



Community Services Meeting Agenda

Council Chambers

September 15, 2026

Immediately Following Parks Committee and Streets Committee, which begin at 5pm

Committee Members:

Chair – Evelyn Reed

Vice Chair – Ann Spencer-Cole

Staff Liaison – Jason Lyon, Director of Community Development

I. Establish a Quorum / Call to Order

II. Recognition of Attendees

III. STATEMENT OF FOIA COMPLIANCE & ROLL CALL

I affirm that I have not engaged in any prohibited discussion, deliberation, or polling regarding any item on this meeting's agenda outside of a properly noticed and open meeting, in compliance with the Arkansas Freedom of Information Act, as amended by Act 505 of 2025.

IV. Approval of August 11, 2026, minutes

V. New Business

A. Property Remediations -Code Compliance

- 1. 1707 Dixie St (Clean-up)**
- 2. 1211 W South St (Clean-up)**

B. **Resolution for proposed land swap for Southwest Trail development between City of Benton, Rick Holland, and Saline County

- 1. Proposed Land Swap near Trail Crossing at Saline River for Proposed Southwest Trail**

Old Business

VI. Discussion

VII. Other

- A. DRC Monthly Report – August (for review)**

VIII. Adjourn



COMMUNITY SERVICES MINUTES

August 11th, 2026

In Attendance:

Council Members present:

Council Chair Evelyn Reed
Council Member Steve Brown
Council Member Chad Slaughter
Council Member Jeff Morrow
Council Member Judd Hart
Council Member Steve Lee
Council Member Jeff Hamm
Council Member Ann Spencer-Cole
Council Member Trevor Villines
Mayor Tom Farmer
CFO Mandy Spicer
Jason Lyon – Community Development Director
Tyler Ritchie – Code Compliance

Council Chair, Ann Spencer-Cole called roll and declared a quorum calling the meeting to order. *Council Chair Ann Spencer-Cole made a motion to approve the minutes for July 14th. There was a motion and a second. Motion carries.*

Community Services Agenda:

NEW BUSINESS –

PROPERTY REMEDIATION (6 Properties)

Code Compliance Supervisor, Tyler Ritchie approached the podium and stated that all 6 properties were clean-ups.

1. 18632 I-30 (BP Gas Station) \$620.88

2. 609 Military Road (CVS) \$820.88
3. 801 Brookview Drive \$320.88
4. 2713 Janet Drive \$ 520.88
5. 1222 Cherry \$ 220.88
6. 3002 Sue St \$95.00

Mr. Ritchie asked that these properties be brought to council next month. Councilman Villines asked if there were fees for repeat offenders and Mr. Ritchie stated that there is nothing in the ordinance at this time. Mr. Ritchie said they've had to address most of the properties listed above, however, some of the properties that have been mentioned in the past are about to go up for auction, it just takes a while to recoup the money it took for these clean-ups. Councilman Morrow asked if the old I-Hop property was on their radar and the response from Mr. Ritchie was that it is being worked on. Letters have been sent via certified mail. Councilman Hart asked if any of the mentioned addresses (residential) have occupants living in them and the reply was that all of them are vacant. Mr. Villines asked if the liens for 609 Military Rd had been paid. Mr. Ritchie said they had paid for the first one but was unsure about the second and would investigate that.

Councilman Hart suggested they should look into the repeat offenders and if they aren't paying there should be an added incentive, possibly increasing the fees. Councilman Villines would like to know the date of the last offense of the properties by next months meeting.

Council Chair Ann Spencer-Cole made a motion to bring forth these properties to the city council meeting. There was a motion and a second. Motion carries.

ORDINANCE TO REVISE CERTAIN FEES/FEES UPDATE

Community Development Director, Jason Lyon suggested that certain fees charged by the City of Benton (Community Development Department) be adjusted (excavation, fence permit, plan review). Councilman Lee asked why people should have to pay \$25.00 for a fence permit. Mr. Lyon explained that many different people/departments had to review the documents.

Council Chair Ann Spencer-Cole made a motion for the Ordinance Revision for Fees to go before city council. There was a motion and a second. Motion carries.

OLD BUSINESS - NONE

OTHER –

DISCUSSION OF THE TRAILER PARK, AND OTHER NON- SELF-PROPELLED PARKING (CODE COMPLIANCE)

Mr. Lyon stated that right now, our ordinance reads trailers/campers or anything with axils are considered vehicles. Code Compliance has been having issues with campers/trailers being parked on residential streets, blocking traffic and line of sight, mailboxes, ect. Mr. Lyon would like to come up with a solution for how to fix this problem with the help of council, Chief Hodges, and Code Enforcement.

