

RESOLUTION NO. 75 OF 2025

A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 6606 GARVIN DRIVE AS A RESULT OF INCURRED EXPENSES BY THE CITY OF BENTON IN ACCORDANCE WITH STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES

WHEREAS, in accordance with Ark. Code Ann. § 14-54-901, the City of Benton, Arkansas, has corrected conditions existing on 6606 Garvin Drive (parcel 800-64357-000) within the City and is entitled to compensation pursuant to Ark. Code Ann. § 14-54-904; and

WHEREAS, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$994.28 + Penalty \$99.43 + Filing Fee \$30.00 for a total of \$1,123.71 to be thereafter certified to the Saline County Tax Collector; and

WHEREAS, a hearing for the purpose of determining such lien has been set for September 22, 2025, in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as necessary.

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

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

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

PASSED AND APPROVED this ____ day of September 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

Property Remediation

6606 Garvin Dr. Benton, AR 72015

1.	Identify Property	6/2/2025
2.	Photograph Property with Location and Time Stamp	6/3/2025
3.	Mail Notification Letter with Violation Notice to Owner via Certified Mail and Regular Mail	6/5/2025
4.	Clean up Property	6/28/2025
5.	Mail Notice of Lien Filing Letter to Owner with Council Dates via Certified Mail and Regular Mail	7/7/2025 8/14/2025
6.	Submit Lien Resolution to Committee and Full Council	
7.	Submit Lien Request to Saline County Tax Collector. Request Submitted 45 Days Following Approval	



RESOLUTION NO. 76 OF 2025

A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 2502 GATTIN ROAD AS A RESULT OF INCURRED EXPENSES BY THE CITY OF BENTON IN ACCORDANCE WITH STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES

WHEREAS, in accordance with Ark. Code Ann. §14-54-901, the City of Benton, Arkansas, has corrected conditions existing on 2502 Gattin Road (parcel 805-19219-000) within the City and is entitled to compensation pursuant to Ark. Code Ann. §14-54-904; and

WHEREAS, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$6,068.51 + Penalty \$606.85 + Filing Fee \$30.00 for a total of \$6,705.36 to be thereafter certified to the Saline County Tax Collector; and

WHEREAS, a hearing for the purpose of determining such lien has been set for September 22, 2025, in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as necessary.

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

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

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

PASSED AND APPROVED this ____ day of September 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

CONDEMNATION PROCESS

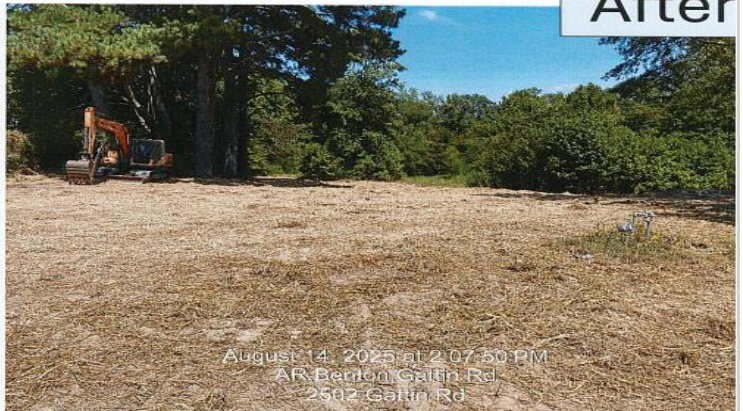
2502 Gattin Rd.

1.	Identify Property	04/07/2025
2.	Photograph Property with Location and Time Stamp	04/07/2025
3.	Post Property with "Sub-Standard" Placard	04/17/2025
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	04/17/2025
5.	Post Copy of Letter on Property and Photograph.	04/17/2025
6.	Community Services Committee Meeting to Discuss Condemnation.	05/13/2025
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	06/23/2025
8.	Request Title Search from Title Company.	07/02/2025
9.	Request Bids for Demolition from Three Qualified Contractors.	07/17/2025
10.	Post Resolution on Property and Photograph.	06/26/2025
11.	Mail Resolution to Owner via Certified Mail and Regular Mail.	06/06/2025
12.	Demolish Property Following Wait Period.	08/13/2025
13.	Mail Notice of Lien Resolution to Owner via Certified Mail and Regular Mail.	08/19/2025
14.	Submit Lien Resolution to Committee and Full Council.	09/09/2025 09/22/2025



Before

After



RESOLUTION NO. 77 OF 2025

A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 803 BELAIRE CIRCLE AS A RESULT OF INCURRED EXPENSES BY THE CITY OF BENTON IN ACCORDANCE WITH STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES

WHEREAS, in accordance with Ark. Code Ann. § 14-54-901, the City of Benton, Arkansas, has corrected conditions existing on 803 Belaire Circle (parcel 800-05111-000) within the City and is entitled to compensation pursuant to Ark. Code Ann. § 14-54-904; and

WHEREAS, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$271.51 + Penalty \$27.15 + Filing Fee \$30.00 for a total of \$328.66 to be thereafter certified to the Saline County Tax Collector; and

WHEREAS, a hearing for the purpose of determining such lien has been set for September 22, 2025, in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as necessary.

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

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

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

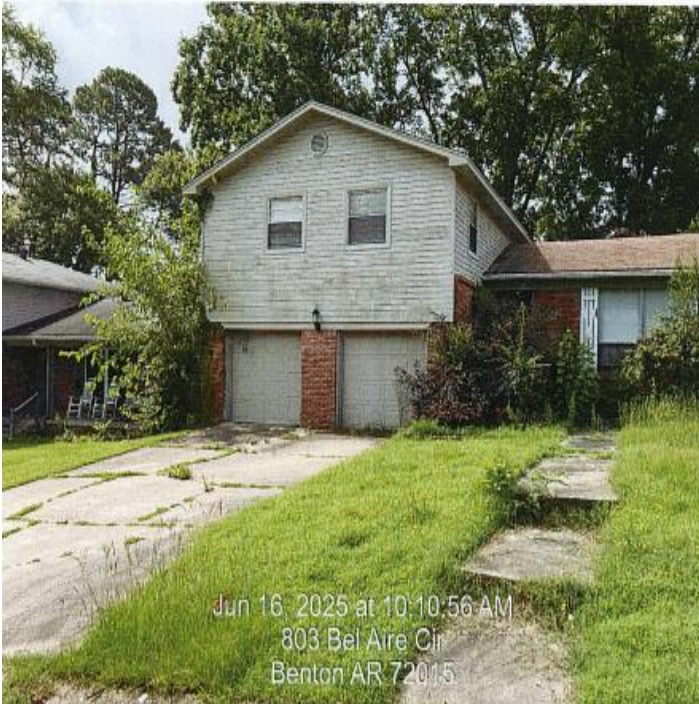
PASSED AND APPROVED this ____ day of September 2025

Tom Farmer, Mayor

Cindy Stracener, City Clerk

Property Remediation
803 Belaire Cir. Benton, AR 72015

1.	Identify Property	06/16/2025
2.	Photograph Property	06/16/2025
3.	Mail Notification with Notice of Violation to Property Owner via Certified & Regular Mail	06/16/2025
4.	Clean Up Property	07/09/2025
5.	Mail Notice of Lien Filing Letter to Property Owner with Council Dates via Certified & Regular Mail	08/06/2025
6.	Submit Lien Resolution to Committee & Full Council	09/09/2025 09/22/2025
7.	Submit Lien Request to Saline County Tax Collector Request Submitted 45 Days Following Approval	



ORDINANCE NO. 48 OF 2025

AN ORDINANCE WAIVING COMPETITIVE BIDDING AND AUTHORIZING AND RATIFYING THE UPGRADE OF RADIOS THROUGH COMMAND COMMUNICATIONS FOR THE POLICE DEPARTMENT; AND FOR OTHER PURPOSES

WHEREAS, the Police Department desires to upgrade its portable and mobile radios through Command Communications; and

WHEREAS, the funds to purchase the radios are already in the Police 2025 budget; and

WHEREAS, because of its unique expertise, the City desires to use the services of Command Communications for the upgrade of radios, without going through a formal bidding process; and

WHEREAS, the City Council wishes to authorize and approve the transaction described.

