



**CITY OF CENTERTON
CITY COUNCIL MEETING
MARCH 11, 2025
6:00 PM**

(1) **Pledge** – The Pledge Allegiance was recited.

(2) **Prayer** – Josie Reed offered the prayer.

(3) **Roll Call** - Those Present and answering Roll Call were Mayor Bill Edwards, Cody Miles, Joshua Hagan, Josie Reed, Wendy Henson, Justin Cowgur and Cliff Thompson. Those present and not answering Roll Call were City Clerk Todd Wright, City Attorney Brian Rabal, Finance Director Shannon Zappettini, City Engineer Alan Craighead, Planning Director Lorene Burns, Police Chief Cody Harper, Fire Deputy Chief John Gavin and Director of Public Works Anthony Martinez.

(4) **Council Minutes** –

Wendy Henson made a motion to Approve the Minutes of the February 11, 2025 and February 20, 2025 City Council Meetings, with a 2nd from Josie Reed. All Council Members voted in favor and the motion carried.

CWSD, Planning Commission, Board of Zoning Adjustments and Parks & Recreation Advisory Board Minutes –

Cliff Thompson made a motion to Acknowledge Receipt of the Minutes of the January 21, 2025 CWSD meeting, February 4, 2025 & February 18, 2025 Planning Commission meetings, February 4, 2025 Board of Zoning Adjustments meeting and the January 6, 2025 & February 3, 2025 Parks & Recreation Advisory Board meetings, with a 2nd from Joshua Hagan. All Council Members voted in favor and the motion carried.

(5) **City and Court Financials** -

Mayor Edwards addressed the Council, detailing the Financial Reports for February 2025, as provided in the Council packets. Revenue was at 22.99 % and Expenses were at 20.0 %. The Street Fund Revenue was at 17.04% and Expenses were at 16.74%.

The February 2025 Financial Report and Court Report were contained in the Council packets.

Mayor Edwards asked the Council if there were any questions. There were none.

Josie Reed made a motion to accept the February, 2025 City & Court Financials, with a 2nd from Cody Miles. All Council Members voted in favor and the motion carried.

(6) Department Reports -

The Department Reports were in the Council Packets.

Animal Shelter – Chief Cody Harper shared the Animal Shelter population numbers.

Mayor Edwards read a letter from the City of Highfill Police Department thanking the Centerton Police and Fire Departments for their assistance with a recent traffic accident.

Mayor Edwards asked the Council if there were any questions. There were none.

(7) Public Comments –

Chris Mooney – 1325 N. Main Street – Mr. Mooney addressed the Council regarding Rezone 2025-09. He reminded Council that they are voting only on the rezone request. He expressed concern with the transition of zoning from A-1 to C-3. He asked if a tavern should be included in the C-3 zoning and if the location is appropriate for a tavern. He expressed concern about the two properties on either side of the parcel in question being described as “undeveloped”. He was opposed to the proposed Use of a tavern at this location, due to the traffic safety concerns. He also felt the zoning request was not consistent or compatible to surrounding zoning. He also reminded Council that the proposed Impact Fee schedule is a regressive tax.

(8) State of the City – Mayor Bill Edwards –

****State of the City Address—2025****

Ladies and Gentlemen of the Centerton City Council, and fellow citizens,
As your Mayor, it is both an honor and a privilege to report on the state of our beloved city, Centerton, and to outline our vision for the future. I am immensely grateful for the support and trust you have placed in me over the past 15 years.

I am pleased to start with some good news: the City of Centerton is financially sound. Through fiscal conservation and the diligent efforts of our City Council and staff, who are exceptional stewards of taxpayer money, we have successfully balanced our budget for the past 15 years. As reflected in the 2024 financial statement, we are in strong financial condition.

