



# **Benton City Council**

**June 22, 2026**

**5:30 PM**

Benton City Hall

410 River St

Council Chamber

**Tom Farmer, Mayor**

**BENTON CITY COUNCIL AGENDA**  
**June 22, 2026**  
**5:30 P.M. Agenda Meeting**  
**COUNCIL MEETING IMMEDIATELY FOLLOWING THE AGENDA MEETING**  
**Benton City Hall, 410 River Street, Benton, AR 72015**

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| <b>I.</b>   | <b>CALL TO ORDER</b>        | <b>Mayor Tom Farmer</b>    |
| <b>II.</b>  | <b>INVOCATION</b>           | <b>Rev. Jay Bruno</b>      |
| <b>III.</b> | <b>PLEDGE OF ALLEGIANCE</b> | <b>Council Member Hamm</b> |
| <b>IV.</b>  | <b>ROLL CALL</b>            | <b>City Clerk</b>          |
| <b>V.</b>   | <b>STATEMENT OF FOIA</b>    | <b>City Clerk</b>          |

**COMPLIANCE & ROLL CALL**

**I affirm that I have not engaged in any prohibited discussion, deliberation, or polling regarding any item on this meeting's agenda outside of a properly noticed and open meeting, in compliance with the Arkansas Freedom of Information Act, as amended by Act 505 of 2025.**

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| <b>VI.</b> | <b>APPROVAL OF MINUTES</b> | <b>May 18, 2026</b><br><b>Regular Meeting</b> |
|------------|----------------------------|---|

**VII. COMMITTEE REPORTS & MOTIONS**

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| <b>1.</b> | <b>A&amp;P COMMISSION</b>        | <b>Council Member Brown/Baptist</b>     |
| <b>2.</b> | <b>ANIMAL SERVICES COMMITTEE</b> | <b>Council Member Villines/Hamm</b>     |
| <b>3.</b> | <b>COMMISSIONS COMMITTEE</b>     | <b>Council Member Spencer-Cole/Reed</b> |
| <b>4.</b> | <b>COMMUNITY SERVICE</b>         | <b>Council Member Reed/Spencer-Cole</b> |

**RESOLUTION NO. 27 OF 2026**

**A RESOLUTION ACCEPTING AN AMENDMENT TO THE CERTIFIED LOCAL GOVERNMENT GRANT IN THE AMOUNT OF \$16,000 FROM THE ARKANSAS HISTORIC PRESERVATION PROGRAM; APPROVING A CONTRACT WITH ELOS IN AN AMOUNT NOT TO EXCEED \$25,000; AMENDING THE 2026 GENERAL FUND BUDGET TO INCREASE REVENUE AND EXPENDITURE APPROPRIATIONS IN THE AMOUNT OF \$16,000; AND FOR OTHER PURPOSES**

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| <b>5.</b> | <b>FINANCE COMMITTEE</b> | <b>Council Member Brown/Morrow</b> |
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**RESOLUTION NO. 28 OF 2026**

**A RESOLUTION AUTHORIZING THE MAYOR AND THE CHIEF OF POLICE TO APPLY FOR GRANT FUNDING THROUGH THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM; AND FOR OTHER PURPOSES**

**RESOLUTION NO. 29 OF 2026**

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT WITH THE SALINE COUNTY CAREER TECHNICAL CAMPUS FOR THE PLACEMENT OF ONE (1) SCHOOL RESOURCE OFFICER FOR THE 2026-2027 SCHOOL YEAR; AND FOR OTHER PURPOSES**

**RESOLUTION NO. 30 OF 2026**

**A RESOLUTION AUTHORIZING THE MAYOR AND THE STREETS & DRAINAGE DIRECTOR TO APPLY FOR GRANT FUNDING THROUGH THE ARKANSAS HAZARD MITIGATION GRANT PROGRAM; AND FOR OTHER PURPOSES**

**ORDINANCE NO. 34 OF 2026**

**AN ORDINANCE LEVYING AD VALOREM TAXES UPON REAL AND PERSONAL PROPERTY WITHIN THE CITY OF BENTON, ARKANSAS FOR GENERAL MUNICIPAL PURPOSES AND FOR THE FIREMAN'S PENSION AND RELIEF FUND; AND FOR OTHER PURPOSES.**

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| <b>6.</b> | <b>PARKS COMMITTEE</b>                         | <b>Council Member Hart/Lee</b>       |
| <b>7.</b> | <b>PERSONNEL/HEALTH &amp; SAFETY COMMITTEE</b> | <b>Council Member Baptist/Morrow</b> |
| <b>8.</b> | <b>PLANNING COMMISSION</b>                     | <b>Council Member Spencer-Cole</b>   |

**ORDINANCE NO. 35 OF 2026**

**AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 805-21388-000 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY DISTRICT TO HI HEAVY INDUSTRIAL; AMENDING THE OFFICIAL ZONING MAP; AND FOR OTHER PURPOSES**

**ORDINANCE NO. 36 OF 2026**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING FOR BUSINESS STORAGE TO BE LOCATED AT 221 CLARK STREET IN THE CITY OF BENTON, ARKANSAS; AND FOR OTHER PURPOSES.**

**ORDINANCE NO. 37 OF 2026**

**AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 001-09201-000 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY DISTRICT TO R-1 SINGLE FAMILY DISTRICT; AMENDING THE OFFICIAL ZONING MAP; AND FOR OTHER PURPOSES**

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| <b>9.</b> | <b>PUBLIC UTILITY COMMISSION</b> | <b>Council Member Hart</b> |
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**RESOLUTION NO. 31 OF 2026**

**A RESOLUTION AUTHORIZING THE MAYOR AND THE GENERAL MANAGER OF THE BENTON PUBLIC UTILITIES COMMISSION TO APPLY FOR GRANT FUNDING THROUGH THE ARKANSAS HAZARD MITIGATION GRANT PROGRAM; AND FOR OTHER PURPOSES.**

**10. STREETS COMMITTEE**

**Council Member Hamm/Baptist**

**VIII. Old Business**

**IX. Public Comments**

**X. Adjourn**

**MINUTES OF THE BENTON CITY COUNCIL**  
**Regular Session**  
**May 18, 2026**  
**Benton City Hall**

**Benton City Council was called to order at 5:40 p.m.**

**The invocation was given by Pastor Jim Gardner.**

**Council Member Lee led the pledge of allegiance.**

**Roll was called.**

**The following people were in attendance:**

**Council Member Frank Baptist  
Council Member Ann Spencer-Cole  
Council Member Chad Slaughter  
Council Member Judd Hart  
Council Member Steve Lee  
Cindy Stracener, City Clerk  
Tom Farmer, Mayor**

**Council Member Steve Brown  
Council Member Evelyn Reed  
Council Member Jeff Morrow  
Council Member Trevor Villines  
Council Member Jeff Hamm  
Baxter Drennon, City Attorney**

**When the roll was called ten (10) council members were present. A quorum was declared.**

**The city clerk read the Statement of FOIA Compliance – I affirm that I have not engaged in any prohibited discussion, deliberation, or polling regarding any item on this meeting’s agenda outside of a properly noticed and open meeting, in compliance with the Arkansas Freedom of Information Act, as amended by Act 505 of 2025. Roll was called which resulted in Council Member Baptist yes, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee yes, and Council Member Hamm yes.**

**Council Member Hamm made a motion to approve April 27, 2026 city council meeting minutes. Second, by Council Member Villines. The Mayor called for a voice vote. All council members voted in the affirmative. The April 27, 2026 council minutes were approved with 10 affirmative votes.**

**Next on the agenda was a special recognition of Miss Saline County, Kennedy Stanley, Miss Saline County Teen, Presley Bennett and Miss Arkansas Teen, Amelia Lisowe.**

**The Mayor recognized Arie Holley, Briley Lockridge, Mackenzie Axley, and Maggie Reed for the painting of the fire hydrants downtown for the America 250 celebration.**

**The next item on the agenda was committee reports and motions. There was not a report from the A&P Commission, Animal Service Committee, Parks Committee, Personnel/Health & Safety Committee, Streets Committee or the Commission Committee.**

**Council Member Reed was recognized for a report from the Community Service Committee. Council Member Reed made a motion to adopt Resolution 24 of 2026 – A Resolution to Condemn the Structure Located at 1918 Bennett Road and for Code Enforcement to Raze Said Property in Accordance with Arkansas State Law and City Ordinance; and For Other Purposes. Second, by Council Member Villines. The resolution was read. The Mayor asked if anyone was here for this property. Selleck Childress, executor of the property stated that the property was under contract and the new owners planned on razing the structure. The Mayor asked for any questions or comments, none. Roll was called which resulted in Council Member Baptist yes, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee yes, and Council Member Hamm yes. Resolution 24 of 2026 was adopted with 10 affirmative votes.**

**Council Member Morrow was recognized for a report from the Finance Committee. Council Member Morrow made a motion to read and adopt Ordinance 28 of 2026 – An Ordinance Permitting Certain Employees and/or Their Relatives to Conduct Business with the City of Benton, Arkansas, Pursuant to Arkansas Code Annotated §14-42-107; Prescribing the Extent of Such Authority; and For Other Purposes. Second by Council Member Hamm. The ordinance was read. The Mayor stated that there are 95 employees on this list. Legislative Audit requires us to do this year after year, to allow the employees to work for the city out of their scope. The Mayor asked for any questions or comments, none. Roll was called which resulted in Council Member Baptist yes, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee yes, and Council Member Hamm yes. Ordinance 28 of 2026 was adopted with 10 affirmative votes.**

**Council Member Morrow made a motion to adopt Ordinance 29 of 2026 – An Ordinance Implementing a Three Hundred Dollar (\$300.00) Monthly Benefit Increase for All Eligible Participants of the Benton Fire Pension Fund; and For Other Purposes. Second, by Council Member Brown. The ordinance was read. The Mayor stated that there are 22 remaining retirees or benefactors of an average age of 71.7 years. Cost is \$12,001 to give the raise. It extends it to 9 years to be fully funded. The Mayor asked for any questions or comments. Council Member Lee stated that it does not extend the general fund one bit at all. Roll was called which resulted in Council Member Baptist yes, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee abstained, and Council Member Hamm yes. Ordinance 29 of 2026 was adopted with 9 affirmative votes and 1 abstention.**

**Council Member Morrow made a motion to read and adopt in its entirety Resolution 25 of 2026 – A Resolution Providing for a Salary Increase for All City of Benton Non-Elected Employees; Amending the FY2026 City of Benton Budget to Increase Expenditure Appropriations; and For Other Purposes. Second, by Council Member Hamm. The resolution was read in its entirety. The Mayor stated we budgeted \$196,000 to give the employees a 2.5% raise. Because inflation is so high right now, we wanted to give a 4% raise**

but that was not sustainable for 2027, so the recommendation is a 3% raise. This is across the board for all full-time employees. The Mayor asked for any comments or questions, none. Roll was called which resulted in Council Member Baptist yes, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee yes, and Council Member Hamm yes. Resolution 25 of 2026 was adopted with 10 affirmative votes.

Council Member Spencer-Cole was recognized for a report from the Planning Commission. Council Member Spencer-Cole made a motion to adopt Ordinance 30 of 2026 – An Ordinance Rezoning Property Identified as Parcel NO. 805-04700-017 in the City of Benton, Saline County, Arkansas, From R-2 Single Family District to C-2 General Commercial; Amending the Official Zoning Map; and For Other Purposes. Second, by Council Member Brown. The ordinance was read. The Mayor stated that this is about 2.39 acres on Hwy 5 asked to be rezoned from R-2 to C-2. The Mayor asked if there was anyone here to represent this property. Eric Richardson stated the property is on the north side of Waterfall Way. Most of the adjacent property was done in a blanket rezone but not these, we are asking to be rezoned to a C-2 like the rest of it. Council Member Hart asked if it would be connected to a large plot of land. He was told yes, south half is already C-2, the north half was not rezoned at the time. Council Member Hart asked if we know what they plan to put. Mr. Richardson stated he doesn't know yet, commercial development, probably five or six lots. We don't expect this to be a high traffic area. Council Member Villines stated that medical offices are adjacent to this. Mr. Richardson stated yes. Council Member Slaughter asked if the entrance and exit would be off Hwy 5, he was told yes. Roll was called which resulted in Council Member Baptist yes, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee yes, and Council Member Hamm yes. Ordinance 30 of 2026 was adopted with 10 affirmative votes.

Council Member Spencer-Cole made a motion to adopt Ordinance 31 of 2026 – An Ordinance Granting a Conditional Use Permit for a Barber College to Be Located at 1220 Military Road in the City of Benton, Arkansas; and For Other Purposes. Seconded by Council Member Morrow. The ordinance was read. The Mayor stated the property is located on Military by Hallmark. The Mayor asked if anyone was here to represent the property. Erin Jackson stated he was with the barber college and could answer any questions. Council Member Hart asked how many students per year will they have. Mr. Jackson stated 20 to 25. Council Member Morrow asked which days. Mr. Jackson stated Tuesday through Saturday. Roll was called which resulted in Council Member Baptist yes, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee yes, and Council Member Hamm yes. Ordinance 31 of 2026 was adopted with 10 affirmative votes.

Council Member Reed made a motion to read and adopt Ordinance 32 of 2026 – An Ordinance Accepting the Annexation of Certain Territory Into the City of Benton, Arkansas; Approving the Schedule of Services to Be Extended to Said Area; Assigning Such Territory to a Zoning District; Assigning Such Territory to a Ward; and For Other Purposes. Second, by Council Member Hamm. The ordinance was read. This property will be added to Ward 5 and is

zoned R-2. The Mayor stated this is 2 acres off Scott Salem Road by White Oak. The Mayor asked if anyone was here for this property. Jonathan Hope stated he could answer any questions. Council Member Slaughter asked if the driveway would come off White Oak not Scott Salem, he was told yes. Roll was called which resulted in Council Member Baptist yes, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee yes, and Council Member Hamm yes. Ordinance 32 of 2026 was approved with 10 affirmative votes.

