

# City of Benton

August 11, 2025

## Commissions Committee Meeting Minutes

Committee Members:

Ann Spencer-Cole, Chair – Present      Evelyn Reed, Vice Chair - Present  
Frank Baptist - Present                      Steve Brown - Present  
Bill Donnor - Present                        Jeff Morrow – Present  
Judd Hart - Present                         Trevor Villines - Present  
Steve Lee – Absent                         Jeff Hamm – Present  
Staff Liaison: Toby Hirscheider – Present  
Mayor: Tom Farmer – Present

Council Member Spencer-Cole – Good evening, we're calling our commission's committee meeting to order.

Roll was taken

Statement of FOIA Compliance was read and all present agreed.

First order of business is to approve July 2025 minutes. All approved

Council Member Spencer-Cole – Next on our agenda Is that information from our A&P Council Member Brown.

Council Member Brown - We are in the process of going out to bid for the dirt work on the RV park at Exit 114 that's the next big agenda item. It's being issued tomorrow and closes on the 29<sup>th</sup>. This is the second time we've put it out to bid, the first time was way over what we had originally expected and we revised it to where we need to utilize a lot of the dirt from the property that we own with behind the fire station by the two year schools, so hopefully that will reduce our costs significantly.

Mandy Spicer – On this one is an RFQ that reflects the qualifications we put it inside of this space that there's a maximum of \$4 million is what we have to spend on this project and we would decide plan all the preparation guidelines that they have something technical included in it and so that would be located on our website OK we had a couple of modifications that we had to make at the very last minute that didn't quite make it there by 5:00 so it'll be up on the website 1st in the morning.

Council Member Hart - Do we know how hard that's going to be to be raised or that will erase all of it?

Mayor Farmer – It's going to be raised Average of seven feet and average so because of the topography rolls so the average height for race 7 feet.

Mandy Apicer - I can get you a copy of it.

Council Member Spencer-Cole - Is there any further discussion? Next on our agenda is information from P&Z. This is an ordinance to rezone 709 Yuma from R2 to C3. This is the property on Edison and this is a property that is going to be plumbing company, and it did pass P&Z. There were some family members there that were against it about all I know. Mr. Bruce do you have any other comments you would like to add?

Bruce Thomas – That spells it out.

Council Member Spencer-Cole – It did pass Planning by all 7 votes.

Council member Hart – Is this the one that faces Edison that we tried rezoning and the community in the back spoke against it?

Council Member Spencer-Cole – Yes sir.

Council Member Hart – Does anyone remember what the one before was.

Council Member Reed – They were concerned about it being commercial and all the traffic. With all the houses back there.

Council Member Donnor –They have cleared that off they logged it.

Toby Hirscheider – I know previously, They failed because they did not know what was going in the lot this time, they did say that it's this plumbing company and they have about 15 maybe 20 employees at the most and they're out of there by 3:30 to 4:00 at the latest every day.

Bruce Thomas - There will be access from Edison as well. We still have some leverage to persuade them to put up fencing and visual barriers.

Council Member Donnor – On the other side of the street there is a fire station and a Dollar General. There are already businesses there.

Council member Spencer-Cole – Any further discussion? Next is an ordinance for Conditional use for multifamily on parcel number 80511717001. This is a property that behind Breitweiser's on South Street on Raspbury Street. They're going to put duplexes that are one story. I do not remember him saying how many there will be. This did pass P&Z. Any other discussions?

Council member Donner – Did anyone show up against this?

Council Member Spencer-Cole – No one showed up against this. If nothing else, then I call this meeting adjourned.