

BENTON CITY COUNCIL AGENDA
March 25, 2024

IMMEDIATELY FOLLOWING AGENDA MEETING

- | | | |
|-------------|---|--|
| I. | CALL TO ORDER | Mayor Tom Farmer |
| II. | INVOCATION | Pastor Scott Purkey |
| III. | PLEDGE OF ALLEGIANCE | Council Member Hart |
| IV. | ROLL CALL | City Clerk |
| V. | APPROVAL OF MINUTES | February 26, 2024
Regular Meeting |
| VI. | HERO RECOGNITION – POLICE DEPARTMENT | |
| VII. | COMMITTEE REPORTS & MOTIONS | |
| 1. | A&P COMMISSION COMMITTEE | Council Member Brown/Baptist |
| 2. | ANIMAL SERVICES COMMITTEE | Council Member Knight/Morrow |
| 3. | COMMISSIONS COMMITTEE | Council Member Spencer-Cole/Reed |
| 4. | COMMUNITY SERVICE | Council Member Reed/Spencer-Cole |
- RESOLUTION NO. 27 OF 2024**
A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 6601 ALCOA ROAD AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES
- RESOLUTION NO. 28 OF 2024**
A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 2001 EDISON AVENUE AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES
- RESOLUTION NO. 29 OF 2024**
A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 518 SOUTH MARKET STREET A&B AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES
- RESOLUTION NO. 30 OF 2024**
A RESOLUTION ACCEPTING THE LOWEST ACCEPTABLE BID FOR A 2024 CHEVROLET SILVERADO 1500 COMMUNITY DEVELOPMENT WORK TRUCK FROM EVERETT CHEVROLET; AND FOR OTHER PURPOSES

5. **FINANCE COMMITTEE** **Council Member Brown/Morrow**
RESOLUTION NO. 31 OF 2024

A RESOLUTION ACCEPTING THE RESPONSE FROM MOSER CONSTRUCTION FOR CONSTRUCTION MANAGER SERVICES TO REMODEL THE RIVER STREET COMPLEX INTO THE NEW CITY HALL AND AMENDING THE 2024 BUDGET TO APPROPRIATE ARPA EXPENDITURES IN THE AMOUNT OF \$2,200,000; AND FOR OTHER PURPOSES

RESOLUTION NO. 32 OF 2024

A RESOLUTION AMENDING THE 2024 POLICE EQUIPMENT GRANT FUND BUDGET TO UTILIZE \$7,800 RECEIVED FROM PROCEEDS RECEIVED FROM AUCTIONED ITEMS AND INCREASE THE APPROPRIATION TO PURCHASE COMPUTERS FOR THE POLICE DEPARTMENT; AND FOR OTHER PURPOSES

RESOLUTION NO. 33 OF 2024

A RESOLUTION ACCEPTING THE LOWEST ACCEPTABLE BID FOR WEST CROSS STREET DRAINAGE IMPROVEMENTS PHASE 1 PROJECT FROM TOWNSHIP BUILDERS, INC. IN THE AMOUNT OF \$904,170; AND FOR OTHER PURPOSES

RESOLUTION NO. 34 OF 2024

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT WITH OJ'S SERVICE TWO, INC. TO PROVIDE JANITORIAL SERVICES TO THE CITY IN THE AMOUNT OF \$79,516.56; AND FOR OTHER PURPOSES

RESOLUTION NO. 35 OF 2024

A RESOLUTION APPROVING AN HVAC PREVENTATIVE MAINTENANCE CONTRACT WITH JONES HEATING & AIR; AND FOR OTHER PURPOSES

6. **PARKS COMMITTEE** **Council Member Hart/Brown**
ORDINANCE NO. 14 OF 2024

AN ORDINANCE WAIVING COMPETITIVE BIDDING; APPROVING THE PURCHASE OF A STAGELINE SL100 MOBILE STAGE; AND FOR OTHER PURPOSES

RESOLUTION NO. 36 OF 2024

A RESOLUTION ACCEPTING THE LOWEST ACCEPTABLE BID FOR THE 2024 CHEVROLET SILVERADO 1500 PARKS WORK TRUCK FROM EVERETT CHEVROLET; AND FOR OTHER PURPOSES

RESOLUTION NO. 37 OF 2024

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT WITH SKATE ROOM INC. D/B/A ICE RINK RENTALS FOR PROVIDING SYNTHETIC ICE RINK RENTALS TO THE CITY; AND FOR OTHER PURPOSES

RESOLUTION NO. 38 OF 2024

**A RESOLUTION ACCEPTING THE LOWEST ACCEPTABLE BID FOR
SUNSET LAKE PEDESTRIAN BRIDGE REBUILD FROM JCON INC.;
AND FOR OTHER PURPOSES**

RESOLUTION NO. 39 OF 2024

**A RESOLUTION ACCEPTING THE LOWEST ACCEPTABLE BID FOR
SUNSET LAKE PARK PERIMETER FENCE INSTALLATION FROM
FORT SMITH FENCE, LLC.; AND FOR OTHER PURPOSES**

7. **PERSONNEL/HEALTH &
SAFETY COMMITTEE** **Council Member Donnor/Baptist**

8. **P&Z COMMISSION** **Council Member Spencer-Cole**
ORDINANCE NO. 15 OF 2024
**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF BENTON, ARKANSAS; APPROVING
THE SCHEDULE OF SERVICES TO BE EXTENDED TO THE SAID
AREA; ASSIGNING SUCH A WARD; AND FOR OTHER PURPOSES**

9. **PUC COMMISSION** **Council Member Knight**
ORDINANCE NO. 16 OF 2024
**AN ORDINANCE WAIVING COMPETITIVE BIDDING AND
AUTHORIZING BENTON UTILITIES TO PURCHASE OF THE
NECESSARY EQUIPMENT AND SERVICES TO REMOVE, REBUILD,
AND REINSTALL DRIVE ONE ON A 100-FOOT CLARIFIER;
DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES**

RESOLUTION NO. 40 OF 2024

**A RESOLUTION RATIFYING AND CONFIRMING THE
APPOINTMENT OF JANA HOGUE AS A COMMISSIONER TO THE
PUBLIC UTILITIES COMMISSION; AND FOR OTHER PURPOSES**

10. **STREETS COMMITTEE** **Council Member Baptist/Morrow**

- VIII. **Old Business**
IX. **Public Comments**
X. **Adjourn**

MINUTES OF THE BENTON CITY COUNCIL
Regular Session
February 26, 2024
Benton Municipal Complex

The Benton City Council was called to order at 5:42 p.m.

The invocation was given by Pastor Kim Hammer.

Council Member Morrow led the pledge of allegiance.

Roll was called.

The following persons were in attendance:

Council Member Frank Baptist	Council Member Steve Brown
Council Member Ann Spencer-Cole	Council Member Evelyn Reed
Council Member Bill Donnor	Council Member Jeff Morrow
Council Member Judd Hart	Council Member Shane Knight
Council Member Steve Lee	Cindy Stracener, City Clerk
Baxter Drennon, City Attorney	Tom Farmer, Mayor

When the roll was called nine (9) council members were present. Council Member Hamm was absent. A quorum was declared.

Council Member Morrow made a motion to approve the January 22, 2024, city council meeting. Seconded by Council Member Hart. The Mayor called for a voice vote. All council members voted in the affirmative. The January 22, 2024, minutes were approved with 9 affirmative votes and 1 absent.

Hero awards were given to some firefighters, Captain Jasper Fant, Firefighter Heston Besancon, Firefighter Cody Osborne, Engineer Dusty McGraw for their rescue of an individual whose car was submerged in water. They definitely are heroes.

The next item on the agenda was Resolution 26 of 2024 – A Resolution Authorizing the Benton Public Utilities Commission to Enter Into a Raw Water Agreement with the Saline Regional Public Water Authority, and For Other Purposes. Council Member Knight made a motion to read and adopt by title only Resolution 26 of 2024. Seconded by Council Member Brown. The resolution was read by title only. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 26 of 2024 was adopted with 9 affirmative votes and 1 absent.

The next item on the agenda was committee reports. There was not a report from the A&P Commission, Animal Services Committee or Commissions Committee.

Council Member Reed was recognized for a report from the Community Service Committee. Council Member Reed made a motion to read and adopt Ordinance 8 of 2024 – An Ordinance Accepting the Annexation of Certain Territory Known as the “Thomas Property Tract 2” to the City of Benton, Arkansas; Making Same a Part of the City of Benton; Assigning Said Lands a Zoning Designation for Planning Purposes; and Assigning Said Lands to a Ward District; and For Other Purposes. Seconded by Council Member Morrow. The ordinance was read. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Ordinance 8 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Reed made a motion to read and adopt by title only Resolution 15 of 2024 – A Resolution Ratifying and Confirming the Reappointment of Brett Chumley as Commissioner to the Benton Planning Commission; and For Other Purposes. Seconded by Council Member Baptist. The resolution was read by title only. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 15 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Reed made a motion to read and adopt by title only Resolution 16 of 2024 – A Resolution Ratifying and Confirming the Reappointment of Mark Chilton as Commissioner to the Benton Planning Commission; and For Other Purposes. Seconded by Council Member Morrow. The resolution was read by title only. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 16 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Reed made a motion to read and adopt by title only Resolution 17 of 2024 – A Resolution Ratifying and Confirming the Appointment of Barbara Nix as Commissioner to the Benton Civil Service Commission; and For Other Purposes. Seconded by Council Member Brown. The resolution was read by title only. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 17 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Reed made a motion to read and adopt Resolution 18 of 2024 – A Resolution Restating the Terms of Office of the Members of the Historic District Commission; Ratifying and Confirming the Appointments of Commissioners; and For Other Purposes. Seconded by Council Baptist. The resolution was read. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 18 of 2024 was adopted with 9 affirmative votes and 1 absent.

Resolution 19 of 2024 – A Resolution To Request the Saline County Tax Collector Place A Certified Lien Against Real Property Located at 1921 River Street as a Result of Incurred Expenses by the City of Benton in Accordance with State Law and City Ordinance; and For Other Purposes was pulled in the agenda meeting because the cost of cleanup had been paid.

