



**CITY OF CENTERTON
CITY COUNCIL MEETING
JULY 8, 2025
6:00 PM**

(1) Pledge – The Pledge Allegiance was recited.

(2) Prayer – Wendy Henson offered the prayer.

(3) Roll Call - Those Present and answering Roll Call were Mayor Bill Edwards, Cody Miles, Joshua Hagan (via Zoom), Josie Reed, Wendy Henson and Cliff Thompson. Justin Cowgur was absent. Those present and not answering Roll Call were City Clerk Todd Wright, City Attorney Brian Rabal, HR Director Jocelyn Diaz (via Zoom), City Engineer Alan Craighead, Planning Director Lorene Burns, Police Chief Cody Harper, Deputy Fire Chief John Gavin, Chief Building Inspector Robert Coffelt and Public Works Director Anthony Martinez.

(4) Council Minutes –

Cody Miles made a motion to Approve the Minutes of the June 10, 2025 City Council Meeting, with a 2nd from Wendy Henson. All Council Members voted in favor and the motion carried.

CWSD and Planning Commission Minutes –

Josie Reed made a motion to Acknowledge Receipt of the Minutes of the May 20, 2025 CWSD meeting and the June 3, 2025 Planning Commission meeting, with a 2nd from Cliff Thompson. 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 June 2025, as provided in the Council packets. Revenue was at 60.71 % and Expenses were at 51.18 %. The Street Fund Revenue was at 55.38 % and Expenses were at 33.44 %.

The June 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 June, 2025 City & Court Financials, with a 2nd from Joshua Hagan. All Council Members voted in favor and the motion carried.

(6) Department Reports –

The Department Reports were in the Council Packets.

Robert Anderson with the Centerton Water & Sewer Commission addressed Council, giving a brief update on the current sewer capacity issue. He stated that Decatur has filed for a renewal of their permit and expansion of authorized treatment capacity, and it is under review at the State Board of Health. He stated that it is anticipated that it will be approved and in place by the end of December 2025. He stated that the headworks project should be completed by that time as well. He said there is a meeting scheduled with Developer Gavin Edwards to discuss the possible use of a Step System (septic). He stated that the use of a step-system would also require approval by the State of Arkansas.

Council Member Joshua Hagan asked if he understood correctly that if a step-system (septic) was approved and in place, it would be required to be switched over once sewer was available. Anderson said that is correct.

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

(7) Public Comments –

Chris Mooney – 1325 N. Main Street – Mr. Mooney addressed the Council, expressing his opinion on the Mayor's Salary item on the agenda. He offered analysis he had compiled himself. He offered his opinion that the current Mayor is underpaid between \$14,000.00 and \$26,000.00 annually.

Alan Craighead – 200 Municipal Drive - Mr. Craighead addressed the Council, expressing his opinion on the Mayor's Salary item on the agenda. He stated that the current Mayor's salary is \$102,000.00 (actually \$101,588.72) and it was recommended at the previous City Council meeting that the minimum starting annual salary for a newly elected mayor should be raised from \$65,000.00 (set by current ordinance) to \$100,000.00. He pointed out that the current mayor is in his 4th term and recommended a starting annual salary of \$87,600.00 for a newly elected mayor.

John Box – 742 Appleridge Drive – Mr. Box addressed the Council, expressing his opinion on the Mayor's Salary item on the agenda. He stated that the proposal of \$100,000.00 for a starting

salary for a newly elected mayor is a reasonable salary. He stated that he felt the current mayor's salary is low, especially being in his 4th term. He stated that he feels the city's current policy for fireworks is fair and good for the sense of community and togetherness.

Anthony Martinez – 1150 Coventry Lane - Mr. Martinez addressed the Council, expressing his opinion on the Mayor's Salary item on the agenda. He stated that the city needed to be progressive with the Mayor's Salary. He agreed with the proposed \$100,000.00 starting annual salary of a newly elected mayor, and stated that the current mayor's salary is low. He didn't recommend what an increase should be.

