



**CITY OF CENTERTON
CITY COUNCIL MEETING
JANUARY 14, 2025
6:00 PM**

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

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

(3) **Swearing-In of Council Members** – Mayor Edwards swore into office, new Council Members Wendy Henson and Joshua Hagan and re-elected Council Member Cody Miles.

Organization of the Governing Body – Mayor Edwards honored Arkansas Code 14-1-101, publicly declaring the organization of the governing body of the city.

(4) **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 Mayor's Assistant Nicola Hoofard, City Attorney Brian Rabal, HR Director Jocelyn Diaz (via Zoom), City Engineer Alan Craighead, Police Chief Cody Harper (via Zoom), Assistant Fire Chief John Gavin, Chief Building Inspector Robert Coffelt, Director of Public Works Anthony Martinez and Assistant Public Works Director Joshua Price, and Finance Director Shannon Zappettini.

(5) **Council Minutes** –

Cody Miles made a motion to Approve the Minutes of the December 10, 2024 City Council Meeting, with a 2nd from Cliff Thompson. All Council Members voted in favor and the motion carried.

CWSD, Planning Commission, Parks and Recreation Advisory Board Minutes –

Josie Reed made a motion to Acknowledge Receipt of the Minutes of the November 19, 2024 CWSD Meeting, December 3, 2024 & December 17, 2024 Planning Commission

Meetings and the December 2, 2024 Parks and Recreation Advisory Board Meeting, with a 2nd from Wendy Henson. All Council Members voted in favor and the motion carried.

(6) City and Court Financials -

Financial Director Shannon Zappettini addressed the Council, detailing the Financial Reports for December 2024, as provided in the Council packets. Revenue was at 105.58 % and Expenses were at 102.47 %. She stated that the Street Fund Revenue was at 106% and Expenses were at 100%.

The December 2024 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 December, 2024 City & Court Financials, with a 2nd from Cliff Thompson. All Council Members voted in favor and the motion carried.

(7) Department Reports -

The Department Reports were in the Council Packets.

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

(8) Public Comments –

Chris Mooney – 1325 N. Main Street – Mr. Mooney addressed the Council, expressing concern with the water & sewer rate increase that was tabled at the previous Council meeting. He pointed out that both Bentonville and Springdale have plans in place for rate increases, stating that the need due to the tremendous growth in Northwest Arkansas is inevitable. He cautioned Council members that not approving rate increases could have an adverse effect on the consideration of bond lenders in the future.

Cindy Zumstein – 230 Town Vu Road – Ms. Zumstein addressed the Council, asking for public comments during each item on the agenda, instead of one appointed time during the meeting.

(9) Ordinances –

Josie Reed made a motion to Read Ordinances 2024-33 and 2025-01; and Resolutions 2025-01, 2025-02, 2025-03 and 2025-04 by Title only, with a 2nd from Wendy Henson. There was a roll call. All Council Members voted in favor and the motion carried.

Josie Reed made a motion to Suspend the Rule Requiring the Reading on three (3) Separate Occasions for Ordinances 2024-33 and 2025-01, with a 2nd from Wendy Henson. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2024-33 - AN ORDINANCE UPDATING THE SCHEDULE OF FEES, DEPOSITS AND OTHER CHARGES FOR THE CENTERTON WATER AND SEWER DEPARTMENT; AND FOR OTHER PURPOSES.**

Mayor Edwards addressed the Council, stating that this Ordinance is to amend the Schedule of Fees for the Water and Sewer Department. He said this item was tabled last month. A list of new fees was provided in the Council packets. Mayor Edwards said that there were several questions asked during and emailed after that Council meeting, which have all been answered by Malcolm Attwood, Centerton Utilities Director. Mayor Edwards stated that this ordinance is only pertaining to water rates. He said the sewer rates will be addressed separately at a later date.

Council Member Joshua Hagan thanked the Commission for responding to all of the questions and emails from Council. He asked about the plan for current and future rate increases. Commissioner Bob Anderson said a rate study is required every 5 years, and they will have one performed this year. Hagan asked if the Commission has followed the recommendation of the previous study, regarding recommended rate increases. Anderson said rate increases have not approved as recommended by the previous study.

