

**ORDINANCE NO. 14 OF 2025**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF BENTON, ARKANSAS; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; ASSIGNING SUCH TO WARD FIVE; AND FOR OTHER PURPOSES**

**WHEREAS**, William E. and Denver L. Landers, filed a Petition for Annexation, pursuant to A.C.A. §14-40-609, for the annexation of certain territory into the City of Benton, Arkansas, in Case No. CC2024-11 of the County Court of Saline County, Arkansas; and

**WHEREAS**, the Saline County Assessor and the Saline County Clerk have: (A) verified the identity of the petitioner; (B) verified that there are no property owners included in the Petition that do not wish to have their property annexed; (C) verified that the property or properties are contiguous with the City of Benton; (D) verified that no enclaves will be created if the Petition is accepted by the City of Benton; and (E) presented the Petition and their respective verifications to the Saline County Judge; and

**WHEREAS**, the Saline County Judge has: (A) reviewed the Petition and verifications for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the Petition contains a schedule of services; (D) found that the land to be annexed shall include any dedicated public roads and rights of way abutting or traversing the land to be annexed; and (E) issued an Order dated December 6, 2024 articulating these findings and forwarded the Petition and Order to the contiguous City of Benton for consideration; and

**WHEREAS**, it is the desire of the City Council of the City of Benton, Arkansas, that said territory be annexed into the City.

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

**SECTION 1.** That the following described territory, contiguous to the City of Benton, Arkansas, together with all public roads and rights of way abutting or traversing the same, be and the same is hereby accepted as part of and annexed to, and made a part of the City of Benton, Arkansas:

## **LEGAL DESCRIPTION**

**Parcel # 001-04824-000**

That part of the northwest quarter of the southeast quarter and part of the northeast quarter of the southwest quarter of section 30, township 1 south, ranger 14 west, Saline County, Arkansas, described as follows: commencing at the southwest corner of said northwest quarter of the southeast quarter; thence south  $86^{\circ}48'02''$  East a distance of 333.60 feet; thence North  $66^{\circ}33'58''$  East a distance of 247.00 feet; thence North  $39^{\circ}37'02''$  West a distance of 416.90 feet; thence North  $39^{\circ}44'36''$  West a distance of 106.73 feet to the point of beginning; thence North  $22^{\circ}01'23''$  West a distance of 58.44 feet; thence North  $45^{\circ}43'17''$  East a distance of 99.62 feet; thence North  $36^{\circ}12'52''$  West a distance of 316.63 feet; thence North  $36^{\circ}12'52''$  West a distance of 8.08 feet to a point on the South right of way line of highway 5 as shown on as ARDOT job #061508 right of way plans; thence along said South right of way line the following courses;; thence South  $45^{\circ}24'10''$  West a distance of 51.33 feet, thence Southwesterly, along a curve 86.01 feet, concave to the right, having a radius of 915.09 feet said curve having a chord direction of South  $48^{\circ}05'44''$  West a chord length of 85.98 feet; thence South  $39^{\circ}44'29''$  East a distance of 47.90 feet; thence South  $39^{\circ}44'29''$  East a distance of 332.15 feet to the point of beginning, containing 0.95 acres more or less.

**SECTION 2.** That the following schedule of services shall be extended to the area by the City of Benton within the statutorily required three (3) year period after the date the annexation becomes final as follows:

- Police protection;
- Fire protection;
- Drainage and stormwater management;
- Water and sewer service upon owner's satisfactory completion of infrastructure connecting individual service to the above lands to the existing City of Benton utility systems.

Electricity shall be provided by the applicable provider.  
All applicable connection fees and otherwise shall apply.

**SECTION 3.** That the above-described territory shall be annexed to and made a part of Ward 5 of the City, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

**SECTION 4.** Said property shall be zoned as C3 Service Commercial zone.

**SECTION 5.** Thirty (30) days after passage and publication or posting of this Ordinance as authorized by law, the annexation shall be final and the property shall be within the corporate limits of the City of Benton, except as otherwise ordered by the Circuit Court pursuant to a cause of action filed within said thirty (30) day period.

**SECTION 6.** Within forty-five (45) days of the effective date of this ordinance, the City Clerk shall provide written notice, along with complete documentation, to the County Clerk of Saline County.

**PASSED AND APPROVED** this \_\_\_\_\_ day of February 2025.

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

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

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS

FILED  
SALINE COUNTY  
CLERK & COUNTY CLERK

CASE NO.

CC 2024-11

NOV -5 PM 1:41

IN THE MATTER OF ANNEXATION OF CERTAIN  
TERRITORY CONTIGUOUS TO THE CITY OF BENTON, ARKANSAS

BY



**PETITION FOR ANNEXATION TO THE  
CITY OF BENTON, ARKANSAS**

Come now that the undersigned Petitioner, William E. and Denver L. Landers, and state as follows: That we, owning 100% of the property in the following described area, do hereby petition, pursuant to A.C.A. § 14-40-609, the City Council of Benton, Arkansas, to annex the following lands to the City of Benton, Arkansas: See Exhibit "A".

We further state that this petition is signed before a notary by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

Accompanying this petition is a title opinion verifying that the petitioners are all owners of record of the relevant properties attached hereto as Exhibit "B".

That said property described herein is contiguous to and adjoining the present City limits, and no enclaves will be created through this annexation, as indicated by the surveyor's letter attached hereto as Exhibit "C".

The following services shall be extended to the annexed area within three (3) years after the date the annexation becomes final:

- (1) Sanitary Sewer from Benton Utilities Wastewater Department;
- (2) Water from Benton Utilities Water Department;
- (3) Natural Gas from Summit Utilities;
- (4) Electric from Benton Utilities;

- (5) City of Benton Police
- (6) City of Benton Fire Department

**PETITIONER:**

By: William E. Sanders  
Managing Member

EXHIBIT A

ANNEXATION LEGAL (PARCEL 001-04824-000)  
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER  
AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 30, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY,  
ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST  
CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE SOUTH  $86^{\circ}48'02''$  EAST A DISTANCE OF 333.60 FEET; THENCE NORTH  
 $66^{\circ}33'58''$  EAST A DISTANCE OF 247.00 FEET; THENCE NORTH  $39^{\circ}37'02''$  WEST A  
DISTANCE OF 416.90 FEET; THENCE NORTH  $39^{\circ}44'36''$  WEST A DISTANCE OF  
106.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $22^{\circ}01'23''$  WEST A  
DISTANCE OF 58.44 FEET; THENCE NORTH  $45^{\circ}43'17''$  EAST A DISTANCE OF 99.62  
FEET; THENCE NORTH  $36^{\circ}12'52''$  WEST A DISTANCE OF 316.63 FEET; THENCE  
NORTH  $36^{\circ}12'52''$  WEST A DISTANCE OF 8.08 FEET TO A POINT ON THE SOUTH  
RIGHT OF WAY LINE OF HIGHWAY 5 AS SHOWN ON AS ARDOT JOB# 061508  
RIGHT OF WAY PLANS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE  
THE FOLLOWING COURSES:; THENCE SOUTH  $45^{\circ}24'10''$  WEST A DISTANCE OF  
51.33 FEET, THENCE SOUTHWESTERLY, ALONG A CURVE 86.01 FEET,  
CONCAVE TO THE RIGHT, HAVING A RADIUS OF 915.09 FEET SAID CURVE  
HAVING A CHORD DIRECTION OF SOUTH  $48^{\circ}05'44''$  WEST AND A CHORD  
LENGTH OF 85.98 FEET; THENCE SOUTH  $39^{\circ}44'29''$  EAST A DISTANCE OF 47.90  
FEET; THENCE SOUTH  $39^{\circ}44'29''$  EAST A DISTANCE OF 332.15 FEET TO THE  
POINT OF BEGINNING, CONTAINING 0.95 ACRES MORE OR LESS.

**ARKANSAS INDIVIDUAL ACKNOWLEDGMENT**  
**16-47-107(b)**

State of Arkansas

County of

Saline

} ss.

