



**CITY OF CENTERTON
CITY COUNCIL MEETING
JUNE 10, 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 (via Zoom), Joshua Hagan, Josie Reed, Wendy Henson and Justin Cowgur (via Zoom). Cliff Thompson was absent. Those present and not answering Roll Call were City Clerk Todd Wright, City Attorney Brian Rabal, HR Director Jocelyn Diaz (via Zoom), Finance Director Shannon Zappettini, City Engineer Alan Craighead, Planning Director Lorene Burns, Police Chief Cody Harper, Deputy Fire Chief John Gavin, Chief Building Inspector Robert Coffelt and Assistant Public Works Director Joshua Price.
- (4) Council Minutes** –

Wendy Henson made a motion to Approve the Minutes of the May 13, 2025 City Council Meeting, with a 2nd from Josie Reed. All Council Members voted in favor and the motion carried.

CWSD and Planning Commission Minutes –

Joshua Hagan made a motion to Acknowledge Receipt of the Minutes of the April 15, 2025 CWSD meeting and the May 6, 2025 Planning Commission meeting, with a 2nd from Josie Reed. 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 May 2025, as provided in the Council packets. Revenue was at 53.30 % and Expenses were at 43.75 %. The Street Fund Revenue was at 74.47 % and Expenses were at 34.46 %.

Council Member Justin Cowgur asked if there was an update on Impact Fees and mayor Edwards stated that we are still awaiting for the attorney review. City Attorney Brian Rabal said that he would reach back out.

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

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

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

(6) Department Reports –

The Department Reports were in the Council Packets.

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, asking for an update on the repairs of Allen Road and LC Hickman Road. Mayor Bill Edwards gave an update, stating that it could take approximately 60 days for the repairs to be completed. Mr. Mooney also asked about the expansion of the Publics Works Building. Mayor Edwards stated that we have an architect contract to start working on drawings. Edwards estimated \$800,000-\$900,000 for the expansion.

Kenny Wong-Many – 1521 Florentine Road – Mr. Wong-Many addressed the Council, expressing concern with traffic safety in his subdivision and on Wolverine Drive. He asked for more speed limit signs and recommended lowering the speed limit on Wolverine Drive. He recognized that there has been added police patrols and that the speed trailer has been used.

(8) Ordinances –

Wendy Henson 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 Josie Reed. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2025-25 – AN ORDINANCE AMENDING CENTERTON MUNICIPAL CODE SECTION 4.04.04; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

Mayor Edwards addressed the Council, stating that this Ordinance is to amend the city's "No Soliciting" Ordinance. He noted changes: **1)** The allowable time for commercial soliciting is from 9:00 am to sunset, as forecasted by the National Weather Service (a link is provided). **2)** Any private residence may display a "No Soliciting" notice. **3)** The annual Permit Fee for door-to-door commercial sales was raised to \$100.00, with additional personal permits set at \$10.00 per person. Mayor Edwards stated that the City Attorney has reviewed these changes.

City Clerk Todd Wright reminded Council that City Attorney Brian Rabal recommended that the policy be narrowly tailored and supported by articulable facts. Wright stated that we have tailored the policy tonight.

Council Member Joshua Hagan expressed concern with safety and right to privacy after dark.

Council Member Wendy Henson expressed concern with the safety of senior citizens, as well as children. She said that the proposed "sunset" end time was well received by citizens she had spoken with. She stated that it is also respectful of people's privacy.

Citizen Allie Verdery commented, stating that the "sunset" end time is favorable for the safety of the solicitors as well.

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

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

City Attorney read the emergency clause. Josie Reed made a motion to adopt the emergency clause, with a 2nd from Wendy Henson. There was a roll call. All Council Members voted in favor and the motion carried.

Mayor Edwards asked for Council to authorize the purchase of 10,000 "No Soliciting" stickers for the citizens of Centerton.