Council Member Reed made a motion to read and adopt Ordinance 33 of 2026 – An Ordinance Accepting the Annexation of Certain Territory Into the City of Benton, Arkansas; Approving the Schedule of Services to Be Extended to Said Area; Assigning Such Territory to a Zoning District; Assigning Such Territory to a Ward; and For Other Purposes. Second, by Council Member Hamm. The Mayor stated that this is known as Dobbs Creek off of Mountain View Road and is about 60 acres. This will be added to Ward 2 and zoned R-2. The Mayor asked if anyone was here to represent this piece of property. Jonathan Hope, Hope Consulting stated that this was originally brought as R-3 but pulled back to R-2, an annexation is required and will be brought in as R-2. This will be a residential subdivision, 7,000 square foot lots, an additional access point has been acquired because of the traffic complaints. Council Member Brown asked how many houses. Mr. Hope stated about 270 to 275. Council Member Baptist asked how many acres. He was told 62 acres. Mr. Hope stated that this would be similar to Richland Hills, Eden Estates and Pleasant Forest, those size lots. Council Member Slaughter asked about a site plan. Mr. Hope stated that would happen after the annexation is approved and after 30 days. The Mayor stated that since we no longer have an ETJ, the city no longer has authority unless the property is annexed. Mr. Hope stated that once it is annexed, the property will go to the Planning Commission for confirmation of the R-2 zoning. It will be about 4.5 homes per acre. Council Member Villines stated that it is now in the county and if it stays in the county what are the requirements as far as lot sizes. Mr. Hope stated that they require 75 ft wide lots. As long as you can get a septic or treatment plant then you would not have to have the city sewer. It is not much different square footage wise. Council Member Villines stated that would not have to have curb and gutter. He was told that is correct. Council Member Lee stated that he has had four calls today from people who live out there and they are opposed to this annexation. One fear is the size of these homes will devalue their property. Mr. Hope said this property is 1500 to 1800 linear feet south of The Grove, which is pretty much this development. The Grove on average is 6,000 square foot lots. The Grove is under a pre-annexation agreement. Council Member Slaughter stated that he had a couple of calls and people expressed concerns about property values but also beautification, it is rural, it is pretty. Will entrances and exits be beautified? Mr. Hope stated to answer he would be speculating. The Mayor stated that would come under the Planning Commission to require those things. Council Member Slaughter asked about a traffic study. Mr. Hope stated no study has been done. The developer was aware of traffic concerns and went out and obtained additional access points to the service road. Also, no driveways will be on Mountain View Road. Council Member Brown stated that the objection he has received is the size of the property being developed there, with concerns related to impact on property values and potential safety issues. Are there any thoughts to redesign and go larger? Mr. Hope stated that he wished the developer was here to answer that, but I will definitely give that feedback to him. Council Member Hamm suggested tabling this. Mr. Drennon stated that the question before the council tonight is to annex the property, you are not approving what is built on it. A lot of the questions are getting to the step that comes later. If you say yes, they are going

back to the Planning Commission, and they will look at what is being built and how it is being built there. The plat approval will be done there. We are getting ahead of where this is from a legal standpoint from what is being asked of you all tonight. The Mayor stated that the council voted months ago to not allow city water or sewer to be given outside the city limits so they have to annex before they can move forward with any plans. If annexed tonight the plat would not go to the Planning Commission until July. Council Member Villines stated that since we no longer have an ETJ, if this annexation is denied tonight then we have no authority whatsoever on what happens on that property. The Mayor stated that is correct. Roll was called which resulted in Council Member Baptist no, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee no, and Council Member Hamm yes. Ordinance 33 of 2026 was approved with 8 affirmative votes and 2 negatives.

Council Member Hart was recognized for a report from the Public Utility Commission. Council Member Hart made a motion to adopt Resolution 26 of 2026 – A Resolution Waiving Competitive Bidding and Authorizing the Purchase of a Flygt 3202 60HP 8” Discharge 460VNT Pump with Pump Station Equipment for Benton Utilities; and For Other Purposes. Seconded by Council Member Morrow. The resolution was read by title. The Mayor stated this is a sole source supplier. He asked for any questions or comments, none. Roll was called which resulted in Council Member Baptist yes, Council Member Brown yes, Council Member Spencer-Cole yes, Council Member Reed yes, Council Member Slaughter yes, Council Member Morrow yes, Council Member Hart yes, Council Member Villines yes, Council Member Lee yes, and Council Member Hamm yes. Resolution 26 of 2026 was adopted with 10 affirmative votes.

There was not any old business. The Mayor asked for any public comments, none.

The Advertising and Promotion Commission meets this Wednesday. Our next 3<sup>rd</sup> Thursday will be this Thursday. Both Benton softball and baseball teams play this Saturday for the State title. The next council meeting will be June 22<sup>nd</sup>, and committee meetings will be on June 9<sup>th</sup>. Amplify is June 12<sup>th</sup> & 13<sup>th</sup>. City Hall will be closed on June 19<sup>th</sup>. The fireworks show will be on July 3<sup>rd</sup>, with festivities starting at 7 pm.

The meeting adjourned at 6:44 p.m.

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Tom Farmer, Mayor

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Cindy Stracener, City Clerk

CITY OF BENTON, ARKANSAS  
**Planning & Zoning Meeting**  
 Tuesday April 7<sup>th</sup>, 2026  
 6:00 P.M.

Chairman Stilwell called the meeting to order. Roll call resulted in 1 member[s] being absent.

Members Present	Members Absent
Carl West	
Brett Chumley	
Lois Burks	
	Darrell Wood
John Clements	
Pamela Gibson	
James Stilwell	
Andy Warford	
Mark Chilton	
Jason Lyon, Community Development Director	
Chelsea Nesbitt, City Planner	

*Approval of the minutes of March 3<sup>rd</sup>, 2026, Planning Commission Meeting*

Chairman Stilwell asked if there were any additions, deletions, or corrections to the minutes. Commissioner Gibson makes a motion to approve the minutes, as is. Commissioner West Second. Motion carried.

**Community Development Director, Jason Lyon, asked for an amendment to the agenda to include item "I. R2 Title Name Change". Commissioner Gibson makes a motion to make this amendment. Commissioner West Second. Motion carried 7-0.**

**Board of Adjustments**

*1125 & 1127 Hoover Street [Variance for Lot Size Minimum]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the variance request. Mrs. Nesbitt reads the memorandum that states that Larry Reich [property owner] is requesting approval of a variance for his property located at 1125 & 1127 Hoover Street. The purpose of this variance is to allow these two lots to be split and allow one of the four proposed lots to be under the 7,000 square foot minimum that is required in an R2 zone [current zone]. Chairman Stilwell calls for any questions or comments regarding this request. Mr. Reich speaks in favor of this request and clarifies that the lot that is requesting a variance would be 6,800 square feet in size, only 200 square feet less than the required minimum. He also states that the back portions of the properties are swampy when it rains. **Item fails due to lack of motion.**

*1718 Rock Creek Drive [Variance for Front Building Setback]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the variance request. Mrs. Nesbitt reads the memorandum that states that Rodney Nowiki and David Bayken [property owners] is requesting approval of a variance for their property located at 1718 Rock Creek The purpose of this variance is to make an existing home, that was built in 1979, compliant with current zoning code. According to City of Benton records, the final plat for this subdivision has a 25' front building setback and this home was built 17.2' away from the front

CITY OF BENTON, ARKANSAS  
**Planning & Zoning Meeting**

Tuesday April 7<sup>th</sup>, 2026

6:00 P.M.

property line [7.8' within the setback]. Chairman Stilwell asks for any questions or comments regarding this request. David Vance, the realtor for the applicant, speaks in favor of this request. Commissioner Burks makes a motion to approve this request. Commissioner Chilton second. **Motion carried 7-0.**

*1218 River Street [Variance for Residential Setback and Gravel]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the variance request. Mrs. Nesbitt reads the memorandum that states that Richardson Engineering, on behalf of Chad Slaughter [property owner], is requesting approval of a variance for this property located at 1218 River Street. This property currently houses his warehouse office spaces and is zoned HI [Heavy Industrial]. The property that is adjacent to this parcel is zoned R2 [Single Family District] and there is a 100' building setback abutting residential properties according to Zoning Ordinance 14 of 2017. The applicant is requesting to allow for a 30' setback since this is the only residential property in the area and to allow a gravel drive. Chairman Stilwell calls for any questions or comments regarding this request. Eric Richardson speaks in favor of this request. Commissioner Gibson asks that, if the variance is granted, is the applicant could add additional buffering in the 30' area via landscaping. Mr. Richardson agreed to this request. Commissioner West makes a motion to approve this request. Commissioner Chilton second. **Motion carried 7-0.**

**Planning Commission**

*1125 & 1127 Hoover Street [Preliminary Plat]*

Since the requested variance for this project did not pass, this preliminary plat, as presented, cannot be voted on as it does not meet current zoning code.

*4106 Gattin Rd [Rezone from R2 to R5; Tabled from 02.03.2026]*

The applicant has withdrawn this request due to the number of oppositions from the neighboring citizens.

*#805-22100-007 [Rezone from R8 to S]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the rezone request. Mrs. Nesbitt reads the memorandum that states that Jonathan Hope and Brian Black, on behalf of Jesus Plus Nothing, LLC [property owner] is requesting approval of a rezone of their property at #805-22100-007. The current zone for this property is R8 [Multi Family District], and the applicant is requesting the property be rezoned to S [School District]. The purpose of this rezone request is to allow for a private Christian school to be built at this location. Chairman Stilwell calls for any questions or comments regarding this request. Jonathan Hope speaks in favor of this request. Robin Bray also speaks in favor of this request. Commissioner West makes a motion to approve this request. Commissioner Chilton second. **Motion carried 7-0. Since this is a rezone request, this item will go before City Council for final approval later this month.**

*Military Rd/Longview Street [Rezone from R2 to C2]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the rezone request. Mrs. Nesbitt reads the memorandum that states that I-30 Auto Mall [property owners] is requesting approval of a rezone for multiple properties along Military Rd/Longview St. The current zone for these properties is R2 [Single Family District],

CITY OF BENTON, ARKANSAS  
**Planning & Zoning Meeting**  
Tuesday April 7<sup>th</sup>, 2026  
6:00 P.M.

and the applicant is requesting these properties be rezoned to C2 [General Commercial]. Chairman Stilwell calls for any questions or comments regarding this request. Tonya Green speaks in favor of this request and states that these properties have been zoned for Commercial use for 60+ years. Commissioner West makes a motion to approve this request. Commissioner Warford second. **Motion carried 7-0. Since this is a rezone request, this item will go before City Council for final approval later this month.**

*703 S. East Street [Conditional Use for Storage/Warehouse]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the conditional use request. Mrs. Nesbitt reads the memorandum that states that GW Keeter Lighting & Home LLC [property owner] is requesting approval of a conditional use permit for their property at 703 S. East Street. The current zone for this property is C2 [General Commercial], and warehouse space is permitted with a conditional use permit only. Chairman Stilwell calls for any questions or comments regarding this request. Robin Bray speaks in favor of this request and states that the applicant is requesting this because they have run out of storage space for inventory at their main business located across the street. Commissioner Gibson makes a motion to approve this request. Commissioner West Second. **Motion carried 7-0. Since this is a conditional use request, this item will go before City Council for final approval later this month.**

*Highway 5/Alcoa [Site Plan for 3 Commercial Lots]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the Site Plan. Mrs. Nesbitt reads the memorandum that states that Joe White & Associates, Inc., on behalf of Alcoa Road, LLC is requesting approval of a site plan for 3 commercial tracts at the corner of Highway 5 & Alcoa. Chairman Stilwell calls for any questions or comments regarding this request. Jake White speaks in favor of this request and states that these will be 3 lease spaces with a private street. Commissioner Chilton makes a motion to approve this request. Commissioner West Second. **Motion carried 7-0.**

*Code Amendment Sec 3.007 Zoning Amendments*

Chairman Stilwell asked Mr. Lyon, Community Development Director, to introduce the zoning amendments for section 3.007. Mr. Lyon states that these changes have previously been voted on and approved but due to the legislative requirements regarding publications not being met, this item must come back before this body for a proper vote. Mr. Lyon states that there should be an addition to Section 3.007 – Amendments to the Regulations and Map section of the Zoning Ordinance for I. No one parcel and/or tract of land can have more than one zone assigned. Commissioner Gibson makes a motion to make this addition. Commissioner Chilton second. **Motion carried 7-0.**

*Code Amendment Sec 6.003 Conditional Use Permit Notification*

Chairman Stilwell asked Mr. Lyon, Community Development Director, to introduce the zoning amendments for section 3.007. Mr. Lyon states that these changes have previously been voted on and approved but due to the legislative requirements regarding publications not being met, this item must come back before this body for a proper vote. Mr. Lyon states that the requirements for rezones and conditional uses should mimic each other on the notification requirements for each application. This includes an ad in the paper at least 15 days prior to a meeting, a sign to be placed on the property at least 15 days prior to a meeting, and certified mail letters be sent to all property owners within 300 feet of the property at least 15 days prior to the meeting.

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6:00 P.M.

Commissioner Burks makes a motion to approve this request. Commissioner West Second. **Motion carried 7-0.**

*Code Amendment Sec. 7.003 Change to R2 Single Family District Title*

Chairman Stilwell asked Mr. Lyon, Community Development Director, to introduce the zoning amendments for section 3.007. Mr. Lyon states that these changes have previously been voted on and approved but due to the legislative requirements regarding publications not being met, this item has to come back before this body for a proper vote Mr. Lyon states that we should take the word “detached housing” out of the title for R2 zones to make it more comparable to the other single family zones. The new title will read “R2 Single Family District” instead of “R2 Single Family District Detached Housing”. Commissioner Burks makes a motion to approve this request. Commissioner West Second. **Motion carried 7-0.**

**Other Business**

*Annexation to Council [Info ONLY]: GC Homes, Parcel #001-04871-000, Northshore Dr/Harper Rd*

Chairman Stilwell asked Mrs. Nesbitt to read the annexation request. Mrs. Nesbitt states that this is the property that GC Homes currently owns in the County and wishes to annex it into Benton City Limits. This property will go before City Council for approval. Since this is informational only, no vote is necessary.

CITY OF BENTON UTILITY COMMISSIONERS MEETING  
MONDAY, MAY 04, 2026, 5:30 P.M.,  
ELECTRIC UTILITY BUILDING  
1827 DALE AVENUE

The City of Benton Utility Commissioners met in regular session Monday, May 4, 2026, at the Electric Utility Building, 1827 Dale Avenue.

The meeting was called to order at 5:30 p.m. by Commission Chairman Ferrell

The invocation was given by Commission Chairman Ferrell.

Commission Member Hogue led the Pledge of Allegiance.

When the roll was called, Commissioners present were:

Gary Ferrell, Chairman  
Jana Hogue, Vice Chairwoman  
Kevin Perry, Commission Member

A quorum was declared with 3 members present.