Mayor Famer made an announcement that Buc-ees is donating 3.35 acres to the city. This property is located right in front of the future RV park along Hwy 229.

Council Chair Ann Spencer-Cole made a motion to put the acceptance of this property before city council. There was a motion and a second, motion carries.

DRC Monthly Review –

In packets for review.

Meeting Adjourned

Property Remediations

1707 Dixie St

Ward 2

1211 W South St.

Ward 3

[illegible]

1707 Dixie St

Parcel: 800-26705-000







CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018

July 10, 2026

Sidney Adams
3515 West 14th Ave
Pine Bluff, AR 71603

Re: 1707 Dixie St. Benton, AR 72015 (800-26705-000)

The City of Benton Community Services committee will be holding a hearing on September 15, 2026, to approve a resolution requesting the Saline County Tax Collector place a certified lien against the stated real property as a result of expenses incurred 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 October 26, 2026, at 5:30 p.m.

Said amount of expenses is \$370.88 + Penalty \$37.08 + filing fee \$30.00 for a total of \$437.96. Amount owed is \$370.88 if paid before lien is filed with the Circuit Clerk's office. This amount is for mowing the referenced property.

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

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

Tyler Ritchie
City of Benton, Code Compliance
Cc: file

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Sidney Adams 3515 West 14 th Ave Pine Bluff, AR 71603	



CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018

June 05, 2026

Deloris King
3515 West 14th Ave
Pine Bluff, AR 71603

Re: 1707 Dixie Street Benton, AR 72015
Parcel(s): 800-26705-000

Dear Owner,

This office has received complaints regarding the above-referenced property, and real estate records indicate that you are the owner. Property owners are responsible for maintaining their property in accordance with city ordinances and regulations.

This property is in violation of the City of Benton Ord. 20 of 2021 (Overgrown vegetation, Unsightly conditions). Enclosed is a copy of the notice of violation for your records. You have seven days from the receipt of this letter to take corrective action. If you have not voluntarily corrected the violation within the time set forth or contacted this office, the City of Benton will issue a citation requiring you to appear in district court or the City of Benton will clean the property at the owner's expense.

Please contact our office between the hours of 8:00 am and 4:00 pm at (501) 776-5938 if you have any questions. Thank you for your help in this matter.

Geneva Howell
Code Compliance Officer
City of Benton
501-249-7874
Geneva.Howell@bentonar.org

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Sent To Street a	Deloris King
City, Sta	3515 West 14 th Ave
	Pine Bluff, AR 71603

RESOLUTION NO. XX OF 2026

A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 1707 DIXIE STREET 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 through 14-54-904 and the ordinance of the City of Benton adopted pursuant to Ark. Code Ann. § 14-54-901, the City of Benton, Arkansas, after providing the owner of record and any lienholder of record not less than seven (7) days' prior written notice by regular mail and by certified mail, return receipt requested, as required by Ark. Code Ann. § 14-54-903(b) and (c)(6), has corrected conditions existing on 1707 Dixie Street (parcel 800-26705-000) within the City, said property being owned of record by Deloris King and more particularly described as Parcel#: 800-26705-000 , and the City is entitled to recover the costs of that work, including all administrative, filing, and collection costs, pursuant to Ark. Code Ann. § 14-54-903(c)(1) and (c)(4) and § 14-54-904;

WHEREAS, following completion of the work, the City provided the owner of record, and any lienholder of record, with a second written notice of the total amount of the clean-up lien, including administrative and filing costs, as required by Ark. Code Ann. § 14-54-903(e)(1); and

WHEREAS, State law also provides for a lien against the subject property, with the amount of the lien to be determined by the City Council at a public hearing held after not less than thirty (30) days' written notice by mail, return receipt requested, to the owner of record (if the name and address of the owner are known) and to all lienholders of record, as required by Ark. Code Ann. § 14-54-903(f), with said amount consisting of abatement costs of \$370.88, plus administrative and filing costs of \$30.00, plus the ten percent (10%) penalty for collection required by Ark. Code Ann. § 14-54-904(a)(2)(A) in the amount of \$37.08 for a total of \$437.96 to be thereafter certified to the Saline County Tax Collector; and

WHEREAS, a public hearing for the purpose of determining the amount of such lien has been set for October 26, 2026, and notice of that hearing has been served upon the owner of record and upon all lienholders of record not less than thirty (30) days prior to the hearing by regular mail and by certified mail, return receipt requested, in accordance with Ark. Code Ann. § 14-54-903(c)(6) and (f); and, where the owner is unknown, the owner's whereabouts are unknown, or the owner is a nonresident, notice has been given by posting a copy upon the premises and by publication one (1) time per week for four (4) consecutive weeks in a newspaper having a bona fide circulation in Saline County, Arkansas, in accordance with Ark. Code Ann. § 14-54-902(a) and § 14-54-903(g).