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 to utilize the services of Command Communications for the upgrading of our radios for \$81,000. A copy of said quote is attached to this ordinance and incorporated herein by reference. The Benton Police Department is authorized and directed to purchase, from the vendor set out in said quote, the equipment listed therein.

SECTION 2: Because Command Communications is a unique provider with equipment and expertise capable of upgrading the radios, the requirement of competitive bidding for the purchase hereby authorized is deemed not feasible or practical and, therefore, is waived.

SECTION 3: The Mayor and City Clerk are hereby authorized and directed to execute such additional documentation as may be necessary or convenient to affect the purpose of this ordinance. The Chief of Police is also authorized to pay the sum of \$81,000 to Command Communications when due.

PASSED AND APPROVED this the _____ day of September 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

RESOLUTION NO. 78 OF 2025

A RESOLUTION ACCEPTING THE AUDIT PREPARED BY THE BUREAU OF LEGISLATIVE AUDIT FOR THE CITY OF BENTON FOR THE FISCAL YEAR 2024 AND ALLOCATING FUNDS; AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Benton, Arkansas, has been provided with the 2024 Audit for the City of Benton for the Fiscal Year 2024; and

WHEREAS, the City Council passed Ordinances No. 84 of 2007 and No. 50 of 2010 establishing a Financial Stability Fund whereas fifty percent (50%) of any excess actual unpledged General Fund revenues per the financial audit shall be deposited into the Financial Stability Fund. Per the 2024 audit, the excess revenues for the Fiscal Year 2024 are \$1,199,513 of which \$599,756 will be transferred to the Financial Stability Fund; and

WHEREAS, the City Council has determined that it is in the best interest of the City to allocate the remaining General Fund excess in the amount of \$599,757 to remain in the General Fund.

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

SECTION 1: The 2024 Fiscal Audit is hereby accepted by the City of Benton. A copy of the Audit is attached hereto as Exhibit "1."

SECTION 2: The excess funds as determined by the 2024 Fiscal Audit in the amount of \$599,756 will be transferred to the Financial Stability Fund and the remaining excess of \$599,757 to remain in the General Fund.

PASSED AND APPROVED this the _____ day of September 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

RESOLUTION NO. 79 OF 2025

A RESOLUTION APPROVING THE PURCHASE OF A GRAPPLE TRUCK FROM RIVER CITY HYDRAULICS AND AMENDING THE 2025 STREET & DRAINAGE BUDGET TO INCREASE THE APPROPRIATION IN THE AMOUNT OF \$207,000 INCLUDING TAX; AND FOR OTHER PURPOSES

WHEREAS, the City of Benton, Arkansas, after having advertised for bids has determined that the bid submitted by River City Hydraulics is the lowest acceptable bid for the purchase of a Grapple Truck and therefore award the contract to this lowest bidder; and

WHEREAS, the City will use cash on hand within the Streets & Drainage fund for the costs associated with the purchase 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 River City Hydraulics is the lowest acceptable bid and said bid should be accepted and awarded \$207,000 including tax for the purchase of a Grapple Truck. 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 River City Hydraulics 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 \$207,000 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 September 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk



Office of Administrative Services
410 River Street
Benton, AR 72015

Request for Proposals

Bid Number: 2025-11	Buyer: Mandy Spicer, Chief Financial Officer
Commodity: Grapple Truck	Bid Opening Date: Tuesday, September 2, 2025
Department: City of Benton Streets & Drainage Department	Bid Opening Time: 11:00 am
Date Issued: Tuesday, August 19, 2025	

All proposals will be accepted until **Tuesday, September 2, 2025**. All proposals must be placed in a sealed package clearly marked on the outside "**Grapple Truck for the Streets Department RFP**" The envelope should be properly addressed to the City of Benton with the Proposer's name and address indicated outside on the sealed package. An unsigned proposal will be considered non-responsive.

Mailing Address:	Bid Opening Location:
410 River Street	410 River Street
Benton, AR 72015	Benton, AR 72015

RC H

Printed Name of Company

122 Magnet dr Sherwood AR 72120

Company Address

501-835-5230

Telephone Number

Fax Number

rmooney@rivercityhyd.com

E-Mail Address

Robert Mooney

9-2-2025

Printed Name of Authorized Signature

Date

9-2-2025

Authorized Signature

Date



Section 1 – General Information

Background: The City of Benton is a municipal government organization. The City has multiple departments that are stationed at different locations within the city. The departments are as follows: Mayor/Elected Officials, City Clerk, City Attorney, Administrative Services, Police, Fire, Community Development, Marketing, Streets & Drainage, Animal Control, and Parks & Recreation.

Caution to Bidders:

1. Vendors **must** submit two (2) signed, original RFP responses and one (1) digital in PDF format on a flash drive, on or before the date specified on page one.
2. The City of Benton has the right to award this proposal to any Proposer regardless of proposal price. Proposals may not be withdrawn within 60 days after the proposals are opened. Proposal processes shall be in accordance with state law.
3. The City of Benton reserves the right to award a contract or reject any or all proposals and to waive any and all informalities associated with the proposal, if it is in the best interest of the City to do so. Bids may be rejected for one or more reasons not limited to the following:
 - a. Failure of the vendor to submit bid on or before the deadline established.
 - b. Failure to sign the Official RFP Document.
 - c. Failure to complete the Official RFP Price Sheet.
 - d. Any wording by the vendor in their response to this RFP which conflicts with or takes exception to a requirement in the RFP.
 - e. Failure of any proposed goods or service to meet or exceed the specifications.

Equal Employment Opportunity Policy: The City of Benton does not discriminate because of race, sex (including pregnancy), religion, color, handicap, national origin, age, genetic information, or political affiliation and complies with the requirements of the Americans with Disability Act.

Delivery of Response Documents: It is the responsibility of vendors to submit bids at the place, on or before the date and time, set in the RFP solicitation documents. RFP documents received after the date and time designated for bid opening are considered late bids and shall not be considered.

Evaluation and Award: After complete evaluation of the proposals, the anticipated award will be posted to the City of Benton Procurement website.



General Terms and Conditions for Proposals

- 1. Restrictive or Ambiguous Specifications:** It is the responsibility of the prospective Proposer to review the entire RFP packet and to notify the Purchasing Department if the specifications are formulated in a manner that would unnecessarily restrict competition. Any such protest or question regarding the specifications of proposal procedures must be received in the Purchasing Department not less than seventy-two (72) hours prior to the time set for proposal opening. These requirements also apply to specifications that are ambiguous.
- 2. Taxes:** **Make sure to include all applicable taxes in your proposal.**
- 3. Liabilities:** The Proposer shall hold the City of Benton, its officers, elected officials, agents, servants, and employees, harmless from liability of any nature or kind because of use of any copyrighted or un-copyrighted composition, secret, process, patented or unpatented invention, articles or appliances furnished or used under this proposal, and agrees to defend, at his own expense, any and all actions brought against the City of Benton because of the unauthorized use of such articles.
- 4. Terms and Conditions:** In the event of a conflict between the proposal specifications and these terms and conditions, the specifications will govern.
- 5. Warranties:** All warranty information must be furnished.
- 6. Alternate Proposals:** Alternate proposals are not acceptable and will be rejected unless authorized by the invitation to proposal. Alternate proposals are defined as proposals that do not comply with the proposal terms, conditions, and specifications. Proposers may submit more than one proposal providing that all such proposals comply with proposal terms, conditions, and specifications.
- 7. Public Access to Procurement Information:** All public records pertaining to purchasing shall be open for inspection during normal business hours. Information relating to the award of a particular contract shall be public only after evaluation of that proposal or proposal has been completed.

