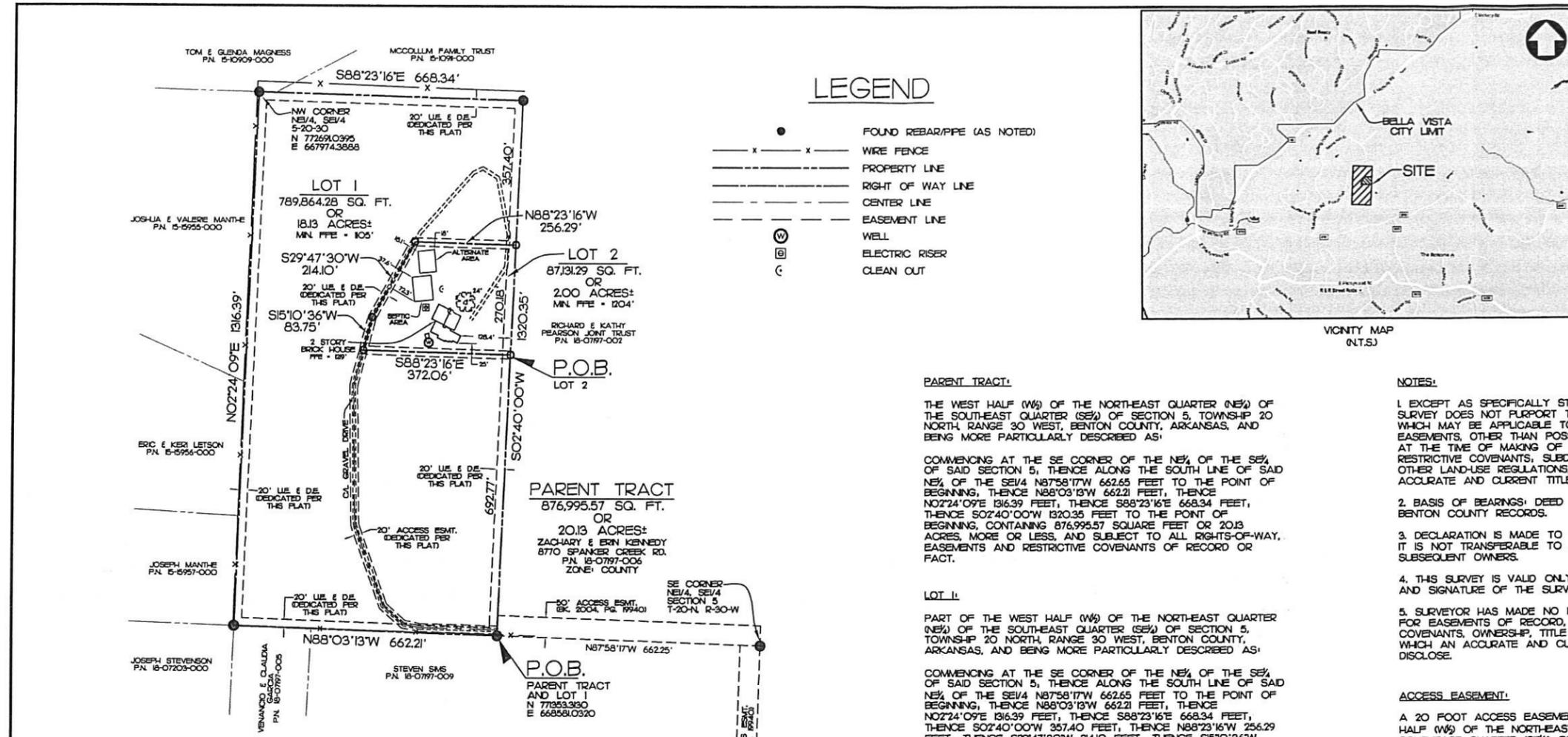
SUMMARY EXPLANATION: The Planning Commission reviewed IS-2016-24146 on October 10, 2016, where it received a unanimous vote to accept the required easement dedications depicted.

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

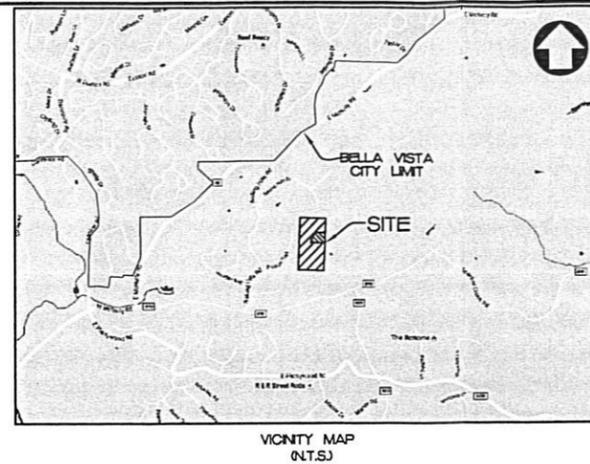
RECOMMENDATION: Staff recommends approval of this ordinance, and is requesting that the City Council waive the its normal three readings to expedite the dedication to the public as well as to accommodate a closing that is scheduled to occur just after the regular meeting.