Centerton continues to thrive and grow, welcoming new residents each year. Our current estimated population stands at 25,857, which represents a remarkable 7.9 percent increase from 2024, up from 24,543. Since the 2020 census, we have experienced a staggering 41.76 percent growth. Today, Centerton encompasses 14.3 square miles, making us the 20th largest city in the state, and we were recently recognized in 2024 as the 6th fastest-growing city in the United States for municipalities over 20,000 people.

This growth has catalyzed a surge in commercial projects. Notable developments currently under review include a new Walmart Supercenter, approximately 175,000 square feet in size, which we anticipate will attract additional businesses to our community. Additionally, we celebrated the opening of several new establishments in 2024, such as the Centerton Animal Hospital, Muse Burger, and Chipotle. Several other restaurants are nearing completion, and we are in the process of remodeling the old City Hall to create a multifunctional community space.

I would like to take a moment to highlight some key grant projects we are engaged in. We are working on the construction of sidewalks along Gamble Road to Bliss Street, from Seba Road, and subsequently from Bliss Street to D Street, with bids expected soon. Phase 2 of the McKissic Trail is also in the works, which will eventually connect to the Bentonville Trail System, and we anticipate bidding on this project soon. Additionally, we have secured over \$400,000 in TAP and carbon reduction grants to enhance our sidewalk infrastructure, with more opportunities being presented to the Council tonight.

Our partnership with ARDOT has been instrumental in the expansion of Highway 102, also known as West Centerton Blvd, from Main Street to Highway 279 south. Currently, we are in the right-of-way acquisition phase, and utility relocations are being planned for completion this year and early next year. The timeline for the project bid is currently set for 2026, and it is an essential infrastructure improvement. The project will consist of five lanes and sidewalks on both sides of the roadway, including a 10-foot side path on the south side funded by a \$625,000 grant. We will continue to pursue the inclusion of State Highway 102B to add necessary sidewalks to our future plans.

The Public Works Department has been busier than ever in 2024, successfully carrying out numerous road improvement initiatives, including patching, overlays, and striping throughout various city areas. Our drainage infrastructure has also seen repairs, significantly mitigating flood risks. Noteworthy accomplishments include paving three miles of roads, enhancements at Thompson Park, and improving curbing and concrete on Stein and Ford Streets. A grant application will be submitted tonight for a traffic signal at Womack and East Centerton Blvd, as well as coordination for a new light at the East Centerton Blvd and Sienna Drive intersection to facilitate better access to the Walmart project.

Parks and Recreation have made significant strides this year, including the installation of a BMX park at Corner Woods Park. We are also underway with a new playground, restrooms, an expanded dog park, and lighting. A pump track has been completed near Riverwood Park, which also features a dog park and playground. Additionally, our new Canvas Benches are being painted later this year by local students.

On May 27th, our community faced a tornado, but I am proud to say that all departments collaborated seamlessly to facilitate the cleanup operation, which included tree disposal and road repairs. Our Police and Fire Departments also provided assistance to our neighbors in Decatur. I'm thrilled to announce that the Centerton Recreation Center is progressing well. We have hired WER Architects and Sapp Architects for the design and Crossland Construction as the construction manager. The proposed 50,000 square-foot facility will feature a multi-use pool, walking track, community rooms, party rooms, and a fitness area, among other amenities, with future phases planned as funds become available.

Our Planning Department has been diligently engaged in several exciting projects, with 12-15 subdivisions and various commercial projects under development at any given time. They are also reviewing our Land Use and Master Street Plans earlier than the usual five-year schedule due to our rapid growth. Additionally, we received a grant from the Northwest Arkansas Urban Land Institute for a downtown study aimed at potential redevelopment.

In 2024, our community experienced an incredible surge in building activity, with 12,608 inspections conducted and nearly \$1 million in building permit fees collected. We also issued 1,045 new permits covering various categories, including commercial, electrical, plumbing, and more. To enhance our efficiency, we have brought on a new inspector and permit clerk. Our Code Enforcement division has successfully managed 295 logged grass complaints, thanks to a proactive approach by our dedicated officer. This diligent work has contributed to the overall cleanliness of our city.