Council Member Brown was recognized for a report from the Finance Committee. Council Member Brown made a motion to read and adopt Ordinance 9 of 2024 – An Ordinance Permitting Bill Eldridge to Conduct Business with the City of Benton and Prescribing the Extent of Such Authority; and For Other Purposes. Seconded by Council Member Baptist. The ordinance was read. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Ordinance 9 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Brown made a motion to read and adopt by title only Resolution 20 of 2024 – A Resolution Amending the 2023 Budget for the City as Adopted in Resolution 115 of 2022; Revising the Budget to Reflect the Actual Expenditures of the City; and For Other Purposes. Seconded by Council Member Morrow. The resolution was read by title only. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 20 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Brown made a motion to read and adopt by title only Resolution 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. Seconded by Council Member Baptist. The resolution was read by title only. The Mayor stated that this is a pull behind a truck stage. It can be set up at any place and will be a benefit to the city and Farmers Bank and Trust will be paying half the cost. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 12 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Brown made a motion to read and adopt by title only Resolution 21 of 2024 – A Resolution Approving an Audit Contract with Alexander, Thompson, Arnold, PLLC for \$10,000 and the Use of Restricted Funds Set Aside in 2020 for Audit Purposes; and For Other

Purposes. Seconded by Council Member Spencer-Cole. The resolution was read by title only. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 21 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Hart was recognized for a report from the Parks Committee. Council Member Hart made a motion to read and adopt Ordinance 10 of 2024 – An Ordinance Waiving Competitive Bidding; Approving the Repair of the Riverside Park LED Sign; and For Other Purposes. Seconded by Council Member Spencer-Cole. The ordinance was read. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Ordinance 10 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Hart made a motion to read and adopt Resolution 22 of 2024 – A Resolution Authorizing the City to Enter into a Contract with Active Network, LLC for Providing Recreation Software Services to the City; and For Other Purposes. Seconded by Council Member Morrow. The resolution was read. The Mayor stated that this is a service that we have been using for years. We just renegotiated the contract and are saving the Parks Department some money. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 22 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Hart made a motion to read and adopt by title only Resolution 23 of 2024 – A Resolution Authorizing the City to Enter into a Contract with Rockin' KO Tennis LLC for Providing Tennis Services to the City; and For Other Purposes. Seconded by Council Member Brown. The resolution was read by title only. The Mayor stated that this was an annual renewal. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 23 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Donnor was recognized for a report from the Personnel/Health and Safety Committee. He stated that he had nothing to report.

Council Member Spencer-Cole was recognized for a report from the Planning and Zoning Commission. Council Member Spencer-Cole made a motion to read and adopt Ordinance 11 of 2024 – An Ordinance Providing for a Conditional Use for a Duplex at Parcel #800-02826-

000; and For Other Purposes. Seconded by Council Member Brown. The ordinance was read. The Mayor asked if anyone was here that would like to speak for or against this. No one came forward. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Ordinance 11 of 2024 was adopted with 9 affirmative votes and 1 absent vote.

Council Member Spencer- Cole made a motion to read and adopt Ordinance 12 of 2024 – An Ordinance Providing for a Conditional Use for a School at 18181 I-30; and For Other Purposes. Seconded by Council Member Morrow. The ordinance was read. The Mayor asked if anyone was here for or against this. No one came forward. The Mayor asked for any 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Ordinance 12 of 2024 was adopted with 9 affirmative votes and 1 absent vote.

Council Member Spencer- Cole made a motion to read and adopt Ordinance 13 of 2024 – An Ordinance Rezoning #800-02826-000 in the City of Benton, Saline County, Arkansas, From R2 Single Family District Detached Housing to TC1 Town Center Zone; and For Other Purposes. Seconded by Council Member Donnor. The ordinance was read. The Mayor asked if anyone was here for or against this. No one came forward. The Mayor asked for any 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Ordinance 13 of 2024 was adopted with 9 affirmative votes and 1 absent vote.

Council Member Knight was recognized for a report from the Public Utility Commission. He stated he had nothing.

Council Member Baptist was recognized for a report from the Streets Committee. Council Member Baptist made a motion to read and adopt Resolution 24 of 2024 – A Resolution Expressing the Willingness of the City of Benton to Utilize Federal Aid Transportation Alternatives Program Funds. Seconded by Council Member Morrow. The resolution was read. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 24 of 2024 was adopted with 9 affirmative votes and 1 absent.

Council Member Baptist made a motion to read and adopt Resolution 25 of 2024 – A Resolution Authorizing the Mayor and The Director of the Streets and Drainage Department to Apply for Grant Funding Through Energy Efficiency and Conservation Block Grant; and For Other Purposes. Seconded by Council Member Reed. The resolution was read. 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 Donnor yes, Council Member Morrow yes, Council Member Hart yes, Council Member Knight yes, Council Member Lee yes, and Council Member Hamm absent. Resolution 25 of 2024 was adopted with 9 affirmative votes and 1 absent.

The Mayor asked for public comments, none.

The Mayor reminded everyone to go vote. He stated that on Saturday April 27th there would be a city-wide family picnic. All commission members along with the PUC employees are invited. On the 11th and 12th committee meetings will occur. The next council meeting is March 25th. On March 26th a veteran's ceremony will be held on the courthouse lawn.

The meeting adjourned at 6:25 pm.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

Benton Advertising & Promotion Commission

Agenda

February 14, 2024

3:30 pm at the Benton Municipal Complex in Council Chambers

I. Call to Order

II. Roll Call	Present	Absent
Frank Baptist	_____	_____
Steve Brown	_____	_____
Alison Burch	_____	_____
Bill Eldridge	_____	_____
Elgin Hamner IV	_____	_____
Luke Moody	_____	_____
Greg Shinn	_____	_____

III. Minutes from January Meeting

IV. Financial Reports

- A. Profit and Loss Reports – Jordan Woolbright
- B. Bank Balances and Collections Report – Mandy Spicer
- C. 2024 Budgets – Bill Eldridge / Jordan Woolbright

V. Administrative

Delinquency Report – Mandy Spicer

VI. Funding

- 1. Feedback from Literacy Action of Central Arkansas
- 2. Request from Saline County Fair Association – 1st reading
- 3. Request from Venix Rising, LLC – 1st reading

VII. Report from Benton Event Center – Nikki Chumley

VIII. Report on the Development of Exit 114 Property – Bill Eldridge

IX. Old Business

X. New Business

XI. Other Business

XII. Adjournment

BENTON ADVERTISING & PROMOTION COMMISSION

Minutes

January 10, 2024

I. CALL TO ORDER

Chairman Bill Eldridge called the meeting of the Benton Advertising & Promotion Commission to order on January 10, 2024 at 3:33 pm at the Benton Municipal Complex in Council Chambers.

II. ROLL CALL

Commissioners in attendance included: Bill Eldridge, Steve Brown, Alison Burch, Elgin Hamner IV, Luke Moody, Greg Shinn and Frank Baptist. No one was absent.

III. MINUTES

Steve Brown made a motion to approve the minutes of the December 13, 2023 meeting. Luke Moody seconded. Motion carried.

IV. FINANCIAL REPORTS

Financial reports were presented by Jordan Woolbright. The A&P Commission bank accounts show the following balances as of December 31, 2023:

Bank OZK – Focus Group Project	\$412,792.40
Bank OZK – A&P	\$95,840.58
Bank OZK – Event Center	\$332,025.12
Bank OZK – Savings	<u>\$378,716.66</u>
Total Checking/Savings	\$1,219,374.76

There is a liability of \$1,107.25 owed to the Arkansas Department of Finance for sales tax and to the City of Benton for sales tax.

A&P profit and loss statement: for the month of December 2023 total income of \$16,574.37 and total expenses of \$9,633.33 resulting in net income of \$6,941.04. For the year to date as of December 2023 total income of \$205,928.52, total operating expenses of \$166,679.94 resulting in net income of \$39,248.58.

Event Center profit and loss statement: for the month of December 2023 total income of \$49,950.63, total operating expenses of \$59,935.44 and capital expenditures of \$18,919.69 resulting in a net loss of \$28,904.50. For the year to date as of December 2023 total income of \$722,734.40, total operating expenses of \$539,681.27 and capital expenditures of \$140,418.47 resulting in net income of \$42,634.66.

Focus Group profit and loss statement: for the month of December 2023 total income of \$17,642.09 and total expenses of \$0 resulting in net income of \$17,642.09. For the

year to date as of December 2023 total income of \$215,502.07 and total expenses of \$0 resulting in net income of \$215,502.07.

City of Benton Financial Officer Mandy Spicer presented the bank account report with the following balances as of December 31, 2023:

	Statement Balance	Prev. Month's Balance
A&P Collections General (clearing account)	\$5,900.29	\$2,614.85
Bond Account	Closed	Closed
A&P Large Project Checking (50% distribution)	\$1,619,402.75	\$1,533,966.59
A&P Small Project Checking (20% distribution)	\$789,531.45	\$754,370.03
A&P General Operating Checking (10% distribution)	\$95,840.58	\$90,363.63
Benton Focus Group Checking (10% distribution)	\$412,792.40	\$395,150.31
Benton Event Center Gen Operating Checking (10% distribution)	\$333,254.69	\$367,338.11
Benton Event Center Savings	<u>\$378,716.66</u>	<u>\$377,427.20</u>
	\$3,635,438.82	

Bill Eldridge added that approximately \$910,000 from the large project checking account was used last week to purchase tract 2 of the Thomas land. He reminded the commissioners that it was a cash purchase with no interest.

Luke Moody made a motion to accept the financial reports as presented. Alison Burch seconded. Motion carried.

- V. Collections received in the month of December 2023 were \$163,482.66 which is 10% higher than collections in December 2022. Collections for January to December 2023 total \$2,033,287.89. Below are the amounts collected in December of this year along with December of the previous four years:

December 2023 Collections	\$163,482.66
December 2022 Collections	\$148,725.26
December 2021 Collections	\$135,536.13
December 2020 Collections	\$109,901.21
December 2019 Collections	\$116,259.46

Mandy Spicer reported that there are nine delinquent A&P payers. Two of them are two months past due and seven of them are one month past due. All of the business owners/managers have been contacted and she expects payments to be received soon.

- VI. FUNDING REQUESTS
None.

VII. REPORT FROM BENTON EVENT CENTER

Nikki Chumley reported that there have been seven events since the last meeting with 4,028 attendees, including a gun and knife show, several Christmas parties and bingo. She also reported that she is expecting the last proof of the No Parking signage this week and then it will be ordered and installed.

VIII. REPORT ON THE DEVELOPMENT OF EXIT 114 PROPERTY

Bill Eldridge reported that there is no update since the last meeting other than the purchase of tract 2 as previously reported.

IX. OLD BUSINESS

Bill Eldridge reported the finance committee is meeting this Friday to work on the 2024 budget. The committee is comprised of Nikki Chumley, Gary James, Jordan Woolbright, Mandy Spicer, Amy McCormick and Bill Eldridge.

Steve Brown asked about the approved funding amount at of the end of 2023. Amy McCormick reported that \$47,910 was approved in 2023 and invoices totaling \$35,056.05 have been paid. The last funding request approved in December was for an event to be held this month and invoices can be submitted until the end of January to be paid.

X. NEW BUSINESS


Amy McCormick informed the commissioners that she will contact Bank OZK to start the process for new signature cards for the bank accounts. Only current active commissioners (Bill Eldridge, Allison Burch, Steve Brown, Frank Baptist, Luke Moody, Greg Shinn and Elgin Hamner IV) and Gary James need to have signature authority on the accounts. At this time, she believes Frank Baptist and Greg Shinn need to be added and Scott Elliott and Steve Lee need to be removed.

XI. OTHER BUSINESS

None.

XII. ADJOURNMENT

Luke Moody made a motion to adjourn the meeting. Steve Brown seconded. Motion carried. The meeting was adjourned at 3:45 pm.