Council Member Wendy Henson asked about impact fees for water rates. Mayor Edwards stated that we already have capacity fees in place.

Commissioner Bob Anderson said they have capacity fees in place and will be coming back to Council this year to update those fees.

Council Member Josie Reed asked for the details of the requested increase for water. Bob Anderson stated that the proposal is for a \$.45 increase and that \$.25 of that is a pass-through cost for an increase by our water supplier. He said the other \$.20 is an increase for operation costs.

There was discussion about water system leak management.

There was also discussion about the likelihood of continued rate increases in the foreseeable future.

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

Joshua Hagan made a motion to adopt the Ordinance, for water rates as presented, to go into effect February 1, 2025, with a 2nd from Cody Miles. There was a roll call. All Council Members voted in favor and the motion carried.

- **Ordinance 2025-01 - AN ORDINANCE ACCEPTING DEDICATION OF FIFTY FEET (50') FOR PUBLIC RIGHT-OF-WAY AND TEN FEET (10') FOR UTILITY EASEMENT ALONG KIMMEL ROAD BY CRAFTON TULL PER LOT SPLIT PLAT FOR PROPERTY LOCATED IN S3-T19N-R31W, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS.**

Mayor Edwards addressed the Council, stating that this Ordinance is to accept 50' of ROW and 10' of Utility Easement dedication along Kimmel Road and Buckhorn Flats Road by Crafton Tull, per lot split. This was approved by the Planning Commission at their 12/17/24 meeting. An exhibit 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 Cliff Thompson. There was a roll call. All Council Members voted in favor and the motion carried.

(10) Resolutions –

- **Resolution 2025-01 - A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT TO SELL REAL ESTATE FOR HIGHWAY PURPOSES TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION FOR THE HIGHWAY 102 EXPANSION.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to allow ARDOT to purchase ROW from the City of Centerton for the Hwy 102 expansion near Dawn Drive, in the amount of \$14,090.00. He said they are also purchasing a Temporary Construction Easement in the amount of \$1100.00. The agreements and diagrams were 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. 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 2025-02 - A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT TO SELL REAL ESTATE FOR HIGHWAY PURPOSES TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION FOR THE HIGHWAY 102 EXPANSION.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to allow ARDOT to purchase ROW from the City of Centerton for the Hwy 102 expansion, near Municipal Drive, in the amount of \$3210.00. The agreement and diagrams were 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. Cody Miles 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 2025-03 - A RESOLUTION TO DESIGNATE INDIVIDUALS AUTHORIZED TO PERFORM VARIOUS ACTIONS ON BEHALF OF THE CITY OF CENTERTON REGARDING THE CITY'S BANK ACCOUNTS AT FIRST NATIONAL BANK OF NWA, CENTERTON BRANCH; AND FOR OTHER PURPOSES.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to remove an authorized signer (Keith Higginbotham) and to add an authorized signer (Cody Miles) to the city's bank accounts at FNB NWA, Centerton Branch.

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

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

- **Resolution 2025-04 - A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK, AS REPRESENTATIVES OF THE CITY OF CENTERTON, ARKANSAS TO ENTER INTO AN AGREEMENT WITH UNITED TURF AND TRACK, ARCADIA, OKLAHOMA FOR TURF AND INSTALLATION FOR THE FIELDS AT KINYON SPORTS COMPLEX FOR THE CITY OF CENTERTON.**

Mayor Bill Edwards addressed the Council, stating that this Resolution is to enter into an agreement with United Turf and Track, of Arcadia, Oklahoma, for turf and installation at the baseball fields at Kinyon Sports Complex.

Director of Public Works Anthony Martinez and Assistant Public Works Director Joshua Price addressed Council, detailing the need for turf on these fields on the planned process for installation. Martinez said the project was put out to bid, and this was the lowest bid.

There was discussion about increased use of the park, ball fields and parking lot, and subsequent needs.