Definitions:

"Applicant" - Proposer

"City" or "City of Benton" – The City of Benton, Arkansas

"Hourly Labor Rate" - hourly rate without cost of materials per person

"Proposer" - the individual, firm, partnership, joint venture or corporation which submits a proposal to the City of Benton in response to this RFP.

"RFP" - Request for Proposals



Section 2 – Scope of Services

The City of Benton is seeking a vendor to supply a KB-2 Series Grapple Truck for the Streets & Drainage department team. The vehicle will need to include:

Body

- Hardbox
- Double 'barn style' rear doors
- Minimum capacity 20 cubic yards

Grapple

- High-strength tempered steel replaceable edges
- Dual cylinders configuration that provide superior biting force
- Minimum lifting capacity at 17 ft with grapple 2,500 lbs

Boom/Pivot/Pedestal

- 17 ft boom (10 ft main boom, 7 ft tip boom)
- Slewing ring and Gearbox configuration

Safety

- Must meet D.O.T. rear impact standards
- All hydraulic hoses must be enclosed or shielded
- Boom height alarm
- E-Stop located in operator's station
- Integral holding valves in the main boom, tip boom, and outrigger cylinders.

Warranty

- Minimum 1 year hydraulic warranty
- Minimum 3 year structural warrant

All pricing shall include taxes.

Bid questions due no later than, Friday, August 29, 2025, to

Mandy Spicer
Chief Financial Officer
Benton, AR
501-381-3710
Mandy.Spicer@bentonar.org



Official RFP Price Sheet

All applicants must fill out the form below, along with the appropriate authorized signatures.

	Price
Total Bid for Grapple Truck	\$ 189,149 ⁰⁰

Upon signing this form, the applicant acknowledges that all information provided in this RFP is true and will provide documentation requested.

Price given above is the final to the City of Benton and includes all taxes, overhead and profit to the bidder. The City of Benton reserves the right to accept any or all part of bids, to reject any or all bids and to award to the bid deemed in the best interest to the City.

RCIT

Printed Name of Company

122 meynel drive Sherwood AR 72120

Company Address

501-835-5230

Telephone Number

Fax Number

E-Mail Address

rmooney@rivercityhyd.com

Printed Name of Authorized Signature

Robert Mooney

Date

9-2-2025

Authorized Signature

Date

9-2-2025



River City Hydraulics, Inc.
 P.O. Box 6033
 Sherwood, AR 72124
 Phone: (501) 835-5230
 Fax: (501) 834-1233

Purchase Agreement

Date	Estimate #
9/2/2025	27769

Name / Address
City of Benton Ar

Ship To
--ESTIMATES ONLY--

PRICE IS VALID FOR 5 BUSINESS DAYS

P.O. No.	Terms	Rep	Unit Number	Serial Number	VIN
	Due on receipt	RM			
Item	Description	Qty	U/M	Rate	Total
PETERSEN TL2 CHASSIS	TL2 LIGHTNING LOADER NEW FREIGHTLINER M-2 106 26,000 GVW UNDER CDL HARDOX 20 YARD DUMP BODY JOYSTICK CONTROLS DOUBLE BARN STYLE DOORS	1 1	ea ea	189,149.00 0.00	189,149.00 0.00T

All documents pertaining to and required for financing/loan must be submitted to lienholder before delivery of unit. All payments are required within five business days of delivery.

Signature _____ Date _____

Print _____

Subtotal	\$189,149.00
Sales Tax (0.0%)	\$0.00
Total	\$189,149.00

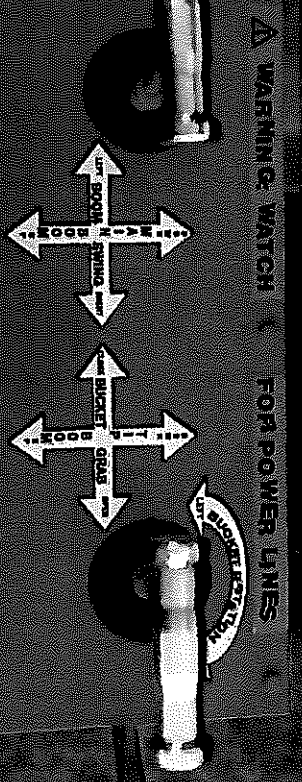
Any applicable material surcharges or tariffs imposed on this order prior to delivery will be passed on to the buyer. This will increase the final price at time of delivery.

Initial: ____

TL-2 LIGHTNING LOADER®

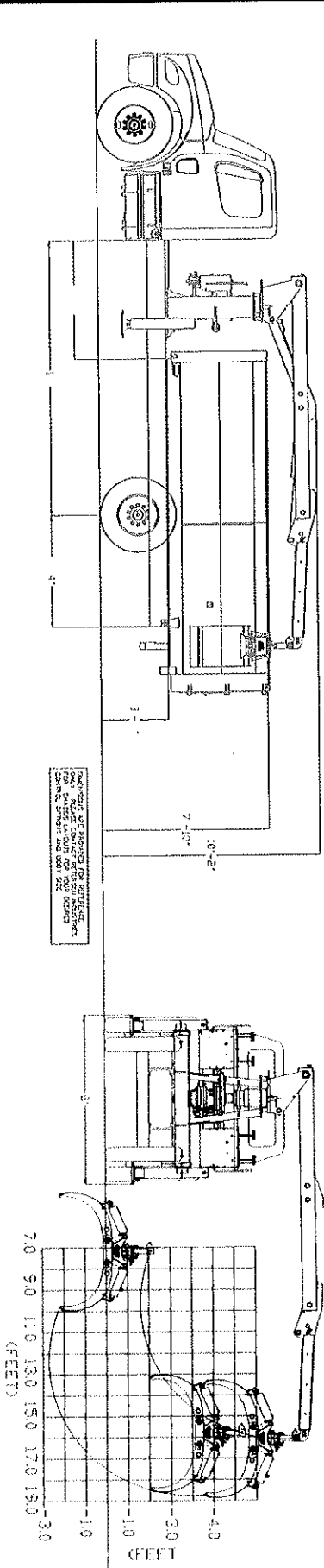


WE BUILD LEGENDS.



PETERSENIND.COM | 800.930.LOAD (5623)

RT TL-2 LIGHTNING LOADER®



REACH AND RADIUS TO CENTER OF GRAVITY OF ATTACHMENT POINT. REACH AND RADIUS TO CENTER OF GRAVITY OF ATTACHMENT POINT. REACH AND RADIUS TO CENTER OF GRAVITY OF ATTACHMENT POINT.

SPECIFICATIONS & TECHNICAL DATA

LIGHTNING LOADER® AN AMERICAN LEGEND

The Lightning Loader® is the most envied, most desired, and most imitated grapple truck in the industry. We manufacture 95% of each unit in-house to guarantee quality. Each Lightning Loader® is built to provide maximum strength, durability, and reliability, so you can get the job done fast and free of headaches.

LIFT CAPACITY

Radius	Load Capacity
10 ft. radius	5320 lbs.
16 ft. radius	2650 lbs.

Note: Weight of attachment not subtracted from listed lifting capacities. Trash bucket weights 1,000 lbs. Capacities shown do not exceed 85% vehicle tipping moment (outriggers engaged and on firm, level ground.)