Commission Chairman Ferrell asked if everyone had read the regular meeting minutes of April 6th and asked if there were questions or a motion. Commission Member Hogue made a motion to accept the April 6th minutes as presented and Commission Member Perry seconded the motion. Commission Chairman Ferrell called for a voice vote. All commission members present voted in the affirmative. April 6th minutes were approved.

#### Departmental Reports

##### A. Safety/Personnel Update

Mrs. Terrie Sossamon, Human Resources Manager, gave the monthly update on employee numbers, both budgeted and actual, workers' comp claims, safety classes, and new employees.

##### B. March Financials

Mr. Jimmy Garrett, CFO, went through the March financials. In March, expenses were over revenues by \$669,122. He then went through the cash balances, franchise fees, revenues versus expenditures by department, bad debts, Capital Outlay Budget VS Actual 2026 and billing statistics for March in all three departments. Commission Member Hogue made a motion to approve the March financials as presented. Commission Member Perry seconded the motion. Commission Chairman Ferrell called for a voice

vote. All commission members present voted in the affirmative. March financials were approved

## Old Business

### Bond Refinancing

Mr. Garrett told the commissioners that the City Council had approved the budget refinancing at their last meeting. He said that the utilities had received a Moody's rating of A1 and what it would take to increase that rating in the future. He went on to explain the savings that would come from refinancing the bond and that it would be paid off in the same amount of time as the original bond.

### Amending Share Program By-Laws

Mr. Garrett asked the commissioners to approve the changes to the Share Program By-Laws that he had brought before them a couple of months ago. He said that they had to have them presented and reviewed for a certain length of time according to those same by-laws and so he was bringing them back tonight for approval. Commission Chairman Ferrell found a typo in the language and asked that to be corrected. Commission Member Perry made a motion to accept the changes with the correction made. Commission Member Hogue seconded the motion. Commission Chairman Ferrell called for a voice vote. All commissioners voted in the affirmative. Motion to change the by-laws with corrections passed.

## New Business

### 2025 Audit

Mr. Garrett told the commissioners that this was a clean audit and then he went through the highlights. He pointed out that for the first time since 2007 all departments were in the black. Commission Member Perry made a motion to approve the audit as presented. Commission Member Hogue seconded the motion. Commission Chairman Ferrell called for a voice vote and all commissioners voted in the affirmative. Motion passed and the 2025 audit was approved.

### Approval of Share Board Appointee

Mr. Galan Hughes, Share Board President explained that they had a request from Vincent Blocker to join the Share Program. He said that Mr. Blocker lived in Benton and was on Benton Utilities. Commission Chairman Ferrell asked how many vacancies they had on

the board and Mr. Hughes said that would need at least one more but there were vacancies for two. Member Hogue made a motion to accept Mr. Blocker onto the Share Board. Member Perry seconded the motion. Commission Chairman Ferrell called for a voice vote. All members voted in the affirmation. Mr. Blocker was approved.

#### Bid Approval of Carpenter Water Tank Painting

Mr. Jon DeJarnatt, Water Purification Manager told the commission that they had put in the budget to paint the Congo water tank but they noticed that the Carpenter tank had a leak and had to be done first. They went out for bids on April 21st and received 7 bids. They one that was requested for approval was the 2<sup>nd</sup> lowest as the first did not meet all of the criteria. The bid was from O & A Classic Coatings for the amount of \$474,200. Commission Member Hogue made a motion to approve the bid. Commission Member Perry seconded the motion. Commission Chairman Ferrell called for a voice vote. All members in attendance voted in the affirmative. Motion passed.

#### Resolution to Waive Bidding for Additional Pump at Willow Street Lift Station

Mr. Greg Becker, Wastewater Treatment Manager, explained the need for the pump at Willow Street Lift Station. He said there are currently 3 Flygt pumps already in the station and they have a need to replace the fourth. He would like to also go with a Flygt pump to stay consistent in the station. Commission Member Ferrell told Mr. Becker that at some point if they got a good deal on another pump they may want to get it and keep it as a spare since they are trying to go to all Flygt pumps. Commission Member Perry made a motion to send a resolution to city council to waive bidding. Commission Member Hogue seconded the motion. Commission Member Ferrell called for a voice vote. All commission members present voted in the affirmative. Motion passed.

#### Announcements

Next Meeting Date: June 1, 2026 at 5:30 p.m.

Discussion on Date of July Meeting. Mr. Pedersen explained that he would not be in town on the date of the next meeting. The commissioners decided to change the meeting to July 13<sup>th</sup>.

Motion made to adjourn by Commission Member Perry. Motion was seconded by Commission Member Hogue. Meeting adjourned at 6:37 .

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Gary Ferrell, Commission Chairman

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Madeline Wilson, Recording Secretary

A&P Commission Meeting is rescheduled for May 20, 2026.

**RESOLUTION NO. 27 OF 2026**

**A RESOLUTION ACCEPTING AN AMENDMENT TO THE CERTIFIED LOCAL GOVERNMENT GRANT IN THE AMOUNT OF \$16,000 FROM THE ARKANSAS HISTORIC PRESERVATION PROGRAM; APPROVING A CONTRACT WITH ELOS IN AN AMOUNT NOT TO EXCEED \$25,000; AMENDING THE 2026 GENERAL FUND BUDGET TO INCREASE REVENUE AND EXPENDITURE APPROPRIATIONS IN THE AMOUNT OF \$16,000; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Benton, Arkansas submitted a grant application to the Arkansas Historic Preservation Program ("AHPP") and was awarded a Certified Local Government ("CLG") grant in the amount of Seventeen Thousand Dollars (\$17,000) to complete an Arkansas Resources survey of the Historic Downtown District and to provide training for one (1) Historic District Commissioner, which grant was accepted by the City Council through Resolution No. 13 of 2026; and

**WHEREAS**, after issuing a formal request for proposals, the cost to complete the scope of work exceeded the original grant award amount, and AHPP approved an amendment to the grant award providing an additional Sixteen Thousand Dollars (\$16,000) to assist with funding the project; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to accept the amended CLG grant award, approve a contract with ELOS in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000), and amend the FY2026 budget to account for the additional grant revenues and related expenditures.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:**

**SECTION 1. Grant Acceptance and Authorization.**

The City Council hereby accepts the amendment to the CLG grant award in the amount of Sixteen Thousand Dollars (\$16,000). The Mayor is authorized to execute the grant award documents and any related instruments necessary to accept and administer the grant, and the Chief Financial Officer is authorized to take all actions necessary to implement the accounting and budget entries associated with the grant. The grant amendment documentation is attached hereto as Exhibit "1."

**SECTION 2. Contract Approval and Authorization.**

The City Council hereby approves a contract with ELOS in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000). The Mayor is authorized to execute the contract and any related documents necessary to implement the project, and the Chief Financial Officer is authorized to take all actions necessary to implement the accounting and budget entries associated therewith. A copy of the contract is attached hereto as Exhibit "2."

**SECTION 3. FY2026 General Fund Budget Amendment.**

Pursuant to the authority granted in Ark. Code Ann. §§ 14-58-202 and 14-58-203, the City Council hereby amends the FY2026 City of Benton Budget adopted by Resolution No. 99 of 2025 by increasing General Fund revenues in the amount of Sixteen Thousand Dollars (\$16,000) and increasing General Fund expenditure appropriations in the amount of Sixteen Thousand Dollars (\$16,000), as set forth on Exhibit "3," which is incorporated herein by reference.

**SECTION 4. Repealer.**

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of the conflict.

**SECTION 5. Effective Date.**

This Resolution shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED this 22nd day of June, 2026.

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Tom Farmer, Mayor

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Cindy Stracener, City Clerk



Sarah Huckabee Sanders  
Governor  
Shea Lewis  
Secretary

April 30, 2026

Mandy Spicer  
Chief Fiscal Officer  
City of Benton  
410 River Street  
Benton, AR 72015

**RE: Amendment to 26-CLG-01**

Dear Mandy:

Pursuant to our recent conversations, the budget for CLG Grant Agreement 26-CLG-01 has been increased in order to meet the necessities involved in completing Task A of your grant. Changes are marked below in **bold**.

This agreement is entered into between the City of Benton, Arkansas, hereinafter referred to as the City, and the Arkansas Historic Preservation Program, hereinafter referred to as AHPP. AHPP agrees to provide a grant in the amount of **\$33,000** for the purpose of funding a resurvey of the Benton Commercial Historic District and approved travel expenses.

THIS GRANT IS FOR THE ACCOMPLISHMENT OF THE PURPOSE, OBJECTIVE AND SCOPE OF WORK HEREIN DEFINED.

I. SCOPE OF WORK

TASK A. The City will fund an architectural resurvey of the Benton Commercial Historic District. ***\$30,000 is designated for this activity. Unused funds may be used for Task B as needed.***

TASK B. The City will fund expenses related to travel to approved, preservation-related training events. ***\$3,000 is designated for this activity.***

Please contact me with any questions you may have. I look forward to working with you toward the completion of this grant and thank you for your commitment to the preservation of historic resources in Arkansas.

Sincerely,

A handwritten signature in black ink, appearing to read 'Iain M', written over a light blue horizontal line.

Iain Montgomery  
Certified Local Government Coordinator



Office of Administrative Services  
 114 S. East Street  
 Benton, AR 72015

# Request for Qualifications

<b>Bid Number:</b> RFQ 2026-03	<b>Buyer:</b> Mandy Spicer, Chief Financial Officer
<b>Commodity:</b> Benton Historic District Survey	<b>Bid Opening Date:</b> Friday, April 17, 2026
<b>Department:</b> City of Benton	<b>Bid Opening Time:</b> 10:15 am
<b>Date Issued:</b> Friday, March 20, 2026	

All proposals will be accepted until **Friday, April 17, 2026**. All proposals must be placed in a sealed package clearly marked on the outside "**Benton Historic District Survey RFQ**" The envelope should be properly addressed to the City of Benton with the Proposer's name and address indicated outside on the sealed package. An unsigned proposal will be considered non-responsive.

<b>Mailing Address:</b>	<b>Bid Opening Location:</b>
410 River Street	410 River Street
Benton, AR 72015	Benton, AR 72015

ELOS Environmental, LLC

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Printed Name of Company

601 W. Morris Avenue, Hammond, LA 70403

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Company Address

985-662-5501

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Telephone Number

985-662-5504

---

Fax Number

lwatkins@elosenv.com

---

E-Mail Address

Luke Watkins

---

Printed Name of Authorized Signature

4/10/26

---

Date



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Authorized Signature

4/10/26

---

Date

# City of Benton, Arkansas

## General Fund Budget Amendment FY 2026



The Finance Committee of the City of Benton does hereby submit for approval a budget amendment for the Fiscal Year 2026. This submittal includes a revision for the General Fund.

Section 1 defines the dollar amount of the amendments contained in this exhibit.

Section 2 is a detailed explanation of the amended Funding and Disbursements.

### Section 1: Amended Appropriations – Fiscal Year 2026

#### General Fund

	Beginning Approved Budget	Budget Amendment	Revised Budget
Receipts	\$24,329,502	\$16,000	\$24,345,502
Personal Services	\$19,626,947	\$0	\$19,626,947
Supplies, Repair & Mtc	\$844,340	\$0	\$844,340
Other Services and Charges	\$2,381,918	\$16,000	\$2,397,918
Miscellaneous	\$421,250	\$0	\$421,250
Capital Outlay	\$79,700	\$0	\$79,700
Transfers	\$951,040	\$0	\$951,040
Total Budget	\$24,307		\$24,307

### Section 2: Funding & Disbursements – Fiscal Year 2026

#### General Fund

##### Funding

This budget amendment authorizes the acceptance of grant funds into the General Fund: Grants - State line item 4110.01 for \$16,000

Grants - State	4110.01	\$16,000
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##### Expenditures

This budget amendment approves the increase in line item 7006.00 Other Professional Services for the procurement of a firm to provide a survey of the Benton Historic District.

This budget amendment approves the increase in line item 7092.00 Travel & Meetings to send one Historic District Commissioner to the training

Other Professional Services

7006.00

\$16,000

**RESOLUTION NO. 28 OF 2026**

**A RESOLUTION AUTHORIZING THE MAYOR AND THE CHIEF OF POLICE TO APPLY FOR GRANT FUNDING THROUGH THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM; AND FOR OTHER PURPOSES**

**WHEREAS**, Chief of Police Scotty Hodges has requested authorization for the City of Benton, Arkansas, to apply for grant funding through the Edward Byrne Memorial Justice Assistance Grant Program for the purpose of securing funding for training desks, chairs, and related equipment for the Benton Police Department; and

**WHEREAS**, the City Council finds that pursuing such grant funding is in the best interest of the City and will assist the Benton Police Department in obtaining equipment necessary to support training and operational needs.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:**

**SECTION 1. Authorization to Apply for Grant Funding.**

The Mayor and the Chief of Police are hereby authorized to prepare, execute, and submit, on behalf of the City of Benton, Arkansas, any applications, certifications, assurances, and related documents necessary to apply for grant funding through the Edward Byrne Memorial Justice Assistance Grant Program for the purpose of acquiring training desks, chairs, and related equipment for the Benton Police Department.

**SECTION 2. Further Authorization.**

The Mayor, Chief of Police, and other appropriate City officials are hereby authorized to take all actions necessary to carry out the intent of this Resolution and to comply with any requirements associated with the grant application.

**SECTION 3. Effective Date.**

This Resolution shall be effective immediately upon its adoption.

PASSED AND APPROVED this 22<sup>nd</sup> day of June, 2026.

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Tom Farmer, Mayor

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Cindy Stracener, City Clerk

**RESOLUTION NO. 29 OF 2026**

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT WITH THE SALINE COUNTY CAREER TECHNICAL CAMPUS FOR THE PLACEMENT OF ONE (1) SCHOOL RESOURCE OFFICER FOR THE 2026-2027 SCHOOL YEAR; AND FOR OTHER PURPOSES**

WHEREAS, the City of Benton, Arkansas, and the Saline County Career Technical Campus have determined that it is in their mutual best interests to continue their partnership for the placement of one (1) School Resource Officer at the Saline County Career Technical Campus for the 2026-2027 school year; and

WHEREAS, the City Council finds that the placement of a School Resource Officer promotes public safety, enhances relationships between law enforcement and students, and serves the best interests of the City and the students attending the Saline County Career Technical Campus.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:**

**SECTION 1. Authorization to Execute Contract.**

The Mayor or his designee is hereby authorized to execute, on behalf of the City of Benton, Arkansas, a contract with the Saline County Career Technical Campus for the placement of one (1) School Resource Officer for the 2026-2027 school year. A copy of the contract is attached hereto as **Exhibit "1"** and incorporated herein by reference.

