

**ORDINANCE NO. 1 OF 2024**

**AN ORDINANCE AMENDING ORDINANCE NO. 84 OF 2019;  
REQUIRING THAT ANY ANIMAL IN THE CUSTODY/CARE OF  
BENTON ANIMAL SERVICES WILL BE IMPLANTED WITH A  
MICROCHIP; AND FOR OTHER PURPOSES**

**WHEREAS**, Ordinance No. 84 of 2019 created the Benton Animal Code; and

**WHEREAS**, the City Council of the City of Benton, Arkansas, has determined that it is in the best interest of the City to amend the Benton Animal Code to establish a requirement that animals impounded in the Benton Animal Services or taken into custody of Benton Animals Services be microchipped.

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

**SECTION 1:** The Benton Animal Control Code is hereby amended to add the following language:

Section 10. Licensing and Vaccination

Microchipping of animals that are impounded in the Benton Animal Services Shelter or taken into custody by Benton Animal Services.

(1) Any animal that is in the custody/care of Benton Animal Services will be implanted with a microchip upon reclaim/return of the animal. There will be no cost to microchipping the animal.

**SECTION 2:** To account for the cost of microchipping animals that are adopted, the adoption fee set out in Section 19 of Ordinance No. 84 of 2019 is increased from \$10.00 to \$15.00.

**SECTION 3:** All other provisions in the Benton Animal Control Code shall remain the same.

**PASSED AND APPROVED**, this \_\_\_\_ day of January 2024

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Tom Farmer, Mayor

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Cindy Stracener, City Clerk

## **ORDINANCE NO. 2 OF 2024**

### **AN ORDINANCE AMENDING THE CITY OF BENTON, ARKANSAS, ZONING ORDINANCE TO CLASSIFY STORAGE DEVELOPMENTS IN ALL ZONES AS A CONDITIONAL USE; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Benton, Arkansas, established the Benton Zoning Regulations under Ordinance No. 14 of 2017 adopted on March 27, 2017; and

**WHEREAS**, the Benton Planning and Zoning Commission has recommended changing the Benton Zoning Regulations to provide that storage developments, such as mini storage, RV/Boat storage, Climate-Controlled storage, self-storage, et cetera, be a conditional use within the jurisdiction of the City of Benton; and

**WHEREAS**, the Planning and Zoning Commission of the City conducted a duly advertised public hearing and a special meeting on January 22, 2024, at 5pm concerning the proposed amendment, after which they approved the proposed regulation to the City Council for its adoption. Notice for said hearing was given in accordance with Ordinance No. 14 of 2017.

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

#### **SECTION 1: Amendment to the Benton Zoning Ordinance.**

Ordinance No. 14 of 2017 is hereby amended so that storage developments including but not limited to mini storage, RV/Boat storage, climate-controlled storage, self-storage, et cetera, shall be a conditional use within the jurisdiction of the City of Benton.

Furthermore, Section 6.003, Subsection C.11 of Ordinance 14 of 2017 is hereby amended to read as follows:

*11. A Conditional Use Permit is part of the Zoning Code and shall run with the land upon which the use is located, provided there has been no expansion or modification to that specific use as approved in the Conditional Use Approval process. Any modifications or expansions must follow the same conditional use approval process as outlined in subsection C.10.*

#### **SECTION 2: General Repealer.**

All laws, ordinances, resolutions, or parts of the same, that are inconsistent or in conflict with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency or conflict.

#### **SECTION 3: Severability.**

Should any title, section, paragraph, item, sentence, clause, or phrase of this Ordinance be declared or adjudged invalid or unlawful by a court of competent jurisdiction, such declaration or adjudication shall not affect the remaining portions of the Ordinance,

which shall remain in full force and effect as if the portion so declared or adjudged or unconstitutional was not originally a part of the Ordinance.

**PASSED AND APPROVED** this \_\_\_\_\_ day of January 2024.

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

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



## ORDINANCE NO. 3 OF 2024

### AN ORDINANCE FOR THE BENTON PUBLIC UTILITIES COMMISSION TO USE OF A PORTION OF THE IN-LIEU FRANCHISE TRANSFER FOR AN AGREEMENT WITH ENTERGY ARKANSAS; AND FOR OTHER PURPOSES

WHEREAS, in Ordinance No. 19 of 2022, the City Council of the City of Benton, Arkansas, set the rate of the in-lieu of transfer for the Benton Public Utilities Commission at 5.2% of the gross revenues of the Benton Utilities system for the most recent month for which collections have been completed; and

WHEREAS, in Ordinance No. 36 of 2023, the City annexed property known as the Thomas Property Tract 1 ("Certain Property") into the City; and

WHEREAS, in order for the Benton Public Utilities Commission to serve as the electrical utility for the Certain Property it must come to an agreement with Entergy Arkansas to acquire the right to serve the property; and

WHEREAS, in order to assist Benton Public Utilities Commission with reaching an agreement with Entergy Arkansas, the City finds that it is in the best interest of the City to authorize Benton Public Utilities Commission to use 1.75% of the in-lieu of transfer (1.75% of the 5.2%) generated from electrical service to Certain Property to assist in funding an agreement with Entergy Arkansas.

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

#### **SECTION 1: Use of Fee.**

In order to reach an agreement with Entergy Arkansas and for use in funding such an agreement, the City Council of the City of Benton, Arkansas, authorizes Benton Public Utilities Commission to use 1.75% of the in-lieu of transfer generated from electrical service to Certain Property to assist in funding an agreement with Entergy Arkansas. Once the agreement with Entergy Arkansas expires, Benton Public Utilities Commission will resume the 5.2% in-lieu of transfer.

#### **SECTION 2: No Other Property Impacted.**

Nothing in this Ordinance is meant to impact the in-lieu of transfer collected or remitted on any property other than Certain Property.

#### **SECTION 2: Severability.**

Should any title, section, paragraph, item, sentence, clause, or phrase of this Ordinance be declared or adjudged invalid or unlawful by a court of competent jurisdiction, such declaration or adjudication shall not affect the remaining portions of the Ordinance,



which shall remain in full force and effect as if the portion so declared or adjudged or unconstitutional was not originally a part of the Ordinance.

**PASSED AND APPROVED** this \_\_\_\_\_ day of January 2024.

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

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

**RESOLUTION NO. 2 OF 2024**

**A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 422 WEST SOUTH STREET AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES**

**WHEREAS**, the structure located at 422 West South Street, Benton, Arkansas, (parcel 805-17798-000) has been deemed a nuisance and unfit for human habitation, unsafe, unsanitary, and detrimental to the public safety, health, and welfare by Code Enforcement Officials for the City of Benton, Arkansas; and

**WHEREAS**, the structure appears to be a beige structure, which is approximately 1,392 square feet; and

**WHEREAS**, from land documents, Silverkey Properties LLC has owned the property for an indeterminant period of time, but at least since 2022; and

**WHEREAS**, the structure has been inspected and issues thoroughly documented by Benton Code Enforcement, and a copy of their inspection findings is attached hereto as Exhibit 1; and

**WHEREAS**, after giving the owner and any mortgage or lienholder an opportunity to be heard in the presence of the City Council of the City of Benton, Arkansas, and in accordance with Ordinance No. 20 of 2021 and Arkansas State law, the City Council has determined this structure should be condemned.

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

**SECTION 1:** That after said opportunity to be heard the structure located at 422 West South Street, Benton, Arkansas, has been condemned by vote of the City Council.

**SECTION 2:** That this decision is in the best interest of the public health, safety, and welfare.

**SECTION 3:** That it is the will of the Benton City Council that the structure located at 422 West South Street, Benton, Arkansas, be razed thirty (30) after posting the true copy of the Resolution at a conspicuous place on said house, building, and/or structure constituting the nuisance, if it is still standing, per the authority granted by Arkansas State law, and any costs of the demolition be assessed to the property owner.

**PASSED AND APPROVED** this the \_\_\_\_ day of January 2024.

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

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



# CITY OF BENTON

Community Development  
PO Box 607  
Benton, Arkansas 72018



## CONDEMNATION PROCESS

*422 W. South Street, Benton, AR 72015*

1.	Identify Property	11/14/2023
2.	Photograph Property with Location and Time Stamp	11/14/2023
3.	Post Property with "Sub-Standard" Placard	11/14/2023
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	11/14/2023
5.	Post Copy of Letter on Property and Photograph.	12/4/2023
6.	Community Services Committee Meeting to Discuss Condemnation.	12/12/2023
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	01/22/2023
8.	Request Title Search from Title Company.	
9.	Request Bids for Demolition from Three Qualified Contractors.	
10.	Post Resolution on Property and Photograph.	
11.	Mail Resolution to Owner via Certified Mail and Regular Mail.	
12.	Demolish Property Following Wait Period.	
13.	Mail Notice of Lien Resolution to Owner via Certified Mail and Regular Mail.	
14.	Submit Lien Resolution to Committee and Full Council.	
15.	Mail Lien Resolution to Owner via Certified Mail and Regular Mail.	
16.	Submit Lien Request to Saline County Tax Collector. Request Submitted 45 Days Following Approval.	





# CITY OF BENTON

Community Development  
PO Box 607  
Benton, Arkansas 72018

November 14, 2023

Silverkey Properties LLC  
7515 HWY 5  
Benton, Ar. 72019

Re: 422 W. South St., Benton, AR. 72015(parcel 805-17798-000)

Dear Property Owner,

Real estate records indicate that you are the owner of the above listed property. The building on this property is substandard and unfit for human habitation.