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, contingent upon contract review by the City Attorney, with a 2nd

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

(11) {Public Hearing} Discuss Centerton Impact Fees for Police, Fire, Parks and Roads –

Mayor Edwards addressed Council, stating that this Public Hearing is to discuss Impact Fees for the City of Centerton, as recommended by a study performed on behalf of the city by Tischler Bice. A presentation of the Tischler Bice study was previously made to Council, along with their recommended fee amounts. A comparison of the impact fees for other surrounding cities was provided for Council, as well as the amounts being proposed by Director of Public Works Anthony Martinez of the City of Centerton.

Director of Public Works Anthony Martinez addressed Council, detailing the need for Impact Fees, how they can be used and how they are to be managed. This study was contained in the Council packets. Tischler Bice recommended (\$6941.00 for Single Family). Martinez proposed \$3800.00 (\$1000.00- Fire, \$300.00- Police, \$1500.00- Parks and \$1000.00- Streets). He pointed out that the fees cannot be raised once approved, but can be reduced at a later time.

Wendy Henson made a motion to Open the Public Hearing, with a 2nd from Josie Reed. All Council Members voted in favor, and the motion carried.

Michael Berry - Schuber Mitchell Homes – Mr. Berry addressed Council, applauding the City of Centerton for wanting to make the city a better place to live. He said that helps them sell homes. He said the Impact Fees affect the cost of development and have to be passed along to the homebuyers, making their costs go up. He said the average cost of a home in Centerton is currently \$444,900.00, with an interest rate of 7.5%, placing the mortgage at approximately at \$2500.00/month, without property taxes, HOA fees, etc. He said the added fees could cause homebuilders and developers to question whether this is a good place to build homes. He said the growth in Centerton has been staggering, placing a lot of pressure on the city's infrastructure. He asked if there could/would be a "grandfather clause" on these proposed fees, for developments currently approved. He asked if the city could consider phasing in these Impact Fees over time, and/or scaling them based on project size. He asked if there could be fee waivers or adjustments for developments that prioritize affordable housing.

Joshua Hagan – Council Member – Mr. Hagan addressed Council, stating the he has sold real estate in Northwest Arkansas and as much as contractors say they have to pass the cost onto the buyer, the buyer always has the choice to say NO. He said there is no guarantee that the contractor will have to pass the added cost to the homebuyer.

Thomas Loucks - 1421 Florentine Road – Mr. Loucks addressed Council, stating that interest rates currently average 7.25%, so these added fees are not required up front. He said the fee is static, no matter the price of the home, meaning the lesser expensive homes will feel more of a burden. He recommended looking at the impact on the homeowners that are below the average. He recommended letting the Impact Fees go to a public vote. He asked Council to phase these

fees in over a period of time to let the developers get used to it. He recommended that Council look at a middle ground, which could satisfy everyone.

Chris Mooney – 1325 Main Street – Mr. Mooney addressed Council, detailing the cost of the Impact Fees to a homebuyer. He questioned the structure of the proposal, pertaining to a commercial project versus a single-family home. He agreed that now is the time for Impact Fees.

TJ Wells – 640 Hawthorne Way – Mr. Wells addressed Council, stating that the best time for Impact Fees is now. He used the lack of sidewalks in Tamarron subdivision as an example.

Bapuji Vakkalagadda – 1801 S. Regional Airport Road – Bapuji addressed Council, expressing concern about the addition in cost of housing. He recommended starting at a lower rate. He did recognize the benefit of the Impact Fees for residents.

Allie Verdery – 811 Harvest Drive – Ms. Verdery addressed Council, stating that she works in real estate. She said NW Arkansas sees an annual appreciation of home prices of approximately 5%. She pointed out that the cost would drop if the interest rate drops.

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

Josie Reed made a motion to Close the Public Hearing, with a 2nd from Justin Cowgur. All Council Members voted in favor, and the motion carried.

Council agreed to use Tischler Bice's fee recommendations, allowing for the opportunity to reduce fees in the future if deemed necessary.

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

Joshua Hagan made a motion to adopt the Impact Fees as presented by Tischler Bice, with a 2nd from Justin Cowgur. All Council Members were in favor, and the motion carried.

(12) Approve Overtime Policy – Centerton Police Department –

Mayor Edwards addressed Council, stating that this item was discussed in our December Council Meeting. He said the City policy has been amended to include the new overtime policy. He said it has been reviewed and approved by the city attorney.

