

RESOLUTION NO. 96 OF 2025

A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 609 MILITARY 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 609 Military Road (parcel 800-15400-000) 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 \$1,322.36 + Penalty \$132.24 + Filing Fee \$30.00 for a total of \$1,484.60 to be thereafter certified to the Saline County Tax Collector; and

WHEREAS, a hearing for the purpose to determine such lien has been set for November 17, 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 November 2025

Tom Farmer, Mayor

Cindy Stracener, City Clerk

Property Remediation

609 Military Rd. Benton, AR. 72015

1.	Identify Property	06/24/2025
2.	Photograph Property	06/24/2025
3.	Mail Notification with Notice of Violation to Property Owner via Certified & Regular Mail	06/30/2025
4.	Clean Up Property	09/12/2025
5.	Mail Notice of Lien Filing Letter to Property Owner with Council Dates via Certified & Regular Mail	09/19/2025
6.	Submit Lien Resolution to Committee & Full Council	11/10/2025 11/17/2025
7.	Submit Lien Request to Saline County Tax Collector Request Submitted 45 Days Following Approval	

CVS 10431 AR LLC
MC2320 Store Acct.
1 CVS Dr.
Woonsocket, RI 02895

Re: 609 Military Rd., Benton AR 72015 (parcel 800-15400-000)

The City of Benton Community Services committee will be holding a hearing on November 10, 2025 to approve a resolution requesting the Saline County Tax Collector place a certified lien against the stated real property as a result of incurred expenses by the City of Benton in accordance with state law and City ordinance. The Community Services committee will then forward recommendations to the full City Council for final approval on November 17, 2025 at 5:30 p.m.

Said amount of expenses is \$1,322.36 + Penalty \$132.24 + filing fee \$30.00 for a total of \$1,484.60. Amount owed is \$1,322.36 if paid before lien is filed with Circuit Clerk's office. This amount is for clean-up of the referenced property.

The Committee meeting will start at 5:00 p.m. in the City Hall council chambers, 410 River Street.

Please note the revision to meeting dates.

Contact our office between the hours of 8:00 am and 4:00 pm (501)776-5938 to confirm dates and with questions.

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

9589 0730 5270 0035 8096 20

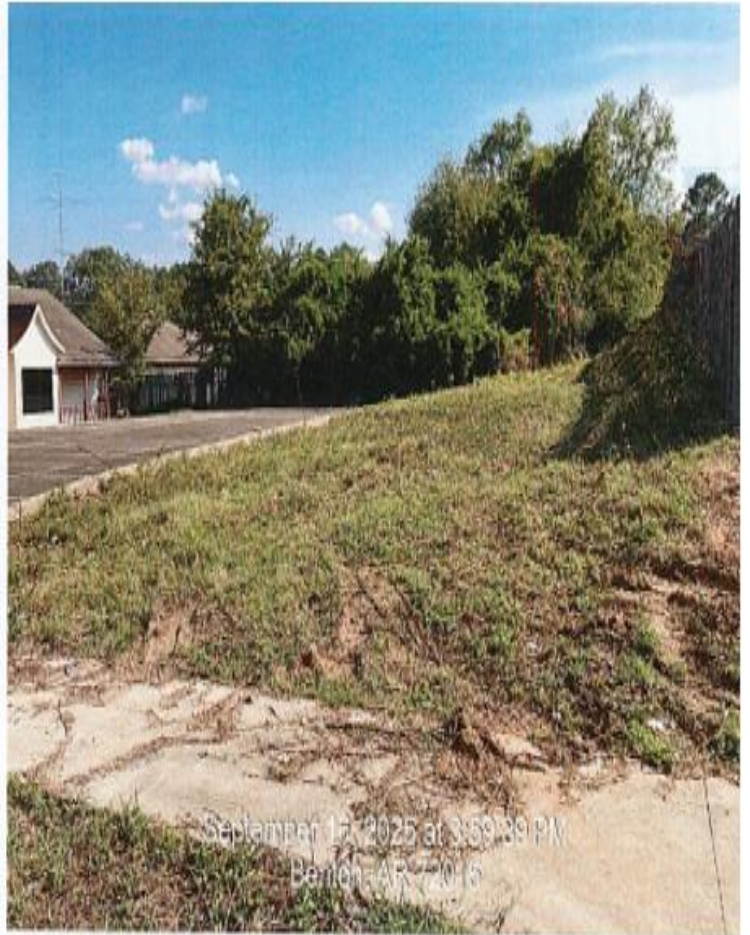
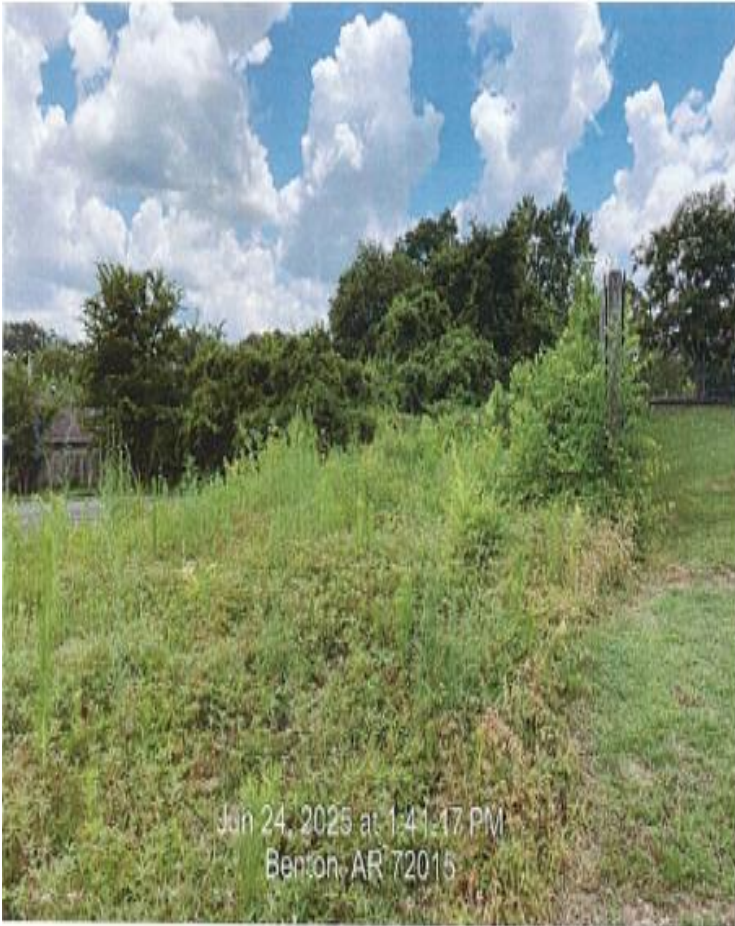
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sender	CVS 10431 AR LLC MC2320 1 CVS Dr. Store Acct. Woonsocket, RI 02895	

PS Form 3800, January 2023 PSN 7530-02 000-0047 See Reverse for Instructions



RESOLUTION NO. 97 OF 2025

A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 730 ALCOA 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 730 Alcoa Road (parcel 805-15208-000) 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 \$1,522.36 + Penalty \$152.24 + Filing Fee \$30.00 for a total of \$1,704.60 to be thereafter certified to the Saline County Tax Collector; and