Bill Eldridge, Chairman



Amy McCormick, Recording Secretary

Benton A&P Commission
Statement of Assets, Liabilities & Equity-Modified Cash Basis
Substantially All Disclosures Required by the Modified Cash Basis of Accounting Omitted
As of January 31, 2024

	<u>Jan 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank OZK - Focus Group Project	432,718.80
Bank OZK - A&P	101,038.80
Bank OZK - Event Center	365,551.36
Bank OZK - Savings	380,188.99
Total Checking/Savings	<u>1,279,497.95</u>
Total Current Assets	<u>1,279,497.95</u>
TOTAL ASSETS	<u><u>1,279,497.95</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Sales Tax Payable	486.99
Total Other Current Liabilities	<u>486.99</u>
Total Current Liabilities	<u>486.99</u>
Total Liabilities	486.99
Equity	
Retained Earnings	1,218,267.51
Net Income	60,743.45
Total Equity	<u>1,279,010.96</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,279,497.95</u></u>

NO ASSURANCE IS PROVIDED ON THESE STATEMENTS.

Benton A&P Commission
Profit & Loss Budget vs. Actual - A&P - Modified Cash Basis
Substantially All Disclosures Required by the Modified Cash Basis of Accounting Omitted
January 2024

	<u>Jan 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Interest	354.32	250.00	104.32	141.73%
Sales Tax Revenue	18,319.44	15,607.58	2,711.86	117.38%
Total Income	<u>18,673.76</u>	<u>15,857.58</u>	<u>2,816.18</u>	<u>117.76%</u>
Gross Profit	18,673.76	15,857.58	2,816.18	117.76%
Expense				
Accounting Services	500.00	550.00	(50.00)	90.91%
Advertising Expense	64.30	420.00	(355.70)	15.31%
Comp. for Commissioners	750.00	750.00	0.00	100.0%
Funding	4,237.25	4,166.67	70.58	101.69%
Legal Counsel	1,200.00	1,200.00	0.00	100.0%
Postage	65.66	40.00	25.66	164.15%
Service Agreement	6,658.33	6,658.33	0.00	100.0%
Total Expense	<u>13,475.54</u>	<u>13,785.00</u>	<u>(309.46)</u>	<u>97.76%</u>
Net Ordinary Income	<u>5,198.22</u>	<u>2,072.58</u>	<u>3,125.64</u>	<u>250.81%</u>
Net Income	<u>5,198.22</u>	<u>2,072.58</u>	<u>3,125.64</u>	<u>250.81%</u>

NO ASSURANCE IS PROVIDED ON THESE STATEMENTS.

Benton A&P Commission
Profit & Loss Budget vs. Actual - Event Center - Modified Cash Basis
Substantially All Disclosures Required by the Modified Cash Basis of Accounting Omitted
January 2024

	<u>Jan 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Interest	2,775.41	2,300.00	475.41	120.67%
Sales-Revenue				
Alcohol Sales-Beer/Wine	1,581.71	0.00	1,581.71	100.0%
Alcohol Sales-Mixed Drinks	419.87	0.00	419.87	100.0%
Sales-Revenue - Other	50,800.83	50,000.00	800.83	101.6%
Total Sales-Revenue	<u>52,802.41</u>	<u>50,000.00</u>	<u>2,802.41</u>	<u>105.61%</u>
Sales Tax Revenue	18,319.44	15,607.58	2,711.86	117.38%
Total Income	<u>73,897.26</u>	<u>67,907.58</u>	<u>5,989.68</u>	<u>108.82%</u>
Gross Profit	73,897.26	67,907.58	5,989.68	108.82%
Expense				
Alcohol Expense	1,037.64	1,000.00	37.64	103.76%
Bank Service Fees	1,356.22	828.00	528.22	163.8%
Building Alarm System	147.61	147.61	0.00	100.0%
Cable TV	184.22	184.22	0.00	100.0%
Cleaning Service	822.50	1,441.00	(618.50)	57.08%
Contract Labor	3,048.00	4,000.00	(952.00)	76.2%
Health Insurance	1,213.43	1,213.43	0.00	100.0%
Internet	323.95	333.45	(9.50)	97.15%
Labor Expenses	13,303.30	13,528.99	(225.69)	98.33%
Linen & Supplies	226.75	217.00	9.75	104.49%
Mileage Reimbursement	0.00	36.63	(36.63)	0.0%
Office Expense	660.31	500.00	160.31	132.06%
Pest Control Expense	0.00	65.63	(65.63)	0.0%
Repairs & Maintenance	2,170.69	2,300.00	(129.31)	94.38%
Supplies	981.47	2,480.69	(1,499.22)	39.56%
Telephone Expense	107.75	106.86	0.89	100.83%
Trash Pickup	0.00	273.06	(273.06)	0.0%
Utilities	4,996.13	12,527.80	(7,531.67)	39.88%
Website	59.95	59.95	0.00	100.0%
Total Expense	<u>30,639.92</u>	<u>41,244.32</u>	<u>(10,604.40)</u>	<u>74.29%</u>
Net Ordinary Income	43,257.34	26,663.26	16,594.08	162.24%
Other Income/Expense				
Other Expense				
Capital Expenditures	7,638.51	7,638.51	0.00	100.0%
Total Other Expense	<u>7,638.51</u>	<u>7,638.51</u>	<u>0.00</u>	<u>100.0%</u>
Net Other Income	<u>(7,638.51)</u>	<u>(7,638.51)</u>	<u>0.00</u>	<u>100.0%</u>
Net Income	<u>35,618.83</u>	<u>19,024.75</u>	<u>16,594.08</u>	<u>187.22%</u>

NO ASSURANCE IS PROVIDED ON THESE STATEMENTS.

Benton A&P Commission
Profit & Loss Budget vs. Actual - Focus Group - Modified Cash Basis
Substantially All Disclosures Required by the Modified Cash Basis of Accounting Omitted
January 2024

	<u>Jan 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Interest	1,606.96	1,200.00	406.96	133.91%
Sales Tax Revenue	18,319.44	15,607.58	2,711.86	117.38%
Total Income	<u>19,926.40</u>	<u>16,807.58</u>	<u>3,118.82</u>	<u>118.56%</u>
Gross Profit	<u>19,926.40</u>	<u>16,807.58</u>	<u>3,118.82</u>	<u>118.56%</u>
Net Ordinary Income	<u>19,926.40</u>	<u>16,807.58</u>	<u>3,118.82</u>	<u>118.56%</u>
Net Income	<u>19,926.40</u>	<u>16,807.58</u>	<u>3,118.82</u>	<u>118.56%</u>

NO ASSURANCE IS PROVIDED ON THESE STATEMENTS.

Benton Advertising & Promotion Commission Bank Account Balances
January 31, 2024

Account Name		Acct #	Statement Balance	Previous Month's Balance
Cash Accounts:				
A&P Collections General		***1584	3,863.28	5,900.29
Bond Account		***1592	CLOSED	CLOSED
A&P Large Project Checking	50%	***0318	793,934.45	1,619,402.75
A&P Small Project Checking	20%	***0348	829,244.10	789,531.45
A&P General Op Checking	10%	***3297	105,150.80	95,840.58
Benton Focus Group Checking	10%	***2274	432,718.80	412,792.40
Benton Event Center General Op Checking	10%	***2640	366,521.45	333,254.69
Benton Event Center Savings		***9832	380,188.99	378,716.66
TOTAL OPERATING CASH & INVESTMENTS			<u>2,911,621.87</u>	

[illegible]

RESTAURANTS:									
TOTAL RESTAURANTS	161,496.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
# of Businesses	84								
FOOD TRUCKS:									
TOTAL FOOD TRUCKS	1,008.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
# of Businesses	20								
MOTEL & HOTEL:									
TOTAL MOTEL & HOTEL	4,889.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
# of Businesses	11								
CONVENIENCE STORE:									
TOTAL C-STORE	3,450.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
# of Businesses	17								
OTHER:									
TOTAL OTHER	8,106.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
# of Businesses	17								
GROCERY:									
TOTAL GROCERY	3,662.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
# of Businesses	4								
GRAND TOTALS	182,613.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2023 Collections	155,553.56	167,462.05	153,767.56	174,446.63	167,841.35	186,089.97	164,103.87	187,330.46	173,416.93
2022 Collections	154,095.92	129,638.16	127,930.49	158,659.20	156,810.34	168,019.16	154,468.26	170,989.88	155,200.96
2021 Collections	136,911.96	109,322.08	114,271.51	150,715.18	147,830.27	152,994.36	148,740.03	160,523.11	143,658.46
2020 Collections	127,256.22	117,613.40	111,444.38	105,889.39	97,678.07	123,024.71	115,292.01	134,831.92	126,876.64
2019 Collections	117,759.17	107,528.57	110,355.97	129,020.47	120,664.42	135,416.48	123,451.44	131,093.40	119,508.52
% Increase from 2023 to 2024	17%								

2024 PROJECTS			
Benton Focus Group			
		2024	
		Budget	
INCOME			
Interest	\$	14,400.00	
Sales Tax Revenue	\$	207,352.38	
Gross Profit	\$	221,752.38	
EXPENSES			
	\$	-	
NET INCOME			
	\$	221,752.38	
Benton A&P Commission			
		2024	
		Budget	
INCOME			
Interest	\$	3,000.00	
Sales Tax Revenue	\$	207,352.38	
Gross Profit	\$	210,352.38	
EXPENSES			
Accounting Services	\$	6,600.00	
Advertising	\$	5,040.00	
Comp. for Commissioners	\$	9,000.00	
Funding	\$	50,000.00	
Legal Counsel	\$	14,400.00	
Office Expense	\$	-	
Postage	\$	160.00	
Repairs & Maintenance	\$	3,000.00	
Service Agreement	\$	79,899.96	
Total Expenses	\$	168,099.96	
NET INCOME			
	\$	42,252.42	
Benton Event Center			
		2024	
		Budget	
INCOME			
Interest	\$	27,600.00	
Alcohol Sales-Beer/Wine	\$	12,660.40	
Alcohol Sales-Mixed Drinks	\$	4,172.02	
Refunds/Returns	\$	-	
Sales-Revenue-Other	\$	478,114.00	
Sales Tax Revenue	\$	207,352.38	
Gross Profit	\$	729,898.80	
EXPENSES			
Advertising	\$	2,186.50	
Alcohol	\$	5,249.93	
Alcohol Permit	\$	3,500.00	
Bank Service Fees	\$	7,660.76	
Building Alarm Systems	\$	2,421.32	
Cable TV	\$	2,210.64	
Cleaning Service	\$	17,292.00	
Contract Labor	\$	45,800.40	
Dues & Membership	\$	475.00	
Health Insurance	\$	14,197.14	
Insurance (Building)	\$	21,604.14	
Internet	\$	4,001.40	
Labor	\$	179,246.49	
Laundry	\$	19,030.65	
Linens & Supplies	\$	1,217.00	
Mileage Reimb.	\$	366.28	
Office Expense	\$	5,082.84	
Pest Control	\$	1,334.44	
Repairs & Maintenance	\$	69,530.64	
Supplies	\$	19,862.48	
Telephone	\$	2,104.34	
Trash	\$	5,662.04	
Utilities	\$	72,173.73	
Website	\$	759.35	
Total Expenses	\$	502,969.51	
CAPITAL EXPENDITURES			
	\$	93,358.51	
NET INCOME			
	\$	133,570.78	

NOTICE

The following businesses are delinquent in
the
remittance of their Benton Advertising and
Promotion Tax
as of February , 2024

Al's Minnows
Benton Food & Gas
Benton Express LLC
Bullock's Benton
Extra Stop
Eye Catcher
Koffee with a Kause
Niecy's
Pasta J's
Pizza Inn
Vibrant Nutrition
Zaxby's

This notice is being placed in accordance with
the Benton Advertising and Promotion Com-
mission Delinquency Policy, as adopted
November 15, 2012.