Thanks to a grant from the Walton Family Foundation, we successfully conducted a tree giveaway in the spring and fall, distributing over 1,000 trees to enhance our community's appearance. We plan to host another giveaway during Arbor Day.

The Centerton Police Department recorded 25,647 calls for service in 2024, significantly up from 20,751 in 2023. Ongoing training has occurred, and I am pleased to report that the department is fully staffed. We are also leasing administrative vehicles to mitigate maintenance costs.

Despite the challenges faced, the Centerton Fire Department responded to 2,042 calls for service in 2024, a substantial 16.22% increase from 2023, while attending over 8,100 hours of training. Our dedicated staff of 43 full-time firefighters, along with a new assistant Fire Marshall and clerk, continue to focus on preparedness. We have two new engines on order to replace ageing equipment, expected to arrive in 2026.

The Centerton Water and Sewer Department is nearing the completion of a new water tower at Fire Station 3 on the west side of our city, while also collaborating with the City of Decatur to increase sewer capacity as our community grows.

Centerton Animal Control has undergone extensive remodeling, aligning their facility with our growing operations. The newly hired Animal Services Manager and adoption specialist will enhance our efforts in reuniting pets with their owners. In 2024, we saw 431 intakes and managed to reunite or adopt out 419 pets, aided using microchips for easier identification. Currently, we are remodeling the old City Hall for community use, with a new roof out for bid, and future enhancements planned to include a sharing library and possibly additional retail spaces to foster more activity downtown.

In conclusion, I would like to express my heartfelt gratitude to each member of the Centerton City Council and our dedicated staff for their unwavering support and commitment to our community. It is because of your hard work and determination that Centerton continues to grow

and prosper. Together, we will keep striving for excellence and work tirelessly to ensure a bright future for our beloved city.

Thank you for all you do, and here's to a successful year ahead in Centerton!

(9) Ordinances –

Josie Reed made a motion to read all Ordinances and Resolutions by Title only and to suspend the Rule Requiring the Reading on three (3) Separate Occasions for all Ordinances with a 2nd from Justin Cowgur. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2025-02 – ADOPTING PROCEDURES FOR THE IMPOSITION, CALCULATION, COLLECTION, EXPENDITURE AND ADMINISTRATION OF IMPACT FEES TO BE IMPOSED ON NEW DEVELOPMENT; PROVIDING A PURPOSE AND INTENT; PROVIDING DEFINITIONS; PROVIDING GENERAL PROVISIONS AND APPLICABILITY; PROVIDING FOR THE INITIAL ADOPTION OF IMPACT FEES; PROVIDING FOR THE ESTABLISHMENT OF IMPACT FEE ACCOUNTS; PROVIDING FOR THE APPROPRIATION OF IMPACT FEE FUNDS; PROVIDING FOR REFUNDS; PROVIDING FOR APPEALS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND FOR OTHER PURPOSES.**

Mayor Edwards addressed the Council, stating that this Ordinance was tabled last month, to allow for further research and discussion.

Director of Public Works Anthony Martinez addressed Council, detailing his new proposal for Impact Fees. He stated that he spoke with other cities, developers, builders, citizens and City Council Members as part of his research. He recommended sending the proposal to a Land Use Attorney for review, if approved by Council this evening. He also recommended reviewing the fees again in three (3) years. A copy of the new proposal was provided for Council.

There was Council discussion regarding when to charge the fees and the possible offsets for the non-residential fees.

Gavin Edwards (Developer) addressed the Council, speaking in favor of the impact fees and shared his experience when Bentonville instituted their impact fees. He expressed his concern with the current sewer capacity issues affecting development in the city, stating that it was a larger issue than the impact fees.

Mayor Edwards addressed Council, giving the latest update on the Decatur sewer capacity issues.

Mayor Edwards asked the Council if there were any other questions. There were none.