On this 2 day of November, 2024, before me, a Notary Public, appeared the within named  
Day Month Year

William E. Landers

Name(s) of Person(s) Acknowledging

, to me

☒ personally well known — OR —

☐ satisfactorily proven to be such person(s)

who stated and acknowledged that he/she/they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

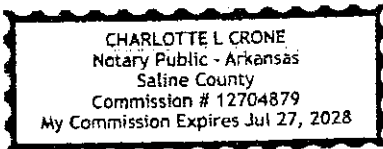
IN TESTIMONY WHEREOF, I have hereunto set my hand and

official seal this 2 day of November, 2024.  
Day Month Year

Charlotte Crone

Signature of Notary Public

Place Notary Seal/Stamp Above



**OPTIONAL**

*Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_


Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_



FILED  
SALINE COUNTY  
PROBATE & COUNTY CLERK

2024 NOV -5 PM 1:41

BY 

August 20, 2024

Charlotte Crone  
Richardson Engineering  
325 West South St  
Benton, AR 72015

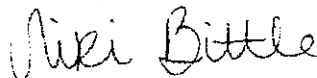
RE: City of Benton Annexation Coordination Requirement

Ms. Crone

Thank you for coordinating with our office as you seek to annex property into the City of Benton, located in Section 30, Township 1 South, Range 14 West, Saline County, Arkansas. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90<sup>th</sup> General Assembly.

Our office will wait for the completion of additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after the appropriate filing by your County Clerk.

Sincerely,



Niki Bittle, GIS Analyst

Attachments:

GIS Office Map of Proposed Annexation

Legal Description

Secretary of State Municipal Change Checklist

H:\City\_Annexations\Cities\Benton\20240819\Doc\20240819\_Benton\_Annexation\_Coordination\_Letter.docx



**CURRENT  
CITY LIMITS**

Katy

Salem

Benton

**CURRENT  
CITY LIMITS**

**PROPOSED  
ANNEX**

S30-T1S-R14W

HWY 5

5

I-30

Or

I-30/I-35

I-30

I-30

I-30

I-30

I-30

I-30

I-30

I-30

I-30


I-30

ANNEXATION LEGAL (PARCEL 001-04824-000)

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 86°48'02" EAST A DISTANCE OF 333.60 FEET; THENCE NORTH 66°33'58" EAST A DISTANCE OF 247.00 FEET; THENCE NORTH 39°37'02" WEST A DISTANCE OF 416.90 FEET; THENCE NORTH 39°44'36" WEST A DISTANCE OF 106.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°01'23" WEST A DISTANCE OF 58.44 FEET; THENCE NORTH 45°43'17" EAST A DISTANCE OF 99.62 FEET; THENCE NORTH 36°12'52" WEST A DISTANCE OF 316.63 FEET; THENCE NORTH 36°12'52" WEST A DISTANCE OF 8.08 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 5 AS SHOWN ON AS ARDOT JOB# 061508 RIGHT OF WAY PLANS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES;; THENCE SOUTH 45°24'10" WEST A DISTANCE OF 51.33 FEET, THENCE SOUTHWESTERLY, ALONG A CURVE 86.01 FEET, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 915.09 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 48°05'44" WEST AND A CHORD LENGTH OF 85.98 FEET; THENCE SOUTH 39°44'29" EAST A DISTANCE OF 47.90 FEET; THENCE SOUTH 39°44'29" EAST A DISTANCE OF 332.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.95 ACRES MORE OR LESS.

FILED  
SALINE COUNTY  
PROBATE & COUNTY CLERK

2024 NOV -5 PM 1:41

BY 

## CMN & Associates LLC

P.O. Box 342  
Benton, AR 72015

(501) 860-5051  
[www.cmnassoc.com](http://www.cmnassoc.com)  
[matt@cmnassoc.com](mailto:matt@cmnassoc.com)

September 9, 2024

RE: Annexation


To whom it may concern,

This firm has prepared a legal description for the property identified with Saline County parcel number 001-04824-000. The legal description is part of the property described in Saine County Document 2023-018931 and described as follows:

That part of the Northwest quarter of the Southeast quarter and part of the Northeast quarter of the Southwest quarter of Section 30, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Commencing at the southwest corner of said Northwest quarter of the Southeast quarter; thence south  $86^{\circ}48'02''$  east a distance of 333.60 feet; thence north  $66^{\circ}33'58''$  east a distance of 247.00 feet; thence north  $39^{\circ}37'02''$  west a distance of 416.90 feet; thence north  $39^{\circ}44'36''$  west a distance of 106.73 feet to the POINT OF BEGINNING; thence north  $22^{\circ}01'23''$  west a distance of 58.44 feet; thence north  $45^{\circ}43'17''$  east a distance of 99.62 feet; thence north  $36^{\circ}12'52''$  west a distance of 316.63 feet; thence north  $36^{\circ}12'52''$  west a distance of 8.08 feet to a point on the south right of way line of highway 5 as shown on as ARDOT Job# 061508 right of way plans; thence along said south right of way line the following courses; thence south  $45^{\circ}24'10''$  west a distance of 51.33 feet, thence southwesterly, along a curve 86.01 feet, concave to the right, having a radius of 915.09 feet said curve having a chord direction of south  $48^{\circ}05'44''$  west and a chord length of 85.98 feet; thence south  $39^{\circ}44'29''$  east a distance of 47.90 feet; thence south  $39^{\circ}44'29''$  east a distance of 380.05 feet to the point of beginning, containing 0.95 acres more or less.

This legal description is contiguous with the City limits per the current zoning maps with parcels 805-05054-000 & 805-05053-000; no enclaves will be created.

Sincerely,



Curtis Mathew Nalley Jr,  
Professional Surveyor, Owner  
CMN & Associates LLC

FIRST NATIONAL TITLE COMPANY  
216 WEST SEVIER STREET  
BENTON, AR 72015

FILED  
SALINE COUNTY  
PROBATE & COUNTY CLERK

2024 NOV -5 PM 1:42

BY 

August 30, 2024

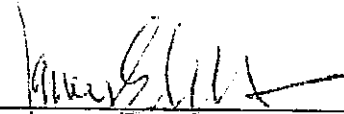
Re: William E. Landers and Denver Landers,  
husband and wife

Please be advised that William E. Landers, aka William Edward Landers, and Denver Landers, husband and wife, are the record owners of lands described in EXHIBIT A attached hereto by virtue of a certain Warranty Deed executed by William Tiner, an unmarried person, dba Benton Transmission & Automotive Repair, dated October 20, 2023 and filed for record October 23, 2023 as Saline County Document Number 2023-018931, a copy of said Warranty Deed is attached hereto. Said lands assessed as Saline County Tax Parcel No. 001-04824-000.

Also attached is a copy of the basic information sheet for Saline County Tax Parcel No. 001-04824-000 as well as a copy of the Saline County Assessor's aerial map showing the subject property.

If we can be of further assistance, please let us know.

First National Title Company



James E. Villines

Licensed Abstractor #22102

Licensed Title Agent #9895404

EXHIBIT A

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 86°48'02" EAST A DISTANCE OF 333.60 FEET; THENCE NORTH 66°33'58" EAST A DISTANCE OF 247.00 FEET; THENCE NORTH 39°37'02" WEST A DISTANCE OF 416.90 FEET; THENCE NORTH 39°44'36" WEST A DISTANCE OF 106.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°01'23" WEST A DISTANCE OF 58.44 FEET; THENCE NORTH 45°43'17" EAST A DISTANCE OF 99.62 FEET; THENCE NORTH 36°12'52" WEST A DISTANCE OF 316.63 FEET; THENCE NORTH 36°12'52" WEST A DISTANCE OF 8.08 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 5 AS SHOWN ON AS ARDOT JOB# 061508 RIGHT OF WAY PLANS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES;; THENCE SOUTH 45°24'10" WEST A DISTANCE OF 51.33 FEET, THENCE SOUTHWESTERLY, ALONG A CURVE 86.01 FEET, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 915.09 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 48°05'44" WEST AND A CHORD LENGTH OF 85.98 FEET; THENCE SOUTH 39°44'29" EAST A DISTANCE OF 47.90 FEET; THENCE SOUTH 39°44'29" EAST A DISTANCE OF 332.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.95 ACRES MORE OR LESS.