(8) Ordinances –

Cliff Thompson 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 2025-31 – AN ORDINANCE AMENDING CENTERTON MUNICIPAL CODE SECTION 2.14.03, TITLED COMPENSATION.**

Mayor Edwards addressed the Council, stating that this Ordinance is to amend the minimum annual salary of a newly elected Mayor. He briefly detailed the AML Salary Study. He stated that he felt \$100,000.00 is a fair start, based on the salaries and budgets of surrounding communities.

Council Member Cliff Thompson addressed the Council, stating that the city conducted a Salary Study in December 2021, which recommended a minimum Mayor's salary of \$104,330.00. He said he believed a minimum starting salary of \$100,000.00 is probably prudent for a newly elected mayor. He also recommended a 15% increase of the current mayor's salary, to be paid out over the remainder of the year.

Council Member Josie Reed addressed the Council, stating that she agreed with the proposed \$100,000.00 minimum starting salary for mayor. She also recommended an increase of the current mayor's salary to \$130,000.00.

Council Member Joshua Hagan addressed the Council, stating that he agreed with the proposed \$100,000.00 minimum starting salary for mayor. He summarized the current mayor's salary over his 15 years as mayor. He recommended a salary increase of the current mayor to \$137,000.00.

Council Member Cody Miles addressed the Council, stating that he agreed with the proposed \$100,000.00 minimum starting salary for mayor. He recommended a salary increase for the current mayor to \$130,000.00 on the high end. He stated that his research pointed to the \$115,000.00-\$116,000.00 range.

Council Member Wendy Henson addressed the Council, stating that she spoke with residents that felt there should be a middle ground between \$65,000.00 and the proposed \$100,000.00. She stated that she feels the next mayor should be someone who wants to serve the city. She stated that she felt the current mayor's salary should be considered separately toward the end of the year. She agreed that the current mayor's salary was low, but was not prepared to recommend a new salary.

Mayor Edwards stated that the two (2) salaries are listed together in the City Code and the City Attorney stated it is fine to reset both salaries at this time.

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

Joshua Hagan made a motion to set the minimum salary of a newly elected Mayor at \$100,000.00 and to increase the current Mayor's salary to \$130,000.00 with a 2nd from Josie Reed. There was a roll call. All Council Members voted YES, except for Wendy Henson, who voted NO, and the motion carried.

City Attorney read the Ordinance by title only. Cliff Thompson made a motion to adopt the Ordinance, as presented, with a 2nd from Josie Reed. There was a roll call. All Council Members voted YES, except for Wendy Henson, who voted NO, and the motion carried.

- **Ordinance 2025-32 – AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE NO. 2018-40; TO ACCEPT THE DEDICATION OF 25' RIGHT-OF-WAY ON BATES LANE BY JULIO CESAR VALDEZ AND RIGOBERTO MENDOZA PER TRACT SPLIT PLAT FOR PROPERTY LOCATED IN S07-T19N-R31W, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS; AND DECLARING AN EMERGENCY.**

Mayor Edwards addressed the Council, stating that this Ordinance is to repeal and replace Ordinance 2018-40. He stated that the city accepted a 25' ROW on Bates Lane in 2018, which is actually a 30' ROW. He said this is considered a scrivener's error, and this Ordinance will correct and replace the original ordinance.

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

City Attorney read the Ordinance by title only. Cliff Thompson 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.

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

- **Ordinance 2025-33 - AN ORDINANCE ACCEPTING PEDESTRIAN EASEMENT DEDICATION FROM KO STORAGE, LLC FOR PROPERTY LOCATED IN PART OF S-5, 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 pedestrian easement from KO Storage LLC, 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. 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.

- **Ordinance 2025-34 – AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE NO. 2025-13 WHICH ACCEPTED UTILITY EASEMENTS DEDICATED BY BRADSHAW PROPERTIES, LLC.**

Mayor Edwards addressed the Council, stating that this Ordinance is to repeal and replace Ordinance 2025-13, due to a Lot Split being withdrawn.

Planning Director Lorene Burns addressed Council, stating that the applicant pulled the plat prior to it being filed.