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

SECTION 1: That, following the public hearing and upon the City Council's determination of the amount of the lien at that hearing, the amount so determined, plus the ten percent (10%) penalty for collection required by Ark. Code Ann. § 14-54-904(a)(2)(A), shall be certified by the City to the Saline County Tax Collector to be placed on the tax books as delinquent taxes and collected accordingly, and a copy of the certification shall be forwarded to the Saline

County Assessor. Nothing in this Resolution determines the amount of the lien in advance of the public hearing, and the amount recited above is subject to adjustment or disallowance based upon the evidence presented at the hearing.

SECTION 2: That the City Clerk, in coordination with the City Attorney, shall cause the lien to be filed with the Circuit Clerk of Saline County, Arkansas, within sixty (60) days after the City Council confirms the amount of the lien and, in any event, within one hundred twenty (120) days after completion of the work, as required by Ark. Code Ann. § 14-54-903(c)(2) and (i).

SECTION 3: That the owner of record and any lienholder of record may appeal the amount of the lien determined at the public hearing to the Circuit Court of Saline County, Arkansas, within forty-five (45) days of the date of the determination, as provided by Ark. Code Ann. § 14-54-903(h)(1). The City Clerk shall include written notice of this right of appeal, and of the deadline for exercising it, in the notice of the Council's determination sent to the owner and to each lienholder of record.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 26th Day of October 2026

Tom Farmer, Mayor

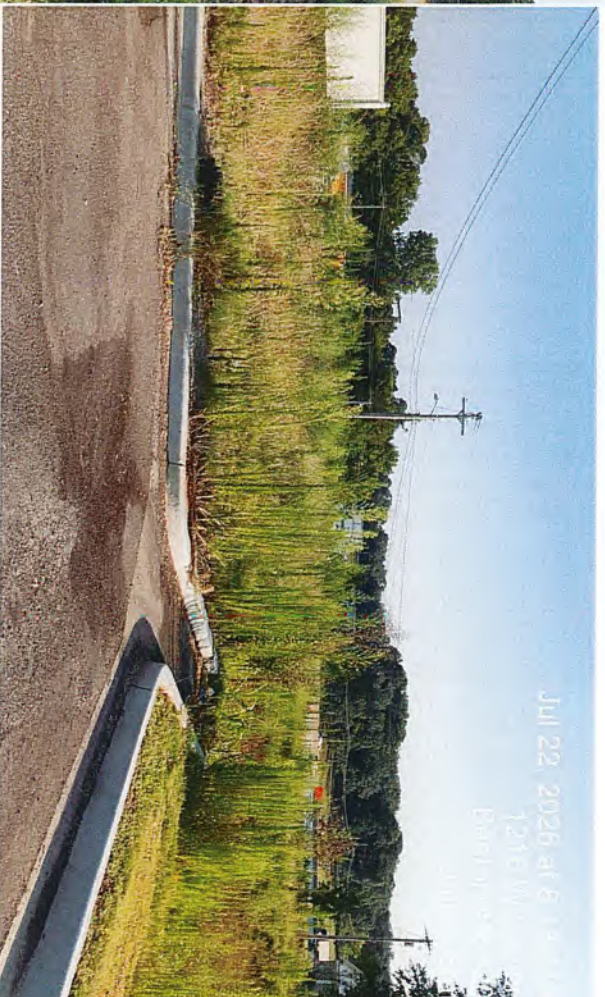
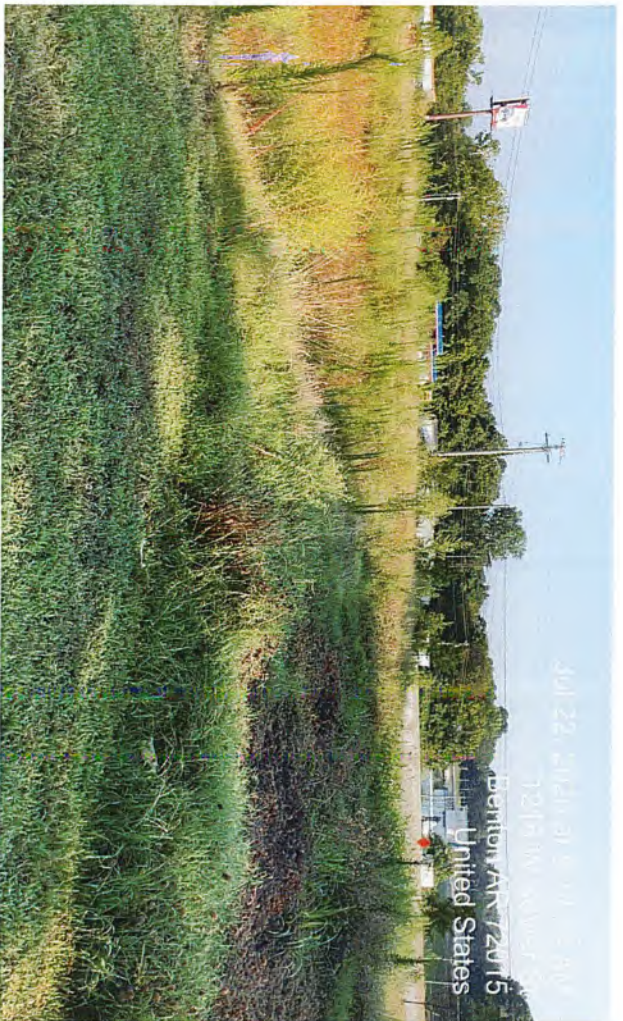
Cindy Stracener, City Clerk

