

ORDINANCE NO. 146

**AN ORDINANCE ENTITLED "AN ORDINANCE AMENDING
ORDINANCE NO. 92, THE SAME BEING THE ZONING ORDINANCE
OF THE CITY OF TONTITOWN, ARKANSAS, AND THE PLAT
PERTAINING THERETO, FOR REZONING PETITION NO. 9192000A,
THE PETITIONERS BEING MAESTRI ENTERPRISES, L.L.C.; AND FOR
OTHER PURPOSES."**

WHEREAS, the Tontitown Planning Commission of the City of Tontitown, Washington County, Arkansas, gave notice as required by law and set a hearing date of September 19, 2000, for hearing the matter of redistricting the hereinafter described tract of real estate:

The rezoning to C-Commercial from A-Agricultural, of areas of land described as follows:

Part of the East Half (E1/2) of the fractional Northeast Quarter (NE1/4) of Section one (1), Township Seventeen (17) North, Range Thirty One (31) West, Washington County, Arkansas, being more particularly described as follows:

Beginning at the southeast corner of said East Half of the Fractional NE1/4, of said Section 1; thence North 87 degrees 13'49" West 661.80 feet; thence North 02 degrees 02'51'11" East 38.69 feet; thence North 02 degrees 51' 11" east 256.19 feet; thence North 03 degrees 00'27" East 331 feet; thence North 03 degrees 00'27" East 462.84 feet to the Point of Beginning; thence North 86 degrees 35'59" West 344.65 feet; thence North 03 degrees 00'44" East 505.51 feet; thence South 87 degrees 10'38" East 344.60 feet; thence south 03 degrees 00'27" West 508.98 feet to the Point of Beginning, containing 4.01 acres, more or less, and subject to easements and/or rights-of-way, if any.

AND WHEREAS, after giving notice as required by law, the Tontitown Planning Commission of the City of Tontitown, Arkansas, held a hearing; and after hearing arguments for and against such rezoning; and the Tontitown Planning Commission feeling that the area described herein should not be redistricted and changed from (A)-Agricultural to (C)-Commercial was not able to vote favorably for the above mentioned petition, and therefore the petition to rezone the above described property was denied.

AND WHEREAS, the petitioners feeling that the Planning Commission's decision was made in error, filed an appeal to the Tontitown City Council to reconsider the rezoning of the above described property.

AND WHEREAS, the appeal was heard at the November 17, 2000 meeting of the Tontitown City Council in regular session assembled;

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AND WHEREAS, after hearing arguments for and against such rezoning; and the Tontitown City Council feeling that the area described herein should be redistricted and changed from (A)- Agricultural to (C)-Commercial in that the purpose of the Zoning Ordinance would be more properly carried out by such redistricting; and that unless granted, citizens of Tontitown will suffer irreparable harm and damage, and will be substantially deprived of the use of their property; passed and approved the rezoning of the property hereinafter described.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of Tontitown, Arkansas:

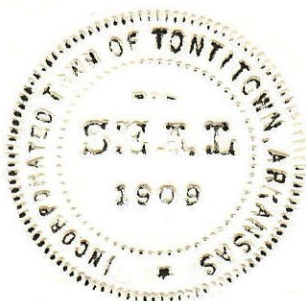
SECTION 1: Ordinance No.92, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Tontitown, Arkansas, are hereby amended by rezoning the hereinafter described tract from (A)-Agricultural to (C)-Commercial as follows:

Part of the East Half (E1/2) of the fractional Northeast Quarter (NE1/4) of Section one (1), Township Seventeen (17) North, Range Thirty One (31) West, Washington County, Arkansas, being more particularly described as follows:

Beginning at the southeast corner of said East Half of the Fractional NE1/4, of said Section 1; thence North 87 degrees 13'49" West 661.80 feet; thence North 02 degrees 02'51'11" East 38.69 feet; thence North 02 degrees 51' 11" east 256.19 feet; thence North 03 degrees 00'27" East 331 feet; thence North 03 degrees 00'27" East 462.84 feet to the Point of Beginning; thence North 86 degrees 35'59" West 344.65 feet; thence North 03 degrees 00'44" East 505.51 feet; thence South 87 degrees 10'38" East 344.60 feet; thence south 03 degrees 00'27" West 508.98 feet to the Point of Beginning, containing 4.01 acres, more or less, and subject to easement and/or rights-of-way, if any.