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

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

- **Ordinance 2025-35 - AN ORDINANCE ACCEPTING THE FINAL PLAT OF MAGNOLIA LANDING SUBDIVISION PHASE 2, CREATING RESIDENTIAL LOTS 30-114 (70 SF LOTS AND 15 DUPLEX LOTS) AND TRACTS C, D, E & F, IN THE CITY OF CENTERTON, S18-T19N-R31W, BENTON COUNTY, ARKANSAS.**

Mayor Edwards addressed the Council, stating that this Ordinance is to accept the Final Plat of Magnolia Landing Subdivision Phase 2 on Vaughn Road and Tycoon Road. This request was approved by the Planning Commission at their 7/01/25 meeting. Mayor Edwards read the bond amounts, as contained in the ordinance. A copy of the Final Plat 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. Cliff Thompson 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.

- **Ordinance 2025-36 - AN ORDINANCE AUTHORIZING THE DONATION OF TWO (2) DODGE CHARGER POLICE VEHICLES FROM THE CITY OF CENTERTON, ARKANSAS TO THE CITY OF ARKANSAS CITY, ARKANSAS; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE DONATION ON THE CITY'S BEHALF; AND FOR OTHER PURPOSES.**

Mayor Edwards addressed the Council, stating that this Ordinance is to allow the city to donate two (2) Dodge Chargers (2016 VIN# 2C3CDXAT9GH197389 and 2019 VIN# 2C3CDXKT1KH582369) which were surplus in the June 2025 City Council meeting, to the City of Arkansas City, Arkansas. He detailed the condition of the surplus vehicles for Council.

Police Chief Cody Harper addressed Council, stating that Arkansas City could really use the vehicles. He said that he had contacted a transport broker which would transport the two (2) vehicles for \$450.00/each which will be paid for by Arkansas City.

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

- **Ordinance 2025-37 - AN ORDINANCE WAIVING BIDDING REQUIREMENTS FOR THE PURCHASE OF A DODGE RAM 5500 TRUCK AND ACCESSORIES FROM INDUSTRIAL TRUCK EQUIPMENT INC. OKLAHOMA CITY, OKLAHOMA FOR THE CENTERTON PUBLIC WORKS DEPARTMENT.**

Mayor Edwards addressed the Council, stating that this Ordinance is to waive bidding for the purchase of a Dodge Ram 5500 and equipment for the Public Works Department. Copies of the quotes for the truck and the accessories for a total of \$146,662.59 were provided for Council.

Director of Public Works Anthony Martinez addressed Council, detailing the vehicle, stating that it is a specialized vehicle and is being built in Oklahoma City. He stated that it is a budgeted item. He said the vehicle will be used year-round, but the accessories are for snow removal.

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

(9) Resolutions –

- **Resolution 2025-30 - A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK, AS REPRESENTATIVES OF THE CITY OF CENTERTON, ARKANSAS, TO ENTER INTO AN AGREEMENT WITH GARVER ENGINEERING SERVICES IN ROGERS, ARKANSAS AND THE URBAN LAND INSTITUTE IN WASHINGTON D.C. ON BEHALF OF THE NORTHWEST ARKANSAS DISTRICT COUNCIL, FOR THE DEVELOPMENT OF A DOWNTOWN MASTER PLAN FOR THE CITY OF CENTERTON, ARKANSAS.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to enter into an agreement with Garver Engineering Services and the Urban Land Institute to develop a Downtown Master Plan for the city. A copy of the agreement was provided for Council.

Megan Brown with Urban Land Management and Juliet Richey with Garver Engineering Services addressed the Council, giving a brief presentation on the current state of the Downtown Master Plan for the City.

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

Mayor Edwards recommended to Council that this Resolution be Tabled until the City Attorney reviews and approves the final Agreement.

Cliff Thompson made a motion to Table the Resolution, with a 2nd from Wendy Henson. There was a roll call. All Council Members voted in favor and the motion carried.