[illegible]

1211 West South St.

Parcel: 800-57115-000







CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018

July 30, 2026

Juan Tamargo
16509 Hartsock St
Encino, CA 91436

Re: 1211 W South St. Benton, AR 72015 (Parcel: 800-57115-000)

The City of Benton Community Services committee will be holding a hearing on September 15, 2026, to approve a resolution requesting the Saline County Tax Collector place a certified lien against the stated real property as a result of expenses incurred 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 October 26, 2026, at 5:30 p.m.

Said amount of expenses is \$621.42 + Penalty \$62.14 + filing fee \$30.00 for a total of \$713.56. Amount owed is \$621.42 if paid before lien is filed with the Circuit Clerk's office. This amount is for mowing of the property.

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

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

Tyler Ritchie
City of Benton, Code Compliance
Cc: file

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CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018

June 16, 2026

Juan Tamargo
16509 Hartsock St
Encino, CA 91436

Re: 1211 West South Street Benton , AR 72015
Parcel(s): 800-57115-000

Dear Owner,

This office has received complaints regarding the above-referenced property, and real estate records indicate that you are the owner. Property owners are responsible for maintaining their property in accordance with city ordinances and regulations.

This property is in violation of the City of Benton Ord. 20 of 2021 (**Overgrown vegetation, back part of the lot**). Enclosed is a copy of the notice of violation for your records. You have seven days from the receipt of this letter to take corrective action. If you have not voluntarily corrected the violation within the time set forth or contacted this office, the City of Benton will issue a citation requiring you to appear in district court or the City of Benton will clean the property at the owner's expense.

Please contact our office between the hours of 8:00 am and 4:00 pm at (501) 776-5938 if you have any questions. Thank you for your help in this matter.

David Benedict
Code Compliance Officer
City of Benton

David.Benedict@bentonar.org

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RESOLUTION NO. XX OF 2026

A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 1211 WEST SOUTH STREET 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 through 14-54-904 and the ordinance of the City of Benton adopted pursuant to Ark. Code Ann. § 14-54-901, the City of Benton, Arkansas, after providing the owner of record and any lienholder of record not less than seven (7) days' prior written notice by regular mail and by certified mail, return receipt requested, as required by Ark. Code Ann. § 14-54-903(b) and (c)(6), has corrected conditions existing on 1211 W South Street (parcel 800-57115-000) within the City, said property being owned of record by Juan Tamargo and more particularly described as Parcel#: 800-57115-000 , and the City is entitled to recover the costs of that work, including all administrative, filing, and collection costs, pursuant to Ark. Code Ann. § 14-54-903(c)(1) and (c)(4) and § 14-54-904;

WHEREAS, following completion of the work, the City provided the owner of record, and any lienholder of record, with a second written notice of the total amount of the clean-up lien, including administrative and filing costs, as required by Ark. Code Ann. § 14-54-903(e)(1); and