ACTION REQUESTED:
Motion to adopt



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



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____

PARENT TRACT:

THE WEST HALF (W¹/₂) OF THE NORTH-EAST QUARTER (NE¹/₄) OF THE SOUTH-EAST QUARTER (SE¹/₄) 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 NE¹/₄ OF THE SE¹/₄ OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID NE¹/₄ OF THE SE¹/₄ 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 (W¹/₂) OF THE NORTH-EAST QUARTER (NE¹/₄) OF THE SOUTH-EAST QUARTER (SE¹/₄) 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 NE¹/₄ OF THE SE¹/₄ OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID NE¹/₄ OF THE SE¹/₄ 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 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 (W¹/₂) OF THE NORTH-EAST QUARTER (NE¹/₄) OF THE SOUTH-EAST QUARTER (SE¹/₄) 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 NE¹/₄ OF THE SE¹/₄ OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID NE¹/₄ OF THE SE¹/₄ 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 N51°0'36"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 87,312.29 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. 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 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

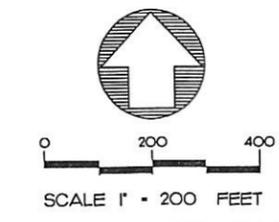
NOTES:

- 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 (W¹/₂) OF THE NORTH-EAST QUARTER (NE¹/₄) OF THE SOUTH-EAST QUARTER (SE¹/₄) 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 NE¹/₄ OF THE SE¹/₄ OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID NE¹/₄ OF THE SE¹/₄ N87°58'17"W 662.65 FEET, THENCE N02°24'09"E 1432 FEET TO THE POINT OF BEGINNING, THENCE N88°24'17"W 196.32 FEET, THENCE N78°42'07"W 40.94 FEET, THENCE N48°52'56"W 68.22 FEET, THENCE N97°43'08"W 21.84 FEET, THENCE N00°47'34"W 343.2 FEET, THENCE N51°0'36"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-O-05-210-O4-1370

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

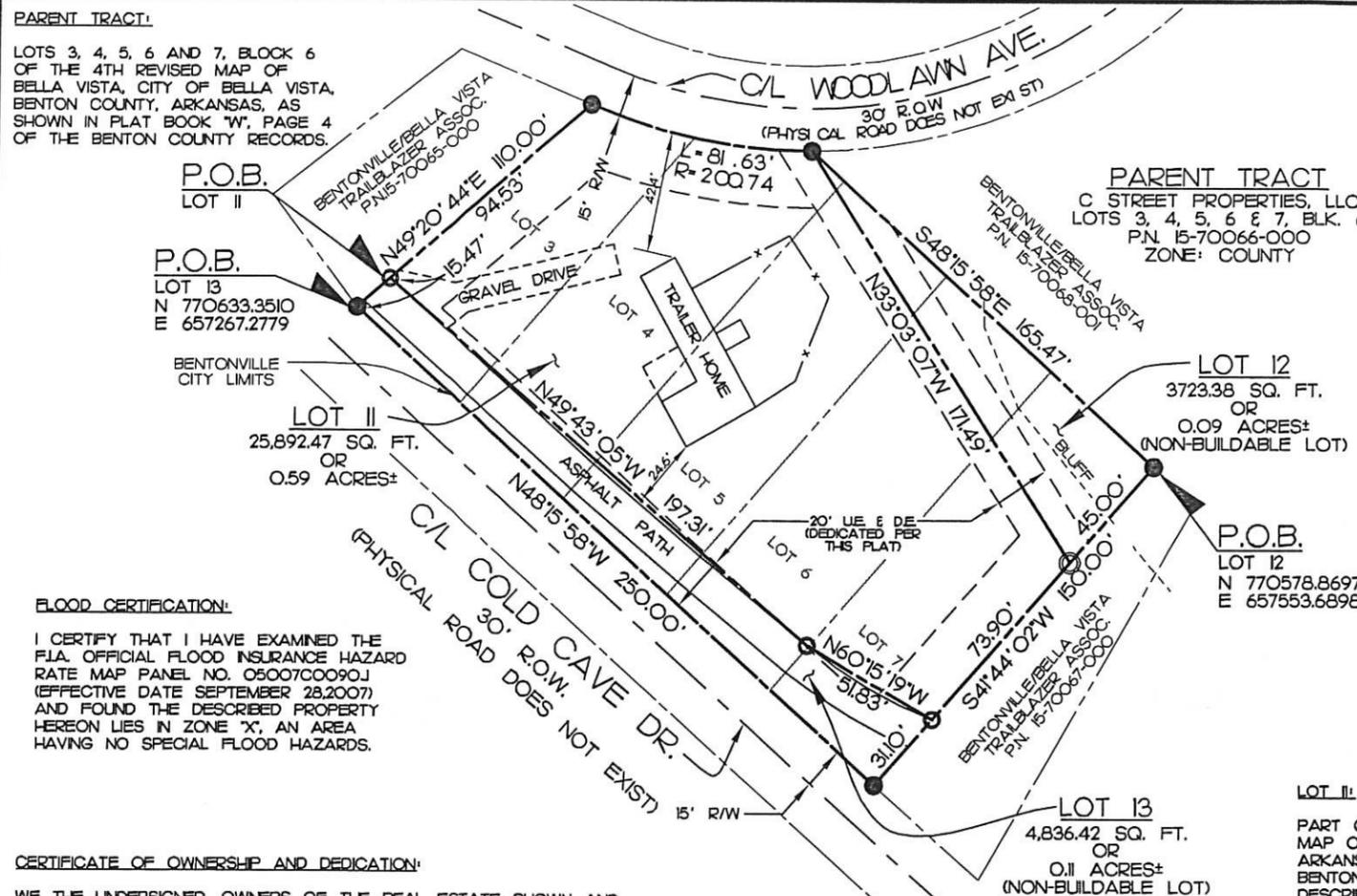
SUMMARY EXPLANATION: The Planning Commission reviewed PLA-2016-24145 on October 10, 2016, where it received a unanimous vote to accept the required easement dedications depicted.