Joshua Hagan made a motion to authorize the purchase of 10,000 "No Soliciting" stickers, with a 2nd from Wendy Henson. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2025-26 - AN ORDINANCE ACCEPTING RIGHT-OF-WAY AND UTILITY EASEMENT DEDICATIONS FROM SPLASH CENTERTON, LLC FOR PROPERTY DESCRIBED AS LOTS 4, 5, 6 AND PART OF LOT 7, BLOCK 10, ORIGINAL TOWN OF CENTERTON, LOCATED IN S33-T20N-R31W, BENTON COUNTY, ARKANSAS.**

Mayor Edwards addressed the Council, stating that this Ordinance is to accept dedication of ROW and utility easements from Splash Centerton LLC, located on E. Centerton Blvd. An exhibit was provided for Council.

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 adopt the Ordinance, with a 2nd from Josie Reed. There was a roll call. All Council Members voted in favor, except for Wendy Henson, who recused herself, and the motion carried.

Council Member Wendy Henson detailed a concern over a year's free car wash won in a drawing by Mayor Edwards, who did not accept the car wash for himself but recommended it be given to Council Member Josie Reed for her service in the community. Henson recused herself from the original vote, due to the possible impression of a business conflict.

City Attorney Brian Rabal stated that Henson had not engaged in any conflict.

Council Member Josie Reed recommended a new vote.

Re-Vote:

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

- **Ordinance 2025-27 - AN ORDINANCE ACCEPTING THE FINAL PLAT OF THE LANDING SUBDIVISION, CREATING RESIDENTIAL LOTS 1-40 AND TRACTS A & B, IN THE CITY OF CENTERTON, S2-T19N-R31W, BENTON COUNTY, ARKANSAS.**

Mayor Edwards addressed the Council, stating that this Ordinance is to accept the Final Plat of The Landing Subdivision on Greenhouse Road and Buckhorn Flats Road. This request was approved by the Planning Commission at their 6/03/25 meeting. Mayor Edwards read the bond amounts, as contained in the ordinance.

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 adopt the Ordinance, with a 2nd from Wendy Henson. There was a roll call. All Council Members voted in favor and the motion carried.

Amendment:

City Attorney Brian Rabal stated that it was just brought to his attention that there is a change in the bonds. Planning Directory Lorene Burns stated that the developer just

notified her that the bonds will need to be pulled by the contractor (S&K Dirt Works) and whoever their surety company is. She stated that she will make the changes to the paperwork tomorrow. Council was in agreement to allow for the change.

Re-Vote for Amendment:

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

- **Ordinance 2025-28 - AN ORDINANCE ACCEPTING THE FINAL PLAT OF THE RESERVE AT WOLVERINE SUBDIVISION – PHASE 1, CREATING RESIDENTIAL LOTS 1-58 AND TRACTS A & B, IN THE CITY OF CENTERTON, S29-T20N-R31W BENTON COUNTY, ARKANSAS.**

Mayor Edwards addressed the Council, stating that this Ordinance is to accept the Final Plat of Phase 1 of the Reserve at Wolverine Subdivision on Wolverine Drive and Silver Maple Street. This request was approved by the Planning Commission at their 6/03/25 meeting. A copy of the Final Plat was provided in the Council packets.

Mayor Edwards asked the Council if there were any other 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 Cody Miles. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2025-29 - AN ORDINANCE ACCEPTING RIGHT-OF-WAY DEDICATION FROM ROGERS EQUITY GROUP, II, LLC AND FOR PROPERTY LOCATED IN PART OF S-6, T-19-N, R-31-W, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS.**

Mayor Edwards addressed the Council, stating that this Ordinance is to accept dedication of ROW from Rogers Equity Group II, for property on W. Centerton Blvd. An exhibit was provided for Council. A copy of the Warranty Deed was provided to Council.

Mayor Edwards asked the Council if there were any other 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 Cody Miles. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2025-30 - AN ORDINANCE ACCEPTING UTILITY EASEMENT DEDICATION FROM ROGERS EQUITY GROUP II, LLC AND FOR PROPERTY**

LOCATED IN PART OF S-6, T-19-N, R-31-W, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS.