GENERAL SPECIFICATIONS

Reach	16 ft.
Tare Weight (empty)	20,790 lbs.
Outrigger Span	8 ft.
Dump Body Hoist Capacity	16 tons

RECOMMENDED CHASSIS (MINIMUM)

Body Style	Conventional Cab
Cable-to-Axle Dimension	156"
Front Axle Rating	10,000 lbs. Minimum
Rear Axle Rating	16,000 lbs. Minimum
GVW Rating	26,000 lbs. Maximum

Frame	1,800,000 w
Frame Thickness	1 1/32" Minimum
Engine	230 HP
Transmission	Automatic
Electrical	Remote engine and transmission connectors

City of Benton, Arkansas

Street 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 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 Fund

	Beginning Approved Budget	Budget Amendment	Revised Budget
Receipts	\$4,112,651	\$0	\$4,112,651
Personal Services	\$1,224,332	\$0	\$1,224,332
Supplies, Repair & Mtc	\$2,895,350	\$0	\$2,895,350
Other Services and Charges	\$246,468	\$0	\$246,468
Miscellaneous	\$16,050	\$0	\$16,050
Capital Outlay	\$88,000	\$207,000	\$295,000
Transfers	\$265,000	\$0	\$265,000
Total Budget	(\$622,548)		(\$829,548)

Section 2: Funding & Disbursements – Fiscal Year 2025

Street Fund

Expenditures

Increased appropriation for the purchase of a grapple truck for the Streets department.

8005.00 Vehicles Capital Outlay \$207,000

RESOLUTION NO. 80 OF 2025

A RESOLUTION DECLARING CERTAIN PROPERTY AS SURPLUS; AND AUTHORIZING THE SALE OF THE SURPLUS PROPERTY AT AUCTION; AND FOR OTHER PURPOSES

WHEREAS, the Benton Police Department owns a police vehicle that is beyond its safe service capabilities; and

WHEREAS, the vehicle is described as set out below; and

YEAR	MAKE	MODEL	UNIT	VIN	MILEAGE
2009	Dodge	Charger	054	2B3KA43V49H623054	98,838

WHEREAS, the City Council has determined that it is in the best interest of the City to declare this vehicle as surplus and to authorize it to be sold at public auction.

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

SECTION 1: The property listed above is hereby declared surplus property and shall be sold at public auction in accordance with any applicable state or federal law.

SECTION 2: The Police Chief is authorized to set the terms and conditions for the auction with respect to the amount of the deposit required on the day of sale, closing and all other necessary terms for the sale, including the date for when the surplus property shall be delivered to the successful bidder.

PASSED AND APPROVED this the _____ day of September 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

ORDINANCE NO. 49 OF 2025

AN ORDINANCE REZONING 6718 & 6720 ALCOA ROAD IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R2 SINGLE FAMILY DISTRICT DETACHED HOUSING TO C2 GENERAL COMMERCIAL; AND FOR OTHER PURPOSES

WHEREAS, an application for rezoning was filed with the Planning Commission of the City of Benton, Arkansas, requesting that the property located at 6718 & 6720 Alcoa Rd in the City of Benton be rezoned from R2 to C2; and

WHEREAS, the Planning Commission ordered a public hearing be held on September 2, 2025, at 6:00 p.m., for the purpose of hearing said application; the notice of such hearing having been published in a newspaper having a bona fide circulation in Saline County, Arkansas, with evidence having been submitted that all property owners or lessees within 300 feet of the property having been notified of said hearing; and at said hearing, the Planning Commission recommended to the City Council that such request be granted; and

WHEREAS, the City Council of the City of Benton, Arkansas, desires to rezone the following property from R2 to C2.

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

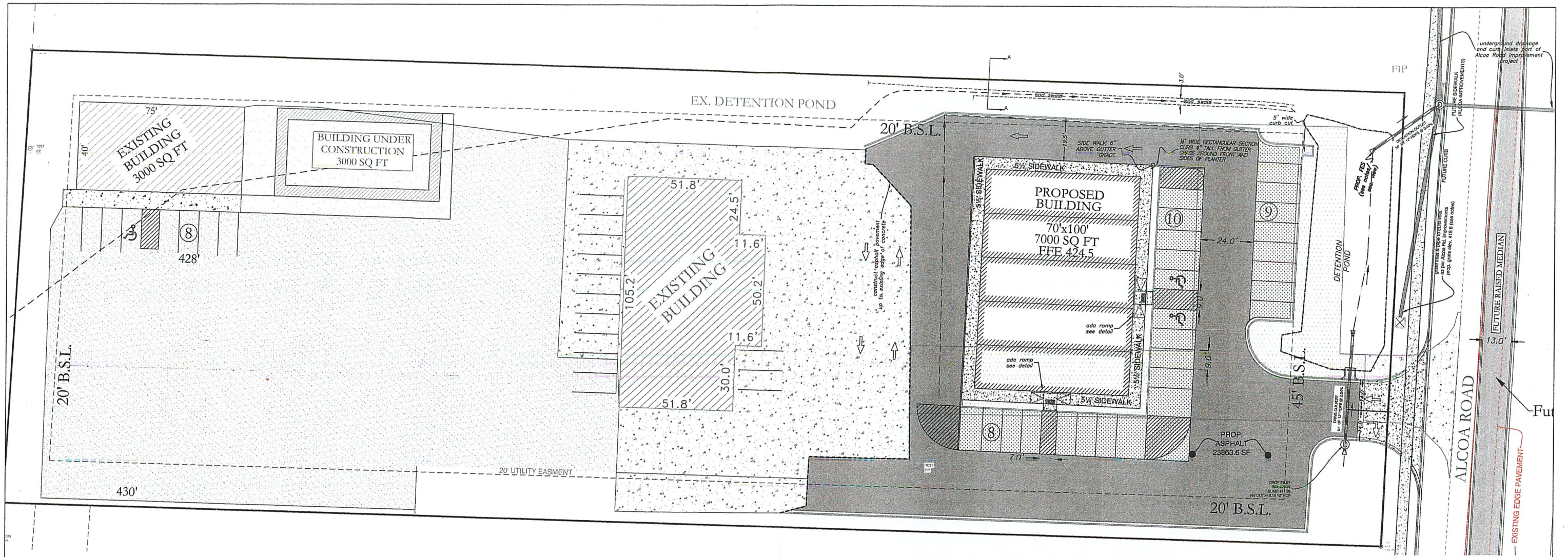
SECTION 1: The following described property is hereby rezoned from R2 Single Family District Detached Housing to C2 General Commercial.

Address: 6718 & 6720 Alcoa Rd Benton, AR 72015
Parcel Number: 805-05964-000

PASSED AND APPROVED, this ____ day of September 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk



VICINITY MAP



(WARRANTY DEED, DEED BOOK 192, PAGE 483)

PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 363 FEET SOUTH OF THE NW CORNER OF SAID E1/2 E1/2 NE1/4, THENCE CONTINUE SOUTH 207 FEET, THENCE NORTH 88°10' EAST 637.20 FEET, THENCE NORTH 0°26' WEST 207 FEET, THENCE SOUTH 88°10' WEST 635.88 FEET TO THE POINT OF BEGINNING, CONTAINING 3.02 ACRES, MORE OR LESS.

AS SURVEYED DESCRIPTION NORTHEAST QUARTER, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID E1/2 E1/2 NE1/4, THENCE S3°23'43"W 370.40 FEET TO A 5/8" REBAR AND POINT OF BEGINNING, THENCE S88°21'43"E 624.54 FEET TO THE WEST RIGHT OF WAY OF ALCOA ROAD, THENCE S02°48'41"W ALONG SAID WEST RIGHT OF WAY 206.94 FEET TO A 1" PINCH TOP PIPE, THENCE LEAVING SAID WEST RIGHT OF WAY OF ALCOA ROAD N88°20'41"W 626.65 FEET TO A 1 1/4" PIPE, THENCE N3°23'43"E 206.81 FEET TO THE POINT OF BEGINNING CONTAINING 2.97 ACRES

SITE PLAN NOTES

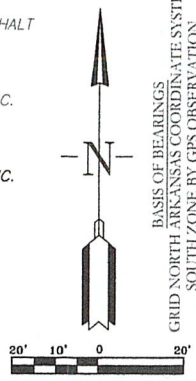
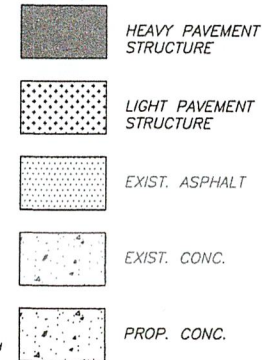
PARKING REQUIREMENTS:
 TOTAL: 27 SPACES
 4 HANDICAP
 PROPOSED ASPHALT 23863.6 SF/129291.5 SF = 18%
 *NO SIGN WILL BE INCLUDED AS PART OF SITE PLAN

UTILITY NOTES

1. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHOULD ALWAYS CALL ONE CALL BEFORE DIGGING.