WHEREAS, a hearing for the purpose to determine such lien has been set for November 17, 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 November 2025

Tom Farmer, Mayor

Cindy Stracener, City Clerk

Property Remediation

730 Alcoa Rd. Benton, AR. 72015

1.	Identify Property	08/20/2025
2.	Photograph Property	08/20/2025
3.	Mail Notification with Notice of Violation to Property Owner via Certified & Regular Mail	08/20/2025
4.	Clean Up Property	09/15/2025
5.	Mail Notice of Lien Filing Letter to Property Owner with Council Dates via Certified & Regular Mail	09/19/2025
6.	Submit Lien Resolution to Committee & Full Council	11/10/2025 11/17/2025
7.	Submit Lien Request to Saline County Tax Collector Request Submitted 45 Days Following Approval	

Esther L. Wray
730 Alcoa Rd.
Benton, AR 72015

Re: 730 Alcoa Rd., Benton AR 72015 (parcel 805-15208-000)

The City of Benton Community Services committee will be holding a hearing on November 10, 2025 to approve a resolution requesting the Saline County Tax Collector place a certified lien against the stated real property as a result of incurred expenses by the City of Benton in accordance with state law and City ordinance. The Community Services committee will then forward recommendations to the full City Council for final approval on November 17, 2025 at 5:30 p.m.

Said amount of expenses is \$1,522.36 + Penalty \$152.24 + filing fee \$30.00 for a total of \$1,704.60. Amount owed is \$1,522.36 if paid before lien is filed with Circuit Clerk's office. This amount is for clean-up of the referenced property.

The Committee meeting will start at 5:00 p.m. in the City Hall council chambers, 410 River Street.

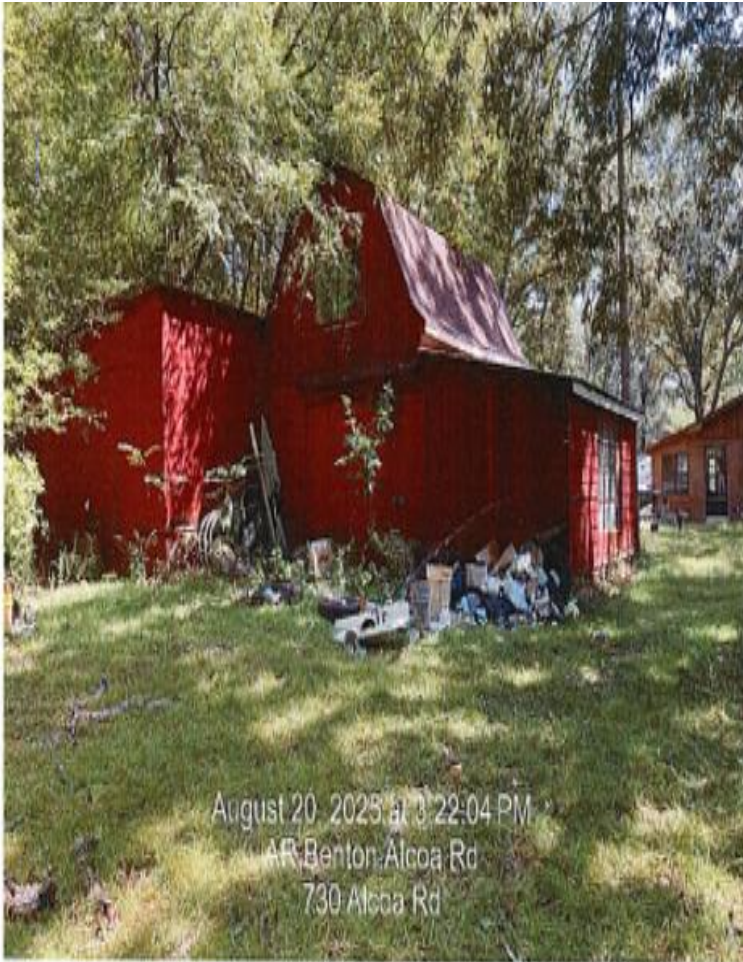
Please note these are revised dates for meetings.

Contact our office between the hours of 8:00 am and 4:00 pm (501)776-5938 to confirm dates and with questions.