- **Resolution 2025-31 - A RESOLUTION AUTHORIZING THE CITY OF CENTERTON, ARKANSAS TO MAKE APPLICATION TO THE ARKANSAS DEPARTMENT OF PARKS AND TOURISM FOR ASSISTANCE DEVELOPING RECREATIONAL FACILITIES.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to allow the city to apply for a \$250,000.00 50/50 matching grant from the Arkansas department of Parks and Tourism, for the purpose of building a Pickleball court at the Future Community Center property.

Council Member Joshua Hagan pointed out language in the grant, stipulating that this will be open to the public.

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

(10) Acknowledge Receipt of Grants for Highway 102 and Womack Road Traffic Light Design, additional sidewalk Grant and Greenhouse Road Grant –

Mayor Bill Edwards addressed Council, Acknowledging Receipt of:

- 1) Grant for the design of a traffic signal at Hwy 102 and Womack Road (\$125,000.00 – 80/20 match)**
- 2) Grant for Sidewalks (\$500,000.00 – 80/20 match)**
- 3) Grant for additional funding for Greenhouse Road, joint with Bentonville (\$2,966,150.00 – 80/20 match split with Bentonville)**

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

Josie Reed made a motion to acknowledge receipt of grants, as presented, with a 2nd from Cliff Thompson. All Council Members voted in favor, and the motion carried.

(11) Impact Fees and ACT 505 Updates – Brian Rabal –

Impact Fees - City Attorney Brian Rabal addressed Council, stating that Council had recommended review of the Impact Fees by outside counsel Justin Eichmann. He said that he has spoken to Mr. Eichmann and he has provided some considerations. Mr. Eichmann has been asked to put those considerations into an Ordinance for the city.

ACT 505 – City Attorney Brian Rabal gave his interpretation of ACT 505, which goes into effect 8/5/25, pertaining to FOIA. He stated that for purposes of establishing a quorum and purposes of voting, voting members must be present, absent an emergency declaration by the Governor. He said that does not apply to non-voting members. He stated that the bill does modify public meetings, but he recommended that Council Members cannot discuss anything that they know or believe is coming up as an agenda item. He said the bill also somewhat loosens the restrictions on Executive Sessions in regard to mediation for litigation and settlement. He said the bill also added some definition to communications in regard to polling, restricting a voting member from expressing their opinion outside of a meeting, in regard to an upcoming agenda item.

(12) Request to Surplus 2015 Dodge Ram 1500 VIN# 3C6RR7KT8FG554783 –

Mayor Bill Edwards addressed Council, requesting Council approval to surplus a 2015 Dodge Ram 1500 from the fire department. He stated that it has a major engine issue.

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

Josie Reed made a motion to surplus a 2015 Dodge Ram 1500, as presented, with a 2nd from Cliff Thompson. All Council Members voted in favor, and the motion carried.

(13) Fireworks Discussion –

Mayor Bill Edwards addressed Council, stating that this item comes up every year and so he added it to the agenda. He said there is a lot of chatter, both pro and con, in regard to fireworks. He listed the number of fire calls from 7/1/25-7/04/25. There was an email from a “concerned citizen”, requesting to reduce the number of days fireworks are allowed to be discharged.

There were brief comments from Council Member Wendy Henson, Chief Building Inspector Robert Coffelt and City Clerk Todd Wright.

Mayor Edwards recommended allowing fireworks to be discharged from 7/2-7/5 next year, pointing out that that July 4th falls on a Saturday in 2026. Council agreed. Mayor Edwards said he will bring an ordinance back to Council for a vote.

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

(14) Other Business – None

(15) Announcements -

- **7/12/2025 – Coffee with the Mayor @ 9:00 AM**
- **7/15/2025 – Planning Commission Meeting @ 6:00 PM**
- **8/05/2025 – Planning Commission Meeting @ 6:00 PM**
- **8/12/2025 – City Council Meeting @ 6:00 PM**
- **8/19/2025 – Planning Commission Meeting @ 6:00 PM**

(16) Adjourn -

Wendy Henson made a motion to Adjourn at 7:37 PM with a 2nd from Josie Reed. All Council members voted in favor and the motion carried.

Bill Edwards, Mayor

Todd Wright, City Clerk