First National Title Company  
216 W. Sevier Street  
Benton, AR 72015

**2023-018931**  
I certify this instrument  
was filed on:  
10/23/2023 03:47:01 PM  
Myka Bono Sample  
Saline County Circuit Clerk

Pages: 4  
ER

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, William Tiner, an unmarried person, dba Benton Transmission & Automotive Repair, hereinafter called Grantor, for and in consideration of the sum of One and no one hundredths (\$1.00) Dollars and other good and valuable consideration in hand paid by William E. Landers, aka William Edward Landers and Denver Landers, husband and wife, the receipt of which is hereby acknowledged, does hereby grant, bargain sell and convey unto the said, William E. Landers, aka William Edward Landers and Denver Landers, husband and wife, hereinafter called Grantees, and unto their heirs and assigns forever, the following lands lying in the County of Saline and State of Arkansas, to wit:

For legal description see Exhibit A attached hereto and made a part hereof.

To have and to hold the same unto the said Grantees and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Grantees that I will forever warrant and defend the title to said lands against all lawful claims whatever, subject to existing easements, building lines, restrictions and assessments of record, if any. No warranty or representation is made as to any mineral interest on the aforementioned property.

Prepared under the supervision of  
James R. Pender  
Attorney At Law  
415 N. McKinley Street, Ste 1200  
Little Rock, AR 72205

File No.: 192-230818-MH

Page 1 of 3

WITNESS our hands and seal on this 20th day of October, 2023.

  
William Tiner

**ACKNOWLEDGMENT**

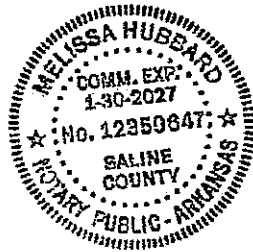
STATE OF ARKANSAS  
COUNTY OF SALINE

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **William Tiner, an unmarried person**, to me well known as the Grantor in the foregoing Deed and stated that he had executed the same for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this 20th day of October, 2023.

  
Melissa Hubbard, Notary Public

My commission expires: January 30, 2027



## EXHIBIT A

### TRACT I:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 30, TOWNSHIP 1 SOUTH, RANGE 14 WEST, THENCE SOUTH 86 DEG. 45 MIN. 46 SEC. EAST 333.60 FEET TO A POINT; THENCE NORTH 66 DEG. 36 MIN. 14 SEC. EAST 247.00 FEET TO A POINT; THENCE NORTH 39 DEG. 34 MIN. 46 SEC. WEST 416.90 FEET TO A 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE SOUTH 64 DEG. 01 MIN. 49 SEC. WEST 225.88 FEET TO A 1.5 INCH PIPE; THENCE NORTH 40 DEG. 12 MIN. 11 SEC. WEST 465.10 FEET TO A FORM PIN ON THE SOUTH RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NUMBER 5; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 62 DEG. 09 MIN. 14 SEC. EAST 124.50 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY NORTH 53 DEG. 52 MIN. 13 SEC. EAST 101.83 FEET TO A 1/2 INCH REBAR; THENCE LEAVING SAID RIGHT OF WAY SOUTH 39 DEG. 42 MIN. 13 SEC. EAST 47.9 FEET TO A POINT; THENCE NORTH 00 DEG. 46 MIN. 40 SEC. EAST 49.95 FEET TO A POINT ON THE SAID SOUTH RIGHT OF WAY LINE OF HWY 5; THENCE ALONG SAID RIGHT OF WAY NORTH 45 DEG. 07 MIN. 08 SEC. EAST 104.57 FEET TO A 3/4 INCH PIPE; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 36 DEG. 11 MIN. 28 SEC. EAST 316.45 FEET TO A 3/4 INCH REBAR; THENCE SOUTH 45 DEG. 40 MIN. 45 SEC. WEST 99.79 FEET TO A AXLE; THENCE SOUTH 22 DEG. 03 MIN. 11 SEC. EAST 58.44 FEET TO A POINT PASSING 1/2 INCH REBAR; THENCE SOUTH 39 DEG. 42 MIN. 13 SEC. EAST 106.72 FEET TO THE POINT OF BEGINNING, CONTAINING 108,362.72 SQUARE FEET OR 3.30 ACRES, MORE OR LESS. SUBJECT TO RIGHT OF WAY FOR OLD MOUNT CARMEL ROAD AS SHOWN ON SURVEY.

### TRACT II:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 86°48'02" EAST A DISTANCE OF 333.60 FEET; THENCE NORTH 66°33'58" EAST A DISTANCE OF 247.00 FEET; THENCE NORTH 39°37'02" WEST A DISTANCE OF 416.90 FEET; THENCE NORTH 39°44'36" WEST A DISTANCE OF 106.73 FEET; THENCE NORTH 22°01'23" WEST A DISTANCE OF 58.44 FEET; THENCE NORTH 45°43'17" EAST A DISTANCE OF 99.62 FEET; THENCE NORTH 36°12'52" WEST A DISTANCE OF 316.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°04'52" WEST A DISTANCE OF 104.57 FEET; THENCE SOUTH 00°44'24" WEST A DISTANCE OF 49.95 FEET; THENCE NORTH 39°44'29" WEST A DISTANCE OF 47.90 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 5 AS SHOWN ON AS ARDOT JOB# 061508 RIGHT OF WAY PLANS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTHEASTERLY, ALONG A CURVE 86.01 FEET, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 915.09 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 48°05'44" EAST AND A CHORD LENGTH OF 85.98 FEET; THENCE NORTH 45°24'10" EAST A DISTANCE OF 51.33 FEET; THENCE SOUTH 36°12'52" EAST LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 8.08 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES, MORE OR LESS.





STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

AL0349083292 46.005

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 102-230818-MH

Grantee:  
Mailing Address:

WILLIAM E. LANDERS, AKA WILLIAM EDWARD LANDERS AND  
DENVER LANDERS, HUSBAND AND WIFE  
1151 TIJERAS RD  
BENTON AR 720191679

Grantor:  
Mailing Address:

WILLIAM TINER, AN UNMARRIED PERSON, DBA BENTON  
TRANSMISSION & AUTOMOTIVE REPAIR  
2915 BRIARWOOD LN  
BENTON AR 720199415

Property Purchase Price:  
Tax Amount:

\$1,300,000.00  
\$4,290.00

County:  
Date Issued:  
Stamp ID:

SALINE  
10/23/2023  
1638840320

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Brooke Howe  
Grantee or Agent Name (signature): Brooke Howe Date: 10-23-23  
Address: 1151 Tijeras Rd  
City/State/Zip: Benton, AR 72019

# LANDERS WILLIAM E AKA WILLIAM EDWARD LANDERS & DENVER LANDERS

1030 HWY 5 N  
RURAL, AR  
9

Basic   Land   Sales   Valuation   Taxes   Receipts   Parcel Boundary 9

## Basic Info

Parcel Number: 001-04824-000

County Name: Saline County

Property Address: LANDERS WILLIAM E AKA WILLIAM EDWARD LANDERS & DENVER LANDERS  
1030 HWY 5 N  
RURAL, AR  
[Map This Address](#)

Mailing Address: LANDERS WILLIAM EDWARD & DENVER L  
1151 TIJERAS  
BENTON AR 72019

Collector's Mailing Address ⓘ: LANDERS WILLIAM EDWARD & DENVER L  
1151 TIJERAS  
BENTON, AR 72019

Total Acres: 0.89

Timber Acres: 0.00

Sec-Twp-Rng: 30-01S-14W

Lot/Block: /

Subdivision:

Legal Description: PT NW SE 2023-018931

School District: 250 BRYANT

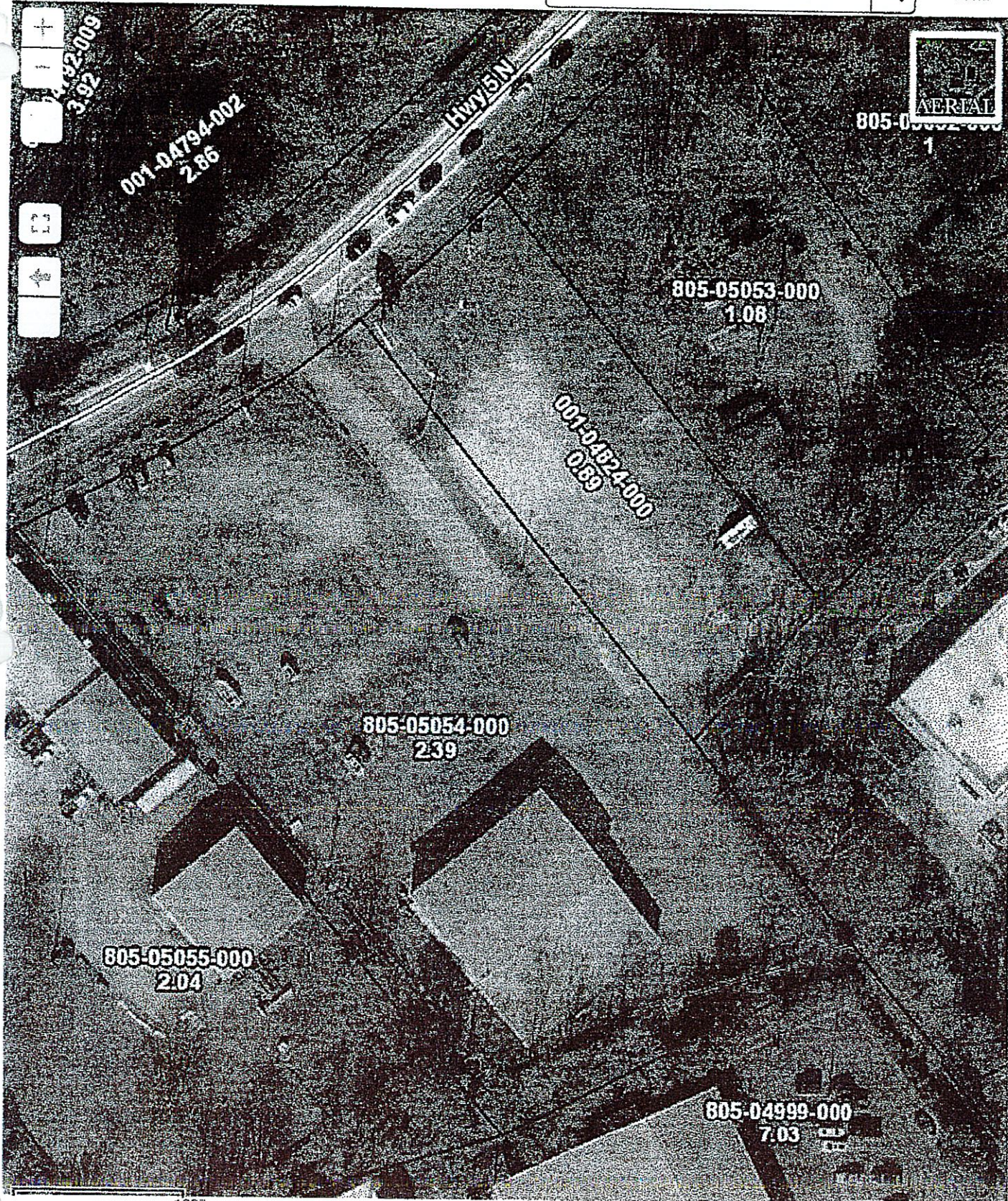
Improvement Districts: SALEM FIRE

Homestead Parcel?: No

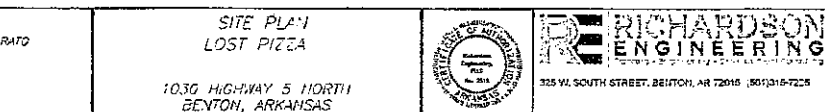
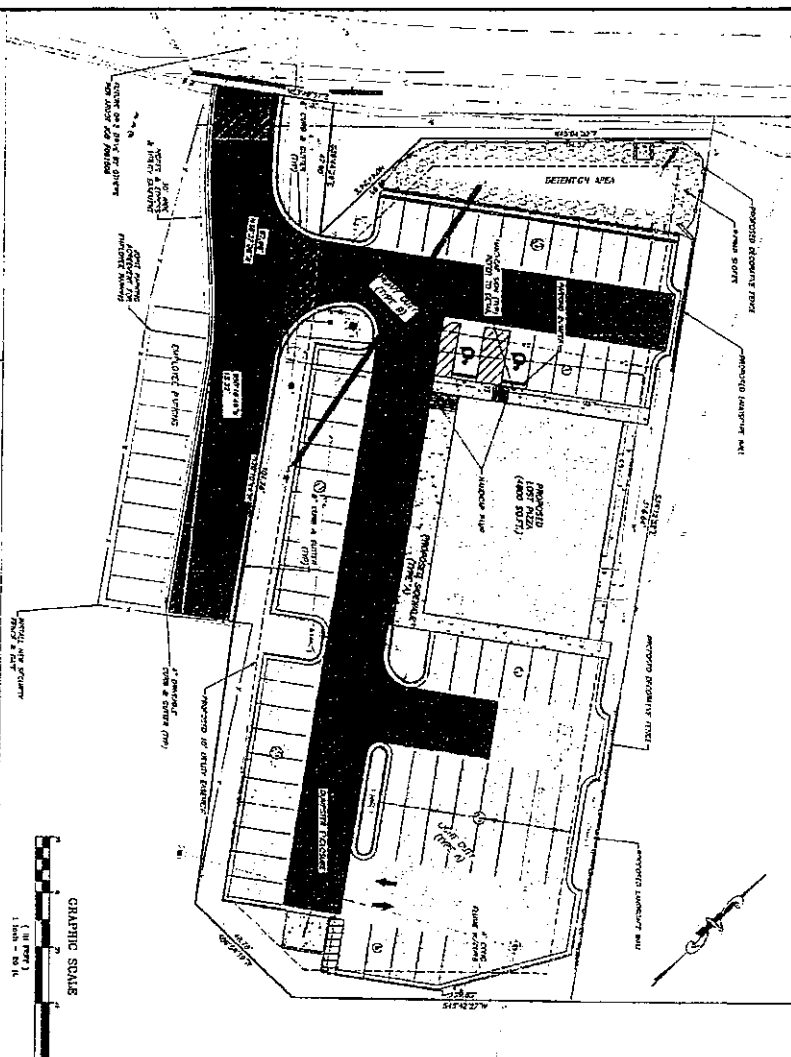
Tax Status: Taxable

Over 65?: No













# Arkansas Secretary of State

**John Thurston** Arkansas Secretary of State, 500 Woodlane Ave, Little Rock, AR 72201-1094

## Municipal Boundary Change Checklist

Act 655 of 2017 and A.C.A. §14-40-103

County: Saline City/Town: Benton

City Ordinance/Resolution No: \_\_\_\_\_ Date approved: \_\_\_\_\_

County Court Case No: \_\_\_\_\_ Date Order Filed: \_\_\_\_\_

Type: \_\_\_\_\_  
(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: \_\_\_\_\_ Set by: ☐ Municipal Ordinance ☐ Emergency Clause ☐ Court ☐ Default  
(Required by Act 655 of 2017)

For Circuit Court Challenge: Date Order Filed: \_\_\_\_\_ ☐ Upheld ☐ Overturned ☐ Other (attach explanation)