Benton Event Center-Event Report

January 10, 2024 to February 12, 2024

October 1, 2013 to January 9, 2024

881,101

	Date(s)	# of Attendees
Wal-Mart Business Meeting	1/10/2024	26
Live to Lead Seminar	1/10-1/11/2024	115
Soul Shop for Faith Leaders	1/12/2024	40
Whittaker Birthday Party	1/21/2024	30
AACIA Conference	1/22-1/23/2024	310
AR Right to Life Banquet	1/25/2024	670
Kamilla Sweet Sixteen Party	1/27/2024	150
Duck Duck Goose	1/28-2/5/2024	4,500
Varsity Cheer Conference	2/6-2/7/2024	265
Recycle Saline YEA Banquet	2/8/2024	400
Benton Chamber Lunch- AEDC	2/9/2024	200
JA Fundraiser	2/10/2024	340
Rhea Lana's Consignment Sale	2/11-2/25/2024	TBD

TOTAL: 7,046

of Events: 13

TOTAL: 888,147

3409 Winchester
Benton, AR 72015

Date	Invoice #
2/7/2024	7614

Bill To
Jim Thomas 1137 Hwy 229 Benton, AR 72015

Job Site

P.O. No.	Terms

Quantity	Description	Rate	Amount
1	Go Bob Order	3,728.70	3,728.70
1	Sales Tax	352.73	352.73

Thank you for your business.

Total

\$4,081.43

CITY OF BENTON UTILITY COMMISSIONERS MEETING
TUESDAY, JANUARY 2, 2024, 6:00 P.M.,
ELECTRIC UTILITY BUILDING
1827 DALE AVENUE

The City of Benton Utility Commissioners met in regular session Tuesday, January 2, 2024, at the Electric Utility Building, 1827 Dale Avenue.

The meeting was called to order at 6:00 p.m. by Commission Chairman Johnston.

The invocation was given by Commission Member Ponder.

Commission Member Stott led the Pledge of Allegiance.

When the roll was called, 4 Commissioners were present:

Brad Johnston, Commission Chairman
Gary Ferrell, Commission Member
Skylyr Stott, Commission Member
Jerry Ponder, Commission Member

A quorum was declared with 4 members present.

Commission Chairman Johnston asked if everyone had read the regular meeting minutes of December 4th and if so, is there a motion. Commission Member Ferrell made a motion to accept the minutes as presented and be filed for future reference. The motion was seconded by Commission Member Ponder. Commission Chairman Johnston called for a voice vote. All commission members present voted in the affirmative. The minutes were approved with 3 affirmative votes.

Departmental Reports

A. Safety/Personnel Update

Mrs. Terrie Sossamon, HR, gave an update on employee numbers, workers' comp claims, safety classes and new employees as well as a summary of 2023.

B. November Financials

Mr. Jimmy Garrett, CFO, went through the financials for November. Revenues were over expenditures by \$610,416. He then went through the cash balances, franchise fees, revenues versus expenditures by department and bad debts. He talked about the construction work in progress and the recent reimbursements received from the State for the Highway 5 Project as well as the outstanding reimbursement amounts. Commission

Member Ferrell made a motion to approve the November financials as presented. Commission Member Stott seconded the motion. Commission Chairman Johnston called for a voice vote. All commission members present voted in the affirmative. The November financials were approved with three affirmative votes.

C. 2023 Project Updates

The electric, water and wastewater department heads each presented a PowerPoint on the projects completed in their departments in 2023 as well as a cost for each.

Old Business

A. Saline Regional Public Water Authority (SRPWA) Update

Mr. Todd Pedersen, GM updated the commission on the status of the contracts with SRPWA regarding the taking of water from the Ouachita River. They are still working out the agreements and will bring back more information as he gets it. There is a meeting on Thursday, January 4th to discuss the proposed contract that Benton Utilities submitted but he is not going to attend to give them the ability to speak freely regarding the proposal. Alderman Knight said that he planned to attend.

New Business

A. Waving of Bids for AMI Base Station

Mr. Pedersen explained the need for a new AMI Base Station. There are three towers used by Sensus to read our water and electric meters. The base station currently on the Congo Tower is getting older and starting to show signs of going out but there is one on the Frendall Tower which is only about ½ mile away. We would like to purchase a new one and install it on the Hurricane Lake Water Tower which will help us read a little bit further away since we are currently having some communications issues as the city grows. He said it is not a lot of money but we still have to waive bids. Commission Member Ferrell asked if Core and Main were the sole provider and Mr. Pedersen said they were for the Sensus meters. Commission Member Ponder made a motion to authorize staff to send an ordinance to City Council to waive bidding on a new AMI Base Station. Commission Member Stott seconded the motion. Commission Chairman Johnston called for a voice vote. All commission members present voted in the affirmative. The motion was approved with three affirmative votes.

B. ADEQ Corrective Action Plan

Mr. Greg Becker, Wastewater Treatment Plant Manager told the commission that the Division of Environmental Quality is requesting a Corrective Action Plan for the sanitary sewer overflows two manholes at the wastewater treatment plant. This plan has to be submitted by January 19, 2024, by a certified Professional Engineer. He is currently working with McClelland Engineers to have this completed by the due date and would like the approval to submit the plan once completed. Commission Member Ponder made a motion to allow the staff to move forward and submit the corrective action plan once completed. Commission Member Stott seconded the motion. Commission Chairman Johnston called for a voice vote. All commission members present voted in the affirmative. The motion was approved with three affirmative votes.

C. Approval of Bids for Jet Vac Truck for Water/Wastewater Construction

Mr. Dewayne Hood, Water/Wastewater Construction Manager explained the need for the new Jet Vac Truck. It is a smaller truck than the one the wastewater construction department currently uses and would be able to be used in tighter places. He said the water department would probably see more use but both departments can utilize it and the cost would be split between both departments. It is currently in the 2024 budget. The other unit needs to have some work done to it but without a back up they can't afford to lose it to make repairs. Commission Member Ponder made a motion to approve the staff's recommendation and purchase the truck from the 2024 budget with the cost equally divided between the water and wastewater construction departments. Commission Member Stott seconded the motion. Commission Chairman Johnston called for a voice vote. All commission members present voted in the affirmative. The motion was approved with three affirmative votes.

- D. Mr. Pederson said he had one other item. It is just something to think about as they move forward. It is regarding the cold weather/hot weather policy. The current policy states that if the temperature is 32° Fahrenheit or below as reported by the North Little Rock Branch of the National Weather Service utilities will not be disconnected. But if the temperature is above 32° Fahrenheit it will be disconnected regardless of the project temperature that night. His thought was if the temperature is going to drop to below 32° at night the utilities should stay on. There is nothing in the current rules and regulations about summer heat temperatures. He said he thinks both of these need to be looked at.

Announcements

Commission Chairman Johnston stated the next regular meeting date would be Monday, February 5th at 6:00 p.m.

Commission Member Ferrell said Mr. Pedersen had asked for a work session to discuss energy concerns. A decision was made to have a work session on January 22nd at 5 p.m. if all commissioners could attend.

Commission Member Ferrell made a motion to adjourn with a second by Commission Member Ponder. Commission Chairman Johnston called for a voice vote. All commission members present voted in the affirmative. The meeting was adjourned at 7:45 p.m.



Brad Johnston, Commission Chairman

Madeline Wilson, Recording Secretary

CITY OF BENTON, ARKANSAS
Board of Adjustments/Planning & Zoning Meeting
Tuesday, January 2nd, 2024
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	
John Parton, Comm. Development Director	
Chelsea Matthews, City Planner	

Approval of the Minutes of the December 5th, 2023, 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.

Board of Adjustments

605 Paradise Cove [Variance for Fence]

Chairman Stilwell asked Ms. Matthews to introduce the Variance request for 605 Paradise Cove. Ms. Matthews reads the memorandum that states that Debbie Tolly [property owner] is requesting a variance for her property located at 605 Paradise Cove. The purpose of this variance is to have a 6' wooden privacy fence 3' from the curb [15' front setback for R2 zones]. Ms. Matthews clarifies that she and John had previously approved a chain link only fence due to potential visibility issues that a privacy fence would cause. Chairman Stilwell calls for any questions or comments regarding this request. Debbie Tolly speaks in favor of this item. Discussion is made around the room regarding the closeness of the proposed fence to the curb and the visibility issue this could cause for the cul-de-sac. **Item fails due to lack of motion.**

2150 Congo Loop [Variance for Setbacks and Landscaping]

Chairman Stilwell asked Ms. Matthews to introduce the Variance request for 2150 Congo Loop. Ms. Matthews reads the memorandum that states that Eric Richardson, on behalf of Richardson Engineering, is requesting a variance to reduce the East building setback from 15' to 9.5' and reduce the landscaping requirement for the property located at 2150 Congo Loop. Chairman Stilwell calls for questions and comments for this request. Eric Richardson with Richardson Engineering speaks in favor of this request. Discussion is made around the room regarding landscaping. **Motion carried 6-2 with Commissioners West and Gibson voting "no".**

Planning Commission

CITY OF BENTON, ARKANSAS
Board of Adjustments/Planning & Zoning Meeting
Tuesday, January 2nd, 2024
6:00 P.M.

2150 Congo Loop [Site Plan for Donut Shop]

Chairman Stilwell asked Ms. Matthews to introduce the Site Plan for 2150 Congo Loop. Ms. Matthews reads the memorandum that states that Eric Richardson, on behalf of Richardson Engineering is requesting approval of a Site Plan for a Donut Shop at 2150 Congo Loop. Chairman Stilwell calls for any comments or questions regarding this request. Eric Richardson speaks in favor of this item. Commissioner Burks makes a motion to approve this request. Commissioner West second. **Motion carried 8-0.**

#805-10090-001 [Site Plan for Saline Manor]

Commissioner Gibson makes a motion to table this item per applicant request. Commissioner West second. **Item tabled until February meeting.**

#800-02826-000 [Rezone from R2 to R5]

Chairman Stilwell asked Ms. Matthews to introduce the Rezone request. Ms. Matthews reads the memorandum that states that Sergio Ibarra [property owner] is requesting approval of a rezone from R2 [single family district detached housing] to R5 [multi family district]. Chairman Stilwell calls for any comments or questions regarding this request. Eric Richardson speaks in favor of this item. There are two neighbors that speak against this item. Discussion is made around the room regarding R5 being an appropriate zone for this area. **Item fails due to lack of motion.**

#805-21432-000, #805-21497-000, #805-21433-001 [Rezone from R2 to HI]

Chairman Stilwell asked Ms. Matthews to introduce the rezone request. Ms. Matthews reads the memorandum that states that Jonathan Hope, on behalf of Hope Consulting, request a rezone for three parcels located on River Street from R2 [single family district detached housing] to HI [heavy industrial]. Chairman Stilwell calls for any comments or questions regarding this request. Jonathan Hope speaks in favor of this item and states that it will be a landscaping company. Commissioner Wood makes a motion to approve this item. Commissioner West second. **Motion carried 8-0.**

18181 I-30 [Conditional Use for School]

Chairman Stilwell asked Ms. Matthews to introduce the Conditional Use request. Ms. Matthews reads the memorandum that states that First Lutheran Church of Benton is requesting approval of a Conditional Use permit to operate a school at their church. Chairman Stilwell calls for any questions or comments regarding this request. Michael Hill speaks in favor of this item. Discussion is made around the room regarding the mobile school units and if they are considered Manufactured or Modular. Commissioner West makes a motion to table this item until further information regarding the buildings can be provided. Commissioner Chilton second. **Item tabled until the February meeting.**

Other Business – Changes to Zoning Matrix Regarding Mini Storage

CITY OF BENTON, ARKANSAS
Board of Adjustments/Planning & Zoning Meeting
Tuesday, January 2nd, 2024
6:00 P.M.