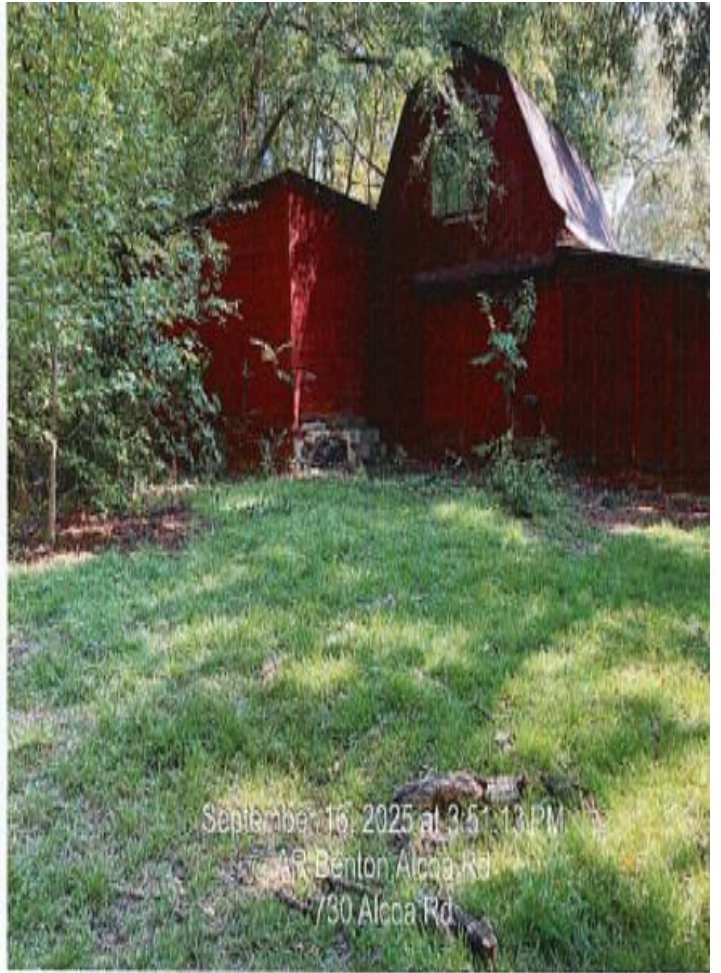

Bruce Thomas
City of Benton, Code Compliance
Cc: file

9504 0710 5270 0035 8095 90

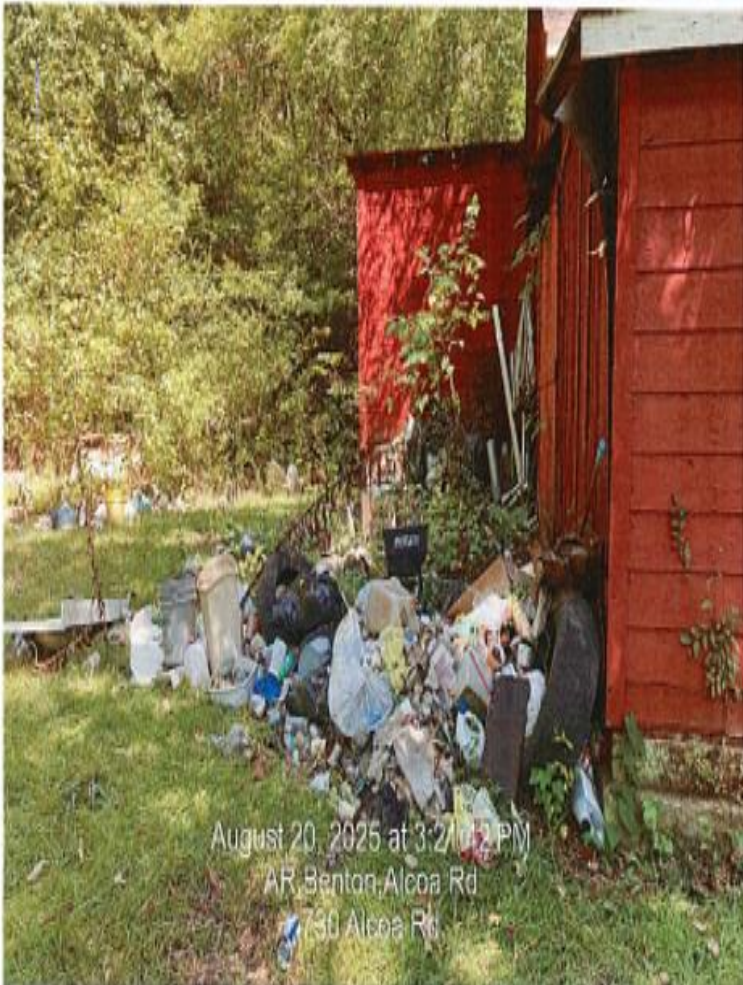
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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____
Sent To	Esther L. Wray
Street Address (No. & Box No.)	730 Alcoa Rd.
City, State, ZIP+4®	Benton, AR 72015
PS Form 3800, January 2023 PSN 7500-02-000-0007 See Reverse for Instructions	



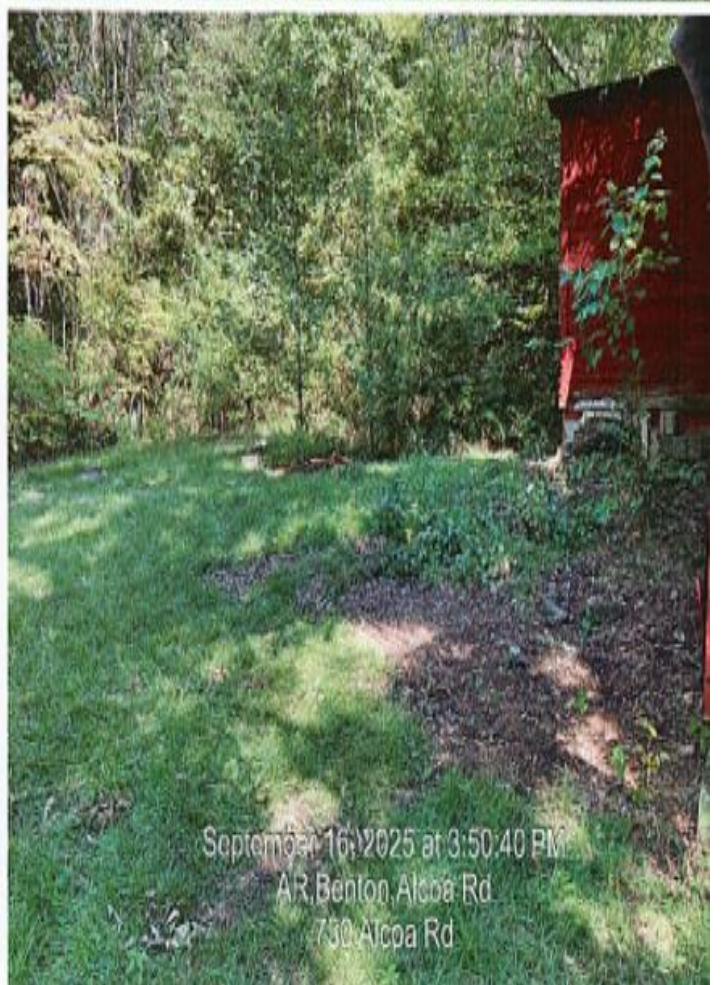
August 20, 2025 at 3:22:04 PM
AR, Benton, Alcoa Rd
730 Alcoa Rd



September 16, 2025 at 3:51:13 PM
AR, Benton, Alcoa Rd
730 Alcoa Rd



August 20, 2025 at 3:27:42 PM
AR, Benton, Alcoa Rd
730 Alcoa Rd



September 16, 2025 at 3:50:40 PM
AR, Benton, Alcoa Rd
730 Alcoa Rd

RESOLUTION NO. 98 OF 2025

A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 1222 CHERRY LANE 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 1222 Cherry Lane (parcel 800-52773-000) 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 \$872.36 + Penalty \$87.24 + Filing Fee \$30.00 for a total of \$989.60 to be thereafter certified to the Saline County Tax Collector; and

WHEREAS, a hearing for the purpose to determine such lien has been set for November 17, 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 November 2025

Tom Farmer, Mayor

Cindy Stracener, City Clerk

Property Remediation

1222 Cherry Lane Benton, AR. 72015

1.	Identify Property	07/01/2025
2.	Photograph Property	07/01/2025
3.	Mail Notification with Notice of Violation to Property Owner via Certified & Regular Mail	07/15/2025
4.	Clean Up Property	09/13/2025
5.	Mail Notice of Lien Filing Letter to Property Owner with Council Dates via Certified & Regular Mail	09/19/2025
6.	Submit Lien Resolution to Committee & Full Council	11/10/2025 11/17/2025
7.	Submit Lien Request to Saline County Tax Collector Request Submitted 45 Days Following Approval	

Central Arkansas House Buyers LLC
2400 Louisiana St.
Little Rock, AR 72206

Re: 1222 Cherry Ln., Benton AR 72015 (parcel 800-52773-000)

The City of Benton Community Services committee will be holding a hearing on November 10, 2025 to approve a resolution requesting the Saline County Tax Collector place a certified lien against the stated real property as a result of incurred expenses by the City of Benton in accordance with state law and City ordinance. The Community Services committee will then forward recommendations to the full City Council for final approval on November 17, 2025 at 5:30 p.m.

Said amount of expenses is \$872.36 + Penalty \$87.24 + filing fee \$30.00 for a total of \$989.60. Amount owed is \$872.36 if paid before lien is filed with Circuit Clerk's office. This amount is for clean-up of the referenced property.

The Committee meeting will start at 5:00 p.m. in the City Hall council chambers, 410 River Street.

Please note this is a revision of meeting dates.