Please indicate which ward(s) the territory will be assigned to: \_\_\_\_\_  
(See A.C.A § 14-40-203)

### Initiating party:

☐ All Landowners ☐ Majority Landowners ☐ Municipal Governing Body ☐ State ☐ Other \_\_\_\_\_

### Supporting Documentation attached (check all that apply):

- ☐ File marked copy of City Ordinance/Resolution (**required**)
- ☐ File marked copy of County Court Order or certified annexation election results (**required except for A.C.A. §14-40-501**)
- ☐ Copy of Arkansas GIS approved printed map and certification letter (**required**)
- ☐ Proof of Publication for all Legal Notices (include Hearing, Election, and City Ordinance/Resolution notices)
- ☐ File marked copy of Petition Part (if applicable)
- ☐ File marked copy of Complaint and final Circuit Court Order (Court Challenge only)

### Municipal Contact:

Name: Tom Farmer Title: Mayor

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ St: \_\_\_\_\_ Zip code: \_\_\_\_\_

Complete one form per ordinance/resolution, attach it as a cover page to the supporting document set and submit to the County Clerk's Office within 45 days of the Effective Date as required by Act 655 of 2017

### County Official:

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

Pursuant to Act 655 of 2017, County Officials must submit a file-marked copy of municipal boundary change documents within 30 days of receipt to: Arkansas Secretary of State, Attn: Municipal Boundary Filing, 500 Woodlane Ave Suite 256, Little Rock, AR 72201-1094

Office of the Arkansas Secretary of State use only

Received by: \_\_\_\_\_

### **Municipal Annexation, Detachment, and Incorporation Reference**

- Annexation of Territories Contiguous to County Seat A.C.A §14-40-201
- Annexation of Territories in another Judicial District (multiple county seats) A.C.A. §14-40-202
  - Annexation of City Park or Airport (automatic) A.C.A §14-40-204
- Annexation of building on boundary of two municipalities (written notice) A.C.A. §14-40-207
  - Annexation by Election (contiguous land) A.C.A. §14-40-302
  - Annexation of land in adjoining County A.C.A §14-40-401
- Annexation of surrounded unincorporated area (island/doughnut holes) by ordinance A.C.A. §14-40-501
  - Annexation by Petition of majority of Landowners A.C.A. §14-40-602
  - Annexation by Petition of all Landowners A.C.A §14-40-609
- Consolidation of two municipalities by Election A.C.A §14-40-1201
- Annexation with Detachment from another municipality at landowner request A.C.A §14-40-2001
  - Annexation with Detachment from adjoining city at city request A.C.A §14-40-2101
- Detachment of Land annexed by petition under §14-40-601 A.C.A §14-40-608
- Detachment of municipal lands back to County by election A.C.A. §14-40-1801
  - Detachment of unsuitable land by municipal resolution A.C.A §14-40-1901
- Incorporation by direct petition of landowners A.C.A §14-38-101
- Incorporation by petition for special election A.C.A §14-38-115
- Surrender of Charter (Disincorporation) by second class city A.C.A §14-39-101

# BOB RAMSEY

FILED  
SALINE COUNTY  
PROBATE & COUNTY CLERK

2024 NOV 25 AM 8:37

*Saline County Assessor*

BY \_\_\_\_\_



November 25, 2024

RE: In the Matter of Annexation of Certain Territory  
Contiguous to the City of Benton, Arkansas  
Saline County Court No. CC-2024-11

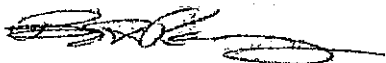
Judge Brumley,

In accordance with Arkansas Code Annotated §14-40-609 (b) (3), I have verified that the Petition for Annexation in the above referenced manner:

- A) Is in writing;
- B) Contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed.
- C) Contains an accurate description of the relevant property;
- D) Contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of the record of the relevant property;
- E) Contains a letter of verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city or town and that no enclaves will be created if the property is accepted by the city or town; and
- F) Includes a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

If you have any questions, or need anything further, please do not hesitate to contact me.

Sincerely,



Bob Ramsey



*Doug Curtis*  
**Saline County Clerk**

FILED  
SALINE COUNTY  
PROBATE & COUNTY CLERK

2024 NOV 25 AM 8:37

BY 

November 25, 2024

Re: In the Matter of Annexation of Certain Territory  
Contiguous to the Town of Benton, Arkansas  
Saline County Court No. CC- 2024 - 11

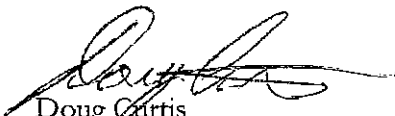
Judge Brumley,

In accordance with Arkansas Code Annotated § 14-40-609 (b)(3), I have verified that the Petition for Annexation in the above referenced manner:

- A) Is in writing;
- B) Contains an attestation signed before a notary by the property owner or owners of the relevant property or properties confirming the desire to be annexed;
- C) Contains an accurate description of the relevant property or properties;
- D) Contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- E) Contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town; and
- F) Includes a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

If you have any questions, or need anything further, please do not hesitate to contact me.

Sincerely,

  
Doug Curtis  
Saline County Clerk

2024 DEC -9 PM 2:17

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS

IN THE MATTER OF ANNEXATION OF  
CERTAIN TERRITORY CONTIGUOUS  
TO THE CITY OF BENTON, ARKANSAS

No. CC2024-11

**ORDER**

Comes for hearing the petition of William E. and Denver L. Landers, the one hundred percent (100%) property owner of lands, more particularly described in Exhibit "A" hereto, owned by Petitioners and contiguous to the City of Benton asking that such territory be annexed to the City of Benton, Saline County, Arkansas;

After reviewing the documents and evidence, the Court finds as follows:

1. That the Petition for Annexation and records have been reviewed for completeness and accuracy;
2. That no new enclaves will be created by the annexation;
3. That said Petition contains a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and
4. That the annexing city shall annex any dedicated public roads and rights of way abutting or traversing the property to be annexed.

THEREFORE the Court hereby ORDERS, JUDGES, and DECREES that this Order and the Petition for Annexation be forwarded to the annexing city so that the annexing city may grant the Petition and accept the property for annexation.

It is So-Ordered this 04 day of DECEMBER, 2024:


  
\_\_\_\_\_  
Hon. Matt Brumley, County Court Judge  
Saline County, Arkansas

EXHIBIT A

ANNEXATION LEGAL (PARCEL 001-04824-000)

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH  $86^{\circ}48'02''$  EAST A DISTANCE OF 333.60 FEET; THENCE NORTH  $66^{\circ}33'58''$  EAST A DISTANCE OF 247.00 FEET; THENCE NORTH  $39^{\circ}37'02''$  WEST A DISTANCE OF 416.90 FEET; THENCE NORTH  $39^{\circ}44'36''$  WEST A DISTANCE OF 106.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $22^{\circ}01'23''$  WEST A DISTANCE OF 58.44 FEET; THENCE NORTH  $45^{\circ}43'17''$  EAST A DISTANCE OF 99.62 FEET; THENCE NORTH  $36^{\circ}12'52''$  WEST A DISTANCE OF 316.63 FEET; THENCE NORTH  $36^{\circ}12'52''$  WEST A DISTANCE OF 8.08 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 5 AS SHOWN ON AS ARDOT JOB# 061508 RIGHT OF WAY PLANS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES:; THENCE SOUTH  $45^{\circ}24'10''$  WEST A DISTANCE OF 51.33 FEET, THENCE SOUTHWESTERLY, ALONG A CURVE 86.01 FEET, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 915.09 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH  $48^{\circ}05'44''$  WEST AND A CHORD LENGTH OF 85.98 FEET; THENCE SOUTH  $39^{\circ}44'29''$  EAST A DISTANCE OF 47.90 FEET; THENCE SOUTH  $39^{\circ}44'29''$  EAST A DISTANCE OF 332.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.95 ACRES MORE OR LESS.