Joshua Hagan made a motion to adopt the Ordinance, with a 2nd from Josie Reed. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2025-09 - AN ORDINANCE TO REZONE CERTAIN LANDS WITHIN THE CENTERTON CITY LIMITS, BELONGING TO KHM2S2 HOMES, LLC FROM AGRICULTURAL (A-1) TO NEIGHBORHOOD COMMERCIAL (C-3).**

Mayor Edwards addressed the Council, stating that this Ordinance is to rezone property off of N. Main Street from (A-1) to (C-3). He stated that there is commercial (C-3) property to the south and that this entire corridor is show as commercial use on the Future Land Use Plan. This request was approved unanimously by the Planning Commission at their 3/04/25 meeting. A map showing the location of the rezone was provided in the Council packets, as well as the Land Use map.

Hunter Collins from Crafton Tull, representing the applicant, was present to answer questions. He stated that they are proposing a rezone to be able to develop the property to offer neighborhood services along Main Street.

There was brief Council discussion regarding use, location, screening, access and traffic. Mayor Edwards stated that we are only looking at the rezone request at this time.

Mayor Edwards asked the Council if there were any other questions. There were none.

City Attorney Brian Rabal read the Ordinance by title only. Cliff Thompson made a motion to adopt the Ordinance, with a 2nd from Justin Cowgur. There was a roll call. All Council Members voted in favor, except Josie Reed who abstained, and the motion carried.

- **Ordinance 2025-10 - AN ORDINANCE TO REZONE CERTAIN LANDS WITHIN THE CENTERTON CITY LIMITS, BELONGING TO THE CITY OF CENTERTON FROM AGRICULTURAL (A-1) TO HIGHWAY COMMERCIAL (C-2).**

Mayor Edwards addressed the Council, stating that this Ordinance is to rezone city-owned property off of Keller Road from (A-1) to (C-2). He stated that this rezone request is to make the zoning compatible with the new Community Center. This request was approved unanimously by the Planning Commission at their 3/04/25 meeting. A map showing the location of the rezone was provided in the Council packets, as well as the Land Use map.

Mayor Edwards asked the Council if there were any questions. There were none.

City Attorney Brian Rabal read the Ordinance by title only. Wendy Henson made a motion to adopt the Ordinance, with a 2nd from Justin Cowgur. There was a roll call. All Council Member voted in favor, and the motion carried.

- **Ordinance 2025-11 - AN ORDINANCE TO AUTHORIZE PAYMENT OF SURVIVAL SPOUSE BENEFITS OF 50% OF MAYOR EDWARDS STATUTORY RETIREMENT BENEFITS TO MRS. ELIZABETH EDWARDS AND TO GRANT AN ANNUAL COST-OF-LIVING BENEFIT INCREASE UP TO 3%.**

Mayor Edwards addressed the Council, stating that this Ordinance is to allow for spousal support of the spouse of the mayor, per City Council approval, per State Statute 24-12-123. A copy of the state statute was provided in the Council packets.

Council Member Cliff Thompson asked City Attorney Brian Rabal if the Ordinance should be made generic for any Centerton Mayor moving forward, removing the current mayor's name. Mr. Rabal agreed and stated that he would like to review the ordinance after it is reworded.

Mayor Edwards asked the Council if there were any other questions. There were none.

City Attorney Brian Rabal read the Ordinance by title only. Joshua Hagan made a motion to table the Ordinance, with a 2nd from Josie Reed. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2025-12 - AN ORDINANCE ACCEPTING RIGHT-OF-WAY DEDICATION FROM STEELE DEVELOPMENT, INC. FOR PROPERTY LOCATED IN PART OF THE NE/4 OF THE NW/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 31 WEST, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS.**

Mayor Edwards addressed the Council, stating that this Ordinance is to accept ROW Easement dedication along N. Main Street and Seba Road by Steele Development, Inc. This was approved by the Planning Commission at their 2/18/25 meeting. A map showing the location of dedication was provided in the Council packets.

Mayor Edwards asked the Council if there were any questions. There were none.