WHEREAS, State law also provides for a lien against the subject property, with the amount of the lien to be determined by the City Council at a public hearing held after not less than thirty (30) days' written notice by mail, return receipt requested, to the owner of record (if the name and address of the owner are known) and to all lienholders of record, as required by Ark. Code Ann. § 14-54-903(f), with said amount consisting of abatement costs of \$621.42, plus administrative and filing costs of \$30.00, plus the ten percent (10%) penalty for collection required by Ark. Code Ann. § 14-54-904(a)(2)(A) in the amount of \$62.14 for a total of \$713.56 to be thereafter certified to the Saline County Tax Collector; and

WHEREAS, a public hearing for the purpose of determining the amount of such lien has been set for October 26, 2026, and notice of that hearing has been served upon the owner of record and upon all lienholders of record not less than thirty (30) days prior to the hearing by regular mail and by certified mail, return receipt requested, in accordance with Ark. Code Ann. § 14-54-903(c)(6) and (f); and, where the owner is unknown, the owner's whereabouts are unknown, or the owner is a nonresident, notice has been given by posting a copy upon the premises and by publication one (1) time per week for four (4) consecutive weeks in a newspaper having a bona fide circulation in Saline County, Arkansas, in accordance with Ark. Code Ann. § 14-54-902(a) and § 14-54-903(g).

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SECTION 4: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 26th Day of October 2026