On December 12, 2023 at 5:30 p.m., the City of Benton Community Services committee will address a proposal for condemnation of this structure per City Ordinance 20 of 2021, section 10. This Ordinance states that any house, building and/or structure that is found and declared to be a nuisance by resolution will be condemned to insure the removal thereof as herein provided. The Community Services committee will then forward recommendations to the full City Council for final approval on January 22, 2024 at 5:30 p.m.

As the owner, you are being notified of your right to be heard at these hearings on the proposed Resolution declaring this house, building and/or structure to be a nuisance.

If the house, building and/or structure is condemned, the owner will have 30 days after Resolution is posted to tear down and remove all debris from the property. Failure to comply will result in the City of Benton, Arkansas removing the structure at the owner's expense. Please contact our office at (501)776-5938 between the hours of 8:00 a.m. and 5:00 p.m. with questions.

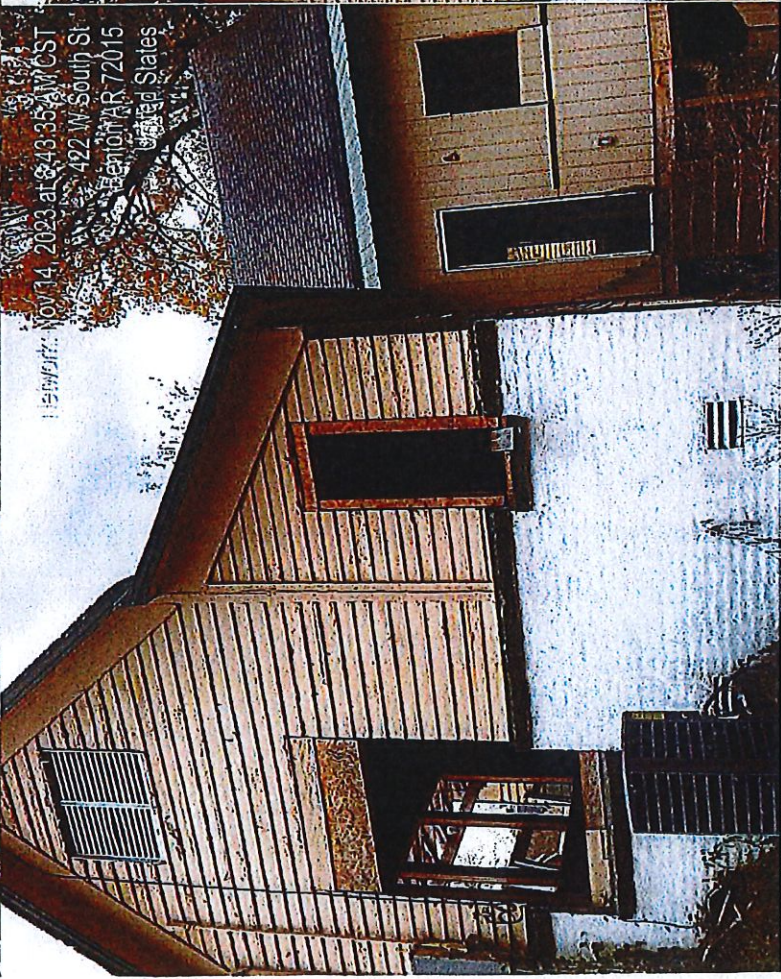
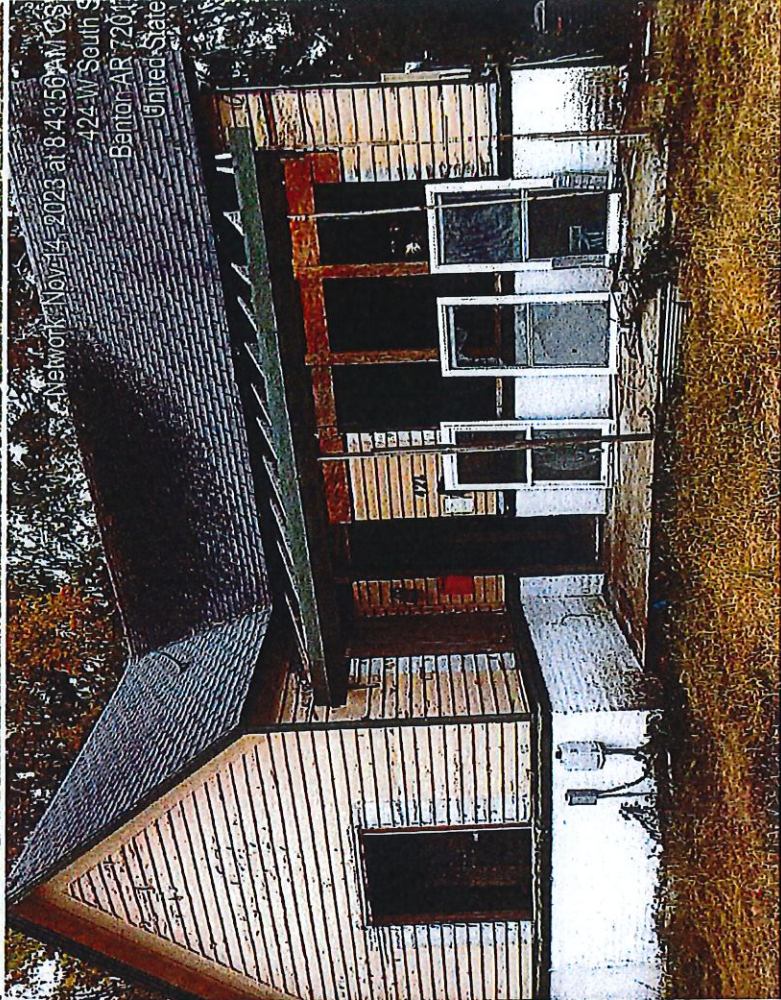
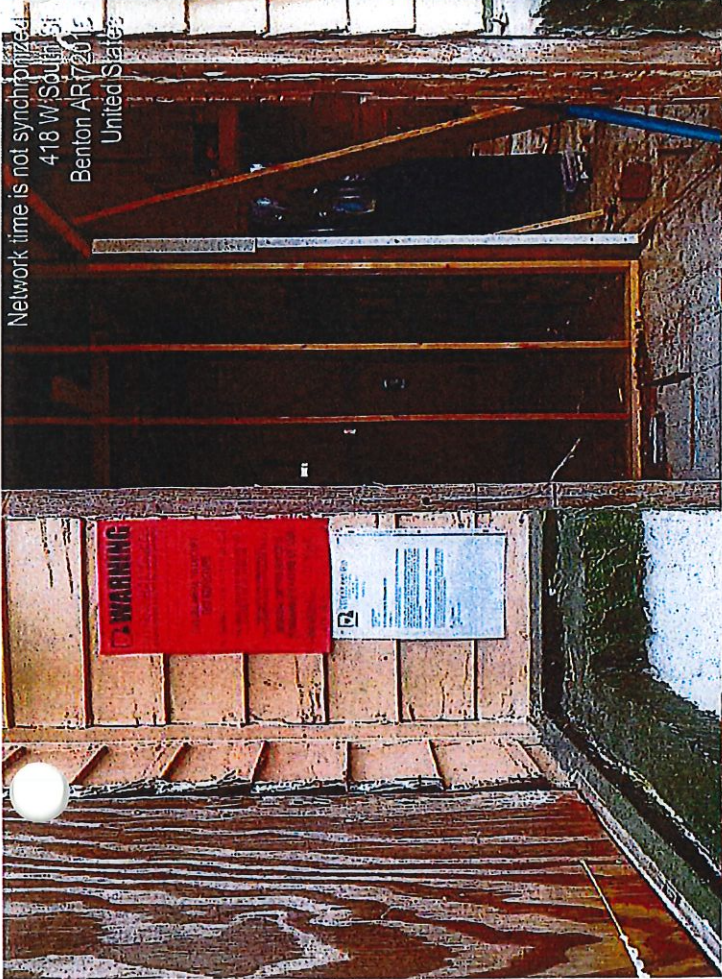
*Bruce Thomas*  
Bruce Thomas  
City of Benton, Code Compliance  
Cc: file

0065 0950 0000 6767 3900

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Street and Apt. No., or PO Box No. 7515 Hwy 5	
City, State, ZIP+4 <sup>®</sup> Benton AR 72019	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark Here









422 W. S



About

Show search results for 422 W. S



422 W South Street

200ft

1:50,000 (1:62,500 projected)



**RESOLUTION NO. 3 OF 2024**

**A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 305 SOUTH MAIN STREET AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES**

**WHEREAS**, the structure located at 305 South Main Street, Benton, Arkansas, (parcel 800-00690-000) has been deemed a nuisance and unfit for human habitation, unsafe, unsanitary, and detrimental to the public safety, health, and welfare by Code Enforcement Officials for the City of Benton, Arkansas; and

**WHEREAS**, the structure appears to be a beige brick structure, which is approximately 1,378 square feet; and

**WHEREAS**, from land documents, Dixon House LLC has owned the property for an indeterminant period of time, but at least since 2022; and

**WHEREAS**, the structure has been inspected and issues thoroughly documented by Benton Code Enforcement, and a copy of their inspection findings is attached hereto as Exhibit 1; and

**WHEREAS**, after giving the owner and any mortgage or lienholder an opportunity to be heard in the presence of the City Council of the City of Benton, Arkansas, and in accordance with Ordinance No. 20 of 2021 and Arkansas State law, the City Council has determined this structure should be condemned.