FUTURE ALCOA RD. IMPROVEMENTS

- Existing Alcoa Rd. edge of pavement and existing centerline are shown in red.
- Widened roadway section and drainage infrastructure is part of an ongoing Alcoa Rd. improvement project, separate and apart from this project.
- Elements of this drawing displaying Alcoa Road Improvements were drawn as per design by McClelland Engineers.
- The pond grading/excavation based off of invert elevation for proposed nearby curb inlet box.



PROPERTY SPECIFICATIONS		
OWNER: Name: LANDERS DEVELOPMENT, LLC Address: 3108 HORIZON DR SUITE 5 BRYANT, AR 72022	DEVELOPER: Name: LANDERS DEVELOPMENT, LLC Address: 3108 HORIZON DR SUITE 5 BRYANT, AR 72022	
PROJECT USE: COMMERCIAL, RETAIL, AND BUSINESS CURRENT ADDRESS: 678 ALCOA RD BENTON, ARKANSAS 72015 CURRENT ZONING: HIGHWAY CORNER DEVELOPMENT FRONT SET: 45' SIDE SET: 20' REAR SET: 30'		
HOPE CONSULTING ENGINEERS - SURVEYORS 117 S. Market Street, Benton, Arkansas 72015 PH. (501) 315-2626 FAX (501) 315-0024 www.hopeconsulting.com		
FOR USE AND BENEFIT OF: LANDERS DEVELOPMENT, LLC LANDERS DEVELOPMENT FUTURE OFFICE SITE PLAN PART OF THE EAST 1/2 OF THE NE 1/4 SEC. 31, T-14, R-14-W SALINE COUNTY, ARKANSAS		
DATE: 03/24/2017	C.A.D. BY: JNS	DRAWING NUMBER:
REVISED: 9-29-17	CHECKED BY:	15-0227
SHEET: C-1.0	SCALE: AS SHOWN	

J. Bandon
C2 confirmed

09.02.2025				
6718 & 6720 Alcoa Rd [Rezone from R2 to C2]				
	Voter		YES	NO
1	Member	Carl West		
2	Member	Brett Chumley	X	
3	Member	Lois Burks	X	
4	Member	Darrell Wood	X	
5	Member	John Clements	X	
6	Member	Pamela Gibson	X	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton		
9	Member	Andy Warford	X	

Nomination
Motion L.B.
Second ADD P.Q.

Nomination
Motion
Second

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Matthews
Planner
Phone: (501) 776-5938
Email: Chelsea.Matthews@bentonar.org



114 South East Street
Benton, Arkansas 72015
Fax: (501) 776-5922
Web: www.bentonar.org

MEMORANDUM

TO: James Stilwell
Planning Commission

FROM: Chelsea Matthews
Community Development

DATE: 09.02.2025

RE: 6718 & 6720 Alcoa Rd [Rezone from R2 to C2]

Nick Landers & Josh Bowden [property owners] is requesting approval of a rezone at 6718 & 6720 Alcoa Rd. This property is currently zoned R2 [Single Family District Detached Housing] and he is requesting this property be rezoned to C2 [General Commercial]. All questions and comments from Benton Utilities and the City of Benton have been approved.

Please contact the Community Development Office if we may be of further assistance.

*OPEN
DISPLAY*

0719 P 0720 A1001 Rd.
 #005-05904-000

Rezone Check List

Cover Memo	YES Attached
Application	YES Attached
\$40 Fee	YES Attached
Vicinity Map 8.5 x 11" size [12 Copies]	YES Attached
Scale Drawing w Information of Owners within 300 feet [12 Copies]	YES Attached
Proof of Ownership OR Notorized Letter	YES Attached
Address	0719 P 0720 A1001
Parcel Number	#005-05904-000
Approved DRC Comments	YES Attached
Current Zone	R2
Proposed Zone	C2
Surrounding Zones	R2, C2
Proof of Publication [15 Days Prior to Meeting]	YES Attached
"Subject to Rezone" Sign [15 Days Prior to Meeting]	YES Attached
Mail Notification to all Leasee or Owners within 300 Feet of Property [15 Days Prior to Meeting] *Certified Mail Receipts	YES Attached
Applied for in the Last 12 Months?	no
City Council Meeting	09.22.20

Chelsea Matthews

From: Chelsea Matthews
Sent: Tuesday, August 19, 2025 11:40 AM
To: landersdev.josh@gmail.com
Subject: DRC Comments for 6718 & 6720 Alcoa Rd [Rezone]

Good Afternoon,

Below are comments I have received regarding the rezone @ 6718 & 6720 Alcoa Rd. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

Community Development:

- This project has been approved @ DRC. Please make note of all comments below. This item has been added to the Planning Commission agenda for 09.02.2025 @ 6:00PM. Please make sure that you or a representative is present to answer any questions. Please make sure to complete the remaining rezone application requirements and submit the documentation to me no later than 08.25.2025 end of day so that I can keep this item on the agenda.

Electric Department:

- This is 1st Electric

Fire Marshal:

- Fire has no comments.

Street Department:

- We approve.

Wastewater Conveyance Department:

- Wastewater approves rezone

Water Department:

- Water department approves this rezone and plot plan.

Please let me know if you need anything else!



Chelsea Matthews

City Planner

City of Benton

Ph: 501.776.5938



REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name Nick Landers + Josh Bowden, Landers Development LLC

Address of subject property 6720 Alcoa Rd, Suite 3, Benton, AR 72015

Legal description of subject property _____

6718 and 6720 Alcoa Rd.
31.019 14W Acres 3.02
PT NE NE 2023-020885

Parcel Number 805-05964-000

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

Signed Nick Landers

Email Landersdevelopment@att.net

Address 6720 Alcoa Rd, Suite 3
Benton, AR, 72015

Phone 501-920-3672



Subscribed and certified to me this 11th day of August, 2025

08/11/25

#49091

Receipt Number

Chelsa Matthews

Planning Department Representative

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

No. 49090

DATE 7/11 2008

**CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT**

RECEIVED OF W. Paul Peck \$ 10,000.00

FOR City of Benton

ASH

RECEIVED BY: [Signature]

No. 49091

DATE 8/11 2008

**CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT**

RECEIVED OF Landees Development \$ 40.00

FOR CUA 10838

10718/10720 Perez Collection

RECEIVED BY: [Signature]

No. 49092

DATE _____ 20____

**CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT**

RECEIVED OF _____ \$ _____

FOR _____

RECEIVED BY: _____

AFFP

NOTICE Notice is hereby given

Affidavit of Publication

STATE OF ARKANSAS }
COUNTY OF SALINE }

SS

NOTICE

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 2nd day of September, 2025 at 6:00pm at 114 South East Street on the petition of Landers Development LLC for rezoning to a C2 on 6718 and 6720 Alcoa Road, Benton AR 72015 on the following lands to wit: 31-OS 14W 3.02Acres NE NE 2023-20885 in the City of Benton, Saline County, Arkansas

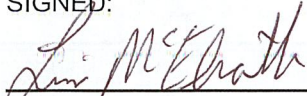
, being duly sworn, says:

That she is Lisa McElrath of the The Saline Courier, a daily newspaper of general circulation, printed and published in Benton, Saline County, Arkansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 20, 2025

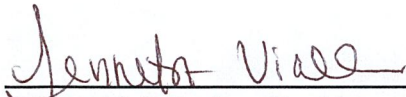
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Lisa McElrath

Subscribed to and sworn to me this 20th day of August 2025.