Mayor Edwards addressed the Council, stating that this Ordinance is to accept dedication of utility easement from Rogers Equity Group II, for property located on W. Centerton Blvd. An exhibit was provided for Council.

Mayor Edwards asked the Council if there were any other 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 Justin Cowgur. There was a roll call. All Council Members voted in favor and the motion carried.

(9) Resolutions –

- **Resolution 2025-24 - A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK, AS REPRESENTATIVES OF THE CITY OF CENTERTON, ARKANSAS, TO ENTER INTO AN AGREEMENT WITH J.P. MORGAN CHASE BANK FOR CREDIT CARD SERVICES FOR THE CITY OF CENTERTON, ARKANSAS.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to enter into an agreement with J.P. Morgan Chase bank for credit card purchases for the city. He said we are switching our city expense credit cards from Arvest to JP Morgan. A copy of the agreement 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. Justin Cowgur 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 2025-25 - A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK, AS REPRESENTATIVES OF THE CITY OF CENTERTON, ARKANSAS, TO ENTER INTO AN AGREEMENT WITH DEMX ARCHITECTS, FAYETTEVILLE, ARKANSAS FOR ARCHITECT SERVICES FOR THE CENTERTON COMMUNITY BUILDING REMODEL PROJECT FOR THE CITY OF CENTERTON.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to enter into an agreement with DEMX Architects for architect services for the Centerton Community Building remodel. A copy of the proposal was provided for Council. He said this agreement is to not exceed \$25,000.00 for architect services for the front of the Community Building. A copy of the proposal was provide for Council.

Mayor Edwards asked the Council if there were any other 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 Cody Miles. There was a roll call. All Council Members voted in favor and the motion carried.

- **Resolution 2025-26 - A RESOLUTION AUTHORIZING THE GRANT OF A RIGHT-OF-WAY TO BLACK HILLS ENERGY ARKANSAS INC. ON A PARCEL OF LAND OWNED BY THE CITY FOR THE PURPOSE OF INSTALLING A GAS LINE TO SERVICE THIS PROPERTY AND OTHERS.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to grant ROW on Hwy 102 to Black Hills Energy for the widening project on Hwy 102. A copy of the Grant was provided for Council.

Mayor Edwards asked the Council if there were any other 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 Joshua Hagan. There was a roll call. All Council Members voted in favor and the motion carried.

- **Resolution 2025-27 - A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK, AS REPRESENTATIVES OF THE CITY OF CENTERTON, ARKANSAS, TO ENTER INTO AN AGREEMENT WITH WALMART INC. FOR REIMBURSEMENTS FOR THE SIENNA DRIVE AND HIGHWAY 102 TRAFFIC SIGNAL PROJECT.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to enter into an agreement with Walmart Inc for reimbursement up to \$30,000.00 for the Traffic Signal Project at Sienna Drive and Hwy 102. A copy of the agreement was provided for Council.

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 Justin Cowgur. There was a roll call. All Council Members voted in favor and the motion carried.

- **Resolution 2025-28 - A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE ON BEHALF OF THE CITY OF CENTERTON AN AGREEMENT WITH BS&A SOFTWARE IN BATH, MICHIGAN FOR SOFTWARE PROGRAM FOR USE BY THE BUILDING SAFETY, PLANNING AND ADMINISTRATION DEPARTMENTS FOR THE CITY OF CENTERTON, ARKANSAS.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to enter into an agreement with BS&A Software. A copy of the agreement was provided for Council.

Mayor Edwards addressed Council detailing the contract, stating that it will cost. \$68,360.00, including annual fee of \$18,315.00.

City Planner Kayla Knight detailed how the software will be used by the Planning, Building Safety and Administrative departments and how the software has gone from being App-based to being Web-based and will now be more useful to the city.

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 Wendy Henson. There was a roll call. All Council Members voted in favor and the motion carried.