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

**SECTION 1:** That after said opportunity to be heard the structure located at 305 South Main Street, Benton, Arkansas, has been condemned by vote of the City Council.

**SECTION 2:** That this decision is in the best interest of the public health, safety, and welfare.

**SECTION 3:** That it is the will of the Benton City Council that the structure located at 305 South Main Street, Benton, Arkansas, be razed thirty (30) after posting the true copy of the Resolution at a conspicuous place on said house, building, and/or structure constituting the nuisance, if it is still standing, per the authority granted by Arkansas State law, and any costs of the demolition be assessed to the property owner.

**PASSED AND APPROVED** this the \_\_\_\_ day of January 2024.

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

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



# CITY OF BENTON

Community Development  
PO Box 607  
Benton, Arkansas 72018



## CONDEMNATION PROCESS

*305 S. Main Street Benton, AR 72015*

1.	Identify Property	10/01/2023
2.	Photograph Property with Location and Time Stamp	10/01/2023
3.	Post Property with "Sub-Standard" Placard	10/01/2023
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	10/31/2023
5.	Post Copy of Letter on Property and Photograph.	12/4/2023
6.	Community Services Committee Meeting to Discuss Condemnation.	12/12/2023
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	01/22/2023
8.	Request Title Search from Title Company.	
9.	Request Bids for Demolition from Three Qualified Contractors.	
10.	Post Resolution on Property and Photograph.	
11.	Mail Resolution to Owner via Certified Mail and Regular Mail.	
12.	Demolish Property Following Wait Period.	
13.	Mail Notice of Lien Resolution to Owner via Certified Mail and Regular Mail.	
14.	Submit Lien Resolution to Committee and Full Council.	
15.	Mail Lien Resolution to Owner via Certified Mail and Regular Mail.	
16.	Submit Lien Request to Saline County Tax Collector. Request Submitted 45 Days Following Approval.	



00690`



# CITY OF BENTON

Community Development  
PO Box 607  
Benton, Arkansas 72018

November 30, 2023

Dixonhouse LLC  
6500 Country Club Heights  
Benton, Ar. 72015

Re: 305 S. Main St., Benton, AR. 72015(parcel 800-00690-000)

Dear Property Owner,

Real estate records indicate that you are the owner of the above listed property. The building on this property is substandard and unfit for human habitation.

On December 12, 2023 at 5:30 p.m., the City of Benton Community Services committee will address a proposal for condemnation of this structure per City Ordinance 20 of 2021, section 10. This Ordinance states that any house, building and/or structure that is found and declared to be a nuisance by resolution will be condemned to insure the removal thereof as herein provided. The Community Services committee will then forward recommendations to the full City Council for final approval on January 22, 2024 at 5:30 p.m.

As the owner, you are being notified of your right to be heard at these hearings on the proposed Resolution declaring this house, building and/or structure to be a nuisance.

If the house, building and/or structure is condemned, the owner will have 30 days after Resolution is posted to tear down and remove all debris from the property. Failure to comply will result in the City of Benton, Arkansas removing the structure at the owner's expense. Please contact our office at (501)776-5938 between the hours of 8:00 a.m. and 5:00 p.m. with questions.

  
Bruce Thomas

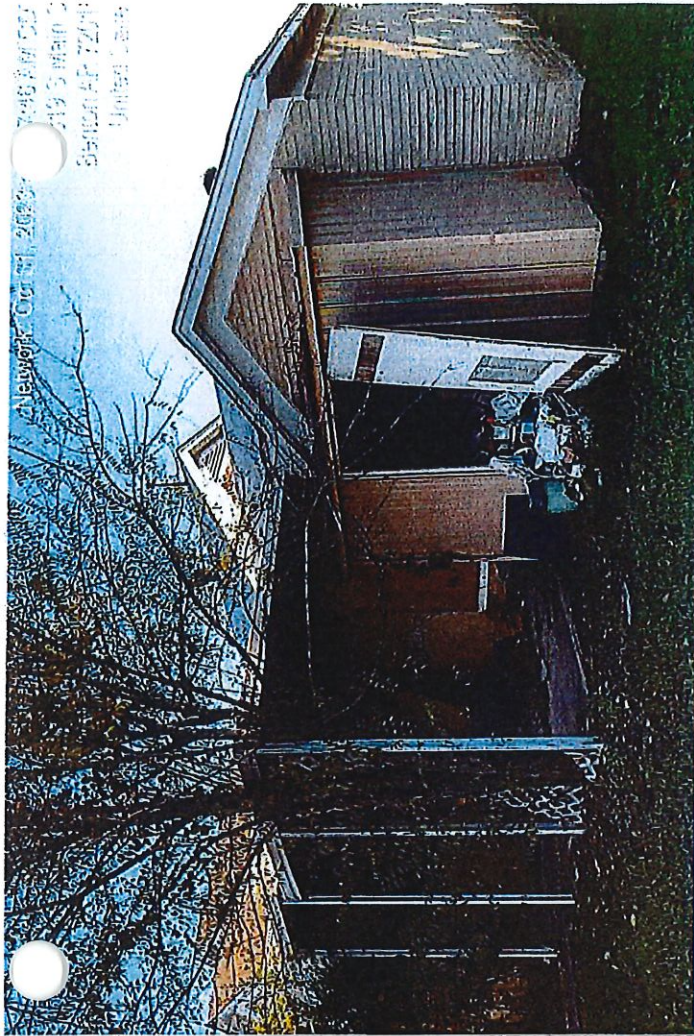
City of Benton, Code Compliance  
Cc: file

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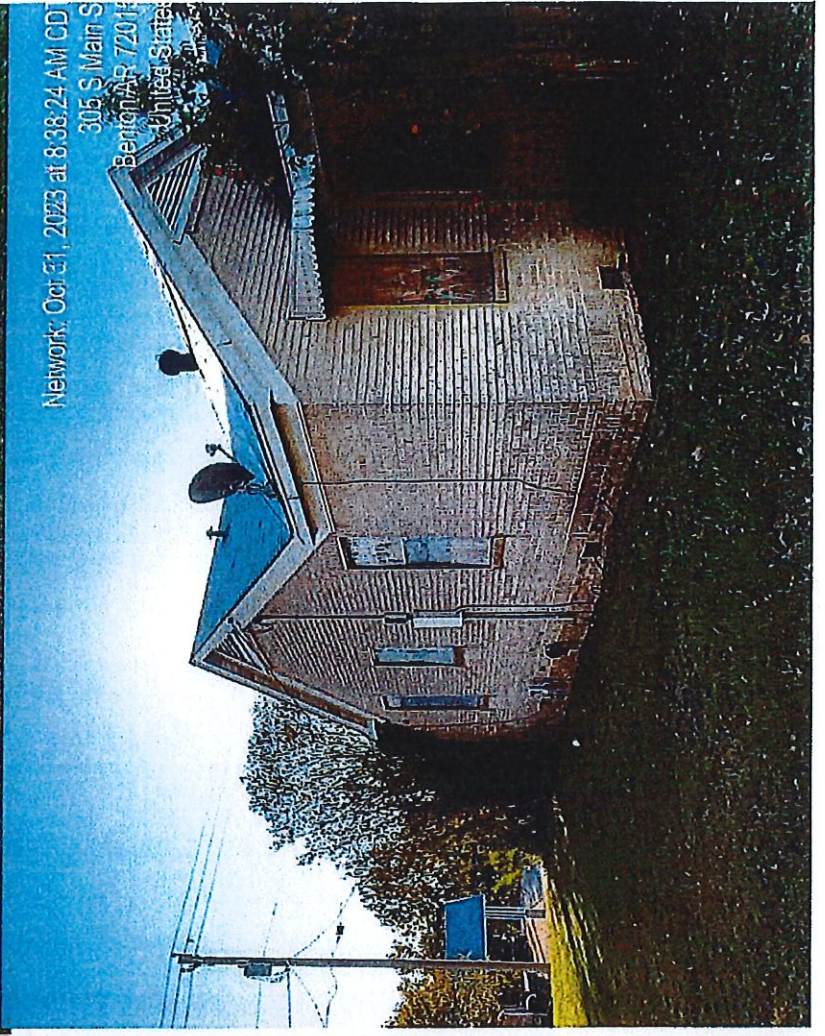
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PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions





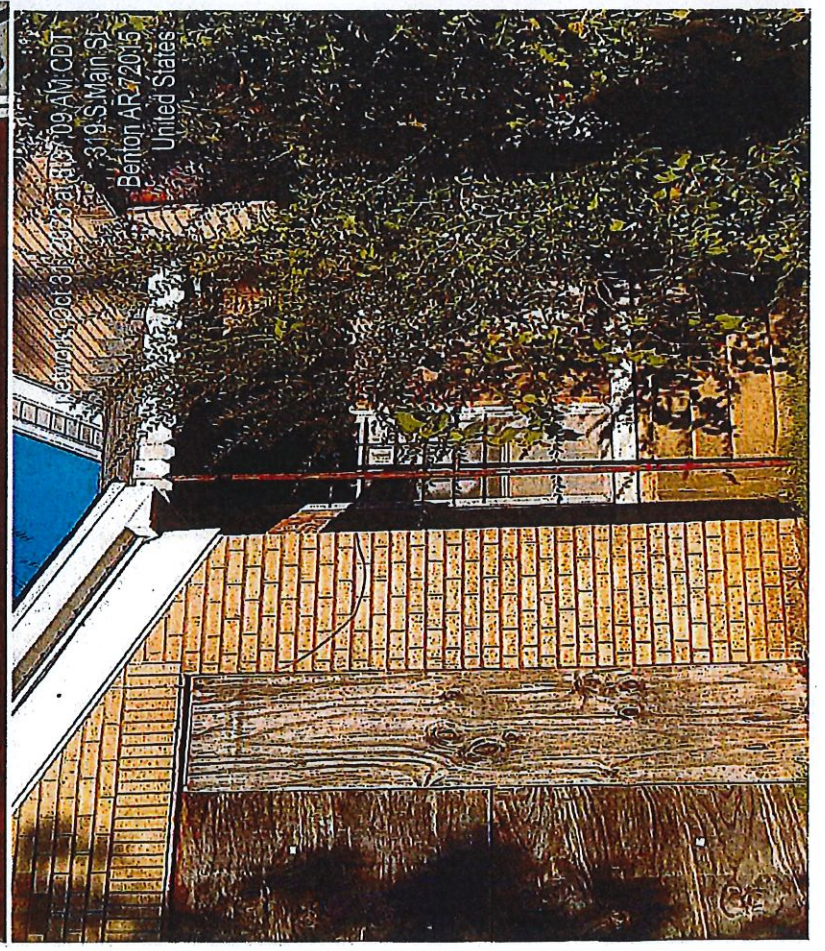
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319 S Main St  
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United States



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Benton AR 72015  
United States



Network time is not synchronized  
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Benton AR 72015  
United States



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319 S Main St  
Benton AR 72015  
United States



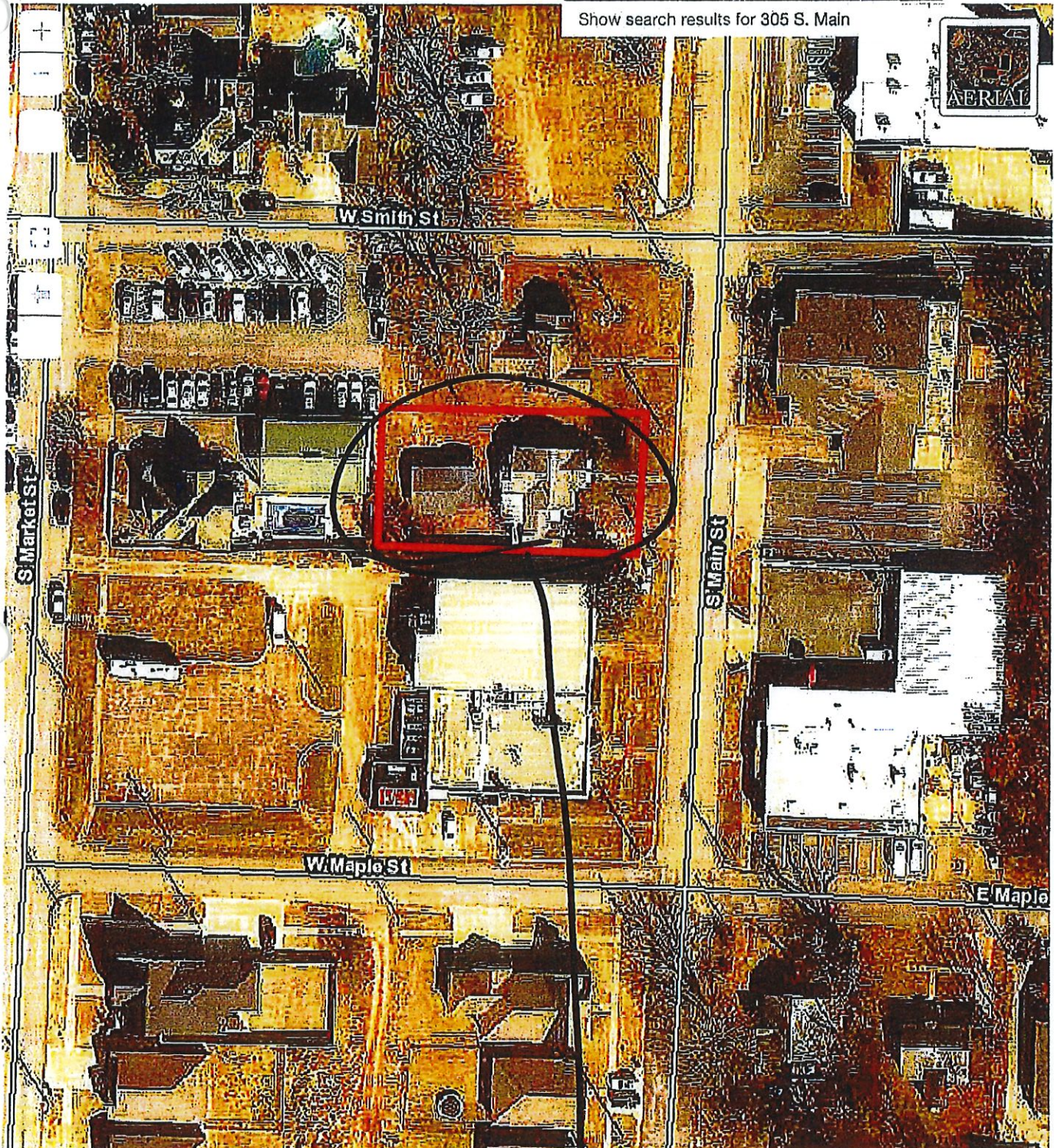


305 S. Main



About

Show search results for 305 S. Main



100ft

305 S. Main



**RESOLUTION NO. 4 OF 2024**

**A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 712 EDISON AVENUE AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES**

**WHEREAS**, the structure located at 712 Edison Avenue, Benton, Arkansas, (parcel 800-48933-000) has been deemed a nuisance and unfit for human habitation, unsafe, unsanitary, and detrimental to the public safety, health, and welfare by Code Enforcement Officials for the City of Benton, Arkansas; and

**WHEREAS**, the structure appears to be a white structure, which is approximately 980 square feet; and

**WHEREAS**, from land documents, JTT Properties LLC has owned the property for an indeterminant period of time, but at least since 2010; and

**WHEREAS**, the structure has been inspected and issues thoroughly documented by Benton Code Enforcement, and a copy of their inspection findings is attached hereto as Exhibit 1; and

**WHEREAS**, after giving the owner and any mortgage or lienholder an opportunity to be heard in the presence of the City Council of the City of Benton, Arkansas, and in accordance with Ordinance No. 20 of 2021 and Arkansas State law, the City Council has determined this structure should be condemned.

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

**SECTION 1:** That after said opportunity to be heard the structure located at 712 Edison Avenue, Benton, Arkansas, has been condemned by vote of the City Council.

**SECTION 2:** That this decision is in the best interest of the public health, safety, and welfare.

**SECTION 3:** That it is the will of the Benton City Council that the structure located at 712 Edison Avenue, Benton, Arkansas, be razed thirty (30) after posting the true copy of the Resolution at a conspicuous place on said house, building, and/or structure constituting the nuisance, if it is still standing, per the authority granted by Arkansas State law, and any costs of the demolition be assessed to the property owner.

**PASSED AND APPROVED** this the \_\_\_\_ day of January 2024.

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

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





# CITY OF BENTON

Community Development  
PO Box 607  
Benton, Arkansas 72018



## CONDEMNATION PROCESS

*712 Edison Avenue, Benton, AR 72015*

1.	Identify Property	10/24/2023
2.	Photograph Property with Location and Time Stamp	10/23/2023
3.	Post Property with "Sub-Standard" Placard	10/23/2023
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	10/24/2023
5.	Post Copy of Letter on Property and Photograph.	12/4/2023
6.	Community Services Committee Meeting to Discuss Condemnation.	12/12/2023
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	01/22/2023
8.	Request Title Search from Title Company.	
9.	Request Bids for Demolition from Three Qualified Contractors.	
10.	Post Resolution on Property and Photograph.	
11.	Mail Resolution to Owner via Certified Mail and Regular Mail.	
12.	Demolish Property Following Wait Period.	
13.	Mail Notice of Lien Resolution to Owner via Certified Mail and Regular Mail.	
14.	Submit Lien Resolution to Committee and Full Council.	
15.	Mail Lien Resolution to Owner via Certified Mail and Regular Mail.	
16.	Submit Lien Request to Saline County Tax Collector. Request Submitted 45 Days Following Approval.	



# CITY OF BENTON

Community Development  
PO Box 607  
Benton, Arkansas 72018

October 24, 2023

JTJ Properties LLC  
706 South Main Street, Suite 4  
Mountain Home, AR 72653

Re: 712 Edison Avenue, Benton, AR. 72015 (parcel 800-48933-000)

Dear Property Owner,

Real estate records indicate that you are the owner of the above listed property. The building on this property is substandard and unfit for human habitation.