Jenneta Viall, Regional Bookkeeper, Saline County, Arkansas

My commission expires: December 18, 2025



01126768 00191223

Josh Bowden
Landers Development
720 Alcoa Road, Suite 3
Benton, AR 72015

Order Receipt

Saline Courier

321 N. Market St.
Benton, AR 72015

Phone: 501-315-8228

URL: <https://www.bentoncourier.com/>

Josh Bowden
Landers Development
6720 Alcoa Road, Suite 3
Benton, AR 72015

Acct #: 01126799
Phone: (501)794-6651
Date: 08/08/2025
Ad #: 00190850
Salesperson: SCL Ad Taker: SC5

Class: 101

Ad Notes:

Sort Line: PUBLIC NOTICE NOTICE OF ZONI

Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2025-08-12	101.40

Ad Text:

PUBLIC NOTICE

NOTICE OF ZONING CHANGE

Notice is hereby given that the City of Benton, County of Saline, Arkansas, will hold a public hearing to consider a proposed change in zoning classification for the property located at 6718 and 6720 Alcoa Road, further described as: 31 O1S 14W Acres 3.02 PT NE NE 2023-20885.

The request is to change the zoning from R2 to Commercial for the purpose of development.

Payment Reference:

Total:	105.90
Tax:	0.00
Net:	105.90
Prepaid:	0.00

Total Due 105.90



2023 Saline County, AR Tax Statement

March 1, 2024

2023 Taxes due beginning March 1, 2024 until October 15, 2024

Jennifer Carter, Tax Collector

215 N. Main St., Suite 3, Benton, AR 72015
www.salinecollector.ar.gov 501-303-5620

Scan this QR Code
with your Smart
Device to pay your
tax online



Payment Options

- We do not accept credit card checks, temporary, or E-checks.
- **Make checks payable to: Saline County Collector** and mail payment to 215 N. Main St., Suite 3, Benton, AR 72015
- Pay Online at: <http://tax.countyservice.net/saline>
- Payments made with a debit/credit card will be charged a processing fee.
- Pay in person Mon. – Fri., 8:00 am – 4:30 pm at either Benton or Bryant location.
- 24/7 drop box located outside of the Benton Office.
- Pay using your on-line banking – call your bank for assistance.

For a paper receipt, enclose a self-addressed stamped envelope with the stub.

For an e-mailed receipt, provide your e-mail address on the back of this detachable stub.

1164 1 AV 0.507 10035202
0001164-000005*****SCH 5-DIGIT 72019
LANDERS DEVELOPMENT LLC
6720 ALCOA RD STE 3
BENTON, AR 72015-9702



4723

Detach & return upper portion with payment



2023 Saline County, AR Tax Statement

March 1, 2024

2023 Taxes due beginning March 1, 2024 until October 15, 2024

Jennifer Carter, Tax Collector

215 N. Main St., Suite 3, Benton, AR 72015
www.salinecollector.ar.gov 501-303-5620



Scan this QR Code
with your Smart
Device to pay your
tax online

- Payment must be received, or USPS Postmarked by the due date. Metered or Kiosk postmarks are not proof of timely mailing.
- On October 15th the Benton Tax Collector's Office is open until 6:00 pm and the drop box until midnight.
- Verify that ALL your property, acreage, or lots are listed on this statement.
- Failure to receive a tax statement does not remove tax liability or penalties.

taxpayer ID: 10035202

LANDERS DEVELOPMENT LLC
6720 ALCOA RD STE 3
BENTON, AR 72015-9702

Retain for your records

Parcel Number	Owner's Name	School District	Valuation	Millage	Description of Tax	Tax Amount	Total Tax Due
9286993	LANDERS DEVELOPMENT LLC 6720 ALCOA RD STE 3 Business Personal	252	20,430	54.10	Personal Property	\$1,105.26	\$1,105.26
805-05964-000	LANDERS DEVELOPMENT LLC 6718& 6720 ALCOA RD 31 01S 14W Acres 3.02 PT NE NE 2023-020885	252	264,770	54.10	Real Estate	\$14,324.06	\$14,324.06
840-05245-019	LANDERS DEVELOPMENT LLC LOGAN RIDGE DR Lot 19 HUNTER CROSSING PH 1 15 01S 14W Acres 0 2023-011899	253	4,800	53.50	Real Estate Bryant Realty Property Owners Hunter Crossing Imp Dist	\$256.80 \$156.00 \$840.00	\$1,252.80
840-05245-025	HUNTER CROSSING MULTIPURPOSE POA (GREEN SPACE) Lot GREEN SPACE HUNTER CROSSING PH 1 15 01S 14W Acres 0.65	253	200	53.50	Real Estate	\$10.70	\$10.70

Parcel Number	Owner Name	Physical City	Physical Address	Zip Code	Mailing Address	Mailing City	Mailing State
805-06067-000	RAMSEY DEBRA A & JAMES R & M & C ECKHARDT TRUST	BENTON	6817 ALCOA RD	72015	PO BOX 248	BENTON	AR
805-05964-000	LANDERS DEVELOPMENT LLC	BENTON	6718 & 6720 ALCOA RD	72015	6720 ALCOA RD STE 3	BENTON	AR
805-05963-001	BEATY R DALTON REVOCABLE TRUST	BENTON	6802 & 6804 ALCOA RD	0	106 SISNEY LN	HOT SPRINGS NATIONAL PARK	AR
805-05968-000	REYNOLDS LARRY	BENTON	6715 & ALCOA RD	72015	6715 ALCOA RD	BENTON	AR
805-06066-000	WHITLOCK JERRY D & CELESTE TRUSTEES JERRY & CELEST	BENTON	6805 ALCOA RD	72015	6100 CONGO RD	BENTON	AR
805-05963-000	BEATY R DALTON REVOCABLE TRUST	BENTON	6900 ALCOA RD	72015	106 SISNEY LN	HOT SPRINGS NATIONAL PARK	AR
805-05973-000	PETRO PLUS LLC	BENTON	6650 ALCOA RD	72015	5101 NORTHSHORE LN	NORTH LITTLE ROCK	AR
805-05968-000	PETRO PLUS LLC	BENTON	BOONE RD	72015	5101 NORTHSHORE LN	NORTH LITTLE ROCK	AR
805-05965-000	DELAMAR JERRI ANN & DAVID DELAMAR TRUSTEES JERRI A	BENTON	4313 BOONE RD	72015	3613 FOX TRAIL	BENTON	AR
805-06069-002	ALCOA EXPRESS LLC	BENTON	6623 ALCOA RD	72015	325 S BYHALIA RD	COLLIERVILLE	TN
805-05975-000	TODD MATTHEW	BENTON	4198 BOONE RD	72015	4198 BOONE RD	BENTON	AR
805-05975-001	MINTON PATRICK & HOLLI	BENTON	4150 BOONE RD	0	4150 BOONE RD	BENTON	AR
805-05967-000	DENVER ROLLER INC	BENTON	6700 ALCOA RD	0	PO BOX 25440	LITTLE ROCK	AR
805-05967-003	PFEIFER SUTTER FAMILY LLC	BENTON	ALCOA RD	0	PO BOX 26321	LITTLE ROCK	AR
805-05976-000	MASSEY LAITHE & AMBER	BENTON	4303 BOONE RD	72015	2000 BOULDER CREEK CV	ALEXANDER	AR
805-05976-001	LAITHE MASSEY HOMES LLC	BENTON	BOONE RD	0	2000 BOULDER CREEK CV	ALEXANDER	AR

LETTER OF INTENT TO REZONE

Date: 9-11-2025

To:

City of Benton

Planning and Zoning Department

410 River Street

Benton, AR 72015

From:

Nick Landers and Josh Bowden

Landers Development LLC

6720 Alcoa Road

Benton, AR 72015

Subject: Request for Rezoning – 6718 & 6720 Alcoa Road

Dear Planning and Zoning Commission Members,

We are submitting this Letter of Intent to formally request a zoning change for the properties located at 6718 and 6720 Alcoa Road, Benton, Arkansas, further described as: 31 O1S 14W Acres 3.02 PT NE NE 2023-20885.

