



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, September 10, 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: August 27, 2013**

AGENDA

1. Planning:

1a. **Walton Family Foundation, Inc: Lot Split, Crystal Bridges Museum Addition, Lots 10, 11 & 12, Zoned A-1.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a lot split for Lot 4 of Crystal Bridges Museum Addition to create lots 10 (3 acres), Lot 11 (5.09 acres), and lot 12 (0.7 acres). The property was original created as a single lot subdivision in 2006 and is currently a vacant parcel. The property has access along the entire length of the east property line onto Southeast J Street. Each proposed lot will continue to have access onto Southeast J Street if approved. Additional right of way is being dedicated along Southeast J Street to come into conformance with the Master Street Plan. Due to the size of lot 10 and lot 12 the entire parcel is current being re-zoned to the R-1, Single Family Residential zoning district from its current A-1, Agricultural zoning. This rezoning must be completed prior to filing of this plat to allow lots 10 & 12 to be created.

1b. **Michael Brown: Lot Split, Brown Subdivision, Lots 1 & 2, 706 Bella Vista Road, Zoned R-1, Single Family Residential.**

The planning commission voted 7-0 recommending approval

The applicant has submitted a lot split to create Brown Subdivision including Lot 1 (0.39 acres) and Lot 2 (0.32 acres) and also dedicating additional public

street right-of-way along Bella Vista Road. The existing parent tract of 0.71 acres will be split east to west allowing the two new lot to have frontage along they're western boundary onto Bella Vista Road. This plat will create a new two lot subdivision in a re-developing portion of downtown Bentonville and precipitate the cities overall effort to increase density in the downtown area. The property currently exists with a single family home and a detached accessory structure. A public sidewalk and street curbing are in place along Bella Vista Road. Additional right of way will be dedicated along Bella Vista Road to comply with its Collector designation on the Master Street Plan.

- 1c. **Walton Family Foundation: Rezoning, Crystal Bridges Museum Addition, Lot 4 (600 block of Northeast J Street).**

The planning commission voted 7-0 recommending approval.

The applicant has requested a rezoning on 8.90 acres from A-1 to R-1 for the Crystal Bridges Children's Museum.

- 1d. **CHP, LLC: Rezoning, CHP, LLC, 408 Southwest 3rd Street, Zoned R-1, Single Family Residential.**

The planning commission voted 6-1 recommending approval.

The applicant has requested a rezoning from R-1 to R-C2, for the construction of 3 new homes.

- 1e. **CBFJ Properties, LLC: Rezoning, Carriage Square Subdivision, Block 9, Lot 35, Zoned R-O, Residential Office.**

The planning commission voted 7-0 recommending approval.

The applicants have requested a rezoning from R-O, Residential Office to R-2, Duplex and Patio Home Residential in order to build 8 three bedroom units and 2 two bedroom units.

- 1f. **Public Hearing & Ordinance - Kraft Foods: Vacation, Street Right of Way, Orchard Addition.**

- 1g. **Public Hearing & Ordinance - Cracker Barrel, Vacation, Drainage Easement, Bentonville Inn Subdivision.**

- 1h. **Ordinance: Article 1400: Landscaping, Screening and Buffering Revisions.**

The planning commission voted 6-0 recommending approval.

2. Approve the attached professional service contract with Boyette Strategic Advisors. Community and Economic Development and the Bentonville/ Bella Vista Chamber of Commerce have partnered to complete a economic development strategic plan for the City of Bentonville. Through a RFP selection process, the selection committee narrowed the field from 23 firms to 5. The remaining 5 completed in person interviews and Del Boyette of Boyette Strategic

Advisors was selected to lead our efforts. This economic development strategic plan will identify the strengths and weakness of Bentonville for economic development. It will identify our growth industries for diversification and strengthen our current employment centers. The final product will provide the economic development professional a guide with priorities and action items to improve Bentonville and its economic development standing in the region.

3. Approve the attached land contract. A 3 year lease and year to year after 2016, for a polo field at the Price Coffee property purchased by the City of Bentonville for future parks. The polo field will be operated by Bob and Susan Koehler of NWA Polo. This will be at no cost to the City of Bentonville; improvements to the grounds will be used to offset rent of the property. Additional activities can include bike polo, ultimate Frisbee, riding trails and US Pony Club events.
4. Brief report of Bentonville Public Library's Summer Reading Club 2013.
5. Council approval of a resolution authorizing the Mayor and Clerk to amend the existing contract with Morrison-Shipley Engineers on the South Main Project to include changes requested by the City to the 100% plans as well as changes to right-of-way documents and including a final right-of-way survey. This is for an amount not to exceed \$18,130.00.
6. Council approval of a resolution authorizing the Mayor and Clerk to enter into a professional services contract with Traffic Engineering Consultants for the annual traffic signal timing study and coordination plan at 22 signalized intersections for a lump sum amount not to exceed \$33,000.00. This is a budgeted item.
7. Request the City Council approves the creation of a new position in the Street Department - Transportation Foreman. This position would replace the current Transportation Technician position. The creation of this position is head count neutral and allows for the ability of supervisory authority along with other administrative duties and keeps the technical duties of the Technician. The upgraded position will be a pay grade of 21 instead of a pay grade 19. It is estimated that this will increase the payroll by \$1,460.00 for the remainder of the year which is able to be absorbed in this year's budget so No Budget Adjustment is needed to increase payroll.
8. Approval of a resolution accepting a grant in the amount of \$551,698.00 from the FAA for funding of the Runway Safety Area Improvement Project at the Bentonville Municipal Airport. Total construction cost of the Runway Improvement Project is \$612,997.80 including engineering inspection fees and material testing services.
9. Recommend Council award bid to TNT, Inc. in the amount of \$543,897.80 for the construction of the Runway Safety Area Improvements at the Bentonville Municipal Airport. This project will be funded by a combination of FAA grant, Arkansas Department of Aeronautics grant, and City General Fund.
10. Approve bid award to General Construction Solutions for the construction of sidewalk and drainage improvements to NW 3rd Street, SE 2nd Street, and SE "A" Street. Competitive bidding was held and the bid tabulation is attached for your information. The lowest responsible bid was from General Construction

Solutions for \$229,888.00. With a 10% contingency for unknown conditions and the project budget becomes \$252,876.80.

11. A resolution for the Mayor and City Clerk to amend the contract with FTN Associates, Ltd. The contract shall be amended to increase the study length from Featherston Road downstream to the confluence with Little Osage Creek. The additional study length is necessary to tie the new hydraulic model into the existing effective model compliance with FEMA's policies and standards.
12. A waiver of bid for the select import fill for the Windmill Road Project. The "Cousin's" pit is the closest pit to the project, thereby reducing the hauling costs.
13. Fire Department Staff recommends Council approval for the Mayor and City Clerk to enter in to a contract with CEI Engineering to develop a phase one grading plan for Station 6 property.