**ORDINANCE NO. 15 OF 2025**

**AN ORDINANCE ESTABLISHING ELECTRICAL RATES FOR CUSTOMERS OF THE CITY OF BENTON, ARKANSAS; REPEALING ELECTRICAL RATE STRUCTURES ADOPTED BY THE CITY IN ORDINANCE NO. 59 OF 2022; AND FOR OTHER PURPOSES**

**WHEREAS**, Ordinance No. 46 of 2004 and Arkansas Code, the City Council of the City of Benton, Arkansas has the authority to set rates for the Utility: and

**WHEREAS**, the rates' structure set forth herein are reasonable and necessary for the continued operations of the Utility for the reasons set forth herein; and

**WHEREAS**, the prior rate structures for the City were established in previous ordinances that now must be repealed.

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

**SECTION 1:** The retail rates for electric service set by Benton Utilities made part of this ordinance as Exhibit 1 are adopted as the rates to be charged in the City of Benton, Arkansas, as fair and equitable for electric services. These rates shall become effective with billing on or after June 1, 2025.

**PASSED AND APPROVED** this \_\_\_\_\_ day of April 2025.

---

Tom Farmer, Mayor

---

Cindy Stracener, City Clerk

BENTON UTILITIES

ELECTRIC RATE SCHEDULE

**LARGE GENERAL SERVICE**

**AVAILABILITY:**

At any point on the existing system having adequate capacity and suitable voltage for delivery of service.

**APPLICATION:**

To all electric service required by customer on the premises, for which no specific schedule is provided, when supplied at one delivery point and measured through one-kilowatt hour meter. Not applicable to temporary, resale or shared service.

**CHARACTER OF SERVICE:**

Three-phase, 60 Hz at one standard delivery voltage required by customer and available at customer's service location.

**NET MONTHLY RATE:**

**Effective for bills mailed on or after June 1, 2025**

Service Availability Charge	\$115.00
Demand Charge	\$1,000.00
Each KW of Demand in Excess of 100KW	\$10.00 Per KW
Energy Charge	\$0.0600 Per KWH

**POWER COST ADJUSTMENT:**

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in the cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

**DEMAND:**

The demand in KW, as shown by or computed from readings on the Benton Utilities demand meter, for the 15-minute period of the customer's greatest use during the month, but no event less than 100 KW. Demand measurement may be made by a KVA demand meter or equivalent. The demand charge will be calculated on the higher of the registration of the KW or the registration in KVA times 0.9. This will be implemented once metering equipment is capable of performing this function.

**TAXES:**

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

**PAYMENT:**

The net bill, computed with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

BENTON UTILITIES  
ELECTRIC RATE SCHEDULE  
**INDUSTRIAL/LARGE POWER SERVICE**

**AVAILABILITY:**

At any point on the existing system having adequate capacity and suitable voltage for delivery of service.

**APPLICATION:**

To all electric service required by customer on the premises, for which no specific schedule is provided, when supplied at one delivery point and measured through one-kilowatt hour meter. Not applicable to temporary, resale or shared service.

**CHARACTER OF SERVICE:**

Three-phase, 60 Hz at one standard delivery voltage required by customer and available at customer's service location.

**NET MONTHLY RATE:**

**Effective for bills mailed on or after June 1, 2025**

Service Availability Charge	\$655.00
Demand Charge	\$10,000.00
Each KW of Demand in Excess of 1000 KW	\$10.00 Per KW
Energy Charge	\$0.05 Per KWH

**POWER COST ADJUSTMENT:**

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in the cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

**DEMAND:**

The demand, in KW, as shown by or computed from readings on the Benton Utilities demand meter, for the 15-minute period of the customer's greatest use during the month, but in no event less than 1,000 KW. Demand measurement may be made by a KVA demand meter or equivalent. The Demand Charge will be calculated on the higher of the registration in KW or the registration in KVA times 0.9. This will be implemented once metering equipment is capable of performing this function.

**TAXES:**

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

**PAYMENT:**

The net bill, computed in accordance with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.



Benton Utilities  
ELECTRIC RATE SCHEDULE  
NIGHT-TIME OUTDOOR LIGHTING SERVICE

AVAILABILITY:

At any point to any customer on the existing secondary distribution system.

APPLICATION:

To unmetered automatically controlled outdoor lighting service operating all night. Benton Utilities will install, own, operate and maintain lamp fixtures, including all necessary lamp replacements. All necessary service maintenance and lamp renewals will be furnished at the utilities expense. All will be required to sign a minimum two year contract.

NET MONTHLY FACILITIES CHARGE:

175 Watt LED equivalent	\$13.92 per month
400 Watt LED Flood equivalent	\$26.19 per month
35 foot pole	\$6.90 per month

TAXES:

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

PAYMENT:

The net bill, computed in accordance with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of 21 days. A gross bill in the amount of the net bill plus 5% (five percent) will be due after twenty-one (21) days on all bills.

BENTON UTILITIES  
ELECTRIC RATE SCHEDULE  
Public Authority Service

**AVAILABILITY:**

At any point on the existing secondary distribution system.

**APPLICATION:**

To all electric service for facilities owned and operated by The City of Benton and Benton Utilities, for which no specific schedule is provided, supplied at one point of delivery and measured through one kilowatt hour meter. Not applicable to resale or shared service.

**CHARACTER OF SERVICE:**

Service will normally be a single phase. 60 Hz. At approximately 120/240 volts. Three-phase service may be available under provision of Benton Utilities regulations.

**NET MONTHLY RATE:**

Effective for bills mailed on or after June 1, 2025

Customer Service Charge	\$10.00
Energy Charge	\$.0600 Per KWH

**POWER COST ADJUSTMENT**

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

**TAXES:**

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

**PAYMENT:**

The net bill, computed in accordance with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

BENTON UTILITIES  
ELECTRIC RATE SCHEDULE  
Residential Service

**AVAILABILITY:**

At any point on the existing secondary distribution system.

**APPLICATION:**

For residential service to single family residences or individual family apartments supplied through one meter, including incidental family use, on the appurtenant premises. This rate schedule is not applicable to commercial type use on the appurtenant premises such as a beauty shop or auto repair shop. Where a portion of the residence premises (not separately metered) is used for non-residential purposes, the predominant use of the service, as determined by Benton Utilities, shall determine the rate schedule applicable to all service. Service is for the use of the customer and may not be shared and may not be resold to others.

**CHARACTER OF SERVICE:**

Service will normally be a single phase. 60 Hz. At approximately 120/240 volts. Three-phase service may be available under provision of Benton Utilities regulations.

**NET MONTHLY RATE:**

Effective for bills mailed on or after June 1, 2025

Customer Service Charge	\$15.00 <sup>1</sup>
-------------------------	----------------------

Energy Charge	\$.09008 Per KWH
---------------	------------------

1. A ten(10) percent discount will be applied if the account holder is greater than or equal to the age of 65.

**POWER COST ADJUSTMENT**

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

**TAXES:**

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

**PAYMENT:**

The net bill, computed in accordance with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

BENTON UTILITIES  
ELECTRIC RATE SCHEDULE  
SMALL GENERAL SERVICE (Demand)

**AVAILABILITY:**

At any point on the existing secondary distribution system.

**APPLICATION:**

To all electric service, for which no specific schedule is provided, supplied at one point of delivery and measured through one-kilowatt hour meter. Not applicable to resale or shared service.

**CHARACTER OF SERVICE:**

Single or three-phase, 60 Hz at one standard delivery voltage required by customer and available at customer's service location.

**NET MONTHLY RATE:**

**Effective for bills mailed on or after June 1, 2025**

Service Availability Charge	\$21.45
Demand Charge	\$5.00 Per KW
Energy Charge	\$0.06985 Per KWH

**POWER COST ADJUSTMENT:**

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in the cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

**DEMAND:**

The demand in KW, as shown by or computed from readings on the Benton Utilities demand meter, for the 15-minute period of the customer's greatest use during the month.