The current zoning classification for these parcels is R2. We are requesting that the zoning be changed to Commercial to allow for future commercial development consistent with surrounding land use and the City's long-term growth plans.

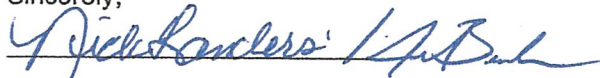
The proposed rezoning will:

- Support economic development in the Alcoa Road corridor.
- Create opportunities for business growth and employment.
- Align with existing commercial and mixed-use properties in the vicinity.

We respectfully request that this rezoning request be placed on the agenda for the September 2, 2025 public hearing before the City of Benton Planning and Zoning Commission.

Thank you for your consideration of this request. We are available to provide any additional information or documentation as needed.

Sincerely,



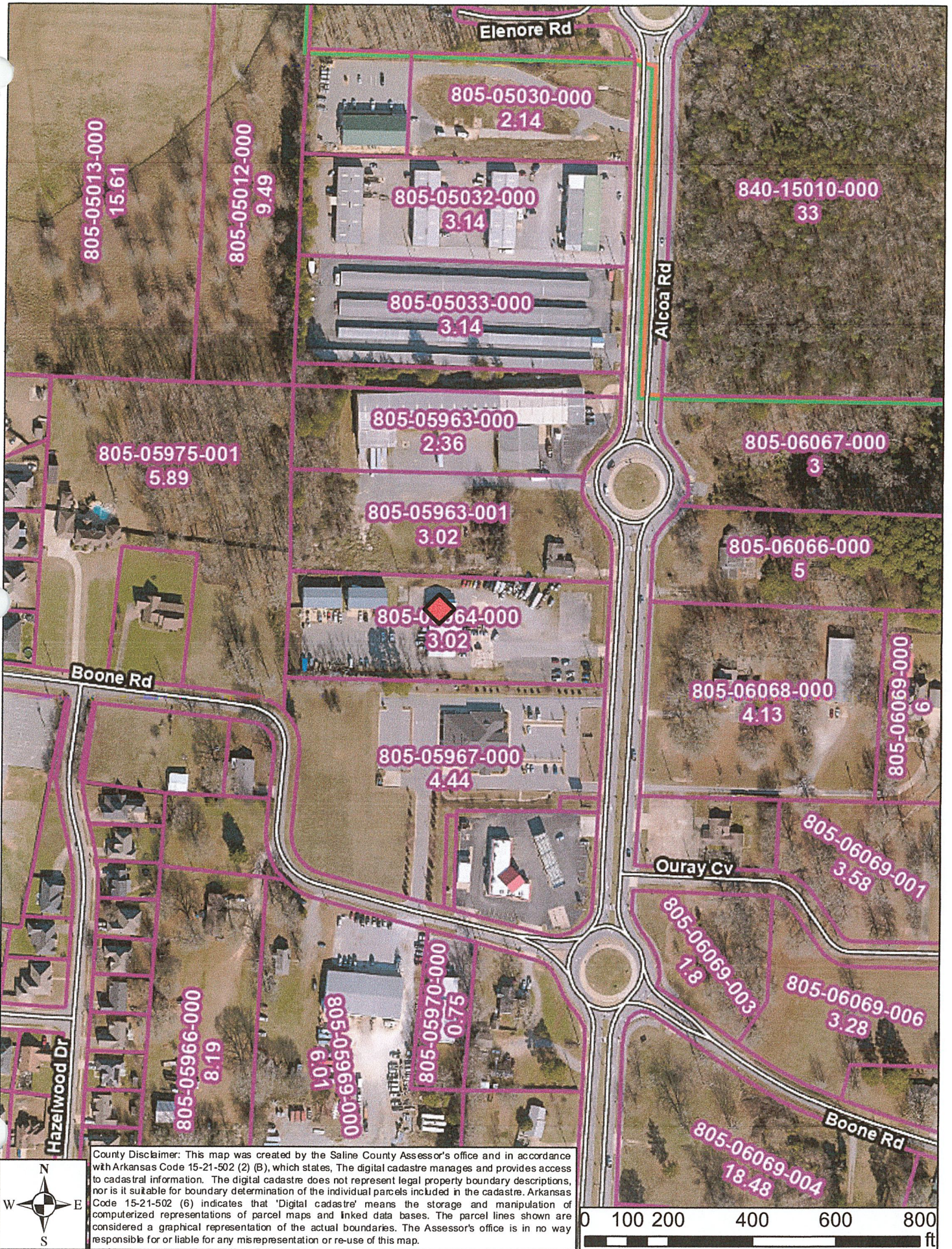
Nick Landers and Josh Bowden

Landers Development LLC

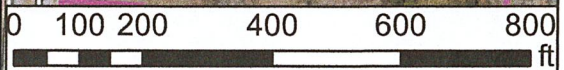
Phone: 501-612-2390 / 501-794-6651

Email: landersdevelopment@att.net

6718 / 6720 Alcoa Road



County Disclaimer: This map was created by the Saline County Assessor's office and in accordance with Arkansas Code 15-21-502 (2) (B), which states, The digital cadastre manages and provides access to cadastral information. The digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastre' means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The Assessor's office is in no way responsible for or liable for any misrepresentation or re-use of this map.



9589 0710 5270 3204 2602 39

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Domestic Mail Only

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

Benton, AR 72015

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
\$	\$0.00
Total Postage and Fees	\$6.08
\$	\$0.00

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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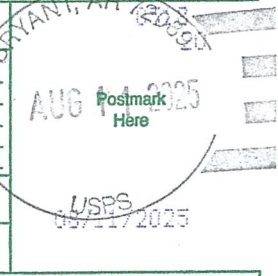
Hot Springs National Park, AR 71913

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
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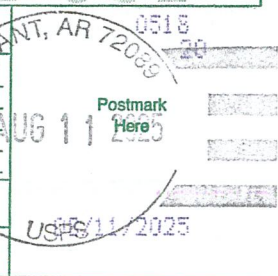
Little Rock, AR 72221

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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\$	\$0.00
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 City, State, ZIP+4® _____

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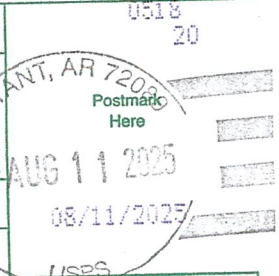
Benton, AR 72015

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
\$	\$0.00
Total Postage and Fees	\$6.08
\$	\$0.00

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Benton, AR 72015

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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Postage	\$0.78
\$	\$0.00
Total Postage and Fees	\$6.08
\$	\$0.00

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 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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For delivery information, visit our website at www.usps.com.
Cold Springs, TN 38017

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
Total Postage and Fees	\$6.08

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Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3204 2601 85

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
North Little Rock, AR 72118

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3204 2601 78

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Little Rock, AR 72221

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3204 2601 61

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Benton, AR 72019

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3204 2601 54

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

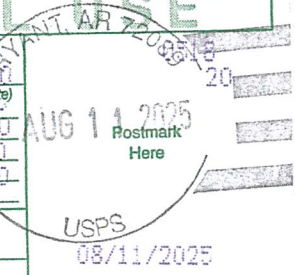
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Alexandria, AR 72002