City Attorney Brian Rabal read the Ordinance by title only. Josie Reed made a motion to adopt the Ordinance, with a 2nd from Cody Miles. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2025-13 - AN ORDINANCE ACCEPTING UTILITY EASEMENT DEDICATIONS FROM BRADSHAW PROPERTIES, LLC FOR PROPERTY LOCATED IN PART OF THE NE ¼ OF THE NE ¼ OF SECTION 06, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS.**

Mayor Edwards addressed the Council, stating that this Ordinance is to accept Utility Easement dedications along W. Centerton Blvd by Bradshaw Properties, LLC. This was approved by the Planning Commission at their 2/18/25 meeting. A map showing the location of dedications was provided in the Council packets.

Mayor Edwards asked the Council if there were any questions. There were none.

City Attorney Brian Rabal read the Ordinance by title only. Cody Miles made a motion to adopt the Ordinance, with a 2nd from Josie Reed. There was a roll call. All Council Members voted in favor and the motion carried.

(10) Resolutions –

- **Resolution 2025-09 - A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF CENTERTON TO PARTNER WITH THE CITY OF BENTONVILLE TO UTILIZE THE FEDERAL-AID SURFACE TRANSPORTATION BLOCK GRANT PROGRAM-ATTIBUTABLE (STBGP-A) (FFY 2026) GRANT FUNDS ADMINISTERED BY THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION (NWARPC) FOR RIGHT OF WAY AND UTILITIES ACQUISITION TO IMPROVE GREENHOUSE ROAD.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to enter into an agreement to apply as partner with the City of Bentonville for additional STBGP-A Grant funds for the Greenhouse Road Improvement Project. He stated that the request is for \$2,572,919.68, with a 20% match.

City Engineer Alan Craighead addressed Council, detailing the breakdown of the 20% match, pertaining to the responsibilities of the City of Bentonville and the City of Centerton.

Mayor Edwards asked the Council if there were any questions. There were none.

City Attorney Brian Rabal read the Resolution by title only. Josie Reed made a motion to adopt the Resolution, with a 2nd from Cliff Thompson. There was a roll call. All Council Members voted in favor and the motion carried.

- **Resolution 2025-10 - A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK, AS REPRESENTATIVES OF THE CITY OF CENTERTON, ARKANSAS, TO ENTER INTO AN AGREEMENT WITH EMERY SAPP AND SONS INC. SPRINGDALE, ARKANSAS FOR MULTIPLE MILLING AND OVERLAY PROJECTS AND OTHER CITY PROJECTS THRU DECEMBER 31, 2025.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to enter into an agreement with Emory Sapp & Sons for asphalt milling and overlay projects in the city, through the end of 2025. A list over the projects and a copy of the agreement was provided for Council.

Director of Public Works Anthony Martinez addressed Council, stating that they did receive five (5) bids. He stated that all of the projects will be listed on the city website, along with the schedule for the work to be done.

Mayor Edwards asked the Council if there were any questions. There were none.

City Attorney Brian Rabal read the Resolution by title only. Wendy Henson made a motion to adopt the Resolution, with a 2nd from Justin Cowgur. There was a roll call. All Council Members voted in favor and the motion carried.

- **Resolution 2025-11 - A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF CENTERTON TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM FUNDS ADMINISTERED BY THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to apply for a STBGP-A Grant for a traffic signal at E. Centerton Blvd. and Womack Street. He stated that it would be an 80/20 matching grant.

Mayor Edwards asked the Council if there were any other questions. There were none.

City Attorney Brian Rabal read the Resolution by title only. Joshua Hagan made a motion to adopt the Resolution, with a 2nd from Wendy Henson. There was a roll call. All Council Members voted in favor and the motion carried.

- **Resolution 2025-12 - A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF CENTERTON TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM FUNDS.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to apply for a TAP Grant for sidewalk projects in the city. He stated that it would be an 80/20 matching grant.

Mayor Edwards asked the Council if there were any other questions. There were none.