**SECTION 2. Effective Date.**

This Resolution shall be effective immediately upon its adoption.

PASSED AND APPROVED this 22nd day of June, 2026.

\_\_\_\_\_  
Tom Farmer, Mayor

\_\_\_\_\_  
Cindy Stracener, City Clerk



## STATE OF ARKANSAS AMENDMENT TO SERVICES CONTRACT

**1. Contracting Parties:**

<b>Department No. &amp; Name</b>			
<b>Division</b>			
<b>Contractor Name</b>			
<b>Service Type</b>			
<b>Tracking # 1</b>		<b>Tracking #2</b>	

Except as expressly amended by this Amendment, all of the terms, conditions, covenants, representations, and warranties in the above referenced Contract are hereby ratified and confirmed in every respect and shall remain unmodified and unchanged and shall continue in full force and effect as provided therein as amended hereby.

**2. New Contract Expiration Date, if Applicable:** \_\_\_\_\_

Please leave blank if not extending contract to new date.

**3. Purpose of Amendment:**

Provide amendment details below.

**4. Amended Dollar Amount:**

For each amendment involving a change in the contract dollar amount, enter the previous contract amounts. Enter this amendment's amounts, showing (+) for increase and (-) for decrease. Enter the new total for each row. Note: Services apply to both professional and technical services. Reimbursable expenses are specific to professional services and commodities are specific to technical services.

	Previous	This Amendment	New Total
<b>Services</b>			
<b>Reimbursable Expenses</b>			
<b>Commodities</b>			
<b>TOTAL</b>			

**Total dollar amount paid on contract as of this date:** \_\_\_\_\_ as of \_\_\_\_\_

**Updated total projected cost:** \_\_\_\_\_

**5. Attachment List:**

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Except as specifically amended herein (or as attached), all other terms and conditions of the above referenced contract remain unchanged.

**6. Source of Funds the Department intends to draw on.** This is provided for informational purposes only. It is required under Arkansas Procurement Law and is not a performance obligation of the Department or an unconditional promise to pay from the sources identified.

Fund Source	Identify Source of Funds*	Fund	Fund Center	Amount of Funding	% of Total Contract Cost
					%
					%
					%
					%
<b>TOTALS</b>					%

Identify whether State general revenue funds (GRF), special revenue funds (SRF) federal funds (FED), or other public funds (Other) are the source. Identify each specific source of SRF, such as special taxes or fees, in the "Identify Source of Funds" column. Similarly, if Other public funds, such as tobacco funds, general improvement funds, etc., are being used to pay the Contractor, these should be specified in the "Identify Source of Funds" column.

**7. Certification of Contractor**

The State has no managerial responsibilities over the Contractor or Contractor's employees. In carrying out this contract, Contractor understands and represents that there is no employment relationship between the contracting parties.

Pursuant to Arkansas law, a vendor must certify as specified below and as designated by the applicable laws.

**Israel Boycott Restriction:** For contracts valued at \$1,000 or greater.

A public entity shall not contract with a person or company (the "Contractor") unless the Contractor certifies in writing that the Contractor is not currently engaged in a boycott of Israel. If at any time after signing this certification the Contractor decides to boycott Israel, the Contractor must notify the contracting public entity in writing. See Arkansas Code Annotated § 25-1-503.

**Illegal Immigrant Restriction:** For contracts valued at \$25,000 or greater.

No state agency may contract for services with a Contractor who knowingly employs or contracts with an illegal immigrant. The Contractor shall certify that it does not knowingly employ, or contract with, illegal immigrants. See Arkansas Code Annotated § 19-60-105.

**Energy, Fossil Fuel, Firearms, and Ammunition Industries Boycott Restriction:** For contracts valued at \$75,000 or greater.

A public entity shall not contract unless the contract includes a written certification that the Contractor is not currently engaged in and agrees not to engage in, a boycott of an Energy, Fossil Fuel, Firearms, or Ammunition Industry for the duration of the contract. See Arkansas Code Annotated § 25-1-1102.

**Scrutinized Company Restriction:** Required with bid or proposal submission.

A state agency shall not contract with a Scrutinized Company or a company that employs a Scrutinized Company as a subcontractor. A Scrutinized Company is a company owned in whole or with a majority ownership by the government of the People's Republic of China. A state agency shall require a company that submits a bid or proposal for a contract to certify that it is not a Scrutinized Company and does not employ a Scrutinized Company as a subcontractor. See Arkansas Code Annotated § 25-1-1203.

By signing this form, the Contractor agrees and certifies they are in compliance with the certification requirements listed above that are relevant to this contract and will remain so for the aggregate term of any resultant contract.

**8. Department Contacts for Question(s) Regarding This Contract:**

**Contact #1** – Department Representative submitting/tracking this contract

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone #

\_\_\_\_\_  
Email

**Contact #2** – Department Representative with knowledge of this project (for general questions and responses)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone #

\_\_\_\_\_  
Email

**Contact #3** - Department Representative Director or Critical Contact (for time sensitive questions and responses)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone#

\_\_\_\_\_  
Email

**9. Signatures:**

\_\_\_\_\_  
Contractor Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Department Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

**RESOLUTION NO. 30 OF 2026**

**A RESOLUTION AUTHORIZING THE MAYOR AND THE STREETS & DRAINAGE DIRECTOR TO APPLY FOR GRANT FUNDING THROUGH THE ARKANSAS HAZARD MITIGATION GRANT PROGRAM; AND FOR OTHER PURPOSES**

**WHEREAS**, the Streets & Drainage Director has requested authorization for the City of Benton, Arkansas, to apply for grant funding through the Arkansas Hazard Mitigation Grant Program for the purpose of securing funding for the construction of a detention pond in the Western Woods Subdivision; and

**WHEREAS**, the City Council finds that pursuing such grant funding is in the best interest of the City and its residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:**

**SECTION 1. Authorization to Apply for Grant Funding.**

The Mayor and the Streets & Drainage Director are hereby authorized to prepare, execute, and submit, on behalf of the City of Benton, Arkansas, any applications and related documents necessary to apply for grant funding through the Arkansas Hazard Mitigation Grant Program for the purpose of constructing a detention pond in the Western Woods Subdivision.

**SECTION 2. Further Authorization.**

The Mayor, Streets & Drainage Director, and other appropriate City officials are hereby authorized to take all actions necessary to carry out the intent of this Resolution.

**SECTION 3. Effective Date.**

This Resolution shall be effective immediately upon its adoption.

PASSED AND APPROVED this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Tom Farmer, Mayor

\_\_\_\_\_  
Cindy Stracener, City Clerk

**ORDINANCE NO. 34 OF 2026**

**AN ORDINANCE LEVYING AD VALOREM TAXES UPON REAL AND PERSONAL PROPERTY WITHIN THE CITY OF BENTON, ARKANSAS FOR GENERAL MUNICIPAL PURPOSES AND FOR THE FIREMAN’S PENSION AND RELIEF FUND; AND FOR OTHER PURPOSES.**

**WHEREAS**, pursuant to Arkansas law, the City Council of the City of Benton may levy taxes on all taxable real and personal property located within the corporate limits of the City of Benton; and

**WHEREAS**, the amount of the levy shall be certified and placed and extended upon the tax books by the County Clerk and shall be collected in the same manner that the State and County taxes are collected by the Tax Collector.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:**

**SECTION 1:** For the tax year 2026, the City Council hereby levies the following taxes upon all Real and Personal Property within the corporate limits of the City of Benton, Arkansas.

1. General Municipal Purposes:
  - 2.8 Mills on the Dollar of assessed value.
2. Fireman’s Pension and Relief Fund:
  - 1.0 Mills on the Dollar of assessed value.

**SECTION 2:** The City Clerk is hereby directed to certify a copy of this Ordinance to the Saline County Clerk and all other appropriate county officials so that the taxes herein levied may be extended upon the tax books and collected in the manner provided by law

PASSED AND APPROVED this the 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Tom Farmer, Mayor

\_\_\_\_\_  
Cindy Stracener, City Clerk

**ORDINANCE NO. 35 OF 2026**

**AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 805-21388-000 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY DISTRICT TO HI HEAVY INDUSTRIAL; AMENDING THE OFFICIAL ZONING MAP; AND FOR OTHER PURPOSES**

**WHEREAS**, Richardson Engineering LLC, the Applicant, on behalf of Chad Slaughter, the Property Owner, filed an application with the Planning Commission of the City of Benton, Arkansas, requesting that the property described in Exhibit “A” and identified as 0.55 acres of Parcel No. 805-21388-000 be rezoned from R-2 Single Family District to HI Heavy Industrial; and

**WHEREAS**, the Planning Commission set the application for public hearing on June 2, 2026, and notice of the public hearing was published and additional notice was provided in accordance with applicable Arkansas law and City requirements; and

**WHEREAS**, following the public hearing, the Planning Commission recommended approval of the requested rezoning to the City Council; and

**WHEREAS**, the City Council finds that the requested rezoning is consistent with the City’s planning objectives, zoning regulations, the anticipated industrial use of the property, and the public health, safety, and welfare;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:**

**SECTION 1. Rezoning; Amendment of Zoning Map.**

The real property described in Exhibit “A” attached hereto and incorporated herein by reference is hereby rezoned from R-2 Single Family District to HI Heavy Industrial. The Official Zoning Map of the City of Benton, Arkansas, shall be amended accordingly.

**SECTION 2. Filing and Map Update.**

The City Clerk and Community Development Department are authorized to take such ministerial actions as are necessary to update the City’s official zoning records and maps to reflect the rezoning adopted herein.

**SECTION 3. Repealer.**

All ordinances, resolutions, regulations, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 4. Severability.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 5. Effective Date.**

This Ordinance shall take effect and be in full force thirty (30) days after its passage, approval, and publication, as required by law.

PASSED AND APPROVED this 22<sup>nd</sup> day of June, 2026.

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Tom Farmer, Mayor

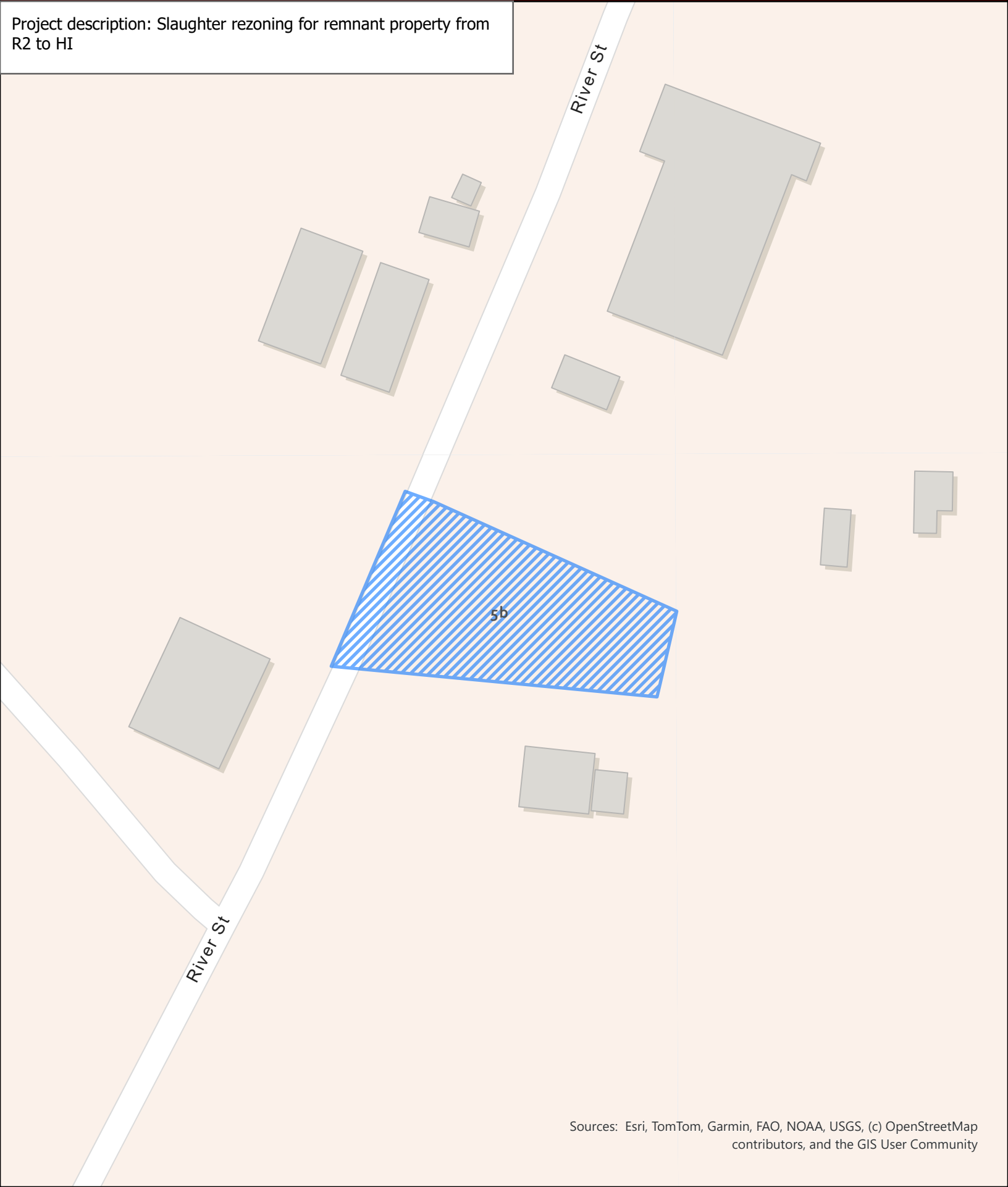
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Cindy Stracener, City Clerk



**Applicant: Chad Slaughter**  
**Location: 1218 River St; City Ward: 2**  
**Parcel #: 805-21388-000**  
**Rezoning from R2 to HI**

Project description: Slaughter rezoning for remnant property from R2 to HI



CITY OF BENTON  
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Nesbitt  
City Planner  
Phone: (501) 776-5938  
Email: [Chelsea.Nesbitt@bentonar.gov](mailto:Chelsea.Nesbitt@bentonar.gov)



410 River Street  
Benton, Arkansas 72015

Web: [www.bentonar.org](http://www.bentonar.org)

MEMORANDUM

TO: Eric Richardson [Richardson Engineering]

FROM: Chelsea Nesbitt  
City Planner

DATE: June 2, 2026

RE: **1218 River Street [Rezone from R2 to HI]**

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City of Benton Planning Commission has reviewed this application. This application proposed a rezone from R2 [Single Family District] to HI [Heavy Industrial] at 1218 River Street.