Mr. Parton speaks about a public meeting for a proposed change to the Zoning Matrix regarding Mini Storage. The proposal states that Mini Storage facilities will become Conditional Use in ALL zones. Comments are provided by the public regarding this proposed change.

RESOLUTION NO. 27 OF 2024

A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 6601 ALCOA ROAD 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 6601 Alcoa Road, Benton, Arkansas, (parcel 805-06069-003) 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; and

WHEREAS, the structure appears to be a white structure, which is approximately 3,967 square feet; and

WHEREAS, from land documents, Eagle Bank and Trust Company has owned the property for an indeterminant period of time, but at least since 2023; 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 6601 Alcoa Road, 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 6601 Alcoa Road, 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 March 2024.

Tom Farmer, Mayor

Cindy Stracener, City Clerk



CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018



CONDEMNATION PROCESS

6601 Alcoa Road, Benton, AR 72015

1.	Identify Property	01/17/2024
2.	Photograph Property with Location and Time Stamp	01/17/2024
3.	Post Property with "Sub-Standard" Placard	01/17/2024
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	01/23/2024
5.	Post Copy of Letter on Property and Photograph.	02/07/2024
6.	Community Services Committee Meeting to Discuss Condemnation.	02/13/2024
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	03/26/2024
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

January 23, 2024

Eagle Bank & Trust Co.
ATTN: Accounting
P O Box 22120
Little Rock, AR 72221

Re: 6601 Alcoa Rd., Benton, AR. 72015 (parcel 805-06069-003)

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 February 13, 2024 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 March 26, 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[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

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	\$

Postmark Here

Sent To
Eagle Bank & Trust, ATTN: Accounting
Street and Apt. No., PO Box No.
PO Box 22120
City, State, ZIP+4[®]
Little Rock, AR 72221

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7201 0950 0000 6767 4129

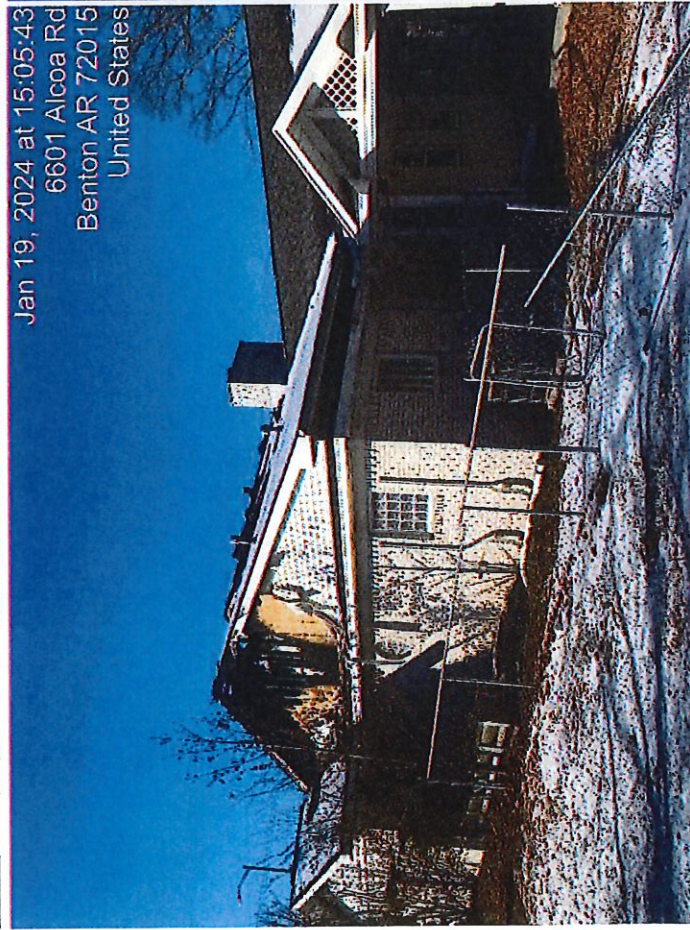
Jan 19, 2024 at 15:05:03
6601 Alcoa Rd
Benton AR 72015
United States



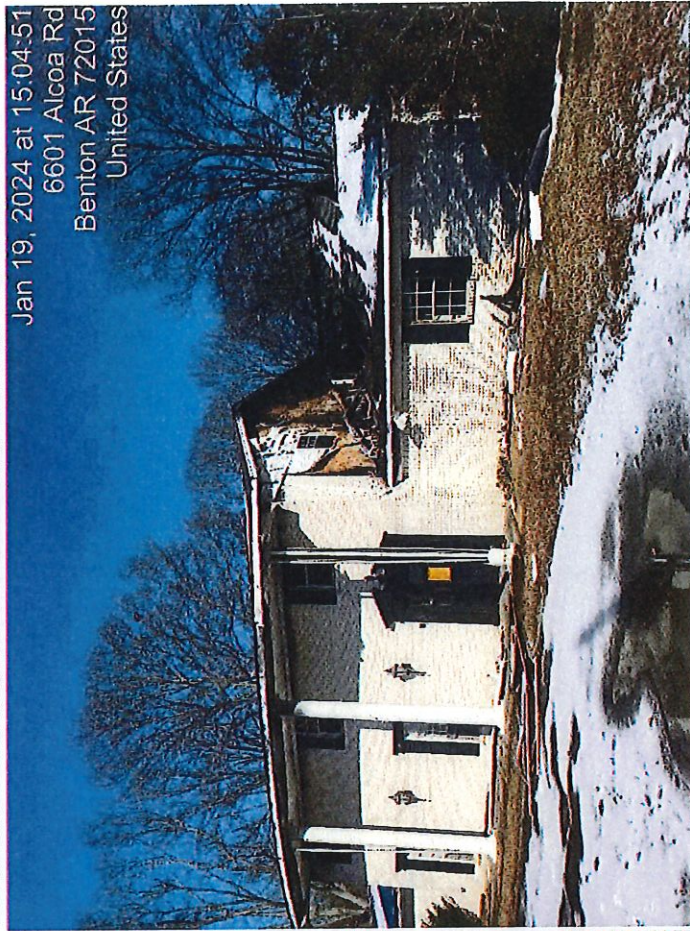
Jan 19, 2024 at 15:04:32
6601 Alcoa Rd
Benton AR 72015
United States



Jan 19, 2024 at 15:05:43
6601 Alcoa Rd
Benton AR 72015
United States



Jan 19, 2024 at 15:04:51
6601 Alcoa Rd
Benton AR 72015
United States





Benton Fire Department

Station: **ST1**
Shifts Or Platoon: **B Shift**

Location: 6601 ALCOA RD BENTON AR 72015	Incident Type: 111 - Building fire
Lat/Long: N 34° 35' 47.92" W 92° 32' 2.04"	FDID: 63600 Incident #: 2023-03442 Exposure ID: 76087396 Exposure #: 0 Incident Date: 10/09/2023 Dispatch Run #: 2023-081067
Location Type: 1 - Street address	

Report Completed by:	Forga , Andy	ID: 3669	Date: 10/09/2023
Report Reviewed by:	Not Reviewed		
Report Printed by:	Perry, Jeremy	ID: 3637	Date: 10/10/2023 Time: 10:56

Structure Type: Enclosed building	Property Use: 419 - 1 or 2 family dwelling		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition: Cause under investigation	
Aid Given or Received: Automatic aid received	Primary action taken: 11 - Extinguishment by fire service personnel		
Losses	Pre-Incident Values		
Property: \$75,000.00	Property: \$180,000.00	Civilian Injuries: 0	Fire Service Injuries: 0
Contents: \$300.00	Contents: \$300.00	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total: \$75,300.00	Total: \$180,300.00	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	7	Total # of personnel on call:	16

Neighboring Agencies
Agency Name: Bryant Fire Department - 63002
Agency ID: 63002
Agency Type: Fire

Narrative from dispatch:
2023-10-09T10:34:12
SMOKE FROM CHIMNEY AND EVES OF ROOM
2023-10-09T10:34:18
OFFICER ON SCENE
2023-10-09T10:34:52
PATTERSON, JUDY
2023-10-09T10:35:12
right across from Citgo//Sterling 501-326-1064
2023-10-09T10:35:55
Spoke with Christy at Bryant Communications center.
2023-10-09T10:39:18
Truck 2 on scene for a 2 story large dwelling house. Out performing 360.
2023-10-09T10:40:55
Truck 2 360 completed.

2Bravo side for fire.
2023-10-09T10:41:45
CHARGE THE RED LINE
2023-10-09T10:42:01
FD-40 OS TAKING COMMAND
2023-10-09T10:42:08
FD 40 on scene and taking command
2023-10-09T10:42:32
Engine 4 tagging from D side of structure
2023-10-09T10:47:14
E5 charge the blue line
2023-10-09T10:47:26
E4 reengaged
2023-10-09T10:48:07
E1 to 5a need a attic ladder
2023-10-09T10:48:23
E2 meter has been pulled
2023-10-09T10:49:00
Command to T2 has good conversion
2023-10-09T10:49:24
2OV to 2a all rear doors are open
2023-10-09T10:50:43
FD30 to 4a 3/4 line or nozzle?
4a requesting attack line
2023-10-09T10:51:25
2OV to 2A need pressurized ventilation
2023-10-09T10:51:34
Ventilation enroute
2023-10-09T10:53:37
E4 charge this attack line
2023-10-09T10:55:26
FD 40 showing heavy smoke and fire from the roof
2023-10-09T10:56:03
E4 attck from the D Side of building
2023-10-09T10:56:28
FD40
MOVE E6 TO COVER STATION 1
2023-10-09T10:57:14

T2 need another company for overhaul.