**TAXES:**

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

**PAYMENT:**

The net bill, computed with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

BENTON UTILITIES  
ELECTRIC RATE SCHEDULE  
SMALL GENERAL SERVICE (Nondemand)

**AVAILABILITY:**

At any point on the existing secondary distribution system.

**APPLICATION:**

To all electric service, for which no specific schedule is provided, supplied at one point of delivery and measured through one-kilowatt hour meter. Not applicable to resale or shared service.

**CHARACTER OF SERVICE:**

Single or three-phase, 60 Hz at one standard delivery voltage required by customer and available at customer's service location.

**NET MONTHLY RATE:**

**Effective for bills mailed on or after June 1, 2025**

Service Availability Charge	\$21.45
Energy Charge	\$0.07620 Per KWH

**POWER COST ADJUSTMENT:**

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in the cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

**TAXES:**

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

**PAYMENT:**

The net bill, computed with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

## **ORDINANCE NO. 16 OF 2025**

### **AN ORDINANCE WAIVING COMPETITIVE BIDDING AND AUTHORIZING BENTON UTILITIES TO PURCHASE AN M4008 BASE STATION WITH INSTALLATION & DECOMMISSION OF THE OLD BASE STATION; AND FOR OTHER PURPOSES**

**WHEREAS**, Benton Utilities has an immediate need to replace a metering base station at the Silica Heights Water Tower; and

**WHEREAS**, because Core & Main is the sole source supplier of the equipment to replace the old base station, it is necessary for Benton Utilities to purchase the said equipment and services without competitive bidding in connection therewith; and

**WHEREAS**, the City Council of the City of Benton, Arkansas, has determined that it is in the best interest of the City to authorize and approve the transaction described below.

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

**SECTION 1:** It is in the best interest of the City for Benton Utilities to purchase a new M400B Base Station with installation and decommissioning of the old base station from Core & Main, 3209 Highway 161, North Little Rock, AR 72117-3045 All actions of Benton Utilities in pursuing the purchase authorized herein prior to the formal adoption of this ordinance are hereby confirmed, ratified, and approved.

**SECTION 2:** The requirement of competitive bidding for the purchases hereby authorized is deemed not feasible or practical and, therefore, is waived.

**PASSED AND APPROVED** this \_\_\_\_\_ day of February 2025.

---

Tom Farmer, Mayor

---

Cindy Stracener, City Clerk



Run Date: 1/14/25

Quote



**Sold To:**  
BENTON UTILITIES  
NORTH LITTLE ROCK  
1827 DALE AVE  
BENTON, AR 72015 5028

**Ship To:**  
BENTON UTILITIES  
1827 DALE AVE  
BENTON, AR 72015-5028

Customer #	061015
Order #	W294512
Date Ordered	01/14/25
Job #	
Job Name	
Customer Reference	
Purchase Order #	SILICA HEIGHTS M400B
Method of Shipment	OUR TRUCK
Contract Order #	0000000
Ordered By	CHRIS MARTIN
Ship Via	CORE & MAIN LP

**Branch:**  
NORTH LITTLE ROCK AR  
Branch - 569  
3209 Hwy 161  
N Little Rock, AR 72117 3045  
  
Phone: 501-945-8177

Bid Seq#	Product Code	Description	Qty Ordered	Qty Shipped	Qty B/O	Net Price	UOM	Ext Price
	/45018073649	M400B BASE STATION W/SPM-900	1			40600.00000	EA	40600.00
	/45018073709	INSTALL NEW M400B AND DECOMMISSION OLD BASESTATION	1			21000.00000	EA	21000.00

Terms in accordance with shipping manifest.

Special Instructions/Comments:

Total Ordered:	61600.00
Tax Amount:	5775.00
Other Charges:	.00
Total:	67375.00

## **RESOLUTION NO. 13 OF 2025**

**A RESOLUTION APPROVING A CONTRACT WITH H.W. TUCKER FOR THE SOUTH SHORELINE BLVD DRAINAGE IMPROVEMENTS PROJECT AND AMENDING THE 2025 STREET IMPROVEMENT BUDGET TO INCREASE THE APPROPRIATION IN THE AMOUNT OF \$539,828 USING CASH ON HAND; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Benton, Arkansas, after having advertised for bids has determined that the bid submitted by H.W. Tucker is the lowest acceptable bid for the South Shoreline Blvd Drainage Improvements project and therefore should award the contract to this bidder.

**WHEREAS**, the City of Benton, Arkansas, will use cash on hand within the Street Improvement fund for the South Shoreline Blvd Drainage Project and therefore requires a budget amendment.

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

**SECTION 1:** The bid by H.W. Tucker is the lowest acceptable bid and said bid should be accepted and awarded to H.W. Tucker for the South Shoreline Blvd Drainage Project. The bid tab is attached hereto as Exhibit “1” to this resolution.

**SECTION 2:** On behalf of the City, the Mayor is authorized to execute a contract with H.W. Tucker as well as execute other such documents as may be necessary and convenient to accomplish this purpose. The Mayor is likewise authorized on behalf of the City to pay H.W. Tucker those sums that become due and payable over the course of the contract term.

**SECTION 3:** Pursuant to the authority granted in Ark. Code §§14-58-202 and 14-58-203, the City Council does amend the FY2025 City of Benton Budget as adopted in Resolution No. 142 of 2024. The budget revisions are attached hereto as Exhibit “2” to this resolution and are more fully described.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of February 2025.

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

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

CERTIFIED BID TAB

PROJECT: 22-5841 South Shoreline Boulevard Drainage Improvements  
 BID LOCATION: City Hall, 114 S. East Street, Benton, Arkansas  
 BID TIME AND DATE: 2:00 PM, Monday, February 10, 2024