On December 12, 2023 at 5:30 p.m., the City of Benton Community Services committee will address a proposal for condemnation of this structure per City Ordinance 20 of 2021, section 10. This Ordinance states that any house, building and/or structure that is found and declared to be a nuisance by resolution will be condemned to insure the removal thereof as herein provided. The Community Services committee will then forward recommendations to the full City Council for final approval on January 22, 2024 at 5:30 p.m.

As the owner, you are being notified of your right to be heard at these hearings on the proposed Resolution declaring this house, building and/or structure to be a nuisance.

If the house, building and/or structure is condemned, the owner will have 30 days after Resolution is posted to tear down and remove all debris from the property. Failure to comply will result in the City of Benton, Arkansas removing the structure at the owner's expense. Please contact our office at (501)776-5938 between the hours of 8:00 a.m. and 5:00 p.m. with questions.

  
Bruce Thomas  
City of Benton, Code Compliance  
Cc: file

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Postage	\$
Total Postage and Fees	\$
Sent to JTJ Properties LLC 706 South Main Street Suite 4 Mountain View, AR 72653 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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7021 0950 0000 6767 2286

Postmark Here

10/24



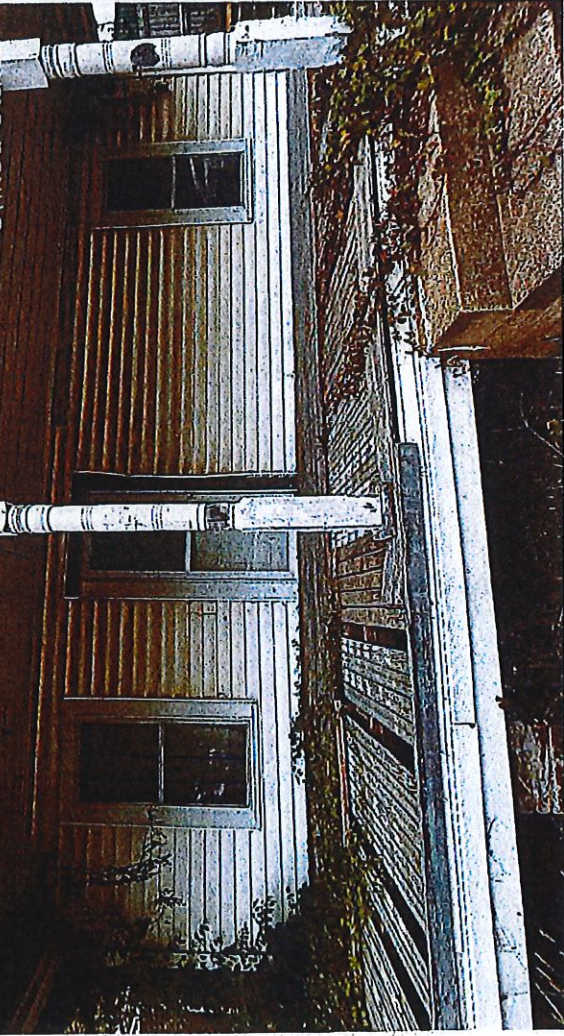
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712 Edison Ave  
Benton AR 72015  
United States



Network: Oct 23, 2023 at 9:17:00 AM CDT  
712 Edison Ave  
Benton AR 72015  
United States



Network: Oct 23, 2023 at 9:07:26 AM CDT  
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Benton AR 72015  
United States



Network: Oct 23, 2023 at 9:07:49 AM CDT  
712 Edison Ave  
Benton AR 72015  
United States





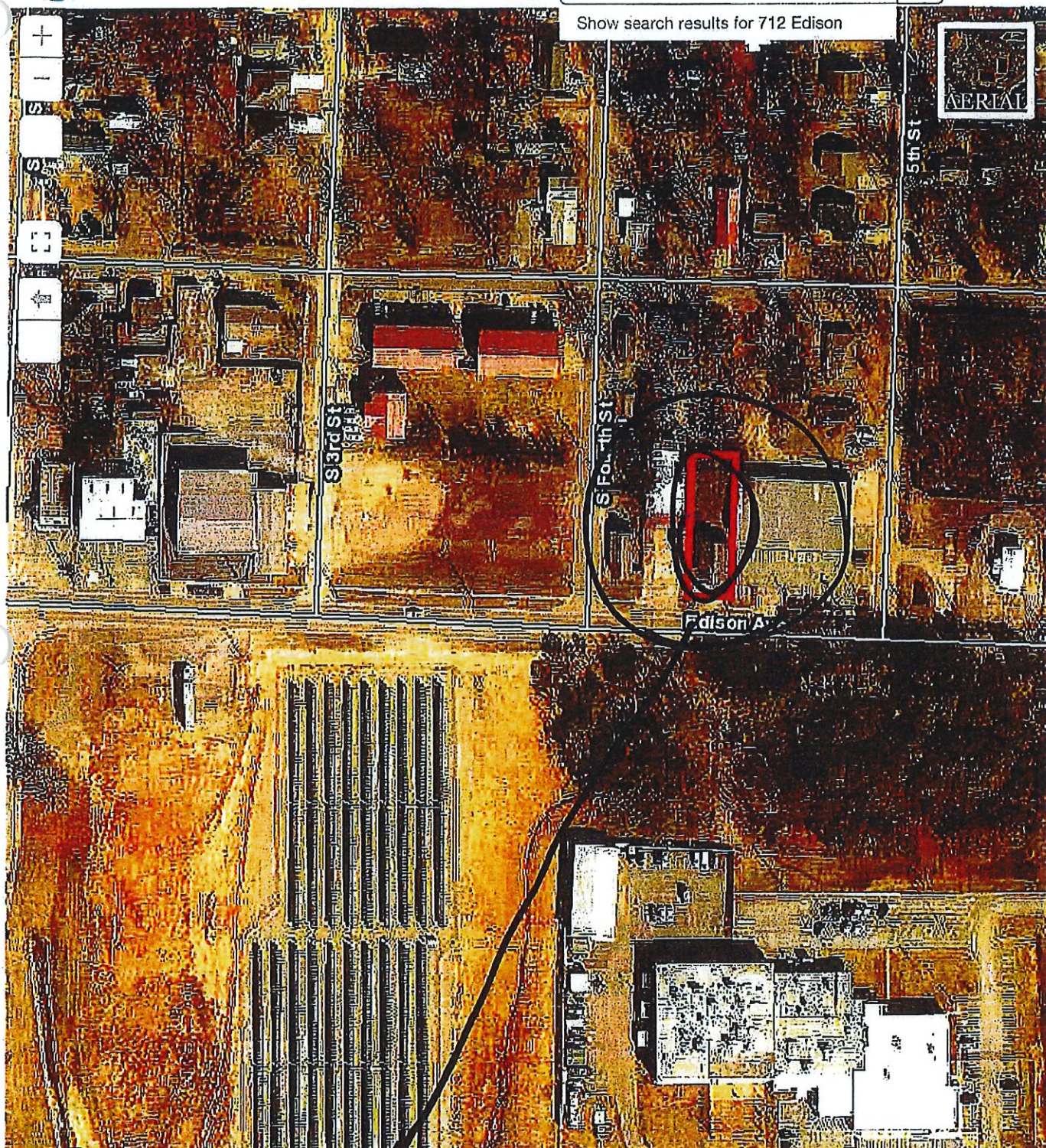


712 Edison



About

Show search results for 712 Edison



Property Location

10/23/23

200ft

Map data © 2023 Google



**RESOLUTION NO. 5 OF 2024**

**A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 1423 CEDAR STREET AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES**

**WHEREAS**, the structure located at 1423 Cedar Street, Benton, Arkansas, (parcel 800-12659-000) has been deemed a nuisance and unfit for human habitation, unsafe, unsanitary, and detrimental to the public safety, health, and welfare by Code Enforcement Officials for the City of Benton, Arkansas; and

**WHEREAS**, the structure appears to be a white structure, which is approximately 1,083 square feet; and

**WHEREAS**, from land documents, Jose Deshon Oliver has owned the property for an indeterminant period of time, but at least since 2003; and

**WHEREAS**, the structure has been inspected and issues thoroughly documented by Benton Code Enforcement, and a copy of their inspection findings is attached hereto as Exhibit 1; and

**WHEREAS**, after giving the owner and any mortgage or lienholder an opportunity to be heard in the presence of the City Council of the City of Benton, Arkansas, and in accordance with Ordinance No. 20 of 2021 and Arkansas State law, the City Council has determined this structure should be condemned.

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

**SECTION 1:** That after said opportunity to be heard the structure located at 1423 Cedar Street, Benton, Arkansas, has been condemned by vote of the City Council.

**SECTION 2:** That this decision is in the best interest of the public health, safety, and welfare.

**SECTION 3:** That it is the will of the Benton City Council that the structure located at 1423 Cedar Street, Benton, Arkansas, be razed thirty (30) after posting the true copy of the Resolution at a conspicuous place on said house, building, and/or structure constituting the nuisance, if it is still standing, per the authority granted by Arkansas State law, and any costs of the demolition be assessed to the property owner.