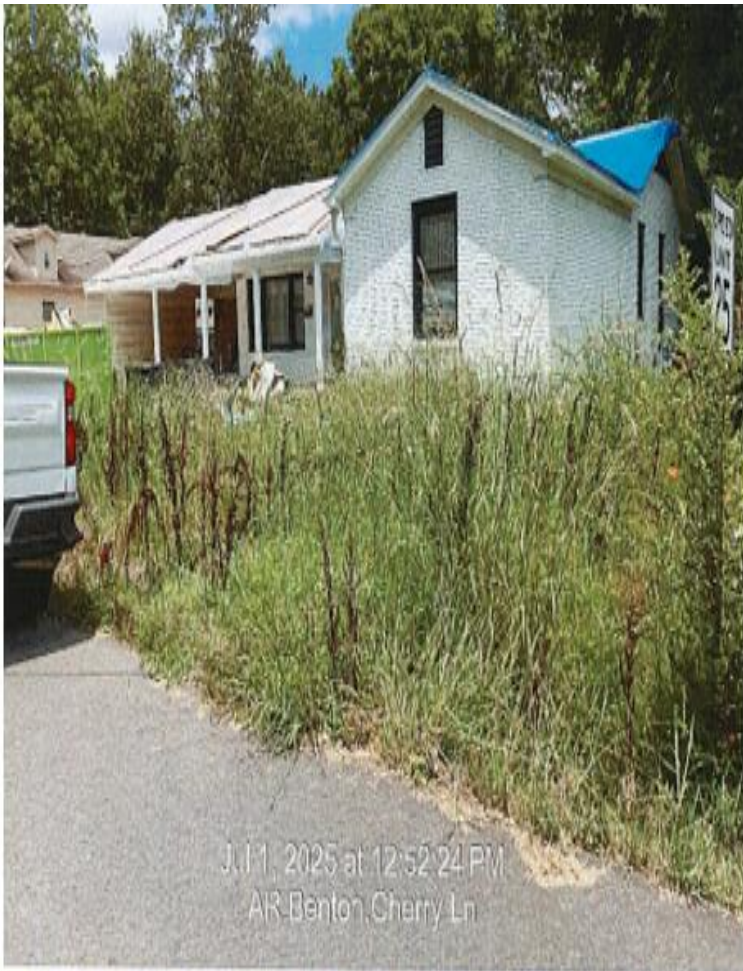
Contact our office between the hours of 8:00 am and 4:00 pm (501)776-5938 to confirm dates and with questions.

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

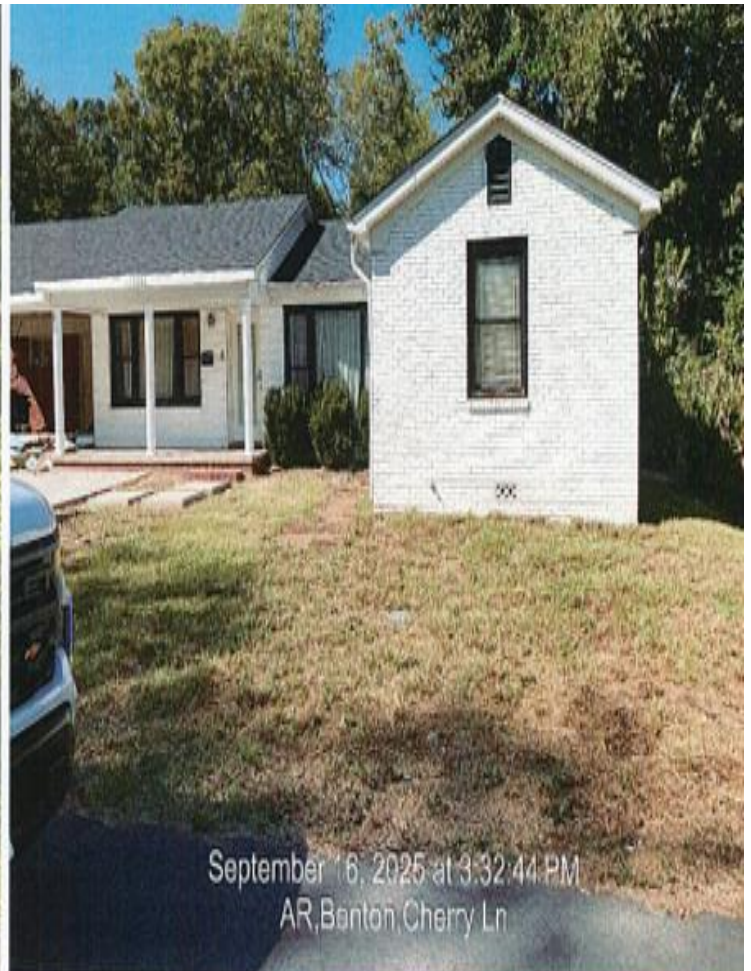
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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
Postage	
Total Postage and Fees	
Sent to Central Arkansas House Buyers LLC 2400 Louisiana St. Little Rock, AR 72206	

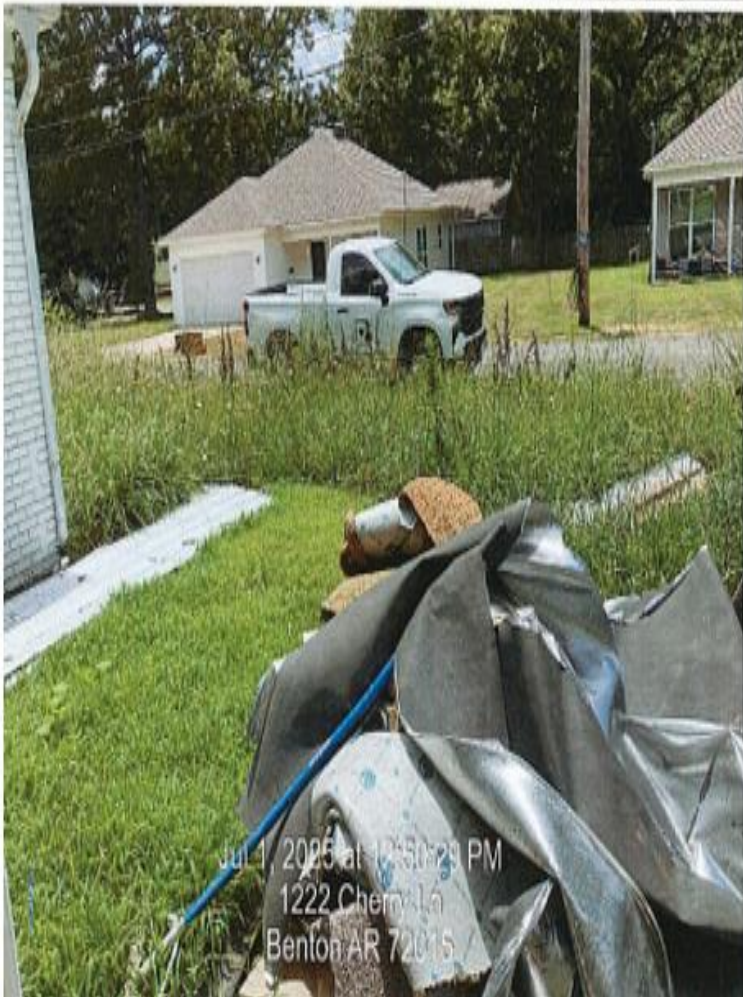
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