- **Resolution 2025-29 - A RESOLUTION AUTHORIZING THE GRANT OF A RIGHT-OF-WAY TO BLACK HILLS ENERGY ARKANSAS INC. ON A PARCEL OF LAND OWNED BY THE CITY FOR THE PURPOSE OF INSTALLING A GAS LINE TO SERVICE THIS PROPERTY AND OTHERS.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to grant additional ROW to Black Hills Energy for a gas line on Keller Road.

Council Member Joshua Hagan expressed concern with the additional ROW, after already granting ROW for this project.

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 Wendy Henson. There was a roll call. All Council Members voted in favor, except for Joshua Hagan, who abstained, and the motion carried.

(10) Acknowledge Receipt of Benton Washington Regional Public Water Authority 2025 Water Rate Study –

Mayor Bill Edwards addressed Council, Acknowledging Receipt of Benton Washington Regional Public Water Authority 2025 Water Rate Study.

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

No action was taken by Council.

(11) Request to Surplus 2012 Dodge Ram and 2016 and 2019 Dodge Chargers–

Mayor Bill Edwards addressed Council, requesting Council approval to surplus:

2012 Dodge Ram – Vin # 1CGRD7KT1C5206648 – 106,895 miles

2016 Dodge Charger – Vin # 2C3CDXAT9GH197389 – 110,703 miles

2019 Dodge Charger – Vin # 2C3CDXKT1KH582369 – 90,148 miles

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

Joshua Hagan made a motion to surplus 2012 Dodge Ram, 2016 Dodge Charger and 2019 Dodge Charger, as presented, with a 2nd from Wendy Henson. All Council Members voted in favor, and the motion carried.

(12) Other Business –

- **Territorial Jurisdiction Trial Update** – City Clerk Brian Rabal stated that the court declared the Territorial Jurisdiction charge against the city unconstitutional. He stated that the judge will sign the paperwork dismissing the case. He detailed the charge and finding.
- **Mayor Starting Pay Discussion** – Council Member Joshua Hagan addressed Council asking that they reevaluate the starting pay for Mayor of the city. He recommended a salary study and looking at where the city would expect to be in ten (10) years. He also recommended raising the salary of the current Mayor, based on the salary study. He recommended a minimum starting salary of \$100,000.00, to be able to attract quality candidates for this position in Northwest Arkansas.

Mayor Edwards stated that he has been asked recently to look at this subject, due to next year being an election year. He explained how the current starting salary came to be and stated that it was likely correct at the time it was adopted, but is probably too low for the current time. He recommended possibly raising the minimum starting salary from \$65,000.00 to \$80,000.00. He stated that the AML Salary Study will be out before our Budget Workshop.

Council Member Justin Cowgur recommended looking at the salary from a budgetary standpoint, compared to the surrounding cities.

Council Member Wendy Henson recommended setting a minimum starting salary this year and adjusting that salary based on the quality of the candidate which is elected, versus setting it at a minimum of \$100,000.00 for anyone who is elected.

Citizen John Box recommended setting the salary based on the position, not the person after they are elected. He stated that a \$100,000.00 salary is a pay cut for most people currently living in Northwest Arkansas.

Finance Director Shannon Zappettini recommended setting the minimum salary at \$80,000.00 and raising it later based on performance. She expressed the hope to have candidates that want to serve the community, not just running for the position because of a \$100,000.00 salary.

City Clerk Todd Wright recommended starting with the AML Salary Study that comes out in the next 30 days and use that as a baseline for the salary discussion.

(13) Announcements -

- **6/17/2025 – Planning Commission Meeting @ 6:00 PM**
- **6/19/2025 – Community Branding Meeting w/ UCA @ 5:30-7:30 PM**
- **6/21/2025 – Coffee with the Mayor @ 9:00 AM**
- **7/01/2025 – Planning Commission Meeting @ 6:00 PM**
- **7/08/2025 – City Council Meeting @ 6:00 PM**
- **7/15/2025 – Planning Commission Meeting @ 6:00 PM**

(14) Adjourn -

Joshua Hagan made a motion to Adjourn at 7:39 PM with a 2nd from Wendy Henson. All Council members voted in favor and the motion carried.

Bill Edwards, Mayor

Todd Wright, City Clerk