**PASSED AND APPROVED** this the \_\_\_\_ day of January 2024.

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

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



# CITY OF BENTON

Community Development  
PO Box 607  
Benton, Arkansas 72018



## CONDEMNATION PROCESS

*1423 Cedar Street, Benton, AR 72015*

1.	Identify Property	03/30/2023
2.	Photograph Property with Location and Time Stamp	10/23/2023
3.	Post Property with "Sub-Standard" Placard	11/07/2023
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	11/29/2023
5.	Post Copy of Letter on Property and Photograph.	12/04/2023
6.	Community Services Committee Meeting to Discuss Condemnation.	12/12/2023
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	01/22/2023
8.	Request Title Search from Title Company.	
9.	Request Bids for Demolition from Three Qualified Contractors.	
10.	Post Resolution on Property and Photograph.	
11.	Mail Resolution to Owner via Certified Mail and Regular Mail.	
12.	Demolish Property Following Wait Period.	
13.	Mail Notice of Lien Resolution to Owner via Certified Mail and Regular Mail.	
14.	Submit Lien Resolution to Committee and Full Council.	
15.	Mail Lien Resolution to Owner via Certified Mail and Regular Mail.	
16.	Submit Lien Request to Saline County Tax Collector. Request Submitted 45 Days Following Approval.	





# CITY OF BENTON

Community Development  
PO Box 607  
Benton, Arkansas 72018

November 29, 2023

Jose Deshon Oliver  
10325 Bear Lane  
Benton, AR 72015

Re: 1423 Cedar Street, Benton, AR. 72015 (parcels 800-12658-000, 800-12659-000)


Dear Property Owner,

Real estate records indicate that you are the owner of the above listed property. The building on this property is substandard and unfit for human habitation.

On December 12, 2023 at 5:30 p.m., the City of Benton Community Services committee will address a proposal for condemnation of this structure per City Ordinance 20 of 2021, section 10. This Ordinance states that any house, building and/or structure that is found and declared to be a nuisance by resolution will be condemned to insure the removal thereof as herein provided. The Community Services committee will then forward recommendations to the full City Council for final approval on January 22, 2024 at 5:30 p.m.

As the owner, you are being notified of your right to be heard at these hearings on the proposed Resolution declaring this house, building and/or structure to be a nuisance.

If the house, building and/or structure is condemned, the owner will have 30 days after Resolution is posted to tear down and remove all debris from the property. Failure to comply will result in the City of Benton, Arkansas removing the structure at the owner's expense. Please contact our office at (501)776-5938 between the hours of 8:00 a.m. and 5:00 p.m. with questions.

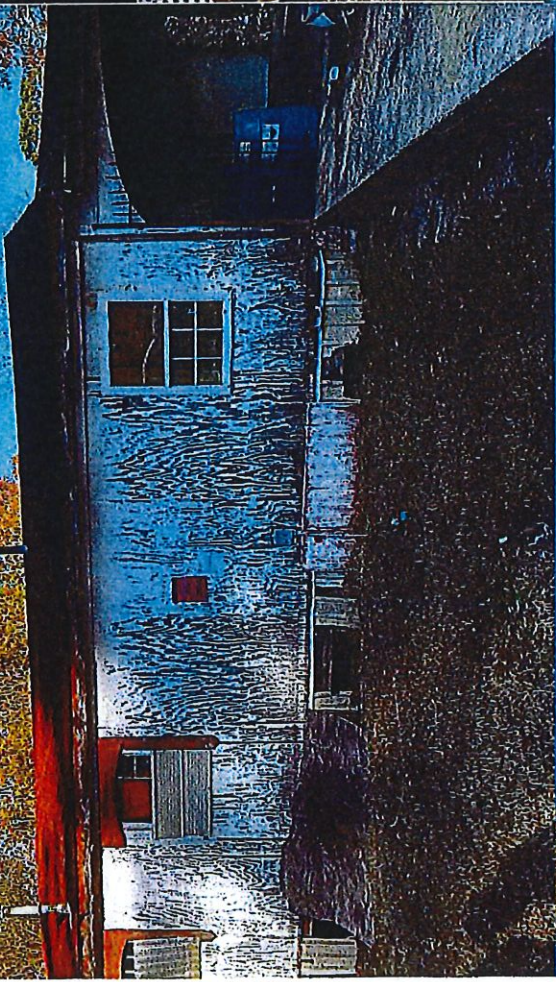
  
Bruce Thomas  
City of Benton, Code Compliance  
Cc: file

U.S. Postal Service <sup>TM</sup>	
CERTIFIED MAIL <sup>®</sup> RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to <u>Jose Oliver</u>	
Street and Apt. No. or PO Box No. <u>10325 Bear Lane</u>	
City, State, ZIP+4 <sup>®</sup> <u>Benton, AR 72019</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

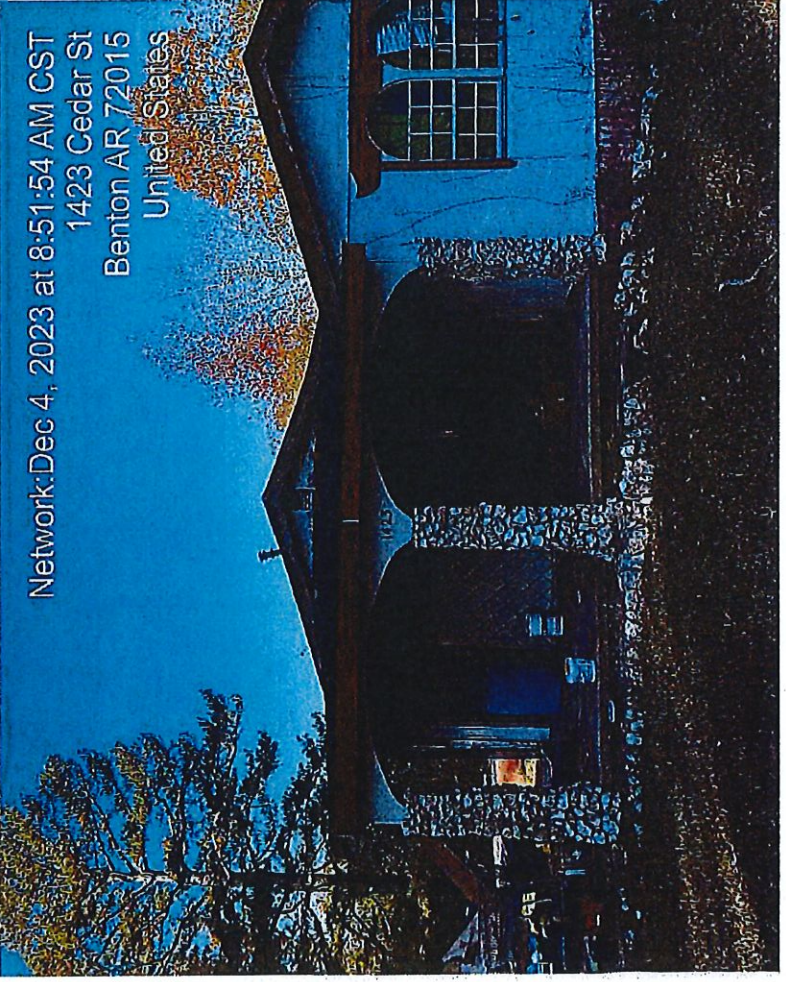
7021 0950 0000 6767 4068



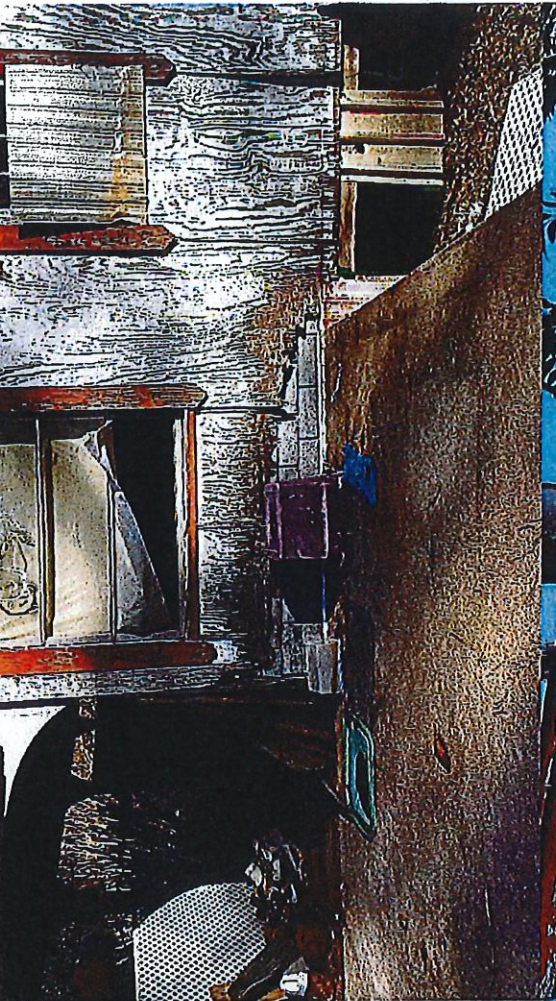
Network: Dec 4, 2023 at 8:51:17 AM CST  
1423 Cedar St  
Benton AR 72015  
United States