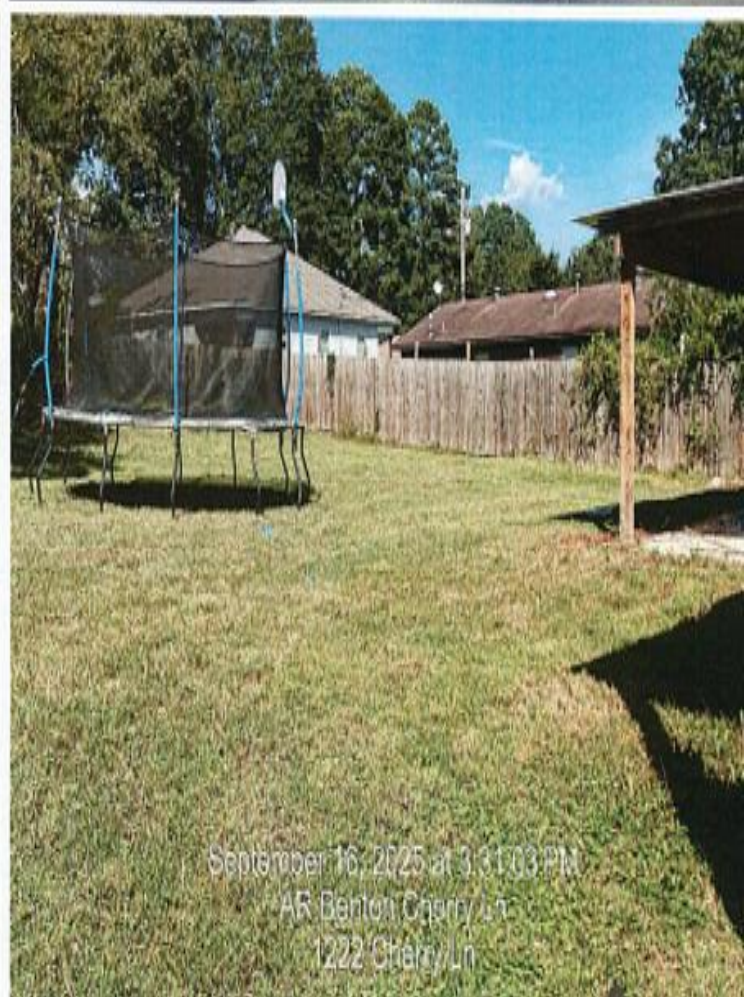
July 1, 2025 at 12:52:24 PM
AR Benton, Cherry Ln



September 16, 2025 at 3:32:44 PM
AR Benton, Cherry Ln



July 1, 2025 at 12:50:29 PM
1222 Cherry Ln
Benton AR 72015



September 16, 2025 at 3:31:03 PM
AR Benton, Cherry Ln
1222 Cherry Ln

RESOLUTION NO. 99 OF 2025

A RESOLUTION ADOPTING THE 2026 BUDGET FOR THE GENERAL FUND, STREETS, ANIMAL SERVICES, PARKS, AND SPECIAL REVENUE FUNDS; ESTABLISHING A PROCEDURE FOR REVISING THE SAME; AND FOR OTHER PURPOSES

WHEREAS, pursuant to Arkansas Code Ann. § 14-58-201, the Mayor of the City of Benton, Arkansas, has an obligation to submit an annual budget to the City Council for approval for the upcoming year; and

WHEREAS, pursuant to Arkansas Code Ann § 14-58-202, the City Council has an obligation to adopt a budget for the operation of the city for the upcoming year.

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

SECTION 1: Pursuant to the authority granted in Arkansas Code Ann. §§ 14-58-202 and 14-58-203, the City Council does hereby adopt the FY 2026 City of Benton Budget (budget), which is attached hereto, marked as “Exhibit 1.” The adoption of this budget shall be deemed as an appropriation pursuant to the foregoing statutes.

SECTION 2: The line items contained within the budget are deemed to be estimates of the costs necessary for running each department throughout the year. Expenditures may not exceed those amounts defined within “Exhibit 1.”

SECTION 3: Should the amount budgeted for each amount shown in “Exhibit 1” need to be revised, monetary transfers between the departments may occur and shall be administered by and be the responsibility of the Mayor or his appointed staff member. Any adjustments to the amount budgeted within each category shall be made by the City Council who shall do so by passing a resolution amending the budget.

PASSED AND APPROVED this the _____ day of November 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk



Due to the budget being a large exhibit, please email Mandy Spicer for a copy of the budget.

Mandy.Spicer@bentonar.org

ORDINANCE NO. 57 OF 2025

AN ORDINANCE REPEALING ORDINANCE NO. 33 OF 2002; CONCERNING THE CITY CLERK'S OFFICE FOR THE CITY OF BENTON; AND FOR OTHER PURPOSES

WHEREAS, Ordinance No. 33 of 2002 made the office of the City Clerk a part time position in the City of Benton, Arkansas; and

WHEREAS, the City has grown significantly since 2002 and the duties of the City Clerk have grown commensurate; and

WHEREAS, the City Council desires to repeal Ordinance No. 33 of 2022 making the office of the City Clerk part time; and

WHEREAS, the City Council desires to alleviate any possible conflict with Ordinance No. 30 of 2025 concerning participation in APERS or Ordinance No. 58 of 2025 concerning retirement benefits under state law.

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

SECTION 1: Ordinance No. 33 of 2002 is hereby repealed and any other ordinances in conflict herewith to the extent any conflict may exist but not otherwise.

PASSED AND APPROVED this ___ day of November 2025

Tom Farmer, Mayor

Cindy Stracener, City Clerk

ORDINANCE NO. 58 OF 2025

AN ORDINANCE TO CONFIRM AND PROVIDE RETIREMENT BENEFITS FOR THE MAYOR, CITY ATTORNEY, AND CITY CLERK PURSUANT TO ARKANSAS CODE ANNOTATED §§ 24-12-101, 24-12-120, AND 24-12-121; TO RATIFY AND AUTHORIZE ANY PRIOR PAYMENTS MADE PURSUANT TO SAID STATUTES; AND FOR OTHER PURPOSES

WHEREAS, the City of Benton, Arkansas (“City”) is a city of the first class operating under the laws of the State of Arkansas; and

WHEREAS, Arkansas Code Annotated §§ 24-12-101, 24-12-120, and 24-12-121 authorize cities of the first class to provide retirement benefits for qualifying Mayors, City Attorneys, and City Clerks, respectively; and

WHEREAS, as a part of the City’s transition of employees and individuals elected to the positions of Mayor, City Attorney, and City Clerk to the Arkansas Public Employees Retirement System, it has been recommended that the City adopt an ordinance confirming the City’s intent to provide for retirement benefits of past and current individuals elected to the positions of Mayor, City Attorney, and City Clerk, provided that those individuals meet the statutory requirements for retirement eligibility; and

WHEREAS, the City Council desires to formally ratify, confirm, and adopt those statutory retirement benefits for the offices of Mayor, City Attorney, and City Clerk, thereby ensuring compliance with State law and providing clarity and security for elected officials who devote years of service to the residents of the City of Benton, including both past and current office holders; and

WHEREAS, in prior years, certain payments may have been made under the authority of such statutes, and the City Council finds it appropriate and necessary to ratify and approve any such lawful payments.