**PC Actions:**

This application passed unanimously at the regularly scheduled Planning Commission meeting on 06.02.2026.

**Next Steps for Applicant:**

This application will go before City Council on June 22<sup>nd</sup>, 2026 for final approval. Please make sure that a representative is present at this meeting to answer any questions. If approval is given by the City Council, the applicant must complete a building permit application or the new building that will be placed on the property and have inspections/Certificate of Occupancy issues before it can be utilized.

CC

Eric Richardson, Richardson Engineering [Applicant]  
Chad Slaughter [Owner]

### Rezone Check List

Cover Memo	
Application	
\$60 Fee	
Vicinity Map 8.5 x 11” size [12 Copies]	
Scale Drawing w Information of Owners within 300 feet [12 Copies]	
Proof of Ownership OR Notorized Letter	
Address	
Parcel Number	
Approved DRC Comments	
Current Zone	
Proposed Zone	
Surrounding Zones	
Proof of Publication [15 Days Prior to Meeting]	
“Subject to Rezone” Sign [15 Days Prior to Meeting]	
Mail Notification to all Leasee or Owners within 300 Feet of Property [15 Days Prior to Meeting] *Certified Mail Receipts	
Applied for in the Last 12 Months?	
City Council Meeting	



**REZONE APPLICATION**

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name Richardson Engineering for Chad Slaughter

Address of subject property 1218 River Street, Benton

Legal description of subject property \_\_\_\_\_

see attached

Parcel Number 805-21388-000

It is requested that the above described property, currently in a R-2 Zone District, be changed to a HI Zone District. Attached hereto as a part of this application is an accurate scale drawing of the site and the surrounding area for a minimum distance of three hundred (300) feet from each boundary of the site showing locations of existing streets, property lines and the name and last known address of the recorded legal owners of all properties shown on the drawing. I hereby certify that I am the owner of the property identified in this application and to the best of my knowledge and belief, is true and correct.

Signed Charlotte Crona

Email charlotte@richardson-engrs.com

Address 325 West South Street, Benton

Phone 501-315-7225

Subscribed and certified to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Receipt Number

\_\_\_\_\_  
Planning Department Representative

NOTE: THIS APPLICATION NEED NOT BE FILED IN PERSON AT THE OFFICE OF THE PLANNING COMMISSION; HOWEVER, WHEN FILING BY MAIL OR SECOND PARTY, THE SIGNATURE MUST BE NOTARIZED.

Part of the Southwest Quarter of the Northeast Quarter, and part of the Southeast Quarter of the Northwest Quarter, both in Section 15, Township 2 South, Range 15 West, in Saline County, Arkansas, more particularly describes as follows: Commencing at the intersection of the South Right of Way line of the Missouri Pacific Railroad, Hot Springs Branch, and the East Right of Way line of River Street (which was Old Military Road); thence along the East line of River Street, South 22 deg. 21 min. 32 sec. West 239.60 feet at the intersection of the East line of River Street and the centerline of an existing paved road to the East, said point of beginning lying South 66 deg. 21 min. 29 sec. East 25.09 feet from a set 5/8 inch rebar and cap in the centerline of River Street; thence continuing along the East line of River Street, South 22 deg. 39 min. 00 sec. West 330.18 feet to a point in a fence row that is North 22 deg. 39 min. 00 sec. East 0.47 feet from a found 5/8 inch rebar; thence leaving the East line of River Street, along the fence line for the following courses: South 65 deg. 45 min. 03 sec. East 193.00 feet to a found 1 inch square bolt and the point of beginning; thence South 14 deg. 14 min. 26 sec. West 190.89 feet to a found 7/8 inch rebar; thence North 65 deg..11 min. 06 sec. West for 247.48 feet to a set 5/8 inch rebar and cap in the centerline of River Street; thence along the centerline of River Street the following two courses (said two courses forming the West line of a 30 foot wide Easement for the Right of Way of River Street): South 23 deg. 13 min. 28 sec. West 106.48 feet; thence South 24 deg. 19 min. 30 sec. West 47.26 feet to a set 5/8 inch rebar and cap; thence leaving the centerline of River Street (and the West line of the 30 foot Easement), along a paved street to the East for the following courses: South 72 deg. 44 min. 25 sec. East 7.58 feet; thence South 82 deg. 23 min. 22 sec. East 142.48 feet; thence South 84 deg. 01 min. 33 sec. East 152.20 feet; thence South 84 deg. 32 min. 48 sec. East 157.99 feet; thence South 88 deg. 04 min. 03 sec. East 115.35 feet; thence North 85 deg. 59 min. 03 sec. East 27.05 feet to a found railroad spike at the intersection of two paved streets; thence Northerly along the centerline for the paved street, the following courses: North 03 deg. 51 min. 02 sec. East 128.01 feet; thence, North 04 deg. 18 min. 44 sec. East 127.23 feet; thence North 85 deg. 41 min. 16 sec. West 285.31 feet to the point of beginning, containing 2.52 acres more or less.



## VICINITY MAP

Hash marked area in Blue

Rezoning from R-2 Residential to HI Heavy Industrial

**This Property is Subject To  
Rezone Consideration by  
the Planning & Zoning Commission  
On June 2<sup>nd</sup> At 10pm.  
City of Benton**

**ORDINANCE NO. 36 OF 2026**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING FOR BUSINESS STORAGE TO BE LOCATED AT 221 CLARK STREET IN THE CITY OF BENTON, ARKANSAS; AND FOR OTHER PURPOSES**

**WHEREAS**, Serreta E. Bosson filed an application with the Planning Commission of the City of Benton, Arkansas, requesting a Conditional Use Permit to allow the use of property located at 221 Clark Street, Benton, Arkansas, for an accessory building for business storage; and

**WHEREAS**, pursuant to applicable ordinances and regulations of the City of Benton, the Planning Commission set the application for public hearing on June 2, 2026, at 6:00 p.m., for the purpose of considering the requested Conditional Use Permit; and

**WHEREAS**, notice of the public hearing was published in a newspaper having bona fide circulation in Saline County, Arkansas, and evidence was submitted demonstrating that all adjacent property owners or lessees were properly notified of the public hearing; and

**WHEREAS**, following the public hearing, the Planning Commission voted to approve the requested Conditional Use Permit; and

**WHEREAS**, the City Council of the City of Benton, Arkansas, finds that granting the Conditional Use Permit for an accessory building for business storage on the subject property is consistent with the City’s zoning regulations and is in the best interest of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:**

**SECTION 1:** A Conditional Use Permit is hereby granted to Serreta E. Bosson for the construction and use of an accessory building for business storage on the following described property, subject to the conditions set forth below:

Address: 221 Clark Street, Benton, Arkansas 72015  
Parcel Number: 800-27740-000

**Conditions:**

1. No storage of commercial vehicles or trailers on the property.
2. Only business-related pick-up traffic reasonably necessary for operation of the approved use shall be permitted.

**SECTION 2:** The Conditional Use Permit authorized herein shall be limited to the use of the property for an accessory building for business storage. The Conditional Use Permit shall remain in effect for so long as the property is continuously used for the approved purpose and complies with the conditions set forth herein. The Conditional Use Permit shall automatically expire if the building is removed, destroyed, becomes unusable, or if ownership of the property changes.

**SECTION 3: Repealer.** All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4: Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 5: Effective Date.** This Ordinance shall be in full force and effect thirty (30) days from and after its passage and publication as provided by law.

**PASSED AND APPROVED,** this 22nd day of June, 2026.

---

Tom Farmer, Mayor

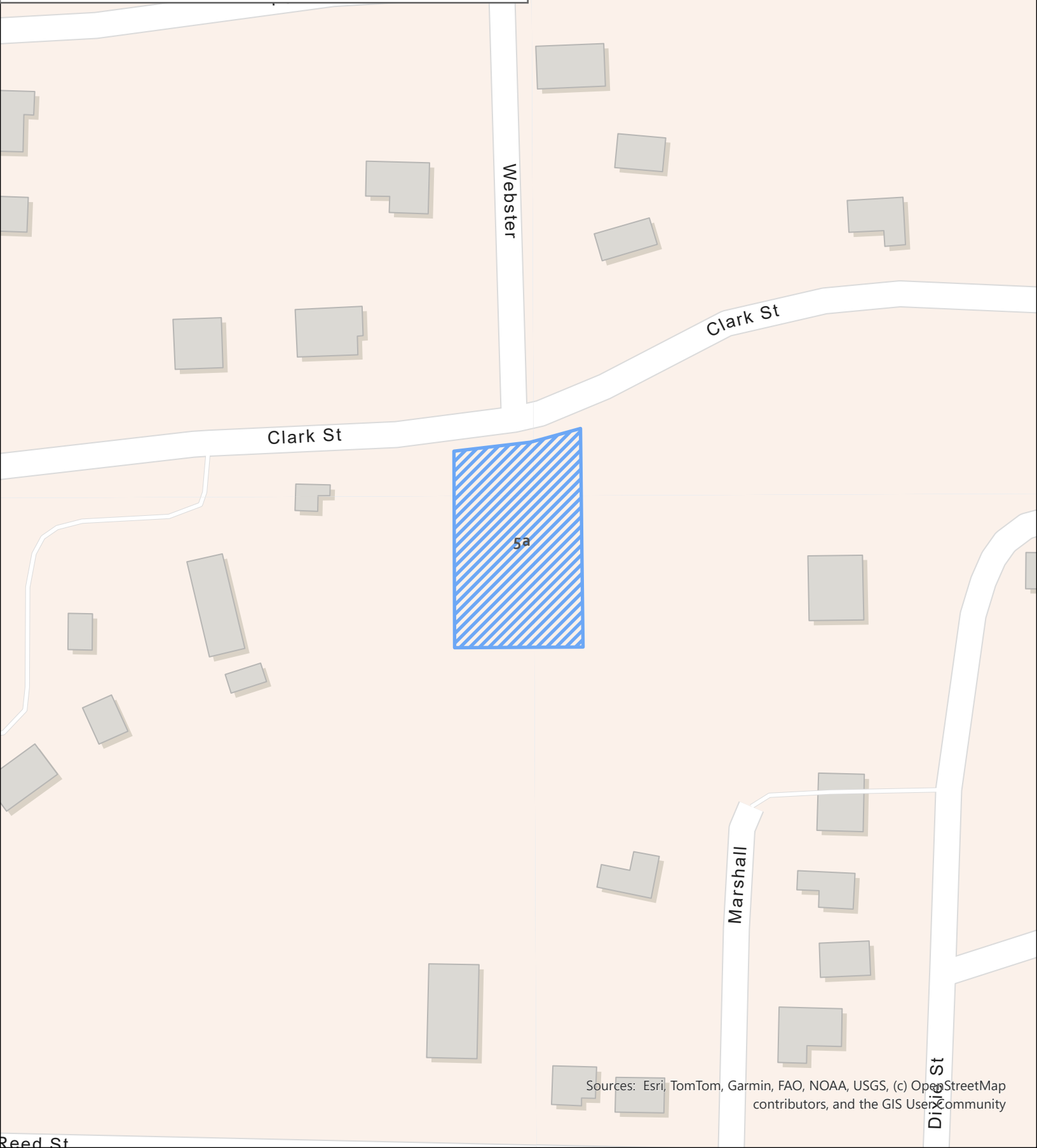
---

Cindy Stracener, City Clerk



**Applicant: Serreta Boson**  
**Location: 221 Clark St; City Ward: 2**  
**Parcel #: 800-27740-000**  
**Proposed conditional use permit**

Project description: Bosson Conditional Use Permit to allow accessory building on vacant lot for business storage



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CITY OF BENTON  
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Nesbitt  
City Planner  
Phone: (501) 776-5938  
Email: [Chelsea.Nesbitt@bentonar.gov](mailto:Chelsea.Nesbitt@bentonar.gov)



410 River Street  
Benton, Arkansas 72015

Web: [www.bentonar.org](http://www.bentonar.org)

MEMORANDUM

TO: Serreta Boson

FROM: Chelsea Nesbitt  
City Planner

DATE: June 2, 2026

RE: **221 Clark Street [Conditional Use for Accessory Building]**

---

City of Benton Planning Commission has reviewed this application. This application proposed a conditional use permit for an accessory building for a pickle business.

**PC Actions:**

This application passed unanimously at the regularly scheduled Planning Commission meeting on 06.02.2026.

**Next Steps for Applicant:**

This application will go before City Council on June 22<sup>nd</sup>, 2026 for final approval. Please make sure that a representative is present at this meeting to answer any questions. If approval is given by the City Council, the applicant must complete a building permit application or the accessory building that will be placed on the property and have inspections/Certificate of Occupancy issues before it can be utilized as a pickle business.

CC

Serreta Boson [Applicant]

# 221 Clark Street [Rezone from R2 to C1]

## Rezone Check List

Cover Memo	
Application	
\$60 Fee	
Vicinity Map 8.5 x 11" size [12 Copies]	
Scale Drawing w Information of Owners within 300 feet [12 Copies]	
Proof of Ownership OR Notorized Letter	
Address	
Parcel Number	
Approved DRC Comments	
Current Zone	
Proposed Zone	
Surrounding Zones	
Proof of Publication [15 Days Prior to Meeting]	
"Subject to Rezone" Sign [15 Days Prior to Meeting]	
Mail Notification to all Leasee or Owners within 300 Feet of Property [15 Days Prior to Meeting] *Certified Mail Receipts	
Applied for in the Last 12 Months?	
City Council Meeting	



REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name Serveta E. Boson

Address of subject property 221 Clark St.

Legal description of subject property \_\_\_\_\_

800-27740-00

221 Clark St.

Parcel Number \_\_\_\_\_

Lot 3 Block 001 Gravel Hill 14-028-15W 2022-024047

It is requested that the above described property, currently in a Residential Zone District, be changed to a Commercial Zone District. Attached hereto as a part of this application is an accurate scale drawing of the site and the surrounding area for a minimum distance of three hundred (300) feet from each boundary of the site showing locations of existing streets, property lines and the name and last known address of the recorded legal owners of all properties shown on the drawing. I hereby certify that I am the owner of the property identified in this application and to the best of my knowledge and belief, is true and correct.

Signed Serveta E Boson

Email mizzpicklelady@gmail.com

Address 104 Summer Shade Ln  
Sherwood, AR 72120

Phone 501-864-9946

Subscribed and certified to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Receipt Number \_\_\_\_\_

Planning Department Representative \_\_\_\_\_

NOTE: THIS APPLICATION NEED NOT BE FILED IN PERSON AT THE OFFICE OF THE PLANNING COMMISSION; HOWEVER, WHEN FILING BY MAIL OR SECOND PARTY, THE SIGNATURE MUST BE NOTARIZED.