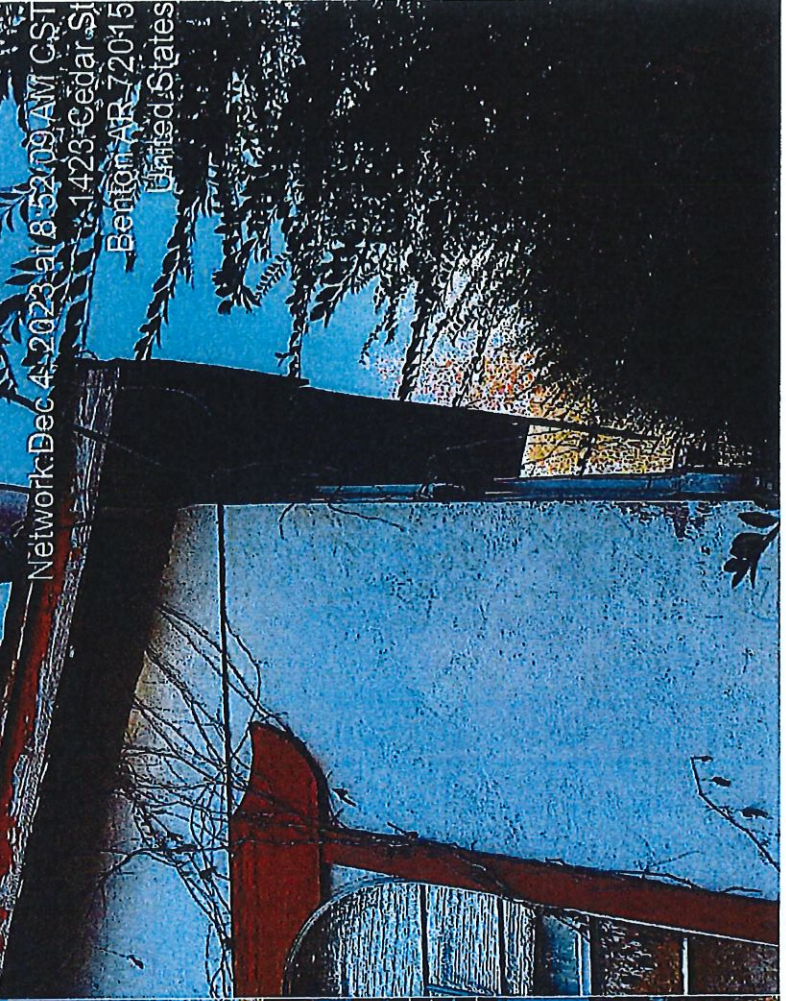
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1423 Cedar St  
Benton AR 72015  
United States



Network: Dec 4, 2023 at 8:53:09 AM CST  
1423 Cedar St  
Benton AR 72015  
United States



Network: Dec 4, 2023 at 8:52:09 AM CST  
1423 Cedar St  
Benton AR 72015  
United States





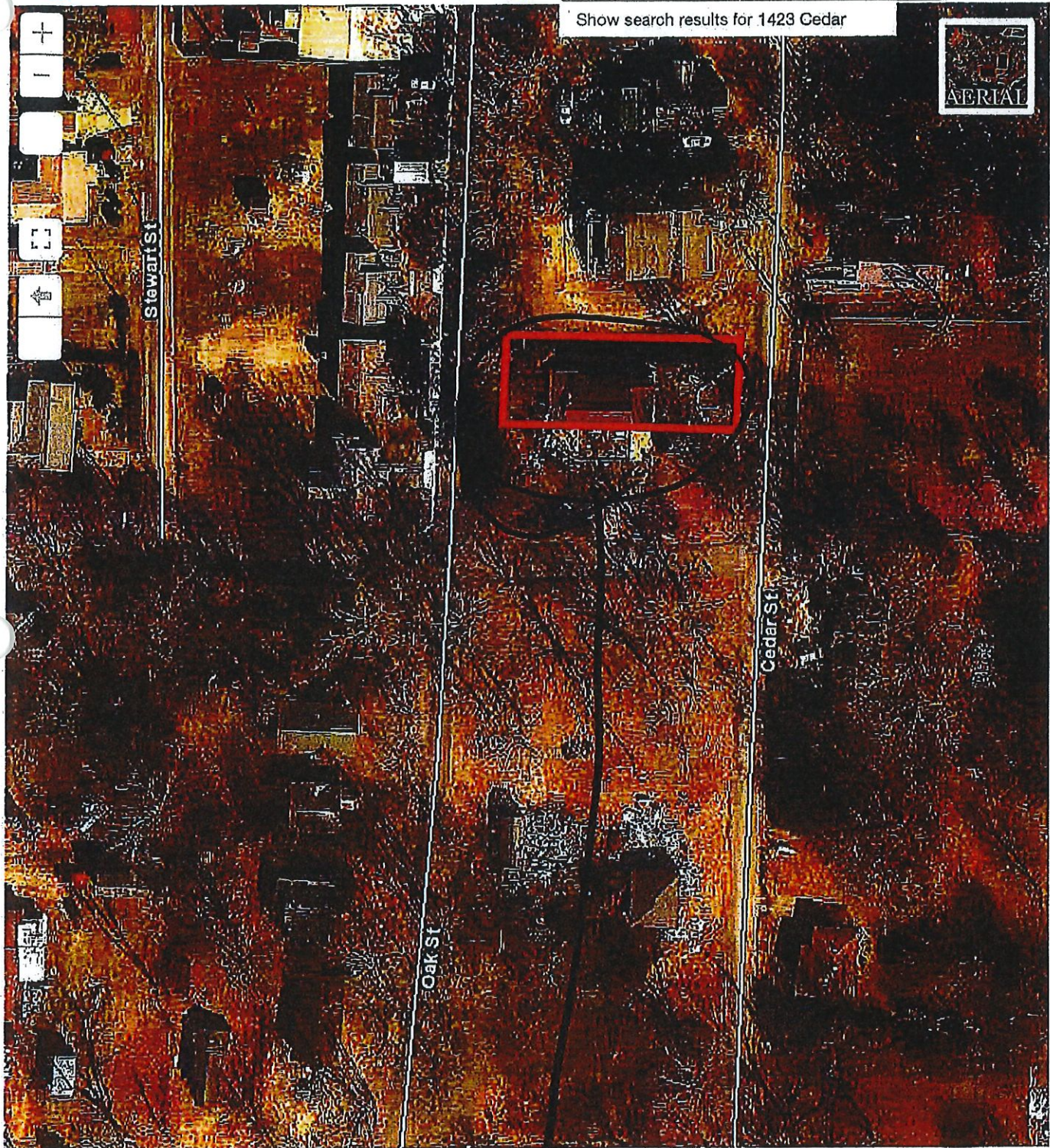


1423 Cedar



About

Show search results for 1423 Cedar



1423 Cedar Street

100ft

34.549 -92.379 Degrees

1:118



**RESOLUTION NO. 6 OF 2024**

**A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 2737 RANCHWOOD DRIVE AS A RESULT OF INCURRED EXPENSES BY THE CITY OF BENTON IN ACCORDANCE WITH STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Benton, Arkansas, has corrected conditions existing on 2737 Ranchwood Drive within the City and is entitled to compensation pursuant to Ark. Code Ann. §14-54-904; and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$470.00 (\$400.00 + Penalty \$40.00 + Filing Fee \$30.00) to be thereafter certified to the Saline County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determining such lien has been set for January 22, 2024, in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as necessary.

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

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Saline County Tax Collector and Assessor by the City.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** this \_\_\_\_\_ day of January 2024.

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

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



**RESOLUTION NO. 7 OF 2024**

**A RESOLUTION ABANDONING THE CITY'S INTEREST  
IN K-9 SAM; AUTHORIZING THE MAYOR TO GIVE K-9  
SAM TO HIS HANDLER, MILES FRENCH; AND FOR  
OTHER PURPOSES**

**WHEREAS**, the City of Benton, Arkansas, owns a drug dog known as K-9 Sam, who has served the citizens of the City of Benton for 7 years; and

**WHEREAS**, K-9 Sam has become unable to meet the physical demands of serving and protecting the public; and

**WHEREAS**, it is the desire of the City Council of the City of Benton, Arkansas, that the City abandon its ownership interest in K-9 Sam and allow its handler to own and care for him henceforth.

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

**SECTION 1:** The City hereby abandons its ownership interests in K-9 Sam. The Mayor is hereby authorized to give K-9 Sam to his handler, Miles French.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of January 2024.

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

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



**RESOLUTION NO. 8 OF 2024**

**A RESOLUTION ACCEPTING THE AUDIT PREPARED BY THE  
BUREAU OF LEGISLATIVE AUDIT FOR THE CITY OF  
BENTON FOR THE FISCAL YEAR 2022 AND ALLOCATING  
FUNDS; AND FOR OTHER PURPOSES**

**WHEREAS**, the City Council of the City of Benton, Arkansas, has been provided with the 2022 Audit for the City of Benton for the Fiscal Year 2022; and

**WHEREAS**, the City Council passed Ordinances No. 84 of 2007 and No. 50 of 2010 establishing a Financial Stability Fund whereas fifty percent (50%) of any excess actual unpledged General Fund revenues per the financial audit shall be deposited into the Financial Stability Fund. Per the 2022 audit, the excess revenues for the Fiscal Year 2022 are \$2,255,152 of which \$1,127,576 will be transferred to the Financial Stability Fund; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to allocate the total General Fund excess in the amount of \$2,255,152 the following manner:

- \$1,127,576 (which was moved to the Financial Stability Fund) to be moved to the Animal Services Future Facility account;
- \$250,000 to be moved to the Animal Services Future Facility account;
- \$400,000 to be moved to Future City Hall account; and
- \$477,576 to be moved to Future Salaries Reserve Fund.