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

SECTION 1: RETIREMENT BENEFITS ADOPTED

For past and current individuals elected to the offices of Mayor, City Attorney, and City Clerk, the City of Benton hereby elects to provide retirement benefits for the following elected offices in accordance with Arkansas law:

Office	Statutory Authority
Mayor	Arkansas Code § 24-12-123
City Attorney	Arkansas Code § 24-12-120
City Clerk	Arkansas Code § 24-12-121

The City shall provide retirement benefits to each eligible officeholder who satisfies the statutory service and age requirements set forth in the applicable Code section.

SECTION 2: ADMINISTRATION AND PAYMENT

- (a) Retirement benefits shall be paid from the general funds of the City, as required by law.
- (b) The Mayor, City Clerk, and Chief Financial Officer are authorized to take all administrative actions necessary to implement and maintain said benefits.
- (c) The City Attorney shall provide legal guidance for the proper administration of this program.

SECTION 3: RATIFICATION OF PRIOR PAYMENTS

The City Council hereby ratifies, confirms, and approves all prior retirement payments made pursuant to the statutory authority referenced herein, and declares them to be lawful obligations of the City.

SECTION 4: SEVERABILITY

If any provision of this Ordinance is determined to be invalid or unconstitutional, such determination shall not affect the validity of the remaining portions.

SECTION 5: EFFECTIVE DATE

This Ordinance shall take effect 30 days after passage and publication as required by law.

SECTION 6: REPEALER

To the extent any prior ordinance or section of an ordinance conflicts with this Ordinance, it is repealed to the extent of the conflict.

PASSED AND APPROVED this __ day of _____, 2025.

CITY OF BENTON, ARKANSAS

By: _____
Mayor

City Clerk

RESOLUTION NO. 100 OF 2025

A RESOLUTION AUTHORIZING THE MAYOR AND THE CHIEF FINANCIAL OFFICER TO UTILIZE FUNDS IN THE CITY OF BENTON DEFINED BENEFIT PENSION TO PURCHASE CURRENT NON-UNIFORMED EMPLOYEES' TIME IN APERS AND AMENDING THE 2025 GENERAL FUND BUDGET TO INCREASE THE APPROPRIATION IN THE AMOUNT OF \$546,580.00 USING CASH HELD WITHIN THE FUTURE SALARIES ACCOUNT; AND FOR OTHER PURPOSES

WHEREAS, the City Council approved Ordinance No. 30 of 2025 with the purpose of the City of Benton becoming a participating public employer of the Arkansas Public Employees' Retirement System(APERS); and

WHEREAS, the Mayor and Chief Financial Officer are requesting that the City Council of the City of Benton, Arkansas, authorize the City to utilize funds held in the City of Benton Defined Benefit Pension to purchase current non-uniformed employees' times in APERS; and

WHEREAS, the City of Benton, Arkansas, will use cash held within the General fund Future Salaries Account and therefore requires a budget amendment.

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

SECTION 1: The City Council does hereby authorize the Mayor and the Chief Financial Officer to utilize funds held in the City of Benton Defined Benefit Pension to purchase current non-uniformed employees' time in APERS. The Mayor, CFO, City Clerk and City Attorney are all authorized and directed to execute any document that may be necessary or convenient to fulfill the purposes of this Resolution.

SECTION 2: 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 "1" to this resolution and are more fully described.

PASSED AND APPROVED this the _____ day of November 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

City of Benton, Arkansas

General Fund Budget Amendment FY 2025



The Finance Committee of the City of Benton does hereby submit for approval a budget amendment for the Fiscal Year 2025. This submittal includes a revision for the General Fund.

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

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

Section 1: Amended Appropriations – Fiscal Year 2025

General Fund

	Beginning Approved Budget	Budget Amendment	Revised Budget
Receipts	\$24,017,993		\$24,017,993
Personal Services	\$19,145,301	\$546,580	\$19,691,881
Supplies, Repair & Mtc	\$935,250		\$935,250
Other Services and Charges	\$2,671,369		\$2,671,369
Miscellaneous	\$499,600		\$499,600
Capital Outlay	\$248,750		\$248,750
Transfers	\$2,490,575		\$2,490,575
Total Budget	(\$1,972,852)		(\$2,519,432)

Section 2: Funding & Disbursements – Fiscal Year 2025

General Fund

Expenditures

Approving the APERS purchase utilizing the Future Salaries Reserve fund.

Mayor & Elected Officials	5007.00	\$546,580
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ORDINANCE NO. 59 OF 2025

AN ORDINANCE PROVIDING FOR A CONDITIONAL USE FOR A CHURCH TO BE LOCATED AT 1203 W SEVIER STREET; AND FOR OTHER PURPOSES

WHEREAS, an application for a Conditional Use Permit was filed with the Planning Commission of the City of Benton, Arkansas, by Benton First Church of the Nazarene, requesting the property at 1203 W Sevier Street be issued a Conditional Use Permit for the purpose of having a church in the City of Benton; and

WHEREAS, the Planning Commission ordered a public hearing be held on November 4, 2025. 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 submitted that all adjacent property owners or lessees having been notified of said hearing; and at said hearing, the Planning Commission resolved to approve the application for a Conditional Use Permit; and

WHEREAS, the City Council of the City of Benton, Arkansas, desires to grant a Conditional Use Permit to Benton First Church of the Nazarene, for having a church situated on the property within the City of Benton planning jurisdiction. Said conditional use shall be in effect for a church and shall run through the life of said building. The conditional use shall expire when or if said building is no longer usable, is no longer used as a church, or no longer exists.

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

SECTION 1: Benton First Church of the Nazarene is hereby granted a Conditional Use Permit for having a church at the following location:

Address: 1203 W. Sevier Street Benton, AR 72015

Parcel Number: 805-17657-000

SECTION 2: Said conditional use shall be in effect for a church and shall run through the life of said building. The conditional use shall expire when or if said building is no longer usable, is no longer used as a church, or no longer exists.

PASSED AND APPROVED this ____ day of November 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

A. Warford back.

TRIGGIN PHILLIPS W/
RICHARDSON
ENGINEERING
SPEAKS IN FAVOR

MRS. HANCY (neighbor)
ASKS FOR A PRIVACY
FENCE ON HER PROPERTY
LINE.

11.04.2025				
1203 W. Sevier Street [Conditional Use for Church]				
	Voter		YES	NO
1	Member	Carl West	X	
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	X	
9	Member	Andy Warford	X	

Nomination
Motion BURKS
Second WEST

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
City Planner

DATE: 11.04.2025

RE: 1203 W. Sevier Street [Conditional Use for Church]

Richardson Engineering, on behalf of Benton First Church of the Nazarene, [property owner] is requesting approval of a Conditional Use permit for a property located at 1203 W. Sevier Street. This property are currently zoned R2 [Single Family District Detached Housing] and a Church is allowed by Conditional Use approval per Ordinance 14 of 2017. All rules and regulations have been followed and approved at DRC and a copy of the comments have been provided in your packet for your review.