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.

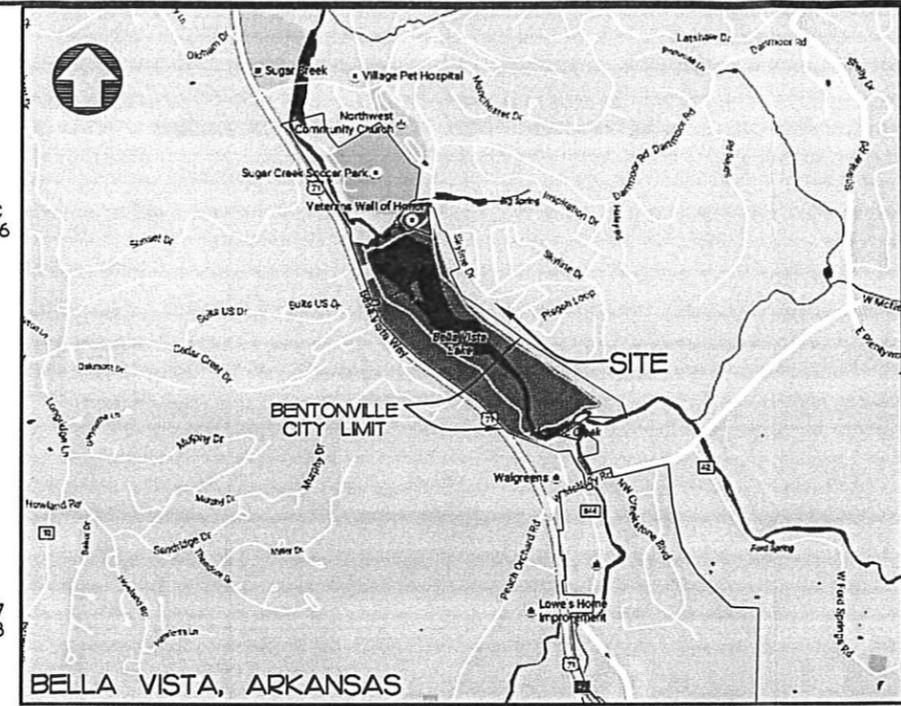
LOT 12:
 PART OF LOTS 4, 5, 6 AND 7, BLOCK 6 OF THE 4TH REVISED MAP OF BELLA VISTA, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK "W", PAGE 4 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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 _____

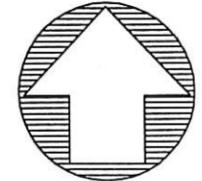
CERTIFICATE OF AUTHORIZATION
 COA CERTIFICATE NUMBER: 3049



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.



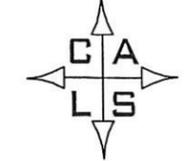
SCALE 1" = 60 FEET

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 15 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 19, 2016. The list may narrow between now and the public hearing. Current outstanding balances amount to \$4,169.67.

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:
 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 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:
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

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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:
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



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:
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 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:
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 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:
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
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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:
 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

 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

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 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:
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

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

Resident
5 Brecknock Dr
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 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:
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

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

Resident
9384 Suits Us Dr
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 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:
 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 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:
 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

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

Resident
 43 Judy Dr
 Bella Vista, AR 72715

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 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:
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 RECEIPT

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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, 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

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
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