Tom Farmer, Mayor

Cindy Stracener, City Clerk

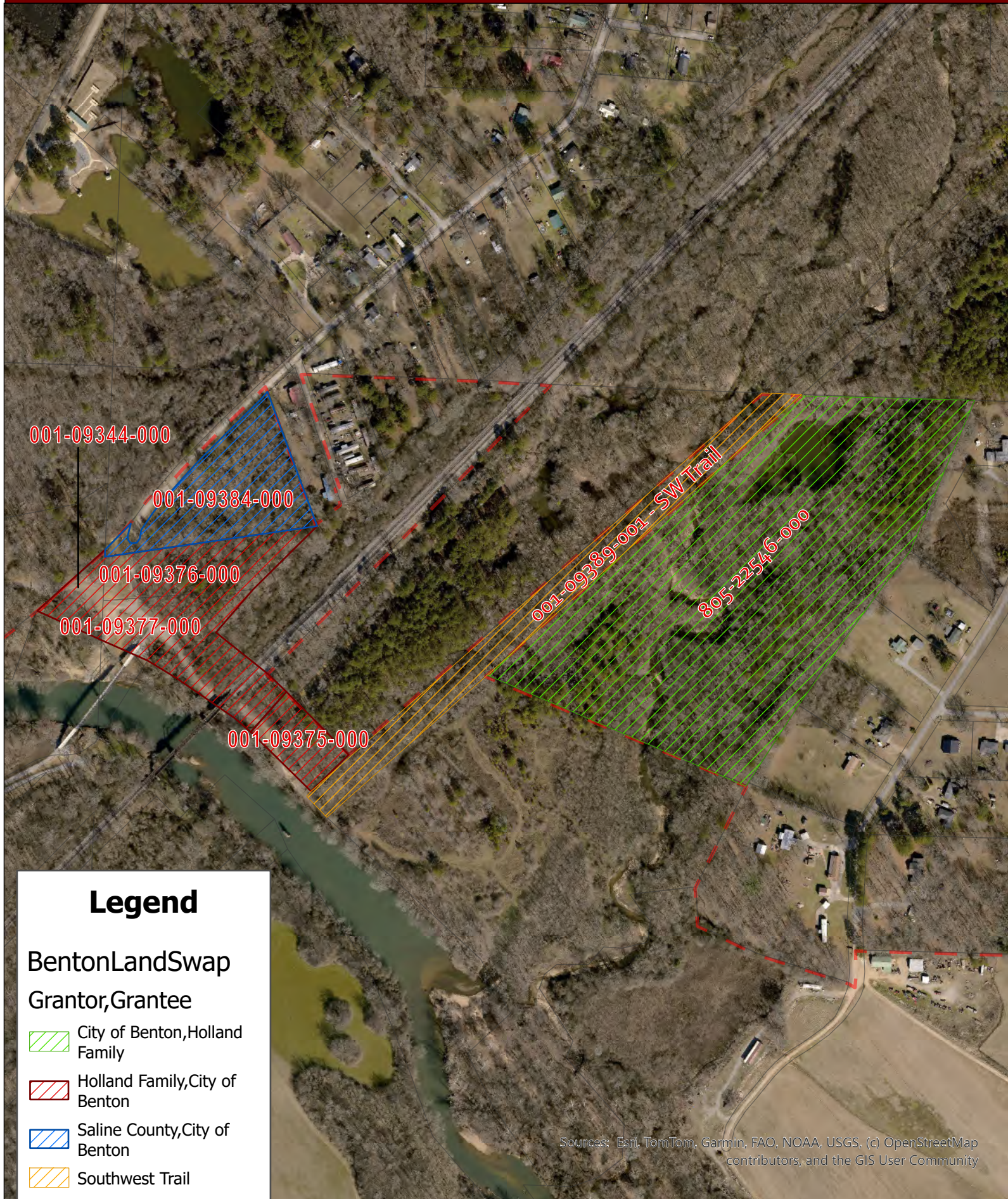


Proposed Land Swap Resolution between City of Benton, Saline County, and Holland Family





Proposed Land Swap Resolution between City of Benton, Saline County, and Holland Family



Legend

BentonLandSwap

Grantor,Grantee

-  City of Benton,Holland Family
-  Holland Family,City of Benton
-  Saline County,City of Benton
-  Southwest Trail

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



**COMMUNITY DEVELOPMENT
DEVELOPMENT REVIEW COMMITTEE**

August 2026

August 4th, 2026

1. 2409 Military Rd [Grading/Construction Drawings] – Construction drawings for Wholesale Electric. These plans were approved @ DRC.
2. Kendall's Corner [Construction Drawings] – Construction Drawings for Kendall's Corner subdivision [6 R2 lots]. These drawings have NOT been approved @ DRC.

August 11th, 2026

1. Chase Bank [Construction Drawings] – Construction drawings for Chase Bank to be located at the corner of Highway 5 and Alcoa. These drawings were approved @ DRC.
2. Madeleine Grove [Updated Construction Drawings] – Updated construction drawings for 125 R3 [Single Family] lot subdivision. These drawings have NOT been approved @ DRC.
3. Northshore Village [Preliminary Plat] – Proposed preliminary plat for 46 attached R2 [Single Family] subdivision. This preliminary plat proposed front access with a 25' front setback instead of 15'. This preliminary plat was approved @ Planning Commission on 09.01.2026.

August 18th, 2026

1. 411 E. South Street [Rezone from R2 to R3] – Proposed rezone from R2 [Single Family] to R3 [Single Family]. This takes the lot size minimum from 7,000 square feet to 3,500 square feet. The intention of this rezone is to allow the property to be split into more than one lot. This rezone request was approved @ Planning Commission on 09.01.2026.
2. 1323 Columbia Ave [Rezone from R2 to R5] – Proposed rezone from R2 [Single Family] to R5 [Multi Family]. This rezone was approved @ Planning Commission on 09.01.2026.
3. Brown/Cedar [Rezone from R2 to R3] – Proposed rezone from R2 [Single Family] to R3 [Single Family]. This takes the lot size minimum for 7,000 square feet to 3,500 square feet. The intention of this rezone is to allow the properties to be split into two so four single family homes can be built. This request was approved @ Planning Commission on 09.01.2026.
4. Northside Church of Christ [Rezone from R2 to C2] – Proposed rezone from R2 [Single Family] to C2 [General Commercial]. The intention of this rezone was to allow a food pantry to be built for the church and a variance was sought to allow from more than 50% impervious surface to accommodate additional parking spots for the Church. The rezone and variance request was approved @ Planning Commission on 09.01.2026.

August 25th, 2026

1. 703 S. East Street [Building Permit Application] – Proposed warehouse/storage space for GW Lighting inventory. This has NOT been approved @ DRC.
2. 1218 River Street [Site Plan] – Proposed warehouse buildings for Chad Slaughter to continue his existing warehouse buildings @ 1218 River Street.
3. 4000 Congo Rd [Updated Site Plan] – Proposed site plan for storage facility to be located @ 4000 Congo Rd [behind Dollar General]. This site plan was approved @ Planning Commission on 09.01.2026.

4. Midtowne Plumbing [Site Plan] – Proposed site plan for Midtowne Plumbing office building to be located at 1218 W South Street. This site plan will have to go before Planning Commission in October for approval.
5. Stillwater Landing [Construction Drawings] – Proposed construction drawings for Stillwater Landing subdivision [behind Severn Landing @ Hurricane Lake Estates]. These drawings have NOT been approved @ DRC.