FD40 assigned E1 to division 2 \

2023-10-09T10:58:34

T2 has fire in attic and requesting another company for overhaul at 1055

2023-10-09T11:00:14

E4 engaged through the D side gable @1054

2023-10-09T11:00:51

1A running low on air and need to come out

2023-10-09T11:10:57

Command E4A, done all they can do from location. Requesting another assignment at this time. - 1107

FD40 negative at this time. - 1108

E4 will be coming down from the roof. - 1108

2023-10-09T11:14:47

Division 1 secondary search is clear and moving to division 2 @ 1114

2023-10-09T11:15:10

Command Copies @ 1115

2023-10-09T11:20:15

Command R11, we found flames on the Charlie side and extinguish. @1118

Command Copies @ 1119 hours

2023-10-09T11:24:52

Command R11A, Second Story clear and Secondary Search. Have a few flames to extinguish. @1122 hours

Command copies second story clear. @1123 hours

2023-10-09T11:56:08

Command to 2A: @1154

2A Command: Do you still need the fan running? @1154

2A : we can shut down the fan for the time being. @1154

Command: Copies. @1155

NARRATIVE (2)

Narrative Title: vacant Boone and Alcoa

Narrative Author: Mahan, Billy

Narrative Date: 10/09/2023 15:25:53

Narrative Apparatus ID: FD-40

Narrative:

Dispatched to a two story structure fire at Alcoa and Ouray Cove. T-2 arrived on scene with a size up and would begin combatting the fire. Upon my arrival, there was heavy smoke coming from the roof of the second story, and heavy smoke coming from the single story end on the Delta side of the structure. Two units made entry and were combatting the fire on the second story, and a third unit was on the Delta side of the building fighting the fire that had vented through the roof of the single story Delta side. The fire had damaged most of the second story and the attic and the attic of the first story D side. The burn pattern on the single story end was from the roof down to the ceiling. After the fire was extinguished, Overhaul was performed and a secondary search was conducted. Bryant, E-4, E-1, and R-11 were released, and E-5 and T-2 finished up overhaul, and were released from the scene.

NARRATIVE (3)

Narrative Title: Fire Marshal

Narrative Author: Hill, Craig

Narrative Date: 10/09/2023 15:41:51

Narrative Apparatus ID: FD-30

Narrative:

Vacant building. Formerly a set up for a daycare. No electric meter. Rear French doors found ajar. All other doors had to be forced. Most of the windows were unlatched but closed. Some were up just an inch or so. Bulk of the fire damage in and upstairs attic space on C side; accessed by a stair case in roughly the middle of the building. The only furniture (a mattress) in the building was in this space. Burn patterns and location of fire damage lead me to believe this attic space was the room of origin. People in the area report that homeless are regularly seen in the vicinity of the building. A cold front has moved into the area that might have necessitated a warming fire. Fire damage to the floor was too extensive to say with any certainty that this was the point of origin. Cause of fire undetermined.

NARRATIVE (4)

Narrative Title: Arrival

Narrative Author: Forga, Andy

Narrative Date: 10/09/2023 16:08:07

Narrative Apparatus ID: T-2

Narrative:

On arrival I observed heavy smoke and visible flames from division 2 of the structure. on exiting the apparatus I ordered the aerial to be placed a safe position where it could be used for access to the division 2 windows or for a defensive attack should conditions dictate. After my initial 360 I found no inhibiting hazards, no sign of bystanders and no previously unseen fire development. I then ordered E-5 to execute an offensive fire attack to division 2. T-2 Entered the building ahead of the attack line to find the best access to the fire for E-5, Attempt to confine it and initiate primary search of Division 2.

APPARATUS

Unit	E-1	Unit	E-4
Type:	Ground fire suppression, other	Type:	Ground fire suppression, other
Use:	Suppression	Use:	Suppression
Response Mode:	Lights and Sirens	Response Mode:	()
# of People	3	# of People	3
Alarm	10 /09/2023 10:33:10	Alarm	10 /09/2023 10:33:10
Dispatched	10 /09/2023 10:33:28	Dispatched	10 /09/2023 10:33:28
Enroute	10 /09/2023 10:34:33	Enroute	10 /09/2023 10:34:32
Arrived	10 /09/2023 10:40:08	Arrived	10 /09/2023 10:40:12
Cancelled	-- / -- / -- -- : -- : --	Cancelled	-- / -- / -- -- : -- : --
Cleared Scene	10 /09/2023 12:12:01	Cleared Scene	10 /09/2023 11:47:00
In Quarters	-- / -- / -- -- : -- : --	In Quarters	-- / -- / -- -- : -- : --
In Service	10 /09/2023 12:12:01	In Service	10 /09/2023 11:47:46
Unit	E-5	Unit	FD-40
Type:	Ground fire suppression, other	Type:	Mobile command post
Use:	Suppression	Use:	Other
Response Mode:	Lights and Sirens	Response Mode:	Lights and Sirens
# of People	3	# of People	1
Alarm	10 /09/2023 10:33:10	Alarm	10 /09/2023 10:33:10
Dispatched	10 /09/2023 10:33:28	Dispatched	10 /09/2023 10:33:28
Enroute	10 /09/2023 10:34:51	Enroute	10 /09/2023 10:34:35
Arrived	10 /09/2023 10:39:26	Arrived	10 /09/2023 10:41:53
Cancelled	-- / -- / -- -- : -- : --	Cancelled	-- / -- / -- -- : -- : --
Cleared Scene	10 /09/2023 13:28:17	Cleared Scene	10 /09/2023 13:26:55
In Quarters	-- / -- / -- -- : -- : --	In Quarters	-- / -- / -- -- : -- : --
In Service	10 /09/2023 13:28:17	In Service	10 /09/2023 13:26:55
Unit	R-11	Unit	T-2
Type:	Rescue unit	Type:	Quint
Use:	EMS	Use:	Suppression
Response Mode:	Lights and Sirens	Response Mode:	Lights and Sirens
# of People	2	# of People	3
Alarm	10 /09/2023 10:33:10	Alarm	10 /09/2023 10:33:10
Dispatched	10 /09/2023 10:33:28	Dispatched	10 /09/2023 10:33:28
Enroute	10 /09/2023 10:34:43	Enroute	10 /09/2023 10:34:30
Arrived	10 /09/2023 10:39:50	Arrived	10 /09/2023 10:37:50
Cancelled	-- / -- / -- -- : -- : --	Cancelled	-- / -- / -- -- : -- : --
Cleared Scene	10 /09/2023 12:06:55	Cleared Scene	10 /09/2023 13:28:15
In Quarters	-- / -- / -- -- : -- : --	In Quarters	-- / -- / -- -- : -- : --
In Service	10 /09/2023 12:06:55	In Service	10 /09/2023 13:28:15
Unit	FD-30		
Type:	Chief officer car		
Use:	Other		
Response Mode:	Lights and Sirens		
# of People	1		
Alarm	10 /09/2023 10:33:10		
Dispatched	10 /09/2023 10:33:30		
Enroute	10 /09/2023 10:34:00		
Arrived	10 /09/2023 10:51:25		
Cancelled	-- / -- / -- -- : -- : --		
Cleared Scene	10 /09/2023 11:53:58		
In Quarters	-- / -- / -- -- : -- : --		
In Service	10 /09/2023 11:53:58		

Number Of People not on apparatus: 0

FIRE

Acres Burned	None or Less Than One	Acres Burn From Wildland Form	False
Area Of Fire Origin	Attic: vacant, crawl space above top story	Heat Source	Undetermined
Item First Ignited	Undetermined	Fire Is Confined To Object Of Origin	
Type Of Material	Undetermined	Cause Of Ignition	Cause under investigation
Factor Contributing To Ignition	Undetermined		
Human Factors Contributing	None		

STRUCTURE FIRE

Structure Type	Enclosed building	Building Status	Vacant and unsecured
# Of Stories At Above Grade	2	# Of Stories Below Grade	0
Square Feet	3500	Length	
Width		Floor Of Origin	2
Fire Spread	Confined to building of origin		
Minor Damage	0	Significant Damage	1
Heavy Damage	0	Extreme Damage	1

ARSON

Ignition Delay Device	Fuel	Other Investigative Information
		Structure for sale, Structure vacant

CUSTOM FIELDS FORM

Is this call a non-emergent repetitive call?
Was a written notice given on this particular run?

INCIDENT IMAGES



PERSONNEL ON CALL

Name	Personnel Rank	Role(s)	Apparatus
Fordon, Travis	Firefighter		T-2
Forga, Andy	Engineer		T-2
Glenn, Blake	Engineer		E-1
Golbek, Chris	Firefighter		T-2
Gregory, Justin	Captain		E-5
Hill, Craig	Fire Marshal		FD-30
Howard, Wyatt	Firefighter		R-11
Hutson, Blake	Engineer		E-5
James, Aaron	Firefighter		E-5
Lutz, Matthew	Firefighter		E-1
Mahan, Billy	Battalion Chief		FD-40
Nalley, Brett	Captain		E-4
Pugh, David	Captain		E-1
Robbins, Clayton	Firefighter		E-4
Ross, Blake	Engineer		E-4
Wright, Jake	Firefighter		R-11

RESOLUTION NO. 28 OF 2024

A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 2001 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 2001 Edison Avenue, Benton, Arkansas, (parcel 805-19812-000) 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; and

WHEREAS, the structure appears to be a white structure, which is approximately 800 square feet; and

WHEREAS, from land documents, Jimmy and Kellie Taylor have owned the property for an indeterminant period of time, but at least since 2013; 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 2001 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 2001 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 March 2024.

Tom Farmer, Mayor

Cindy Stracener, City Clerk



CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018



CONDEMNATION PROCESS

2001 Edison Avenue, Benton, AR 72015

1.	Identify Property	01/08/2024
2.	Photograph Property with Location and Time Stamp	01/08/2024
3.	Post Property with "Sub-Standard" Placard	01/08/2024
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	01/31/2024
5.	Post Copy of Letter on Property and Photograph.	
6.	Community Services Committee Meeting to Discuss Condemnation.	02/13/2024
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	03/26/2024
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

January 31, 2024

Jimmy & Kelli Taylor
1106 Rocky Mountain Rd.
Benton, AR 72019

Re: 2001 Edison Ave., Benton, AR. 72015 (parcel 805-19812-000)

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 February 13, 2024 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 March 26, 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