SECTION 2: EMERGENCY CLAUSE: The City council determines that an emergency exists and this Ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Tontitown, Arkansas, shall be in effect from and after its approval, passage, publication and the recording of a certified copy thereof with the Recorder of Washington County, Arkansas.

PASSED AND APPROVED BY the City Council of Tontitown, Arkansas on the



7th Day of November, 2000.

Daniel R. Watson
MAYOR

ATTEST:

Frances Franco
RECORDER/TREASURER

2001054286

CITY OF TONTITOWN, ARKANSAS
WATER DEPARTMENT
2001 Budget


	BUDGET 00	ACTUAL 00	BUDGET 01
ESTIMATED REVENUES:			
Water Sales	\$225,000	\$240,000	\$250,000
Fire Hydrant Rental	1,720	1,720	1,720
Connection Fees	4,500	3,100	12,000
Interest	2,500	4,073	2,300
Misc.	100	15	10
TOTAL ESTIMATED REVENUE	\$233,820	\$249,227	\$266,030
ESTIMATED OPERATION & MAINTENANCE EXPENSES:			
Salaries	\$ 30,000	\$ 25,616	\$ 30,000
Office Supplies & Postage	2,500	2,343	2,700
Materials & Supplies	15,000	13,290	12,000
Labor	3,000	500	2,000
Water Purchases	106,000	127,842	145,000
Insurance, Taxes & Bonds	16,000	15,095	16,000
Misc.	1,000	79	500
Bad Debts	1,000	315	1,000
Engineering	5,000	1,925	2,500
Audit	3,000	2,750	3,000
Health Department Fees	2,000	2,313	2,500
Legal Fees & Advertising	1,000	1,073	1,000
Computer Support (Softwater & MVRs)		2,530	2,600
Membership Dues, School & Travel		419	500
TOTAL ESTIMATED OPERATING & MAINTENANCE EXPENSES	\$185,500	\$196,090	\$221,300
DEBT REPAYMENT:			
1971 Bond Fund	\$ 7,750	\$ 7,550	\$ 7,550
1975 Bond Fund	5,928	5,928	5,928
TOTAL ESTIMATED DEBT REPAYMENT	\$ 13,678	\$ 13,478	\$ 13,478
RESERVE FUNDING:			
Capitol Improvements in Reserve	\$ 5,000	\$ 5,000	\$ 5,000
Depreciation Funded (5% of 2000 sales)	11,100	11,127	12,016
TOTAL ESTIMATED RESERVE FUNDING	\$ 16,100	\$ 16,127	\$ 17,016
TOTAL OPERATION & MAINTENANCE EXPENSES, DEBT REPAYMENT & RESERVE FUNDING	\$215,278	\$225,695	\$251,794
ESTIMATED SURPLUS	\$ 18,542	\$ 23,532	\$ 14,236
TOTAL EQUALS ESTIMATED REVENUE AVAILABLE	\$233,820	\$249,227	\$266,030
Estimated New Construction from Reserve Funding	\$200,000	\$140,806	\$100,000

NOTES: Figures for actual 2000 are based on actual data for the first 10 months and estimated data for the last 2 months. These figures are furnished for comparison only.

Fire Hydrant Rental is paid from the General Fund, City of Tontitown.

R E S O L U T I O N No. 83

NOW THEREFORE, BE IT RESOLVED BY the City Council of the City of Tontitown, Arkansas that the above set out budget is adopted on this 5th day of December 2000.


Daniel R. Watson, Mayor

ATTEST: Frances Franco
Frances Franco, Recorder/Treasurer