



BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
Community Development
Planning Commission Meeting Room**

**Tuesday, August 13, 2013 6:00 p.m.
305 SW "A" Street**

**Regular City Council Meeting
Community Development
Planning Commission Meeting Room**

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**Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: July 23, 2013**

AGENDA

1. Budget Award Presentation by Mayor Bob McCaslin.
2. Airport Update presented by Dave Powell, Summit Aviation, FBO, Pat Carroll, Airport Advisory Board and Chad Cox.
3. Planning:
 - 3a. **Lisa Kelley: Property Line Adjustment, Lot 83 and 98 Original Town of Bentonville, 122 South Main, DC, Downtown Core.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a Property Line Adjustment for .09 acres located at 122 South Main Street. A new lot known as Lot 198 Original Town of Bentonville will be created from part of lot 83 and 98. A 5' utility easement is being dedicated along the western property for an existing overhead power line.

- 3b. **Fireblaze X, LLC: Property Line Adjustment, Southwest Been Road & Southwest 28th Street, Zoned R-3, Medium Density Residential.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a Property Line Adjustment requesting to allow a new one lot subdivision to be created to be known as The Trails at Rainbow Curve Subdivision and to adjust a portion of two lots within the Thornbrooke Village Subdivision. A new single lot will include a 37.47 acre parcel and

portions of Thornbrooke Village Subdivision to create a single 39.81 acre lot currently zoned R-3, Medium Density Residential. Lot 130 within the established subdivision will become Lot 150 of Thornbrooke Village and include 0.35 acre zoned R-1, Single Family Residential. This property is accessed via Southwest Been Road from the west, Southwest Cadwell Avenue to the north, and Southwest 28th Street to the south. Right-of-way along Southwest Been Road and Southwest 28th Street will be dedicated per the cities Master Street Plan. Additional utility easements and access easement will be created with this plat to accommodate the concurrent Large Scale Development.

- 3c. **Chambers Bank: Rezoning, Nomad Road & Highway 12, Zoning Request from PUD, Planned Unit Development to R-1, Residential.**

The planning commission voted 5-0 recommending approval.

Property Description/Site Inspection: A site inspection was completed; this property is currently a vacant unplatted low density subdivision. Previous Rezoning Requests for this Property: The property was originally rezoned as a Planned Unit Development on June 6, 2005. The PUD later expired when it was not completed in accordance to the development plan.

- 3d. **MSB Holdings, LLC: Lot Split, Lincoln & Rice Addition, Block 2, Lots 13 & 14, 703 West Central Avenue, Zoned R-1, Single Family Residential.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted an application to create two lots within Block 2 of Lincoln & Rice Addition. The two new lots shall be known as Lot 13 (0.17 acres) and Lot 14 (0.17 acres) with both property currently retaining the R-1, Single Family Residential zoning. Lot 13 will have frontage along East Central Avenue and has an existing home while Lot 14 will face onto Northeast F Street and is currently vacant. Additional right-of-way is required along East Central Avenue per the cities Master Street Plan however a waiver has been requested to allow this right-of-way to remain at the current 30' from centerline. This street was recently re-constructed by the city allowing staff to support this waiver request.

- 3e. **Kelly and Wade Jones: Property Line Adjustment, Original Town of Bentonville, Lot 196, Zoned R-1, Single Family Residential.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a Property Line Adjustment for .09 acres located at 122 South Main Street. A new lot known as Lot 198 Original Town of Bentonville will be created from part of lot 83 and 98. A 5' utility easement is being dedicated along the western property for an existing overhead power line.

- 3f. **Resolution Setting a Public Hearing: Utility Vacation Easement, Trina and Dennis Hammond, Lot 30 of College Place Subdivision, Phase 8.**

4. Appointment of Randy Lawson to Bentonville's Off-Street Parking District #3 Commission.
5. This is a request for a budget adjustment in the amount of \$382,000.00. This adjustment amount will address an upcoming gap in General Motors' production of the Police Package (PPV) Tahoe. This production gap will result in availability problems and, ultimately, a price increase. This requested amount (\$382,000.00) will purchase, equip, and provide set up for eight (8) 2014 Chevrolet Tahoes. These Tahoes will replace 2007 and 2008 Ford Crown Victorias that are scheduled for replacement in the 2014 Budget. The cost per vehicle (\$26,303.00) will be the same amount paid for the previously purchased 2013 models. Equipment and set up costs per unit (\$15,200.00), and replacement in car camera costs per unit (\$6,250.00), will also remain the same as 2013 purchase prices. The 2014 Tahoes will have a very short production run because a redesign is planned for the 2015 model. The cut off to order 2014 Tahoes is August 22, 2013. Production of the 2015's will not start until March/April 2014. Projected delivery for 2015's will be as late as October 2014. This production gap will delay our new vehicle set ups and the redesigned platform, may also cause problems getting equipment (specifically, cages and consoles), to fit the new body style, and likewise result in further delays and price increases. There will be no price increase on the 2014 Tahoe, and there has not been a price increase on the PPV Tahoe since September 2011. Therefore, a price increase is anticipated for the 2015 model year. This price increase, multiplied by 8 units, may be equivalent to the purchase price of one (1) Tahoe. Purchasing the above described vehicles and equipment prior to the 2014 Budget will result in potential savings to the city, improve the operations and safety of the Police Department, and reduce the 2014 Budget replacement vehicle needs to one unmarked car.
6. Request that the Mayor and Clerk be authorized to enter into an agreement with New World Systems for additional software services for the Bentonville Police Department in an approximate amount of \$30,700.00, as set forth in the agreement attached hereto as Exhibit "A". This software will provide an interface with Digiticket, an electronic citation system that was budgeted for implementation in 2013.
7. Council approval to award bid #13-31 to Hugg & Hall for one Norton C5936SS walk behind street saw for the Water Utilities Department. This is an item included in our 2013 budget that is replacing an existing street saw.
8. Council approval of a Resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Don Spann, AIA, Architect to provide design, bid, construction administration and inspection services for the design and construction of the Water Utilities Administration Building in the amount not to exceed \$81,640.00
9. Award bid # 13-32 to Evans Enterprises, Inc. in the amount of \$30,796.88 for the purchase of a new portable power generator. This is a replacement for Unit # 525-12, the 18 year old portable generator currently being used by the Wastewater Department. This is a 2013 budgeted item.

10. Council approval of a Resolution authorizing the Mayor and City Clerk to enter into land lease agreements with Summit Aviation, LLC for 3 hangars at the Bentonville Municipal Airport. Hangars are 6,400; 7,200; and 9,600 square feet. All three hangars are under current lease agreements but terms and conditions vary. This request replaces the current leases and brings all three in line with latest hangar lease and makes them consistent with each other for rates, terms, and conditions. Airport Advisory Board unanimously approved this request.

11. A resolution authorizing the Mayor and City Council to enter into an agreement with Burns & McDonnell, Inc. to provide electric transmission and distribution design services for the 8th St. widening project in the amount of \$99,500.00.