221 CLARK ST.



**This Property is Subject To  
Rezone Consideration by  
the Planning & Zoning Commission**

**On**

6/2/26

JUNE 2nd  
2026

**At**

6 PM

**City of Benton**

**ORDINANCE NO. 37 OF 2026**

**AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 001-09201-000 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY DISTRICT TO R-1 SINGLE FAMILY DISTRICT; AMENDING THE OFFICIAL ZONING MAP; AND FOR OTHER PURPOSES**

**WHEREAS**, Hope Engineering (the “Applicant”), on behalf of Mark Carter (the “Property Owner”), filed an application with the Planning Commission of the City of Benton, Arkansas, requesting that the property described in Exhibit “A” and identified as Parcel No. 001-09201-000 be rezoned from R-2 Single Family District (7k sq/ft minimum) to R-1 Single Family District (11.5k sq/ft minimum); and

**WHEREAS**, the Planning Commission set the application for public hearing on June 2, 2026, and notice of the public hearing was published and additional notice was provided in accordance with applicable Arkansas law and City requirements; and

**WHEREAS**, following the public hearing, the Planning Commission recommended approval of the requested rezoning to the City Council; and

**WHEREAS**, the City Council finds that the requested rezoning is consistent with the City’s planning objectives, zoning regulations, the anticipated institutional use of the property, and the public health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:**

**SECTION 1. Rezoning; Amendment of Zoning Map.**

The real property described in Exhibit “A” attached hereto and incorporated herein by reference is hereby rezoned from R-2 Single Family District to R-1 Single Family District. The Official Zoning Map of the City of Benton, Arkansas, shall be amended accordingly.

**SECTION 2. Filing and Map Update.**

The City Clerk and Community Development Department are authorized to take such ministerial actions as are necessary to update the City’s official zoning records and maps to reflect the rezoning adopted herein.

**SECTION 3. Repealer.**

All ordinances, resolutions, regulations, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 4. Severability.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 5. Effective Date.**

This Ordinance shall take effect and be in full force thirty (30) days after its passage, approval, and publication, as required by law.

PASSED AND APPROVED this 22nd day of June, 2026.

---

Tom Farmer, Mayor

---

Cindy Stracener, City Clerk

# Exhibit A

## LEGAL DESCRIPTION

Parcel: 001-09201-000

AS DEEDED: Those portions of the North Half of lots One, Two and Three of the Northwest Quarter of Section 19. Township 2 South, Range 15 West, Saline County, Arkansas, described as follows: Commencing at a One inch diameter Shaft marking the Northeast corner of said Northwest Quarter, run thence South 02'16'57" West, along the East line thereof a distance of 1305.08 feet to the Southeast corner of said North Half of lot One of the NW ¼; thence North 88'01'59" West, along the South line of said North Half of lot One a distance of 612.57 feet to the POINT OF BEGINNING: thence North 88'19'33" West, along said South line a distance 714.21 feet to the Southeast corner of said North Half of lot Two of the NW ¼; thence North 87'37'17" West, along the South line of said North Half of lot Two thereof a distance of 1352.76 feet; thence North 87'55'21" West, along the South line of said North Half of lot Three a distance of 1388.03 feet to the Southwest corner of said North Half of Lot Three of the NW ¼ thence North 01'37'07" East, along the West line of said North Half of lot Three a distance of 770.00 feet to the centerline of Moore Creek; continuing along said centerline of Moore creek the following meanders; thence North 87'25'29" East, a distance of 105.76 feet; thence South 64'08'05" East, a distance of 81.27 feet, thence North 69'44'33" East, a distance of 46.09 feet thence South 61'12'20" East, a distance of 72.51 feet; thence North 55'10'31" East, a distance of 50.68 feet; thence North 82'18'18" East, a distance of 231.39 feet; thence South 58'44'16" East, a distance of 48.25 feet; thence South 24'47'56" West, a distance of 65.50 feet; thence South 74'30'18" East, a distance of 91.04 feet; thence North 67'14'11" East, a distance of 160.58 feet; thence North 55°37'03" East, a distance of 92.19 feet, thence South 79'54'03" East, a distance of 104.20 feet ; thence North 49°25'5r East, a distance of 70 86 feet; thence South 75'34'49" East, a distance of 107.58 feet; thence North 68'04'10" East, a distance of 78.46 feet; thence North 17'15'56" East, a distance of 43.01 feet; thence North 53'55'53" East, a distance of 122.56 feet; thence South 77'12'26" East, a distance of 47.45 feet; thence North 36'18'42" East, a distance of 58 28 feet; thence South 52'54'15" East, a distance of 58.00 feet; thence North 46'52'12" East, a distance of 83.03 feet; thence South 42'42'58" East, a distance of 209.46 feet: thence South 15'11'08" West, a distance of 90.11 feet; thence North 81'13'05" East a distance of 145.36 feet: thence South 31'23'19" East, a distance of 118.34 feet; leaving said centerline, thence North 75'20'29" East, a distance of 686.54 feet: thence North 76'34'48" East, a distance of 187.03 feet; thence North 63'35'07"

East, a distance of 361.66 feet to the centerline of Mountain View Road; thence South 58°34'53" East, along said centerline a distance of 52.28 feet; thence South 46°57'35" East, along said centerline a distance of 47.25 feet; thence South 43°02'44" East, along said centerline a distance of 41.90 feet; thence South 39°02'05" East, along said centerline a distance of 98.91 feet; thence South 37°10'23" East, along said centerline a distance of 164.11 feet; thence South 36°52'40" East, along said centerline a distance of 102.99 feet; leaving said centerline; thence South 48°13'48" West, a distance of 399.30 feet to Southeast corner of Moore Cemetery; thence North 25°33'38" West, a distance of 164.31 feet to a Railroad Iron marking the Northeast corner of Moore Cemetery; thence South 64°19'46" West, a distance of 267.65 feet to a Railroad Iron; thence South 22°26'58" East, a distance of 133.22 feet to Railroad Iron thence South 42°15'09" East, a distance of 34.89 feet to Chain Link fence corner; thence North 63°52'02" East, a distance of 264.87 feet to said Railroad Iron; thence South 33°27'04" East, a distance of 569.41 feet to the POINT OF BEGINNING, containing 62.18 Acres, more or less.

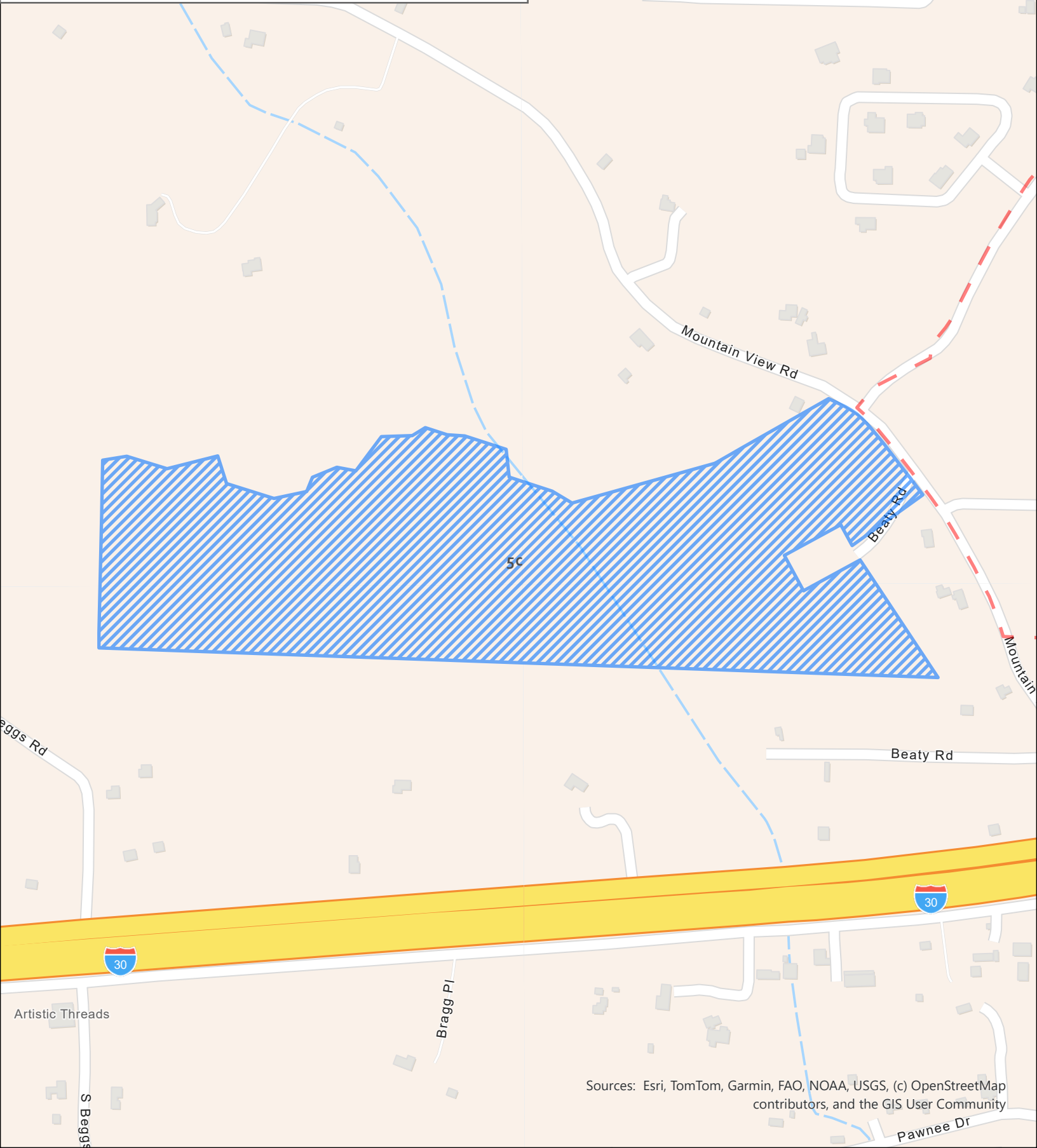
LESS AND EXCEPT;

A part of the N ½ of lot One of the NW 1/2 of Section 19, T-2-S, R-15-W, being more particularly described as follows; Commencing at a Calculated point for the Northeast corner of the NW 14; thence S 02°40'03" W, along the East line of said NW 14 a distance of 1305.08' to a Calculated point for the Southeast corner of said N 1/2 of lot One of the NW 14; thence N 87°37'45" W, along the South line of said N 1/2 of lot One a distance of 612.40' to a found Pipe; thence departing from said South line N 33°06'01" W, a distance of 568.37' to a found Railroad Iron for the POINT OF BEGINNING also being the Southeast corner of Moore Cemetery; thence N 25°46'15" W, a distance of 166.46' to a found Railroad Iron being the Northeast corner of Moore Cemetery, thence N 64°29'03" E, a distance of 50.00' to a Calculated point; thence S 25°46'15" E, a distance of 131.32' to a Calculated point; thence N 48°26'26" E, a distance of 343.70' to a Calculated point in the centerline of Mountain View Road; thence S 36°29'35" E, along said centerline a distance of 20.08' to a Calculated point; thence departing from said centerline S 48°26'26" W, a distance of 399.54' to the POINT OF BEGINNING, containing 0.34 Acres, more or less, as shown on Annexation Plat by PS #1543. Subject to all existing easements for roads or other purposes.



**Applicant: Dobbs Creek Zoning**  
**Location: Mountain View Rd; City Ward: 2**  
**Parcel #: 001-09201-000**  
**Dobbs Creek zoning review for R2**

Project description: Proposed zoning of R2 for 63 acres of newly annexed property along Mountain View Rd



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CITY OF BENTON  
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Nesbitt  
City Planner  
Phone: (501) 776-5938  
Email: [Chelsea.Nesbitt@bentonar.gov](mailto:Chelsea.Nesbitt@bentonar.gov)



410 River Street  
Benton, Arkansas 72015

Web: [www.bentonar.org](http://www.bentonar.org)

MEMORANDUM

TO: Hope Consulting LLC

FROM: Chelsea Nesbitt  
City Planner

DATE: June 2, 2026

RE: **Dobbs Creek [Zoning Assignment]**

---

City of Benton Planning Commission has reviewed this application. This application proposed a R2 [Single Family District] zoning designation to “Dobbs Creek” that was recently annexed into Benton City Limits.

**PC Actions:**

The Planning Commission recommended a zoning designation of R1 [Single Family District] instead of the proposed R2 [Single Family District] zoning designation. This means that all lots must be a minimum size of 11,500 square feet in size instead of 7,000 square feet that is required in an R2 zone.

**Next Steps for Applicant:**

This application will go before City Council on June 22<sup>nd</sup>, 2026 for final approval. Please make sure that a representative is present at this meeting to answer any questions. If approval is given by the City Council, the applicant must submit a preliminary plat for “Dobbs Creek” subdivision that meets the R1 zoning requirements.

CC  
Jonathan Hope, Hope Consulting [Applicant]

06.02.2026				
Dobbs Creek [Zoning Assignment]				
	Voter		YES	NO
1	Member	Carl West		
2	Member	Brett Chumley	✓	
3	Member	Lois Burks	✓	
4	Member	Darrell Wood		
5	Member	John Clements	✓	
6	Member	Pamela Gibson	✓	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton	✓	
9	Member	Andy Warford	✓	

P. Gibson recommends R1

<b>Nomination</b>
<b>Motion</b> Pamela Gibson
<b>Second</b> Mark Chilton

<b>Nomination</b>
<b>Motion</b>
<b>Second</b>

### **STAFF ANALYSIS/RECOMMENDATION:**

**Project:** Dobbs Creek [Zoning Assignment]

**Staff Recommendation:** City of Benton staff have reviewed a request for a zone assignment for the Dobbs Creek annexation that was passed through City Council in May 2026. Community Development staff recommend assigning R2 [Single Family District] zoning to this parcel of land.

### **ZONING AND LAND USE ANALYSIS:**

**Nature of Request:** The applicant, Hope Consulting, on behalf of the property owner is requesting the City of Benton to assign R2 [Single Family District] zoning to this parcel of land.