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

1203 W. COVICH CT.
#0005-17067000

Conditional Use Check List

Cover Memo	YES ATTACHED
Application	YES ATTACHED
\$30.00 Fee	YES ATTACHED
Vicinity Map [12 Copies, 8.5 x 11" size]	YES ATTACHED
Site Plan [12 Copies]	YES ATTACHED
Address	1203 W. COVICH CT.
Parcel Number	#0005-17067000
Approved DRC Comments	YES ATTACHED
Current Zoning	R2
Proposed Use	CHURCH
Allowed by Conditional Use?	YES
Surrounding Zoning	R2, C2
Pertinent Sign [15 Days Prior to Meeting]	YES ATTACHED
Notification to all Adjacent Property Owners [15 Days Prior to Meeting] Signed Certified Mail Slips	YES ATTACHED
Proof of Publication [15 Days Prior to Meeting]	YES ATTACHED
City Council Meeting	11.17.26

Chelsea Matthews

From: Chelsea Matthews
Sent: Wednesday, October 29, 2025 11:00 AM
To: charlotte
Subject: DRC Comments for 1203 W Sevier Street [Conditional Use]

Good Afternoon,

Below are comments I have received regarding the Conditional Use request @ 1203 W Sevier Street. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

Community Development:

- This conditional use request has been approved @ DRC. Please make note of all comments below. This item has been added to the Planning Commission agenda for 11.04.2025 @ 6:00PM. Please make sure that you or a representative is present to answer any questions.

Electric Department:

- Benton Electric approves

Fire Marshal:

- Fire has no comments.

Street Department:

- Streets and drainage approves

Wastewater Conveyance Department:

- Wastewater approves Conditional Use only. Additional approvals required for any construction or grading.

Water Department:

- Water department approves this request.

Please let me know if you need anything else!



Chelsea Matthews

City Planner

City of Benton

Ph: 501.776.5938



City of Benton, AR
The heart of Arkansas...

Conditional Use

Application & Procedural Requirements

All below requirements must be met and submitted to Community development within (7) days before the scheduled Planning Commission meeting.

Applicant's Name Benton First Church of the Nazarene

Address of Subject Property 1203 W. Sevier Street, Benton, AR

Legal Description of Subject Property (may be attached on separate sheet)

See attached

Assessor's Parcel Number of Subject Property 805-17657-000

Zoning District of Subject Property R-2

Proposed Use additional building

Please attach vicinity map of the property, 8.5" x 11" size. Additional required information is detailed on p. 2.

I hereby certify that I am the owner of the property identified in this application; or, that I am the authorized agent of Nazarene Church, who is the owner of said property; or that I am the employee or agent of _____, which is a public utility company or other agency with the powers of eminent domain, and that I am authorized to act in their behalf, and that this application, to the best of my knowledge and belief, is true and correct.

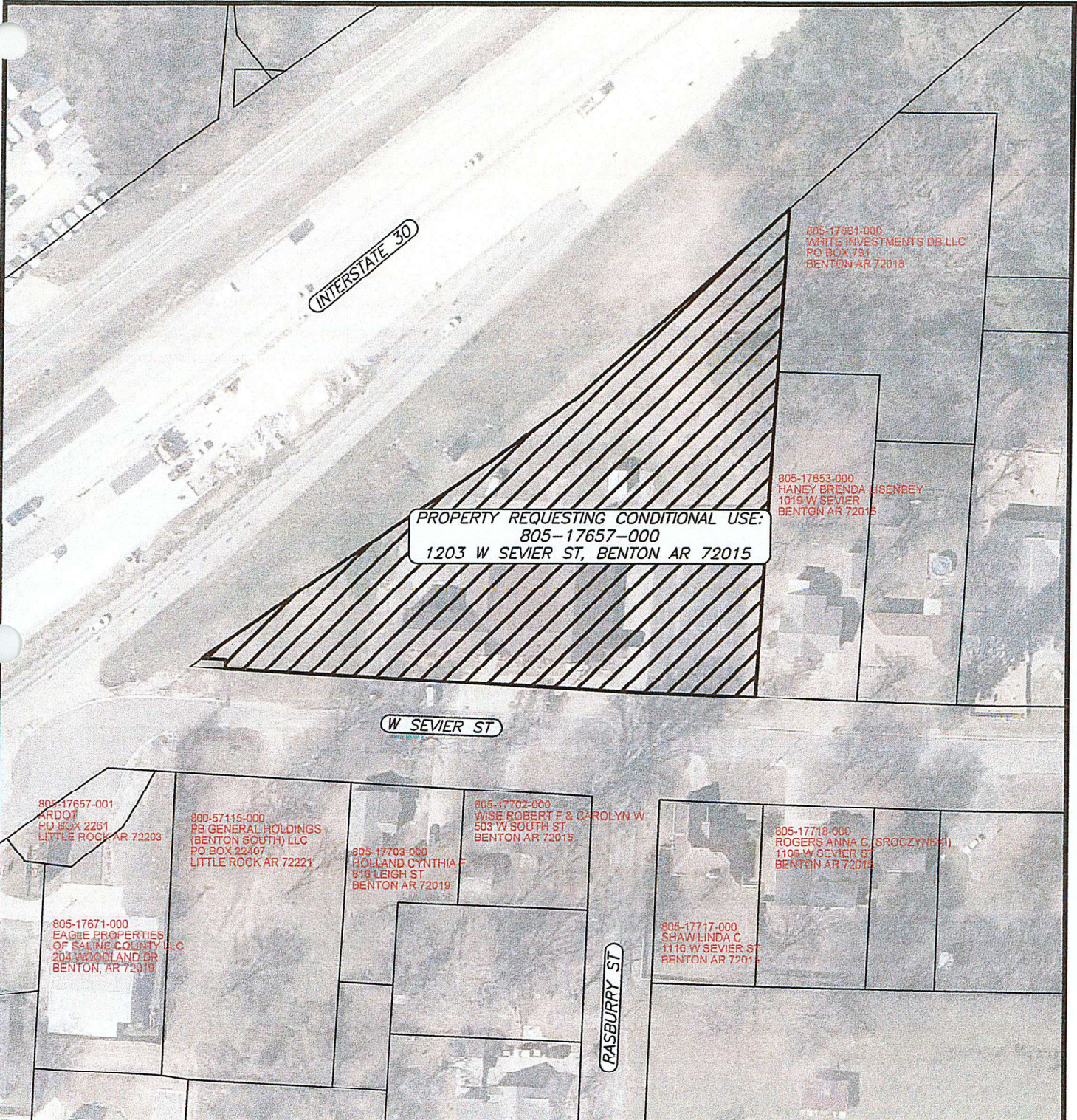
Signed _____

Address _____

City _____

Phone Number _____

Subscribed and certified to me this ____ day of _____, 20 ____



PROPERTY REQUESTING CONDITIONAL USE:
 805-17657-000
 1203 W SEVIER ST, BENTON AR 72015

805-17651-000
 WHITE INVESTMENTS DB LLC
 PO BOX 781
 BENTON AR 72018

805-17653-000
 HANEY BRENDA (ISENREY)
 1019 W SEVIER ST
 BENTON AR 72015

805-17657-001
 ARDOT
 PO BOX 2261
 LITTLE ROCK AR 72203

800-57115-000
 PE GENERAL HOLDINGS
 (BENTON SOUTH) LLC
 PO BOX 22407
 LITTLE ROCK AR 72221

805-17703-000
 HOLLAND CYNTHIA F
 816 LEIGH ST
 BENTON AR 72019

805-17702-000
 WISE ROBERT F & CAROLYN W
 503 W SOUTH ST
 BENTON AR 72015

805-17718-000
 ROGERS ANNA C (SROCYNSKI)
 1108 W SEVIER ST
 BENTON AR 72015

805-17671-000
 EAGLE PROPERTIES
 OF SALINE COUNTY LLC
 204 WOODLAND DR
 BENTON, AR 72019

805-17717-000
 SHAW LINDA C
 1116 W SEVIER ST
 BENTON AR 72015

1"=100'



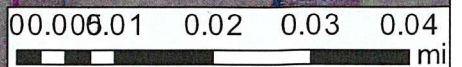
VICINITY MAP

NOTE:
 PROPERTY REQUESTING
 CONDITIONAL USE IS
 HATCHED.