City Attorney Brian Rabal read the Resolution by title only. Josie Reed made a motion to adopt the Resolution, with a 2nd from Cody Miles. There was a roll call. All Council Members voted in favor and the motion carried.

- **Resolution 2025-08 - A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE VACATION OF A DRAINAGE & UTILITY EASEMENT LOCATED ON LOT 25, BLK 1 OF LAYNEBRIDGE SUBDIVISION, AKA 103 HOSS ST, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to set a Public Hearing date of 4/15/25 at 6:00 p.m., to discuss the vacation of a drainage & utility easement at 103 Hoss Street. A map of the location and diagram of the vacation request was provided for Council.

Mayor Edwards asked the Council if there were any questions. There were none.

City Attorney Brian Rabal read the Resolution by title only. Joshua Hagan made a motion to adopt the Resolution, with a 2nd from Justin Cowgur. There was a roll call. All Council Members voted in favor and the motion carried.

(11) Appoint Nick Jewett to the Centerton Planning Commission, Term Ending June 30, 2027 –

Mayor Edwards addressed Council, stating that Council voted to appoint Nick Jewett to the Centerton Planning Commission, Term Ending June 30, 2027. He said one council member specifically made a motion in favor, contingent on Mr. Jewett no longer being employed by C3 Construction. Mayor Edwards stated that we were notified the following day that Mr. Jewett is currently employed by C3, with projects in our city.

Council Member Cody Miles stated that he is still opposed to Mr. Jewett being appointed, as an employee of C3, as he sees it as a conflict of interest.

Council Member Wendy Henson stated that she is still opposed to appointing someone with a direct conflict of interest.

Council Member Josie Reed stated that she is also opposed to appointing someone with a direct conflict of interest. She asked who the next recommended candidate would be.

Council Member Cliff Thompson was still in favor of appointing Mr. Jewett, as he sees him as a highly qualified candidate that would be able to recuse himself in the case of a conflict.

Mayor Edwards asked the Council if there were any other questions. There were none.

Joshua Hagan made a motion to Appoint Nick Jewett to the Centerton Planning Commission, Term Ending June 30, 2027, with a 2nd from Cody Miles. All Council Members voted NO, except for Cliff Thompson, who voted YES, and the motion failed.

Mayor Edwards stated that the selection committee had selected their top three (3) candidates and that Curtis Ramsey was the next candidate recommended after Nick Jewett. He recommended that Council appoint Mr. Ramsey to the open position.

Wendy Henson made a motion to Appoint Curtis Ramsey to the Centerton Planning Commission, Term Ending June 30, 2027, with a 2nd from Josie Reed. All Council Members voted in favor, and the motion carried.

(12) Other Business –

- **Chamber of Commerce Update** – A Chamber of Commerce update was provided by Josie Reed.
- **K9 Zorro Retirement** – Police Chief Cody Harper addressed Council, stating that the time has come for K9 Officer Zorro to retire. He detailed process of K9 retirement and his plans for retirement. He said there are plans in place for a new K9 in 2026, and detailed those plans.

Wendy Henson made a motion to surplus the asset, K9 Zorro, with the permanent ownership transferring from the City of Centerton to Sgt. Eggebrecht, with a 2nd from Justin Cowgur. All Council Members voted in favor, and the motion carried.

(16) Announcements -

- **3/15/2025 – Coffee with the Mayor @ 9:00 AM**
- **3/18/2025 – Planning Commission Meeting @ 6:00 PM**
- **4/01/2025 – Planning Commission Meeting @ 6:00 PM**
- **4/08/2025 – City Council Meeting @ 6:00 PM**
- **4/15/2025 – Planning Commission Meeting @ 6:00 PM**

(17) Adjourn -

Wendy Henson made a motion to Adjourn at 7:59 PM with a 2nd from Justin Cowgur. All Council members voted in favor and the motion carried.

Bill Edwards, Mayor

Todd Wright, City Clerk