**Zoning History:** Current Zoning and Land Use has been in place and unchanged since Zoning Ordinance 14 of 2017. The “Moving Benton Forward” (A comprehensive plan for Benton, Arkansas), was adopted in April 2020 [Ordinance 55 of 2020] by City Ordinance as a guiding document, which indicated regional commercial, although no formal changes to the zoning or land use were adopted.

**Conformance with Municipal Plans:** Benton Comprehensive Plan (2020): Based on the submitted exhibit, the request would approve a R2 [Single Family District] zone for this parcel of land. The Benton Comprehensive Plan Future Land Use map provides for residential use in this area. In general, allowing a zone of R2 for this land **does** fit the Benton Comprehensive Future Land Use Plan.

**Environmental Impact:** All environmental or stormwater impacts will be evaluated during construction drawings phase, if applicable.

**Traffic Considerations:** According to the ARDOT Average Daily Traffic Map (2024), Mountain View Rd has a daily traffic count of 1.1k. Any proposed residential development would have to meet the subdivision standards as defined in the City of Benton Subdivision Regulations and a traffic study will have to be completed and reviewed by Benton Street Department.

**Legal Considerations/Reasonableness:** In accordance with the City of Benton’s legislative standards for zoning requests, this request is considered reasonable as it is grounded in a documented change in conditions and supported by substantial technical evidence.

---

## Dobbs Subdivision

---

**From** corker michael <corkerboy@yahoo.com>

**Date** Tue 6/2/2026 11:30 AM

**To** P&Z <pz@bentonar.gov>

To committee members.

Just wanted to send an email out before the upcoming meeting. We know there is really no stopping this subdivision from going in. Just wanted to voice my concerns for the amount of houses on this 62 acres. I really wish they would consider the concerns of the citizens on Mountain View Rd. We have already voiced our concerns. With 3 schools and Buccees going in traffic will be major safety issue. Even with extra access roads. Also flooding and drainage could be an issue. The neighborhood will be drastically changed and not for the good. If we are trying to make saline county a beautiful place to live. This is not the way. If they would just lower the house count to something more appealing, then so many houses cramed together. Bigger houses, fewer houses, more land in my opinion would generate same monies as smaller more crowded houses. \$300,000 or so house compared to \$120,000 houses. The subdivision could be a great addition if done correctly. Like the one off Davis st. These big houses are bought just as quickly as they are built. Lower income house could turn in to a slum in a few years. I've seen it happen.

Please consider this and pass this along to the developer.

Thank you.

[Yahoo Mail: Search, Organize, Conquer](#)

**RESOLUTION NO. 31 OF 2026**

**A RESOLUTION AUTHORIZING THE MAYOR AND THE GENERAL MANAGER OF THE BENTON PUBLIC UTILITIES COMMISSION TO APPLY FOR GRANT FUNDING THROUGH THE ARKANSAS HAZARD MITIGATION GRANT PROGRAM; AND FOR OTHER PURPOSES.**

**WHEREAS**, the General Manager of the Benton Public Utilities Commission has requested authorization for the City to apply for grant funding through the Arkansas Hazard Mitigation Grant Program to assist with the conversion of overhead electrical distribution facilities to underground facilities serving twenty-six (26) homes located between Rollingbrook Drive and Greenbrier Drive; and

**WHEREAS**, the City Council finds that seeking such grant funding is in the best interests of the City and its residents and would assist in improving the reliability and resiliency of the electric distribution system; and

**WHEREAS**, the City Council desires to authorize the Mayor and the General Manager of the Benton Public Utilities Commission to submit the grant application and execute all documents necessary in connection therewith.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:**

**SECTION 1. Authorization to Apply for Grant Funding.**

The Mayor, the General Manager of the Benton Public Utilities Commission, and their respective designees are hereby authorized to prepare, execute, submit, and administer a grant application through the Arkansas Hazard Mitigation Grant Program for the purpose of converting overhead electrical distribution facilities to underground facilities serving twenty-six (26) homes located between Rollingbrook Drive and Greenbrier Drive, and to execute such certifications, assurances, agreements, and other documents as may be required in connection with the grant application.

**SECTION 2. Effective Date.**

This Resolution shall be effective immediately upon its adoption.

**PASSED AND APPROVED** this the 22nd day of June, 2026.

\_\_\_\_\_  
Tom Farmer, Mayor

\_\_\_\_\_  
Cindy Stracener, City Clerk

# July 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3 PD City Offices Closed RED WHITE & BOOM RIVER CENTER	4 Farmers Market
5	6 PUC Meeting 6PM	7 P&Z Meeting 6PM	8 A&P Meeting 3:30PM	9	10	11 Farmers Market
12	13	14 Committee Meetings	15 Dept Head Meeting	16 THIRD THURSDAY	17 PD	18 Farmers Market
19	20	21	22 Chamber Board Meeting	23 Chamber Bingo	24	25 Farmers Market
26	27 City Council Meeting 5:30PM	28	29	30	31 PD	1 Ralph Bunch Back to School Picnic 9-12

## EVENTS

Youth/Adult Programs @ River Center 8th, 9th, 11h, 15th, 16th, 18th, 22nd, 23rd, 25th, 29th, 30th

# Commission Minutes

**BENTON ADVERTISING & PROMOTION COMMISSION**  
**Minutes**  
**April 8, 2026**

- I. CALL TO ORDER  
Chairman Bill Eldridge called the meeting of the Benton Advertising & Promotion Commission to order on April 8, 2026, at 3:30 pm at Benton City Hall in Council Chambers.
- II. ROLL CALL  
Commissioners in attendance were Bill Eldridge, Frank Baptist, Steve Brown, Elgin Hamner, Luke Moody and Greg Shinn. Alison Burch was absent.
- III. STATEMENT OF FOIA COMPLIANCE  
Bill Eldridge read the Statement of FOIA Compliance and Amy McCormick requested the response of the commissioners. Bill Eldridge, Frank Baptist, Steve Brown, Elgin Hamner, Luke Moody and Greg Shinn responded that he is in compliance with the statement.
- IV. MINUTES  
Luke Moody made a motion to approve the minutes of the March 11, 2026 meeting. Elgin Hamner seconded. Motion carried.
- V. FINANCIAL REPORTS

A. Bank Balances and Collections Report

Mandy Spicer presented the bank accounts with the following statement balances as of March 31, 2026:

	Statement Balance	Prev. Month's Balance
A&P Collections General	\$10,522.45	\$20,335.72
A&P Large Project Checking	\$854,834.27	\$725,067.91
A&P Small Project Checking	\$1,716,587.05	\$1,702,625.37
A&P General Operating Checking	\$167,338.53	\$164,982.46
Benton Focus Group Checking	\$840,760.60	\$818,364.92
Benton Event Center Gen Operating Checking	\$484,595.00	\$544,593.81
Benton Even Center Savings	<u>\$500,236.99</u>	\$488,795.71
	<u>\$4,574,874.89</u>	

Mandy Spicer reported collections received in the month of March 2026 were \$165,657.09, which is a 8.6% decrease from March 2025. The collections received in March are for the month of February.

Below are the amounts collected in March of this year along with March of the previous seven years:

March 2026 Collections:	\$165,657.09
March 2025 Collections:	\$181,237.48
March 2024 Collections:	\$164,045.85
March 2023 Collections:	\$153,767.56
March 2022 Collections:	\$127,930.49
March 2021 Collections:	\$114,271.51
March 2020 Collections:	\$111,444.38
March 2019 Collections:	\$110,355.97

B. Delinquency Report

Report not given.

C. Profit & Loss Reports

Financial reports were presented by Jordan Woolbright. The following A&P Commission bank accounts show the following reconciled balances as of March 31, 2026:

Bank OZK – Focus Group Project Checking	\$840,760.60
Bank OZK – A&P Checking	\$166,144.43
Bank OZK – Event Center Checking	\$483,442.74
Bank OZK – Event Center Savings	<u>\$500,236.99</u>
Total Checking/Savings	\$1,990,584.76

There is a liability of \$825.24 owed to the Arkansas Department of Finance and the City of Benton for sales tax.

A&P profit and loss statements: for the month of March 2026 total income of \$18,450.76, total operating expenses of \$14,359.92 resulting in net income of \$4,090.84. For the year to date as of March 31, 2026 total income of \$54,306.35, total operating expenses of \$46,016.15 and other expenses of \$14,820.04 resulting in a net loss of (\$6,529.84).

Event Center profit and loss statements: for the month of March total income of \$59,100.78, total operating expenses of \$39,077.15 and capital expenditures of \$66,992.47 resulting in a net loss of (\$46,968.84). For the year to date as of March 31, 2026 total income of \$150,205.03, total operating expenses of \$126,002.69 and capital expenditures of \$66,992.47 resulting in a net loss of (\$42,790.13). \$10,000 is transferred each month from the event center operating account to the event center savings account.

Focus Group profit and loss statement: for the month of March 2026 total income of \$22,395.68 and total operating expenses of \$0 resulting in a net gain of \$22,395.68. For the year to date as of March 31, 2026 total income of \$36,644.08 and total operating expenses of \$0 resulting in net gain of \$36,644.08.

Luke Moody made a motion to accept the financial reports as presented by Mandy Spicer and Jordan Woolbright. Elgin Hamner seconded. Motion carried.

VI. FUNDING REQUEST

Old Fashioned Day – 2<sup>nd</sup> reading and request for \$6,000 for event. Luke Moody made a motion to approve funding up to \$6,000. Elgin Hamner seconded. Motion carried.

VII. BENTON EVENT CENTER REPORT

Nikki Chumley reported about 14 events held in the building since the last meeting, including classes, a home show, fairs, fundraisers, company meetings, expos, a prom and an Easter service. The largest event was match day for UAMS Residency. She showed pictures and a video from the match day which is part of a national program. Total attendance from the day the building opened is 1,065,434. All of the carpet in the building was cleaned the week of March 22.

VIII. MARKETING REPORT

Rachel Rivers reported 30 restaurants have committed to participating in restaurant week. She's working on the marketing plan for the event which will include prizes. A&P is partnering with the City of Benton for advertising on THV11 that promotes Third Thursday and restaurant week. She will have a booth at next week's Third Thursday and she has ordered promotional items for the year, including logo stickers, cups and fans.

IX. DEVELOPMENT OF EXIT 114 PROPERTY

Bill Eldridge reported the Buc-ees construction and dirt work for the RV park and soccer complex continue to go well. The work on Highway 229 to help control traffic flow is also progressing.

X. OLD BUSINESS

Bill Eldridge reminded the commissioners about the workshop on April 15<sup>th</sup> at 3:00 pm at the Benton Chamber to revise the funding policies and application.

XI. NEW BUSINESS

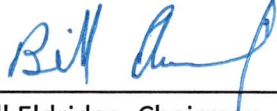
The next meeting of the A&P Commission will be May 13, 2026.

XII. OTHER BUSINESS

None.

XIII. ADJOURNMENT

Luke Moody made a motion to adjourn the meeting. Greg Shinn seconded. Motion carried. The meeting was adjourned at 3:58 pm.



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Bill Eldridge, Chairman



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Amy McCormick, Recording Secretary

**BENTON ADVERTISING & PROMOTION COMMISSION**

**Minutes**

**May 20, 2026**

I. CALL TO ORDER

Chairman Bill Eldridge called the meeting of the Benton Advertising & Promotion Commission to order on May 20, 2026, at 3:30 pm at Benton City Hall in Council Chambers.

II. ROLL CALL

Commissioners in attendance were Bill Eldridge, Frank Baptist, Steve Brown, Elgin Hamner, Luke Moody and Greg Shinn. Alison Burch was absent.

III. STATEMENT OF FOIA COMPLIANCE

Bill Eldridge read the Statement of FOIA Compliance and Amy McCormick requested the response of the commissioners. Bill Eldridge, Frank Baptist, Steve Brown, Elgin Hamner, Luke Moody and Greg Shinn responded that he is in compliance with the statement.

IV. MINUTES

Luke Moody made a motion to approve the minutes of the April 8, 2026 meeting. Elgin Hamner seconded. Motion carried.

V. FINANCIAL REPORTS

A. Bank Balances and Collections Report

Mandy Spicer presented the bank accounts with the following statement balances as of April 30, 2026:

	Statement Balance	Prev. Month's Balance
A&P Collections General	\$12,350.96	\$10,522.45
A&P Large Project Checking	\$234,213.51	\$854,834.27
A&P Small Project Checking	\$963,836.84	\$1,716,587.05
A&P General Operating Checking	\$166,171.74	\$167,338.53
Benton Focus Group Checking	\$853,042.83	\$840,760.60
Benton Event Center Gen Operating Checking	\$475,768.58	\$484,595.00
Benton Even Center Savings	<u>\$511,620.92</u>	\$500,236.99
	\$3,217,005.38	

Mandy Spicer reported collections received in the month of April 2026 were \$205,062.60, which is a 1.3% increase from April 2025. The collections received in April are for the month of March.

Below are the amounts collected in April of this year along with April of the previous seven years:

April 2026 Collections:	\$205,062.60
April 2025 Collections:	\$202,375.79
April 2024 Collections:	\$199,422.47
April 2023 Collections:	\$174,446.63
April 2022 Collections:	\$158,659.20
April 2021 Collections:	\$150,715.18
April 2020 Collections:	\$105,889.39
April 2019 Collections:	\$129,020.47

#### B. Delinquency Report

Mandy Spicer reported collections are steady and there are no concerns with delinquencies at this time.

#### C. Profit & Loss Reports

Financial reports were presented by Jordan Woolbright. The following A&P Commission bank accounts show the following reconciled balances as of April 30, 2026:

Bank OZK – Focus Group Project Checking	\$853,042.83
Bank OZK – A&P Checking	\$164,866.64
Bank OZK – Event Center Checking	\$475,665.12
Bank OZK – Event Center Savings	<u>\$511,620.92</u>
Total Checking/Savings	\$2,005,195.51

There is a liability of \$574.99 owed to the Arkansas Department of Finance and the City of Benton for sales tax.

A&P profit and loss statements: for the month of April 2026 total income of \$18,424.56, total operating expenses of \$16,283.26 resulting in net income of \$2,141.30. For the year to date as of April 30, 2026 total income of \$72,730.91, total operating expenses of \$62,299.41 and other expenses of \$14,820.04 resulting in a net loss of (\$4,388.54).

Event Center profit and loss statements: for the month of April total income of \$43,434.32, total operating expenses of \$42,996.85 resulting in net income of \$437.47. For the year to date as of April 30, 2026 total income of \$193,639.35, total operating expenses of \$168,999.54 and capital expenditures of \$66,992.47 resulting in a net loss of (\$42,352.66). \$10,000 is transferred each month from the event center operating account to the event center savings account.