1203 W Sevier Street



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.




FIRST CHURCH OF THE NAZARENE

I-30 SOUTH & SEVIER ST
BENTON, AR 72015

- [Basic](#)
- [Land](#)
- [Sales](#)
- [Valuation](#)
- [Taxes](#)
- [Receipts](#)
- [Improvements](#)
- [Parcel Boundary](#)

Basic Info

Parcel Number:	805-17657-000
County Name:	Saline County
Property Address:	FIRST CHURCH OF THE NAZARENE I-30 SOUTH & SEVIER ST BENTON, AR 72015
Mailing Address:	FIRST CHURCH OF THE NAZARENE 1203 W SEVIER ST BENTON AR 72015
Collector's Mailing Address  :	FIRST CHURCH OF THE NAZARENE 1203 W SEVIER ST BENTON, AR 72015
Total Acres:	2.49
Timber Acres:	0.00
Sec-Twp-Rng:	10-02S-15W
Lot/Block:	/
Subdivision:	
Legal Description:	PT SE NW 2007-135501
School District:	082 BENTON/BENTON
Homestead Parcel?:	No
Tax Status:	EXEMPT RELIGIOUS(ER)
Over 65?:	No

No. 49179

DATE 10/20 20 26

CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF Richardson Eng. \$ 20.-

FOR CONDITIONAL UGC
CHURCH OF NAZARENE
2196

E. Harida
RECEIVED BY:

9589 0710 5270 2795 9799 21

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

Little Rock, AR 72203

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 \$10.48

Sent To ARKANSAS STATE HIGHWAY COMMISSION (ARDOT)
 Street and Apt. ATTN: RIGHT OF WAY DIVISION - RM 702
 PO BOX 2281
 City, State, ZIP+4 LITTLE ROCK AR 72203

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

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 \$10.48

Sent To SHAW LINDA C
 Street and Apt. 1116 W SEVIER ST
 City, State, ZIP+4 BENTON AR 72015

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



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Benton, AR 72019

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 \$10.48

Sent To HOLLAND CYNTHIA F
 Street and Apt. No. 816 LEIGH ST
 City, State, ZIP+4 BENTON AR 72019

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



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Benton, AR 72019

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 \$10.48

Sent To EAGLE PROPERTIES OF SALINE COUNTY LLC
 Street and Apt. 204 WOODLAND DR
 City, State, ZIP+4 BENTON AR 72019

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

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 \$10.48

Sent To WISE ROBERT FARRELL & CAROLYN WHITE
 Street and Apt. No. 503 W SOUTH ST
 City, State, ZIP+4 BENTON AR 72015

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

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 \$10.48

Sent To ROGERS ANNA C (SROCYNSKI)
 Street and Apt. No. 1106 W SEVIER ST
 City, State, ZIP+4 BENTON AR 72015

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



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For delivery information, visit our website at www.usps.com.
Alpine, UT 84004

Certified Mail Fee	\$5.30	0315
\$	\$4.40	8
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	
\$		
Total Postage and Fees	\$10.48	10/20/2025
\$		

Sent To
WHITE INVESTMENTS DB LLC
PO BOX 791
Street and Apt
BENTON AR 72018
City, State, Zip

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Benton, AR 72018

Certified Mail Fee	\$5.30	0315
\$	\$4.40	8
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	
\$		
Total Postage and Fees	\$10.48	10/20/2025
\$		

Sent To
HANEY BRENDA LISEBNEY
1019 W SEVIER
Street and Apt
BENTON AR 72015
City, State, Zip



9589 0710 5270 1732 0153 52

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	\$5.20	0315
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.30	
<input type="checkbox"/> Return Receipt (electronic)	\$0.30	
<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	\$10.48	



Sent To
Street and Apt. N
City, State, ZIP+4

PB GENERAL HOLDINGS
(BENTON SOUTH) LLC
PO BOX 22407
LITTLE ROCK AR 72221

09 0710 5270 2795 9799 95



This Property is Subject To
Conditional Use Consideration by
the Planning & Zoning Commission
At
City of Benton

Church of the Nazarene
Greater Mt. Pleasant

Advertising Invoice

Saline Courier 1/1
 321 N. Market St.
 Benton, AR 72015
 Phone: 501-315-8228
 URL: <https://www.bentoncourier.com/>

Eric Richardson
 Richardson Engineering (28)
 325 W South
 Benton, AR 72015

Acct. #: 01119239
 Phone #: (501)315-7225
 Post Date: 10/18/2025
 Due Date: 11/27/2025
 Invoice #: 300693864
 PO #:

Ad #	Text	Start	Stop	Ins.	Amount	Prepaid	Due
00193376	Notice is hereby given that a	10/18/2025	10/18/2025	1	74.70	0.00	74.70

Thank you for your business!

Please return a copy with payment

Total Due 74.70

AFFP
 Notice is hereby given that a

Affidavit of Publication

STATE OF ARKANSAS) SS
 COUNTY OF SALINE)

, 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:

October 18, 2025

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 4th day of November at 6 pm at River Street on the petition of Benton First Church of the Nazarene for seeking a Conditional Use to operate an additional building with a R-2 zoning located at 1203 W. Sevier Street, Benton, AR on the following lands to wit: A part of the Southeast Quarter of the Northwest Quarter, Section 10, Township 2 South, Range 15 West, described as follows: Beginning at a point 281.0 feet East of the Southwest corner of said Southeast Quarter of Northwest Quarter and run thence East 111.9 feet; thence North 184.5 feet to the Southeast right-of-way of New Highway 67-70; thence Southwest along said right-of-way 150.5 feet; thence South 83.9 feet to the point of beginning, and Part of the Southeast Quarter of the Northwest Quarter Section 10, Township 2 South, Range 15 West, described as follows: Beginning at a point 281 feet East of the Southwest corner of said Southeast Quarter of Northwest Quarter and run thence North to the South line of Interstate Highway #30; thence run Southwesterly along the South Line of said Highway to the South line of said Southeast Quarter of Northwest Quarter; thence run East along said South line to the point of beginning.

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

SIGNED:


 Lisa McElrath

Subscribed to and sworn to me this 18th day of October 2025.


 Jenneta Vial, Regional Bookkeeper, Saline County, Arkansas

My commission expires: December 18, 2025



01119213 00193376

Eric Richardson
 Richardson Engineering (28)
 325 W South
 Benton, AR 72015