Show search results for 2001 Edison



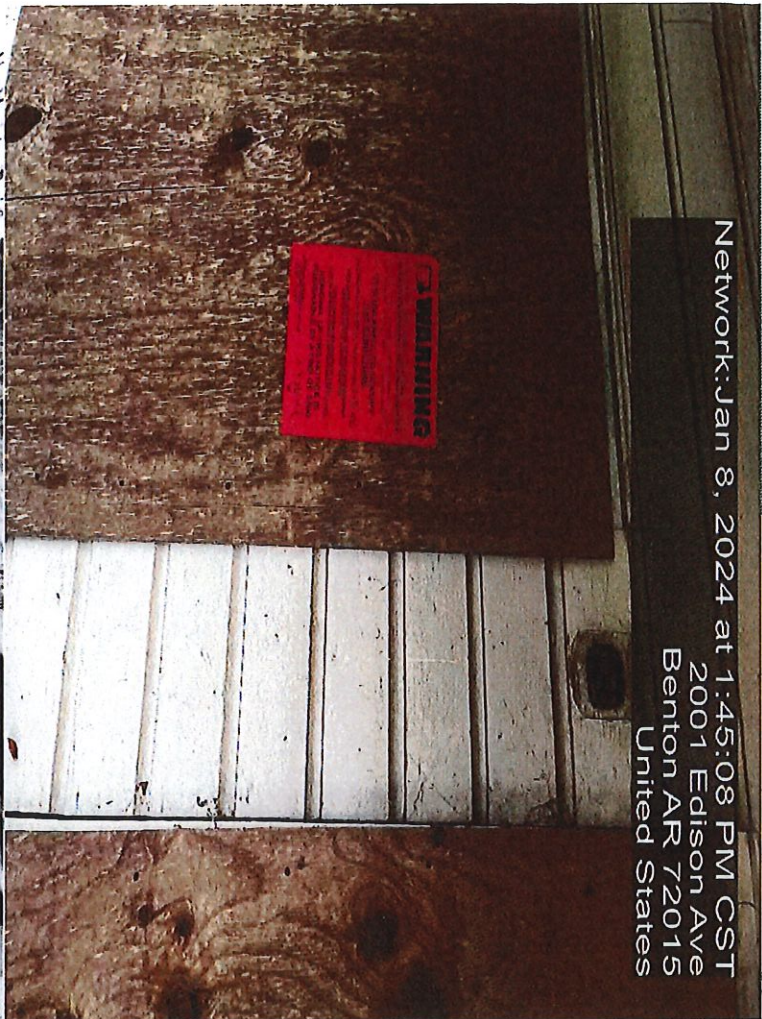
2001 Edison
Benton AR
Property Location

Ward 2

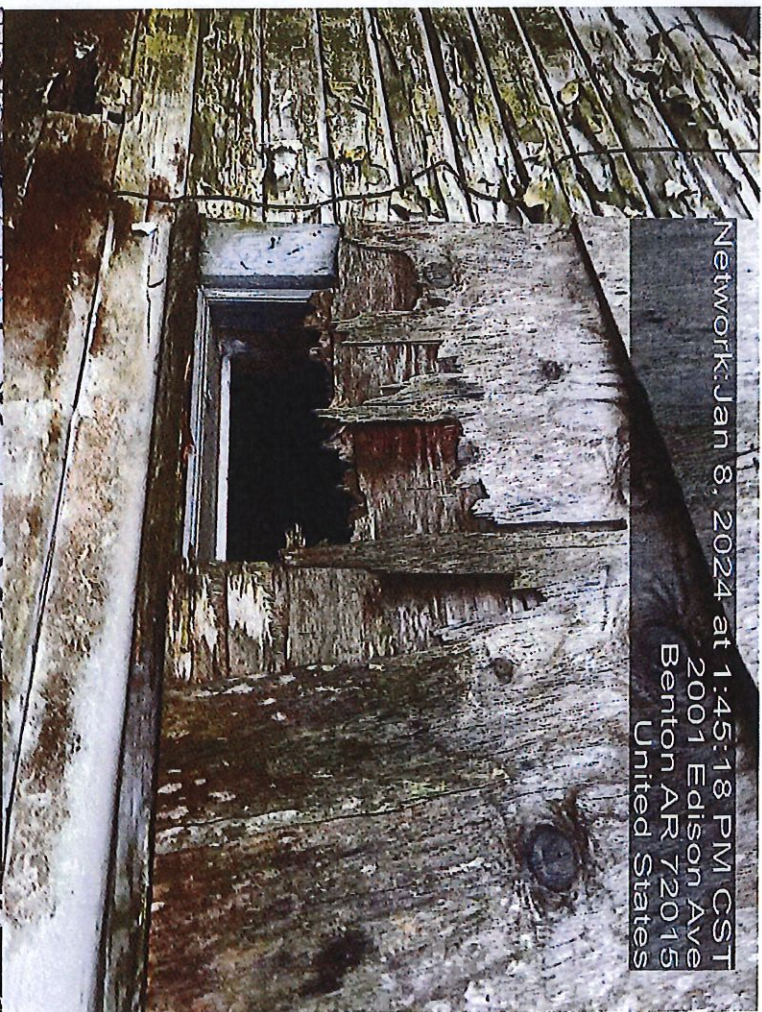
200ft

34.557 -92.561 Degrees

1:2,257



Network: Jan 8, 2024 at 1:45:08 PM CST
2001 Edison Ave
Benton AR 72015
United States



Network: Jan 8, 2024 at 1:45:18 PM CST
2001 Edison Ave
Benton AR 72015
United States



Network: Jan 8, 2024 at 1:46:38 PM CST
2001 Edison Ave
Benton AR 72015
United States



Network: Jan 8, 2024 at 1:45:31 PM CST
2001 Edison Ave
Benton AR 72015
United States

RESOLUTION NO. 29 OF 2024

A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 518 SOUTH MARKET STREET A&B 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 518 South Market Street A&B, Benton, Arkansas, (parcel 800-00746-000) 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; and

WHEREAS, the structure appears to be a white structure, which is approximately 984 square feet; and

WHEREAS, from land documents, Judith L. Reed has owned the property for an indeterminant period of time, but at least since 2019; 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 518 South Market Street A&B, 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 518 South Market Street A&B, 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 March 2024.

Tom Farmer, Mayor

Cindy Stracener, City Clerk



CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018



CONDEMNATION PROCESS

518 A&B S. Market Street, Benton, AR 72015

1.	Identify Property	01/31/2024
2.	Photograph Property with Location and Time Stamp	01/31/2024
3.	Post Property with "Sub-Standard" Placard	01/31/2024
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	01/31/2024
5.	Post Copy of Letter on Property and Photograph.	02/07/2024
6.	Community Services Committee Meeting to Discuss Condemnation.	02/13/2024
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	03/26/2024
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

January 31, 2024

Judith L. Reed
7972 Gourdneck Valley Rd.
Malvern, AR 72104-7135

Re: 518 A & B, S. Market St., Benton, AR. 72015 (parcel 800-00746-000)

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 February 13, 2024 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 March 26, 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

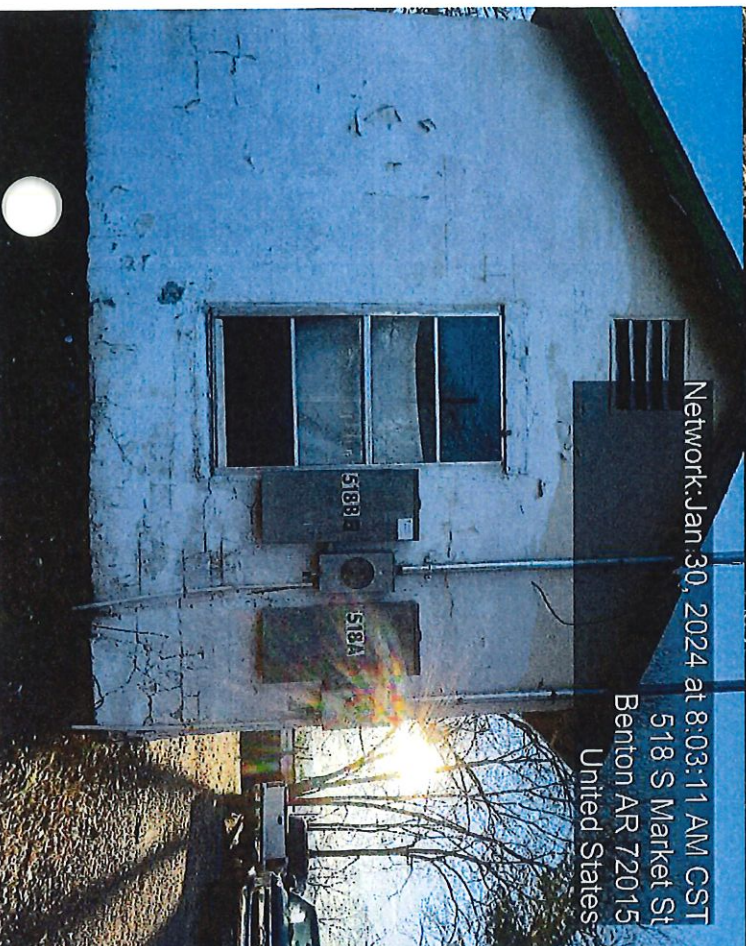
Network: Jan 30, 2024 at 9:41:55 AM CST
518 S Market St
Benton AR 72015
United States



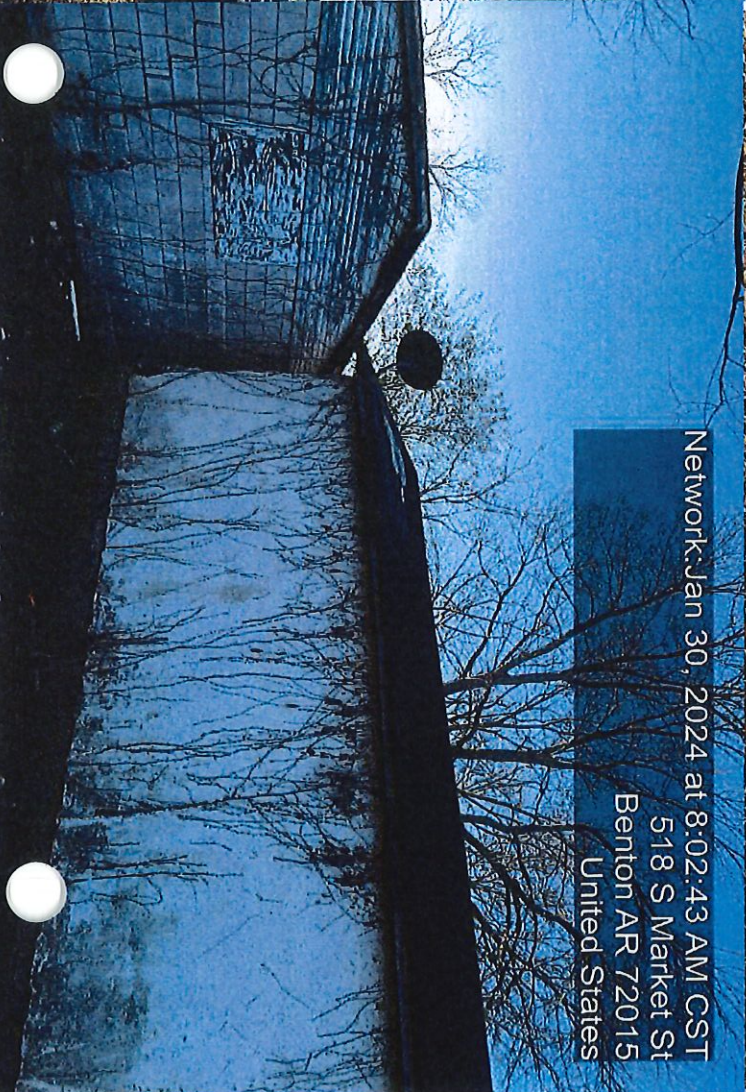
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518 S Market St
Benton AR 72015
United States