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

Cody Miles made a motion to approve the Overtime Policy for the Police Department and the Personnel Policy for the City of Centerton, with a 2nd from Josie Reed. All Council Members voted in favor and the motion carried.

(13) Appoint Rolondo Enriquez to the Centerton Advertising and Promotion Commission, Term Ending January 14, 2029 –

Mayor Edwards addressed Council, asking for their approval to appoint Rolondo Enriquez to the Centerton Advertising and Promotion Commission, Term Ending January 14, 2029.

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

Wendy Henson made a motion to Appoint Rolondo Enriquez to the Centerton Advertising and Promotion Commission, Term Ending January 14, 2029, with a 2nd from Cody Miles. All Council Members voted in favor and the motion carried.

(14) Appoint City Council Member(s) to the Centerton Advertising and Promotion Commission –

Mayor Edwards addressed Council, asking for their approval to appoint Cody Miles and Joshua Hagan to the Centerton Advertising and Promotion Commission and to accept the resignation of Council Member Josie Reed from the Centerton Advertising and Promotion Commission.

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

Wendy Henson made a motion to accept the resignation of Josie Reed from the Centerton Advertising and Promotion Commission, with a 2nd from Cliff Thompson. All Council Members voted in favor and the motion carried.

Josie Reed made a motion to Appoint Cody Miles and Joshua Hagan to the Centerton Advertising and Promotion Commission, Term ending December 31, 2028, with a 2nd from Cliff Thompson. All Council Members voted in favor and the motion carried.

(15) Appoint TJ Wells to the Centerton Water and Sewer Commission, Term Ending April 11, 2031 –

Mayor Edwards addressed Council, asking for their approval to appoint TJ Wells to the Centerton Water and Sewer Commission, Term ending April 11, 2031. He said the Water and Sewer Commission had three (3) applicants for the open position to replace Joshua Hagan. He said they met in an open meeting and selected TJ Wells for recommendation to Council.

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

Cody Miles made a motion to Appoint TJ Wells to the Centerton Water and Sewer Commission, Term ending April 11, 2031, with a 2nd from Justin Cowgur. All Council Members voted in favor and the motion carried.

(16) Other Business –

- **Chamber of Commerce Update** – A Chamber of Commerce update was provided for Council by Council Member Josie Reed.
- **City Budget** – Mayor Edwards gave a high level overview of the current city budget for the new Council Members. He gave comparisons of some surrounding communities. Some highlights: Carryover Funds, General Revenues, 70% of the budget goes toward Salary and Wages (38% to Fire and 27% to Police), Grants, Investor Account, Capital Purchase needs (Ladder Truck, City Hall expansion, Police Station expansion, Public Works expansion, Community Center, Drainage, Sidewalks and Trails, Old City Hall expansion, etc.), Reserves, Street Fund and Earmarked funds
- **Funds for Remodel of Old City Hall** – Mayor Edwards asked Council for approval to move an additional \$100,000.00 (there is already \$250,000.00 earmarked for this project) from the Investor Account to get started on the remodel of the old City Hall building for roof repair/replacement, architect plans and new flooring in the Community Room.

Josie Reed made a motion to approve an additional \$100,000.00 for the old City Hall remodel project, with a 2nd from Cliff Thompson. All Council Members voted in favor and the motion carried. Wendy Henson Abstained.

(15) Announcements -

- **1/18/2025 – Coffee with the Mayor @ 9:00 AM**
- **1/21/2025 – Planning Commission Meeting @ 6:00 PM**
- **2/04/2025 – Planning Commission Meeting @ 6:00 PM**
- **2/11/2025 – City Council Meeting @ 6:00 PM**
- **2/15/2025 – Coffee with the Mayor @ 9:00 AM**
- **2/18/2025 – Planning Commission Meeting @ 6:00 PM**
- **2/27/2025 – Council and Senior Citizen Meeting @ 1:00PM**

(16) Adjourn -

Cliff Thompson made a motion to Adjourn at 8:49 PM with a 2nd from Joshua Hagan. All Council members voted in favor and the motion carried.

Bill Edwards, Mayor

Todd Wright, City Clerk