Certified by: \_\_\_\_\_  
 W. Taylor Clark, P.E. , No. #18021

CONTRACTORS NAME				JCON, INC.		H.W. TUCKER COMPANY		SWAYZE, LLC	
CONTRACTORS LICENSE NO.				#0051000425		#0038520225		#0457620825	
Item No.	Item Description	Units	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Clearing	STA	1	\$1,400.00	\$1,400.00	\$1,000.00	\$1,000.00	\$12,500.00	\$12,500.00
2	Grubbing	STA	1	\$600.00	\$600.00	\$1,000.00	\$1,000.00	\$5,555.00	\$5,555.00
3	Removal and Disposal of Concrete Driveways	SY	130	\$150.00	\$19,500.00	\$40.00	\$5,200.00	\$43.00	\$5,590.00
4	Removal and Disposal of Concrete Walks	SY	23	\$210.00	\$4,830.00	\$40.00	\$920.00	\$200.00	\$4,600.00
5	Removal and Disposal of Curb and Gutter	LF	370	\$37.00	\$13,690.00	\$15.00	\$5,550.00	\$15.00	\$5,550.00
6	Removal and Disposal of Drop Inlets	EA	3	\$3,800.00	\$11,400.00	\$1,500.00	\$4,500.00	\$2,500.00	\$7,500.00
7	Removal and Disposal Existing Concrete Headwalls	EA	1	\$2,700.00	\$2,700.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00
8	Removal and Disposal of Pipe Culverts	EA	4	\$1,400.00	\$5,600.00	\$500.00	\$2,000.00	\$2,000.00	\$8,000.00
9	Removal and Disposal of Sandbag Wall	LF	20	\$70.00	\$100.00	\$20.00	\$400.00	\$50.00	\$1,000.00
10	Removal and Disposal of 12" PVC Waterline	LF	40	\$40.00	\$1,600.00	\$65.00	\$2,600.00	\$25.00	\$1,000.00
11	Removal and Reconstruction of Fence	LF	135	\$100.00	\$13,500.00	\$38.00	\$5,130.00	\$56.00	\$7,560.00
12	Brick Mailbox Reconstruction	EA	3	\$2,200.00	\$6,600.00	\$1,800.00	\$5,400.00	\$2,000.00	\$6,000.00
13	Replace Service Connection	EA	2	\$2,700.00	\$5,400.00	\$2,488.00	\$4,976.00	\$2,000.00	\$4,000.00
14	Relocation of Fire Hydrant, Complete	EA	1	\$6,200.00	\$6,200.00	\$5,488.00	\$5,488.00	\$4,000.00	\$4,000.00
15	Compacted Embankment (Plan Quantity)	CY	10	\$350.00	\$3,500.00	\$30.00	\$300.00	\$200.00	\$2,000.00
16	Unclassified Excavation (Plan Quantity)	CY	300	\$95.00	\$28,500.00	\$30.00	\$9,000.00	\$66.00	\$19,800.00
17	Concrete Encasement of 8" Sanitary Sewer Line, as per Benton Utilities S-29 Detail	LF	10	\$250.00	\$2,500.00	\$263.00	\$2,630.00	\$200.00	\$2,000.00
18	Concrete Walks	SY	23	\$100.00	\$2,300.00	\$75.00	\$1,725.00	\$86.00	\$1,978.00
19	Concrete Anchor for 12" Water Line, as per Benton Utilities W-20 Detail, Complete	EA	2	\$2,400.00	\$4,800.00	\$5,400.00	\$10,800.00	\$2,000.00	\$4,000.00
20	Combination Curb & Gutter-Type A (2'-0")	LF	370	\$55.00	\$20,350.00	\$14.00	\$5,180.00	\$39.00	\$14,430.00
21	Aggregate Base Course (Class 7)	TON	250	\$60.00	\$15,000.00	\$50.00	\$12,500.00	\$41.00	\$10,250.00
22	Mineral Aggregate in ACHM Surface Course (1/2")	TON	130	\$275.00	\$35,750.00	\$210.00	\$27,300.00	\$236.00	\$30,680.00
23	Asphalt Binder (PG 64-22) in ACHM Surface Course (1/2")	TON	8	\$275.00	\$2,200.00	\$210.00	\$1,680.00	\$238.00	\$1,904.00
24	Cold Milling Asphalt Pavement	SY	385	\$140.00	\$53,900.00	\$44.00	\$16,940.00	\$11.00	\$4,235.00
25	Portland Cement Concrete Driveway (6" U.T.)	SY	130	\$95.00	\$12,350.00	\$99.00	\$12,870.00	\$82.00	\$10,660.00
26	Signs	SF	99	\$75.00	\$7,425.00	\$20.00	\$1,980.00	\$50.00	\$4,950.00
27	Traffic Drums	EA	45	\$125.00	\$5,625.00	\$40.00	\$1,800.00	\$100.00	\$4,500.00
28	Maintenance of Traffic	LS	1	\$13,000.00	\$13,000.00	\$1,000.00	\$1,000.00	\$7,000.00	\$7,000.00
29	36" R.C. Pipe Culverts (CL.5)	LF	240	\$260.00	\$62,400.00	\$406.00	\$97,440.00	\$225.00	\$54,000.00
30	36" HDPE Pipe Culvert	LF	150	\$190.00	\$28,500.00	\$406.00	\$60,900.00	\$170.00	\$25,500.00
31	42" R.C. Pipe Culverts (CL.5)	LF	30	\$390.00	\$11,700.00	\$485.00	\$14,550.00	\$330.00	\$9,900.00
32	42" HDPE Pipe Culverts	LF	120	\$272.00	\$32,640.00	\$379.00	\$45,480.00	\$170.00	\$20,400.00
33	Installation of SDR 21 PVC 12" (6) 45-Degree Bends, Complete	LF	40	\$480.00	\$19,200.00	\$570.00	\$22,800.00	\$195.00	\$7,800.00
34	12"x 6" Tapping Sleeve and Gate Valve, Complete	EA	1	\$8,700.00	\$8,700.00	\$10,787.00	\$10,787.00	\$7,200.00	\$7,200.00
35	Post Installation Water Testing, Complete	LF	40	\$280.00	\$11,200.00	\$15.00	\$600.00	\$80.00	\$3,200.00
36	Concrete Headwalls (Cast-in-Place)	EA	2	\$6,100.00	\$12,200.00	\$4,500.00	\$9,000.00	\$5,000.00	\$10,000.00
37	Concrete Wingwalls (Cast-in-Place)	EA	4	\$6,100.00	\$24,400.00	\$3,500.00	\$14,000.00	\$5,000.00	\$20,000.00
38	Curb Inlets (Rect.)	EA	1	\$12,300.00	\$12,300.00	\$10,900.00	\$10,900.00	\$9,000.00	\$9,000.00
39	Curb Inlets (Rect.) (Special)	EA	2	\$14,800.00	\$29,600.00	\$10,900.00	\$21,800.00	\$10,000.00	\$20,000.00
40	Drop Inlet Extensions (4')	EA	4	\$2,600.00	\$10,400.00	\$2,000.00	\$8,000.00	\$2,000.00	\$8,000.00
41	Drop Inlet Extensions (8')	EA	1	\$6,500.00	\$6,500.00	\$2,800.00	\$2,800.00	\$4,000.00	\$4,000.00
42	Dumped Rip Rap	CY	25	\$350.00	\$8,750.00	\$160.00	\$4,000.00	\$60.00	\$1,500.00
43	Non-Woven Geotextile Fabric	SY	35	\$81.00	\$2,835.00	\$10.00	\$350.00	\$58.00	\$2,030.00
44	Roadway Construction Control	LS	1	\$12,800.00	\$12,800.00	\$1,875.00	\$1,875.00	\$3,000.00	\$3,000.00
45	Rock Ditch Check	CY	6	\$450.00	\$2,700.00	\$250.00	\$1,500.00	\$75.00	\$450.00
46	Silt Fence	LF	750	\$11.00	\$8,250.00	\$6.00	\$4,500.00	\$18.00	\$13,500.00
47	Silt Sock (12")	LF	30	\$60.00	\$1,800.00	\$20.00	\$600.00	\$4.00	\$120.00
48	Sediment Removal and Disposal	CY	35	\$100.00	\$3,500.00	\$20.00	\$700.00	\$30.00	\$1,050.00
49	Water	M. GAL.	11	\$12.00	\$132.00	\$50.00	\$550.00	\$10.00	\$110.00
50	Solid Sodding, Bermuda (Includes 4" Topsoil)	SY	850	\$10.00	\$8,500.00	\$16.00	\$13,600.00	\$10.00	\$8,500.00
51	Stormwater Permitting	LS	1	\$4,200.00	\$4,200.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00
52	Excavation Safety System.	LS	1	\$28,000.00	\$28,000.00	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00
53	Miscellaneous (Mobilization, Demobilization, Bonds, Insurance, As-Built Record Drawings, Seeding of Construction Area, and Any Items not Covered Elsewhere to Complete the Project per the Drawings and Specifications)	LS	1	\$65,000.00	\$65,000.00	\$35,727.00	\$35,727.00	\$42,000.00	\$42,000.00
TOTAL AMOUNT BID				\$716,527.00		\$539,828.00		\$474,502.00	

# City of Benton, Arkansas

## Street Improvement Fund Budget Amendment FY 2025



The Finance Committee of the City of Benton does hereby submit for approval a budget amendment for the FY 2025. 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 2025

#### Street Improvement Fund

	Beginning Approved Budget	Budget Amendment	Revised Budget
Receipts	\$6,140,000	\$0	\$6,140,000
Personal Services	\$0	\$0	\$0
Supplies, Repair & Mtc	\$0	\$0	\$0
Other Services and Charges	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0
Capital Outlay	\$6,040,000	\$539,828	\$6,579,828
Transfers	\$0	\$0	\$0
Total Budget	\$100,000		(\$439,828)

### Section 2: Funding & Disbursements – Fiscal Year 2025

#### Street Improvement Fund

##### Expenditures

This budget amendment authorizes the expenditure of Street Improvement funds for \$539,828 into line item 8003.00 Capital Outlay: Non-Building Improvements

Capital Outlay: Non-Building Improv	8003	\$500,000
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