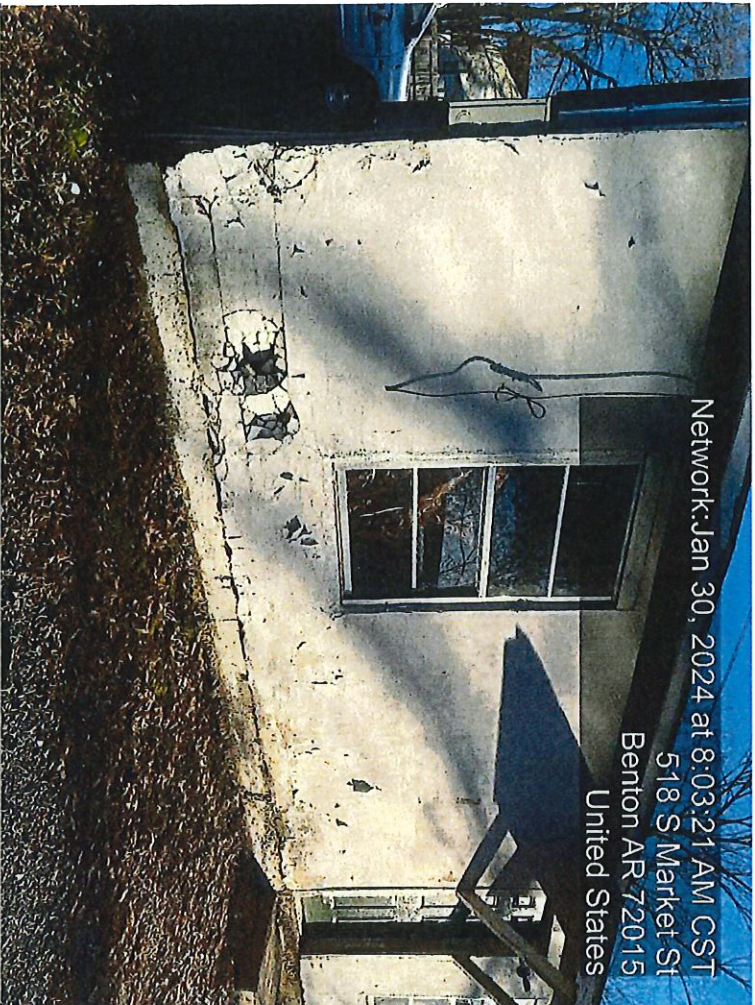


Network: Jan 30, 2024 at 8:03:11 AM CST
518 S Market St
Benton AR 72015
United States

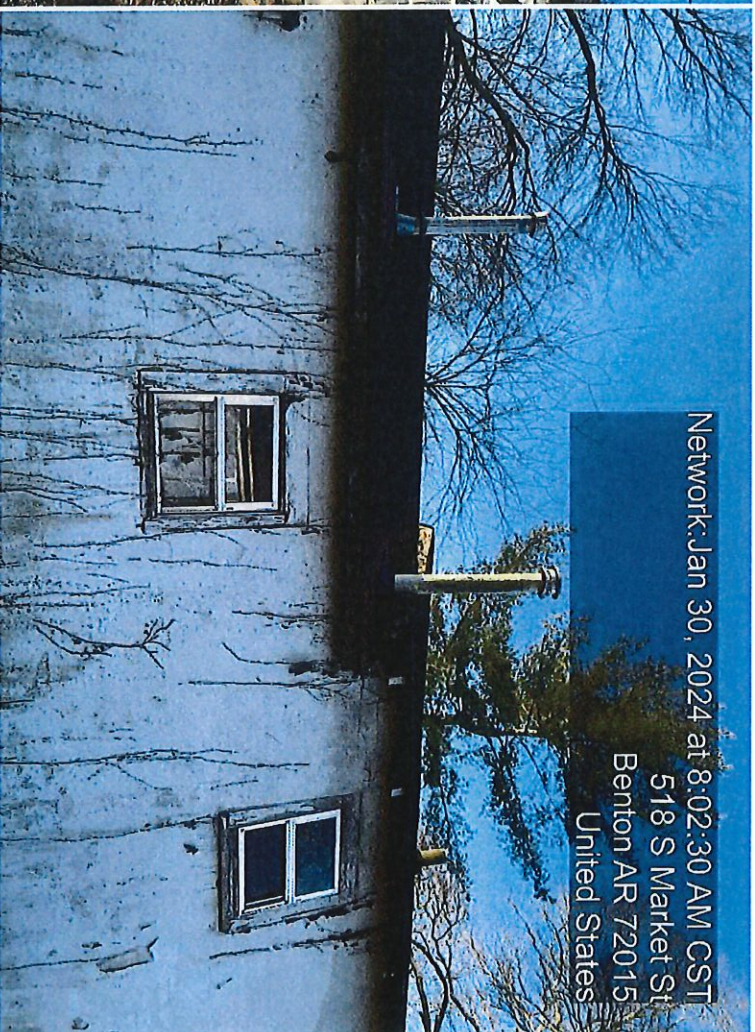


Network: Jan 30, 2024 at 8:02:43 AM CST
518 S Market St
Benton AR 72015
United States

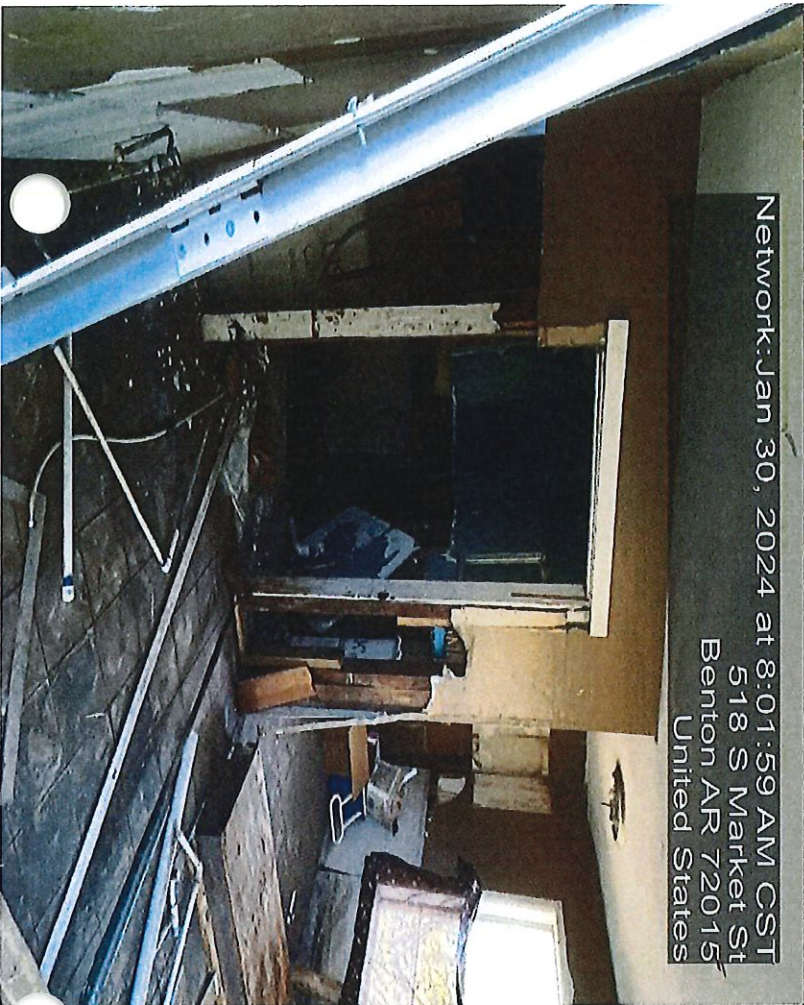




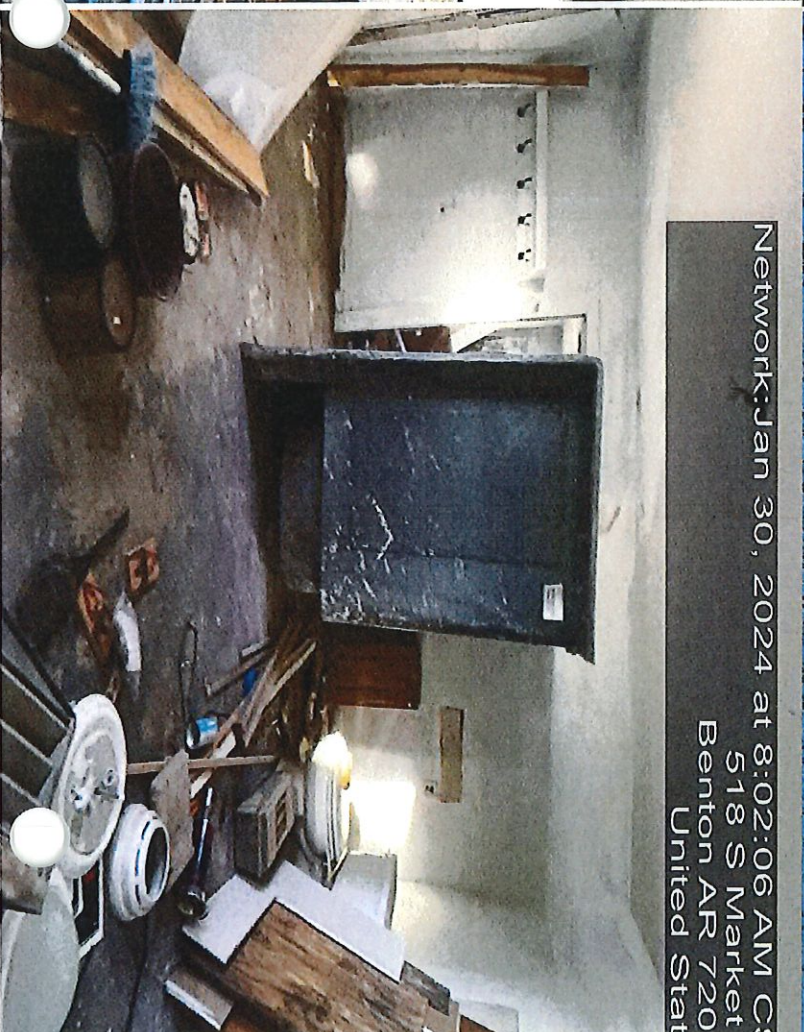
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518 S Market St
Benton AR 72015
United States



Network: Jan 30, 2024 at 8:02:30 AM CST
518 S Market St
Benton AR 72015
United States



Network: Jan 30, 2024 at 8:01:59 AM CST
518 S Market St
Benton AR 72015
United States



Network: Jan 30, 2024 at 8:02:06 AM CST
518 S Market St
Benton AR 72015
United States

RESOLUTION NO. 30 OF 2024

**A RESOLUTION ACCEPTING THE LOWEST ACCEPTABLE BID
FOR A 2024 CHEVROLET SILVERADO 1500 COMMUNITY
DEVELOPMENT WORK TRUCK FROM EVERETT
CHEVROLET; AND FOR OTHER PURPOSES**

WHEREAS, the City of Benton, Arkansas, after having advertised for bids for a 2024 Chevrolet Silverado 1500 Community Development work truck, the City Council has determined that the bid submitted by Everett Chevrolet is the lowest acceptable bid for this purchase and that the City should award the contract to this lowest acceptable bidder.

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

SECTION 1: The bid in the amount of \$37,500 is the lowest acceptable bid and said bid should be accepted and awarded to Everett Chevrolet for a 2024 Chevrolet Silverado 1500 truck.

SECTION 2: The Mayor is authorized to execute, on behalf of the City of Benton, the purchase of a 2024 Chevrolet Silverado 1500 truck with the successful bidder and to execute such other documents as may be necessary and convenient to accomplish this purpose. The Mayor is likewise authorized on behalf of the City to pay Everett Chevrolet those sums which become due and payable over the course of the contract term.

PASSED AND APPROVED this the _____ day of March 2024.

Tom Farmer, Mayor

Cindy Stracener, City Clerk