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3204 2601 47

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

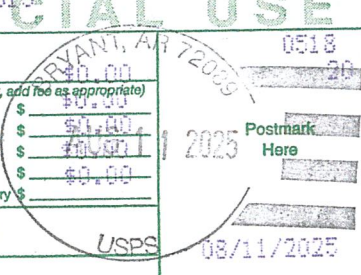
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Benton, AR 72015

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



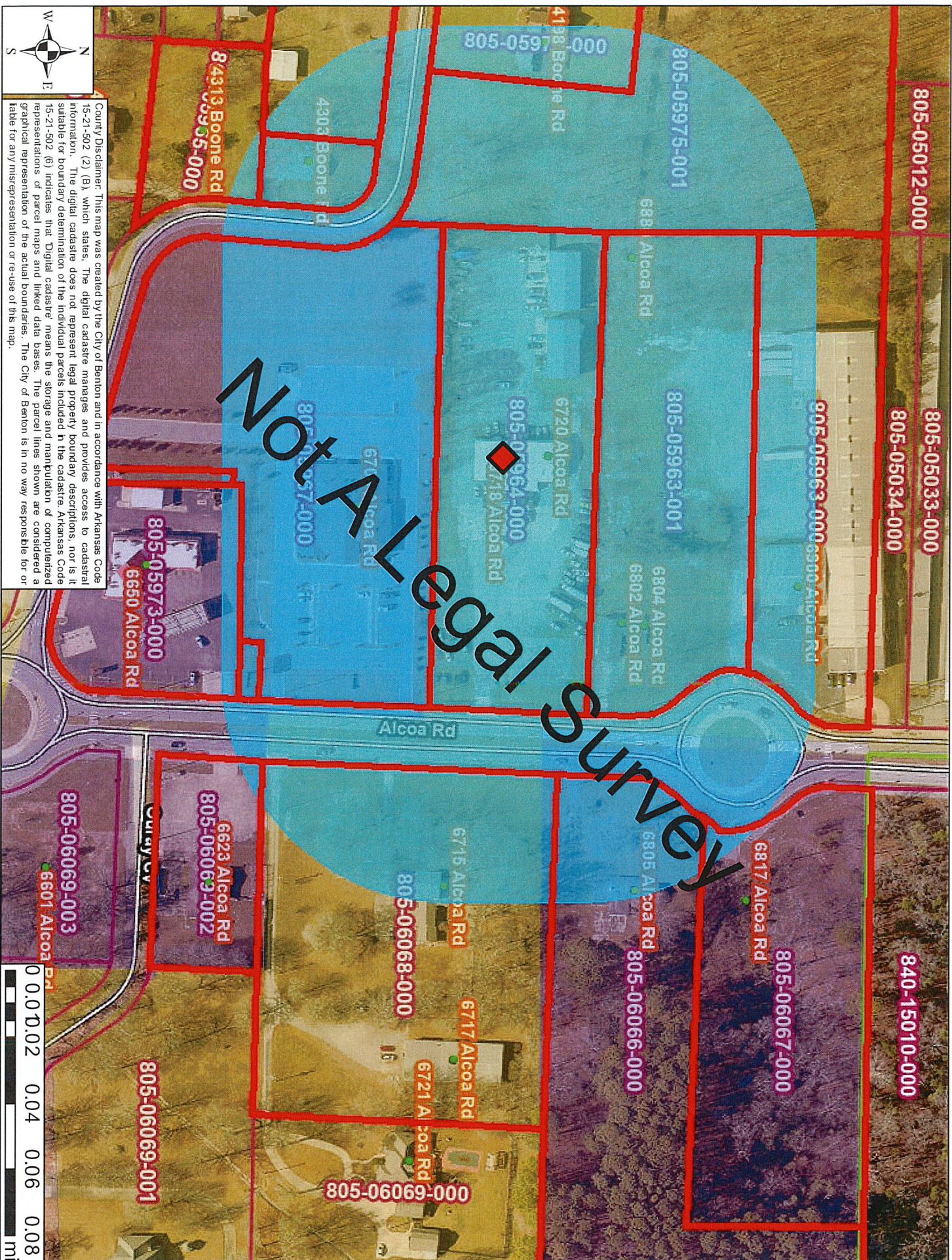
6718 & 6720 Alcoa Rd



County Disclaimer: This map was created by the City of Benton and in accordance with Arkansas Code 15-21-502 (2) (B), which states, "The digital cadastre manages and provides access to cadastral information. The digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre, Arkansas Code 15-21-502 (6) indicates that Digital cadastre means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The City of Benton is in no way responsible for or liable for any misrepresentation or re-use of this map."



6718 & 6720 Alcoa Rd



Not A Legal Survey



County Disclaimer: This map was created by the City of Benton and in accordance with Arkansas Code 15-21-502 (2) (B), which states, "The digital cadastre manages and provides access to cadastre information. The digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastre' means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The City of Benton is in no way responsible for or liable for any misrepresentation or re-use of the map."



Parcel Number	Owner Name	Physical City	Physical Address	Zip Code	Mailing Address	Mailing City	Mailing State
805-06067-000	RAMSEY DEBRA A & JAMES R & M & C ECKHARDT TRUST	BENTON	6817 ALCOA RD	72015	PO BOX 248	BENTON	AR
805-05964-000	LANDERS DEVELOPMENT LLC	BENTON	6718 & 6720 ALCOA RD	72015	6720 ALCOA RD STE 3	BENTON	AR
805-05963-001	BEATY R DALTON REVOCABLE TRUST	BENTON	6802 & 6804 ALCOA RD	0	106 SISNEY LN	HOT SPRINGS NATIONAL PARK	AR
805-06068-000	REYNOLDS LARRY	BENTON	6715 & ALCOA RD	72015	6715 ALCOA RD	BENTON	AR
805-06066-000	WHITLOCK JERRY D & CELESTE TRUSTEES JERRY & CELEST	BENTON	6805 ALCOA RD	72015	6100 CONGO RD	BENTON	AR
805-05963-000	BEATY R DALTON REVOCABLE TRUST	BENTON	6900 ALCOA RD	72015	106 SISNEY LN	HOT SPRINGS NATIONAL PARK	AR
805-05973-000	PETRO PLUS LLC	BENTON	6650 ALCOA RD	72015	5101 NORTHSHORE LN	NORTH LITTLE ROCK	AR
805-05968-000	PETRO PLUS LLC	BENTON	BOONE RD	72015	5101 NORTHSHORE LN	NORTH LITTLE ROCK	AR
805-05965-000	DELAMAR JERRI ANN & DAVID DELAMAR TRUSTEES JERRI A	BENTON	4313 BOONE RD	72015	3613 FOX TRAIL	BENTON	AR
805-06069-002	ALCOA EXPRESS LLC	BENTON	6623 ALCOA RD	72015	325 S BYHALIA RD	COLLIERVILLE	TN
805-05975-000	TODD MATTHEW	BENTON	4198 BOONE RD	72015	4198 BOONE RD	BENTON	AR
805-05975-001	MINTON PATRICK & HOLLI	BENTON	4150 BOONE RD	0	4150 BOONE RD	BENTON	AR
805-05967-000	DENVER ROLLER INC	BENTON	6700 ALCOA RD	0	PO BOX 25440	LITTLE ROCK	AR
805-05967-003	PFEIFER SUTTER FAMILY LLC	BENTON	ALCOA RD	0	PO BOX 26321	LITTLE ROCK	AR
805-05976-000	MASSEY LAITHE & AMBER	BENTON	4303 BOONE RD	72015	2000 BOULDER CREEK CV	ALEXANDER	AR
805-05976-001	LAITHE MASSEY HOMES LLC	BENTON	BOONE RD	0	2000 BOULDER CREEK CV	ALEXANDER	AR

6718 & 6720 Alcoa Rd