Focus Group profit and loss statement: for the month of April 2026 total income of \$12,282.23 and total operating expenses of \$0 resulting in a net gain of \$12,282.23. For

the year to date as of April 30, 2026 total income of \$48,926.31 and total operating expenses of \$0 resulting in net gain of \$48,926.31.

Luke Moody made a motion to accept the financial reports as presented by Mandy Spicer and Jordan Woolbright. Elgin Hamner seconded. Motion carried.

VI. FUNDING REQUEST

Saline County Fair Association – 1<sup>st</sup> reading of request for \$7,500 for the Saline County Fair & Rodeo. Julie Kerr was recognized to speak. She stated the requested amount of \$7,500 would be used to promote the Saline County Fair & Rodeo on social media, radio, MySaline.com, the *Saline Courier* and marketing signs. She thanked the commissioners for the opportunity. The funding request will be voted on at the next meeting.

VII. BENTON EVENT CENTER REPORT

Nikki Chumley reported about 31 events held in the building since the last meeting, including conferences, awards, fundraisers, family events, trade shows, a graduation, banquets and meetings. Total attendance from the day the building opened is 1,071,359.

VIII. MARKETING REPORT

Rachel Rivers reported that 36 restaurants have committed to participating in restaurant week. Promotional materials will be distributed to the restaurants the week before the event and yard signs will be placed May 29-30. Filming is underway for the “Discover Benton” advertising campaign, featuring the Saline River, games/community at Bernard Holland and Third Thursday. The social media reach of Discover Benton continues to grow. The post announcing Buc-ees opening date has over 195,000 views.

IX. DEVELOPMENT OF EXIT 114 PROPERTY

Bill Eldridge reported the dirt work for the RV park and soccer complex continue to go well and the permits from the Corps of Engineers and FEMA are still pending. Buc-ees announced its opening date of August 17<sup>th</sup>.

X. OLD BUSINESS

Bill Eldridge directed the commissioners to the drafts of the funding documents in the meeting packet. The commissioners would like to have a second workshop to review and finalize. Amy McCormick will schedule the meeting and notify the commissioners.

XI. NEW BUSINESS

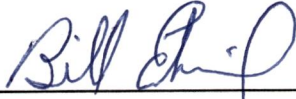
The next meeting of the A&P Commission will be June 10, 2026.

XII. OTHER BUSINESS

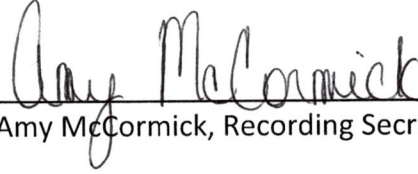
None.

XIII. ADJOURNMENT

Luke Moody made a motion to adjourn the meeting. Steve Brown seconded. Motion carried. The meeting was adjourned at 3:49 pm.



Bill Eldridge, Chairman



Amy McCormick, Recording Secretary

CITY OF BENTON, ARKANSAS  
**Planning & Zoning Meeting**  
 Tuesday May 5<sup>th</sup>, 2026  
 6:00 P.M.

Chairman Stilwell called the meeting to order. Roll call resulted in 0 member[s] being absent.

Members Present	Members Absent
Carl West	
Brett Chumley	
Lois Burks	
Darrell Wood	
John Clements	
Pamela Gibson	
James Stilwell	
Andy Warford	
Mark Chilton	
Jason Lyon, Community Development Director	
Chelsea Nesbitt, City Planner	

*Approval of the minutes of April 7<sup>th</sup>, 2026, Planning Commission Meeting*

Chairman Stilwell asked if there were any additions, deletions, or corrections to the minutes. Commissioner Gibson makes a motion to approve the minutes, as is. Commissioner West Second. Motion carried.

**Community Development Director, Jason Lyon, asked for an amendment to the agenda to include item G. “Conditional Use for Barber College @ 1220 Military Rd” and to move items E & F to the beginning of the Planning & Zoning agenda. Commissioner Gibson made a motion to approve this request. Commissioner West second. Motion carried.**

**Board of Adjustments**

*2215 Military Rd [Variances for Bay Door Location & Building Setback]*

Ai. Chairman Stilwell asked Mrs. Nesbitt to introduce the variance request. Mrs. Nesbitt reads the memorandum that states that RNR Investments, LLC [property owner] is requesting a variance for their bay door location at their property @ 2215 Military Rd. The purpose of this variance is to allow the proposed bay door location for their business to be located along a front facing street. According to Zoning Ordinance 14 of 2017, “auto bays and/or garage doors shall be oriented perpendicular to the street.” Chairman Stilwell calls for any questions or comments regarding this request. Josh Minton speaks in favor of this request. Commissioner West makes a motion to approve this request. Commissioner Burks second. **Motion carried 8-0.**

Aii. Chairman Stilwell asked Mrs. Nesbitt to introduce the variance request. Mrs. Nesbitt reads the memorandum that states that RNR Investments, LLC [property owner], is requesting a variance for an existing building setback at their property @ 2215 Military Rd. The purpose of this variance is to make an existing building [built in 2003] compliant with current zoning code. If approved, the right-side setback for the existing building will be reduced from 15’ to 0’ since the building currently sits along the property line. Chairman Stilwell calls for any questions or comments regarding this request. Josh Minton speaks in favor of this request. Commissioner West makes a motion to approve this request. Commissioner Chilton second. **Motion carried 8-0.**

CITY OF BENTON, ARKANSAS  
**Planning & Zoning Meeting**  
Tuesday May 5<sup>th</sup>, 2026  
6:00 P.M.

*Tru Hotel [Variance for Dumpster Location]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the variance request. Mrs. Nesbitt reads the memorandum that states that Phillip Lewis Engineering, on behalf of Vue Hospitality LLC [property owner] is requesting a variance at their property at 2018/2102 Congo Rd. The purpose of this variance is to allow a dumpster location to be located along Congo Rd. According to the City of Benton Zoning Ordinance 14 of 2017, “trash collection areas must be located on non-street fronting sides of buildings and screened by a site proof wall or fence.” Chairman Stilwell asks for any questions or comments regarding this request. Phillip Lewis speaks in favor of this request. Commissioner Gibson makes a motion to approve this request. Commissioner West second. **Motion carried 8-0.**

**Planning Commission**

*Highway 5 Commercial Subdivision [Rezone from R2 to C2]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the rezone request. Mrs. Nesbitt reads the memorandum that states that Richardson Engineering, on behalf of Posey Investment Properties [property owner] is requesting approval of a rezone of their property located at #805-04700-017. The current zone for this property is R2 [Single Family District], and the applicant is requesting this property be rezoned to C2 [General Commercial] to meet the surrounding zoning of the property. Chairman Stilwell calls for any questions or comments regarding this request. Eric Richardson speaks in favor of this request. Commissioner West makes a motion to approve this request. Commissioner Gibson Second. **Motion carried 8-0. Since this is a rezone request, this item will go before City Council for final approval later this month.**

*Highway 5 Commercial Subdivision [Preliminary Plat]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the preliminary plat. Mrs. Nesbitt reads the memorandum that states that Richardson Engineering, on behalf of Posey Investment Properties LLC, is requesting approval of a 5-lot commercial subdivision on Highway 5. Chairman Stilwell calls for any questions or comments regarding this request. Eric Richardson speaks in favor of this request. Jason Lyon, Community Development Director, states that due to the roads being 50’ wide, it is not suitable for restaurants or hotels. Commissioner West makes a motion to approve this request. Commissioner Burks Second. **Motion carried 8-0.**

*Tru Hotel [Site Plan]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the site plan. Mrs. Nesbitt reads the memorandum that states that Phillip Lewis Engineering, on behalf of Vue Hospitality LLC [property owner] is requesting a site plan for a hotel to be located at 2018/2102 Congo Rd. Chairman Stilwell calls for any questions or comments regarding this request. Phillip Lewis speaks in favor of this request and clarifies that this same site plan was approved back in 2024 but due to no work being done since then, resubmission and reapproval is required. Commissioner Gibson asks about landscaping and cross access between this parcel and the adjacent parcel [Indoor Gun Range] since it is owned by the same person. Mr. Lewis states that he does not believe that there will be cross access between the parcels and that they will try to keep as many existing trees as possible. Commissioner West makes a motion to approve this request. Commissioner Chilton second. **Motion carried 8-0.**

CITY OF BENTON, ARKANSAS  
**Planning & Zoning Meeting**  
Tuesday May 5<sup>th</sup>, 2026  
6:00 P.M.

*2215 Military Rd [Site Plan for Rent N Roll]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the site plan. Mrs. Nesbitt reads the memorandum that states that Minton Engineering, on behalf of RNR Investments LLC, is requesting approval of a site plan for a Rent N Roll to be located at 2215 Military Rd. This business will be for people who would like to rent or purchase tires/wheels, and they will be installed on site. Chairman Stilwell calls for any questions or comments regarding this request. Josh Minton speaks in favor of this request and clarifies that any stormwater issues will be worked out during the construction drawings phase. Commissioner Burks makes a motion to approve this request. Commissioner West second. **Motion carried 8-0.**

*7 Brew [Site Plan]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the site plan. Mrs. Nesbitt reads the memorandum that states that Matthew Lose, on behalf of Brew Crew, LLC [property owner] is requesting approval of a 7 Brew Restaurant with a Drive Thru to be located on the corner of Highway 5/Alcoa. Chairman Stilwell calls for any questions or comments regarding this request. Kyle Mallison with Brew Crew speaks in favor of this request. Commissioner Warford makes a motion to approve this request. Commissioner West second. **Motion carried 8-0.**

*Reich Subdivision [Preliminary Plat]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the preliminary plat. Mrs. Nesbitt reads the memorandum that states that Larry Reich [property owner] is requesting approval of a minor subdivision [3 lots] to be located at 1125/1127 Hoover Street. The current zone for these properties is R2 [Single Family District], and the applicant is requesting to reconfigure the lots to go from 2 lots to 3 lots. Chairman Stilwell calls for any questions or comments regarding this request. Larry Reich speaks in favor of this request and clarifies that he just wants to be able to utilize the space at the rear of his properties. Commissioner West makes a motion to approve this request. Commissioner Chilton second. **Motion carried 8-0.**

*1220 Military Rd [Conditional Use for Barber College]*

Chairman Stilwell asked Mrs. Nesbitt to introduce the conditional use request. Mrs. Nesbitt reads the memorandum that states that B & D Property Management, LLC [property owner] is requesting approval of a conditional use permit to be able to operate a Barber College at 1220 Military Rd. The property is currently zoned C2 [General Commercial] and a school is permitted by conditional use approval only. Chairman Stilwell calls for any questions or comments regarding this request. Aaron Jackson with Capital Barber speaks in favor of this request. Commissioner West makes a motion to approve this request. Commissioner Burks second. **Motion carried 8-0. Since this is a conditional use request, this item will go before City Council for final approval later this month.**

CITY OF BENTON, ARKANSAS  
**Planning & Zoning Meeting**  
Tuesday May 5<sup>th</sup>, 2026  
6:00 P.M.

**Other Business**

*Annexation to Council [Info ONLY]: Dobbs Creek*

Chairman Stilwell asked Mrs. Nesbitt to read the annexation request. Mrs. Nesbitt states that this is the property that has been previously referenced as “Dobbs Creek” in the County. Since the ETJ is no longer valid, the property owner is requesting to annex into City Limits so they can utilize city services. This property will go before City Council for approval. Since this is informational only, no vote is necessary.

CITY OF BENTON UTILITY COMMISSIONERS MEETING  
MONDAY, JUNE 1, 2026, 5:30 P.M.,  
ELECTRIC UTILITY BUILDING  
1827 DALE AVENUE

The City of Benton Utility Commissioners met in regular session Monday, June 1, 2026, at the Electric Utility Building, 1827 Dale Avenue.

The meeting was called to order at 5:30 p.m. by Commission Vice Chairwoman Hogue.

The invocation was given by Commission Vice Chairwoman Hogue.

Commission Member Stott led the Pledge of Allegiance.

When the roll was called, Commissioners present were:

Jana Hogue, Vice Chairwoman  
Kevin Perry, Commission Member  
Skylyr Stott, Commission Member

A quorum was declared with 3 members present. Commission Chairman Ferrell came in at 5:45 and took the chair. Commission Member McCollum came in at 5:55.

Commission Vice Chairwoman Hogue asked if everyone had read the regular meeting minutes of May 4th and asked if there were questions or a motion. Commission Member Perry made a motion to accept the April 6th minutes as presented and Commission Member Stott seconded the motion. Commission Vice Chairwoman Hogue called for a voice vote. All commission members present voted in the affirmative. May 4th minutes were approved.

## Departmental Reports

### A. Safety/Personnel Update

Mrs. Terrie Sossamon, Human Resources Manager, gave the monthly update on employee numbers, both budgeted and actual, workers' comp claims, safety classes, and new employees.

### B. April Financials

Mr. Jimmy Garrett, CFO, went through the April financials. In April, revenues were over expenses by \$390,692. He then went through the cash balances, franchise fees, revenues versus expenditures by department, bad debts, Capital Outlay Budget VS Actual 2026 and billing statistics for April in all three departments. Commission Member Stott made a motion to approve the April financials as presented. Commission Member Perry

seconded the motion. Commission Chairman Ferrell called for a voice vote. All commission members present voted in the affirmative. April financials were approved

## Old Business

## New Business

### Employee Pension Plan Actuarial Report

Mr. Garrett went through the actuary report and pointed out the highlights. He said the plan's funded ration is over 90% and improving. The plan has met or exceeded the recommended contribution for about 10 years and target paying off unfunded liabilities within 10 years or less. Then the commissioners asked questions regarding the funding and Mr. Garrett and Mr. Pedersen answered those questions.

### Change of Language on Defined Benefit Retirement Plan

Mrs. Sossamon went through the requested changes to the plan. Some were minor changes to wording and others addressed early retirement at age 55 and 30 years of service and the change in the reduction of benefits. Commission Member Perry pointed out some typos and asked for the corrections to be made. Commission Member Hogue made a motion to approve the changes to the defined benefit plan with the corrections Commission Member Perry pointed out. Commission Member Stott seconded the motion. Commission Chairman Ferrell called for a voice vote. All members in attendance voted in the affirmative. Motion passed.

## Announcements

Next Meeting Date: July 13, 2026 at 5:30 p.m.

Motion made to adjourn by Commission Member Hogue. Motion was seconded by Commission Member Stott. Meeting adjourned at 6:12 p.m.

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Gary Ferrell, Commission Chairman

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Madeline Wilson, Recording Secretary