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

**SECTION 1:** The 2022 Fiscal Audit is hereby accepted by the City of Benton. A copy of the Audit is attached hereto as Exhibit "1."

**SECTION 2:** The excess funds as determined by the 2022 Fiscal Audit in the amount of \$2,255,152 will be transferred in the manner discussed above.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of January 2024.

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

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





**City of Benton, Arkansas**

**Regulatory Basis Financial Statements  
and Other Reports**

**December 31, 2022**

**DUE TO THIS BEING A LARGE REPORT**

**PLEASE EMAIL**

**MANDY.SPICER@BENTONAR.ORG**

**FOR A COPY**

LEGISLATIVE JOINT AUDITING COMMITTEE





**RESOLUTION NO. 9 OF 2024**

**A RESOLUTION AUTHORIZING THE MAYOR AND STREETS & DRAINAGE DIRECTOR TO APPLY FOR A 75/25 FLOOD MITIGATION ASSISTANCE GRANT FUNDING THROUGH THE ARKANSAS NATURAL RESOURCES DIVISION FOR IMPROVING DRAINAGE AROUND SHADY TRAIL; AND FOR OTHER PURPOSES**

**WHEREAS**, the Mayor and Streets & Drainage Director wish to apply for a 75/25 Flood Mitigation Assistance grant through the Arkansas Natural Resources Division to improve drainage around Shady Trail; and

**WHEREAS**, the City Council wishes to authorize the Mayor and the Streets & Drainage Director to apply for such grant funding;

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

**SECTION 1:** The City Council does hereby authorize the Mayor and the Streets & Drainage Director to make an application for the purposes stated herein.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of January 2024.

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

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



**RESOLUTION NO. 10 OF 2024**

**A RESOLUTION AUTHORIZING THE MAYOR AND STREETS & DRAINAGE DIRECTOR TO APPLY FOR STATE AID STREET GRANT FUNDING THROUGH THE STATE OF ARKANSAS FOR IMPROVING STREETS THROUGHOUT THE CITY OF BENTON; AND FOR OTHER PURPOSES**

**WHEREAS**, the City Council of the City of Benton, Arkansas, has determined that it is in the best interest of the City for the Mayor and Streets & Drainage Director to apply for a State Aid Street grant to improve streets throughout the City; and

**WHEREAS**, the City Council desires to authorize the Mayor and the Streets & Drainage Director to apply for such grant funding;

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

**SECTION 1:** The City Council does hereby authorize the Mayor and the Streets & Drainage Director to make an application for the purposes stated herein.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of January 2024.

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

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



**RESOLUTION NO. 11 OF 2024**

**A RESOLUTION AMENDING THE 2024 BUDGET TO APPROPRIATE EXPENDITURES IN THE AMOUNT OF \$110,000 FOR THE PURCHASE OF 10 AIRPACKS OUT OF THE FIRE DEPARTMENT BUDGET UTILIZING CASH ON HAND FROM A GRANT RECEIVED IN 2023; AND FOR OTHER PURPOSES**

**WHEREAS**, the City Council of the City of Benton, Arkansas, has determined that is in the best interest of the City to increase the expenditures within the 2024 Fire Department budget for the purchase of 10 airparks in the amount for \$110,000. Of this amount, \$92,173.27 was received in 2023 from an Assistance to Firefighters Grant.

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

**SECTION 1:** Pursuant to the authority granted in Ark. Code Ann. §§14-58-202 and 14-58-203, the City Council does hereby amend the FY2024 City of Benton Budget as adopted in Resolution No. 110 of 2023. The budget revisions are attached hereto as Exhibit "1" to this resolution and are more fully described.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of January 2024.

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

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



City of Benton, Arkansas

General Fund  
Budget Amendment  
FY 2024



The Finance Committee of the City of Benton does hereby submit for approval a budget amendment for the Fiscal Year 2024. 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 2024

General Fund

	Beginning Approved	Budget	Revised
	Budget	Amendment	Budget
Receipts	\$22,805,757	\$0	\$22,805,757
Personal Services	\$18,529,666	\$0	\$18,529,666
Supplies, Repair & Mtc	\$959,595	\$110,000	\$1,069,595
Other Services and Charges	\$2,197,144	\$0	\$2,197,144
Miscellaneous	\$341,180	\$0	\$341,180
Capital Outlay	\$88,500	\$0	\$88,500
Transfers	\$670,000	\$0	\$670,000
Total Budget	\$19,672		(\$90,328)

Section 2: Funding & Disbursements – Fiscal Year 2024

General Fund

Expenditures

This budget amendment approves the increase in line item 6001.06 Safety Supplies for the purchase of 10 airpacks for the Fire department, using cash on hand from a grant received late December 2023.

Safety Supplies	6001.06	\$110,000
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**RESOLUTION NO. 12 OF 2024**

**A RESOLUTION AMENDING THE 2024 PARKS BUDGET TO ACCEPT REVENUE FROM FARMERS BANK & TRUST IN THE AMOUNT OF \$95,038 AND TO INCREASE THE APPROPRIATION OF EXPENDITURES IN THE AMOUNT OF \$95,038 FOR THE PURCHASE OF THE STAGE; AND FOR OTHER PURPOSES**

**WHEREAS**, the City Council of the City of Benton, Arkansas, approved Resolution No. 123 of 2023 to approve the sponsorship agreement with Farmers Bank & Trust for the advertising and sponsorship of a stage. The funds will be received in 2024 and the budget needs to be amended to accept the funds.

**WHEREAS**, the City Council of the City of Benton, Arkansas, needs to increase the expenditures within the 2024 Parks Department budget for the purchase of a Stageline SL 100 Mobile stage.

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

**SECTION 1:** Pursuant to the authority granted in Ark. Code §§14-58-202 and 14-58-203, the City Council does hereby amend the FY2024 City of Benton Budget as adopted in Resolution 110 of 2023. The budget revisions are attached hereto as Exhibit "1" to this resolution and are more fully described.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of January 2024.

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

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





# City of Benton, Arkansas

**Parks 50 Fund  
Budget Amendment  
FY 2024**



The Finance Committee of the City of Benton does hereby submit for approval a budget amendment for the Fiscal Year 2024. This submittal includes a revision for the Parks 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 2024**

### Parks Fund

	Beginning Approved	Budget	Revised
	Budget	Amendment	Budget
Receipts	\$3,225,299	\$95,038	\$3,320,337
Personal Services	\$0	\$0	\$0
Supplies, Repair & Mtc	\$996,050	\$0	\$996,050
Other Services and Charges	\$860,265	\$0	\$860,265
Miscellaneous	\$117,600	\$0	\$117,600
Capital Outlay	\$2,169,000	\$95,038	\$2,264,038
Transfers	\$750,000	\$0	\$750,000
Total Budget	(\$1,667,616)		(\$1,667,616)

### Parks Fund

#### Revenues

This budget amendment authorizes the acceptance of a sponsorship of line item 4816.02 for \$95,038 out of the Park .50 cent

#### Expenditures

This budget amendment authorizes the purchase of a Stageline SL 100 mobile stage out of line item 8004.02 for \$95,038 out of the Park .50 cent

Stage Parks 50



**RESOLUTION NO. 13 OF 2024**

**A RESOLUTION AMENDING THE 2024 STREET IMPROVEMENT BUDGET TO ACCEPT A SURFACE TRANSPORTATION BLOCK PROGRAM METROPLAN GRANT IN THE AMOUNT OF \$900,000 FOR THE CONSTRUCTION PHASE OF SOUTHWEST TRAIL: HAZEL STREET – SALINE RIVER; AND FOR OTHER PURPOSES**

**WHEREAS**, the City Council of the City of Benton, Arkansas, was awarded \$900,000 in the 2024 Surface Transportation Block Program from Metroplan for the construction phase of Southwest Trail: Hazel Street – Saline River. The funds will be received in 2024 and the budget needs to be amended to accept the funds. The expenditures were previously appropriated in the 2024 budget.

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

**SECTION 1:** Pursuant to the authority granted in Ark. Code Ann. §§14-58-202 and 14-58-203, the City Council does hereby amend the FY2024 City of Benton Budget as adopted in Resolution 110 of 2023. The budget revisions are attached hereto as Exhibit “1” to this resolution and are more fully described.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of January 2024.

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

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



# City of Benton, Arkansas

**Street Improvement Fund**

**Budget Amendment**

**FY 2024**



The Finance Committee of the City of Benton does hereby submit for approval a budget amendment for the FY 2024. This submittal includes a revision for Street Improvement 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 2024**

### Street Improvement Fund

	Beginning Approved	Budget	Revised
	Budget	Amendment	Budget
Receipts	\$5,498,284	\$900,000	\$6,398,284
Personal Services	\$0	\$0	\$0
Supplies, Repair & Mtc	\$0	\$0	\$0
Other Services and Charges	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0
Capital Outlay	\$4,000,000	\$0	\$4,000,000
Transfers	\$0	\$0	\$0
Total Budget	\$1,498,284		\$2,398,284

## **Section 2: Funding & Disbursements – Fiscal Year 2024**

### Street Improvement Fund

#### Revenues

This budget amendment authorizes the acceptance of Metroplan grant funds for \$900,000 into line item 4110.01 State Aid

State Aid	4110.01	\$900,000
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