



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, January 12, 2016 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, January 12, 2016 6:00 p.m.  
305 SW "A" Street**

**Public Comments on Tonight's Agenda Items (Limited Public Forum)  
Questions, Comments and Discussion from Alderman on Tonight's Agenda  
Call to Order  
Pledge of Allegiance  
Moment of Silence – For our Military Forces  
Roll Call  
Approval of Minutes: December 8, 2015**

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### **AGENDA**

1. Planning:

1a. **Appeal of Planning Commission Decision:**

**Hope Church of NWA: Rezoning, Lot 4 of Schulz Addition, 1700 SE Moberly Lane, Rezoning from R-1 to C-2.**

**The planning commission voted 5-1 to deny request.**

The applicants have requested a rezoning from R-1 to C-2 of the Moberly frontage property to construct a high-end automobile dealership

1b. **New Business:**

**Cabe Ranch Leasing, LLC: Lot Split, Lot 1 Naples Subdivision, Southwest Regional Airport Blvd., Zoned C-2.**

**The planning commission voted 7-0 recommending approval.**

The applicant has submitted a lot split for property situation along the south side of Southwest Regional Airport Boulevard. The plat provided by the applicant shows the creation of one new lot from one existing parcel. The new

lot will be known as Lot 1 (1.62 acres) of Naples Subdivision. The plat shows the dedication of two cross access easements, one along the southern property line and the other in the northeast corner of the property. Water and sewer services are available to this location.

- 1c. **Stephen & Terri Brewer: Property Line Adjustment, Lot 27, Block 10, W.A. Burks Addition, 1114 Northeast Monroe Street, Zoned R-1, Single Family Residential.**

**The planning commission voted 7-0 recommending approval.**

The applicant has submitted a property line adjustment for property located at 1114 Northeast Monroe Street. The plat as provided by the applicant shows the interior common lot line of the three original lots to be removed, creating one new lot to be known as Lot 27 (0.37 acres), Block 10 of W.A. Burks Addition. Right-of-way is being dedicated along Northeast Monroe Street per the Master Street Plan. Utility Easements are also being dedicated along Northeast Monroe Street and the southern property line. Water and sewer services are available to this location.

- 1d. **Craig Hull: Property Line Adjustment, Lot 13, Block 3, Lincoln & Rice Addition, Northeast 2<sup>nd</sup> Street & Northeast 'H' Street, Zoned R-1, Single Family Residential.**

**The planning commission voted 7-0 recommending approval.**

The applicant has submitted a property line adjustment for property located on the southeast corner of Northeast 2<sup>nd</sup> Street and Northeast 'H' Street. The plat as provided indicates the remove of the interior common lot lines and the creation of 1 new lot from a portion of 3 existing lots to be known as Lot 13 (0.30 acres), Block 3, Lincoln & Rice Addition. A 20 feet utility easement is being dedicated along Northeast 'H' Street. Water and sewer service are available to this location.

- 1e. **Lavee Collingsworth: Rezoning, 402 Southeast 'G' Street, Zoned R-1.**

**The planning commission voted 7-0 recommending approval.**

The applicants have requested a rezoning from R-1, Single Family Residential to R-C2 Central Residential-Moderate Density for the construction of four single family residences.

- 1f. **Clyde Nichols: Property Line Adjustment, Lot 28, Block 24, Deming's 2<sup>nd</sup> Addition, Northeast 'A' Street, Zoned R-1, Single Family Residential.**

**The planning commission voted 7-0 recommending approval**

The applicant has submitted a property line adjustment for property located along Northeast 'A' Street. The plat as provided indicates the removal of the

interior common lot lines and the creation of 1 new lot from 2 existing lots to be known as Lot 28 (0.55 acres), Block 24, Deming's 2<sup>nd</sup> Addition. Right-of-way is being dedicated along Northeast 'A' Street per the Master Street Plan. Water and sewer service are available to this location.

- 1g. **JBJ Properties, LLC: Property Line Adjustment, Lot 25, Block 9, W.A. Burks Addition, Northeast 'A' Street & Northeast Park Street, Zoned R-1, Single Family Residential.**

**The planning commission voted 7-0 recommending approval.**

The applicant has submitted a property line adjustment for property located on the south side of the intersection of Northeast "A Street and Northeast Park Street in an R-1, Single Family Residential Subdivision. The plat as provided the creation of 1 new lot from 14 existing lots to be known as Lot 25 (1.77 acres), Block 9, W.A. Burks Addition. Right-of-way is being dedicated along Northeast 'A' Street and Northeast Park Street per the Master Street Plan. Water and sewer services are available to this location.

- 1h. **Diedra Robinson: Lot Split, Lot 18, Lefors Addition, Northwest 2<sup>nd</sup> Street & Northwest 'F' Street, Zoned R-1, Single Family Residential.**

**The planning commission voted 7-0 recommending approval.**

The applicant has submitted a lot split for property situated on the northeast corner of the intersection of Northwest 2<sup>nd</sup> and Northwest 'F' Street. The plat as provided by the applicant shows the creation of one new lot from part of an existing lot. The new lot will be known as Lot 18 (0.26 acres), Lefors Addition. Right of Way is being dedicated along both street frontages per the Master Street Plan. Water and sewer services are available to this location.

- 1i. **Brighton Bentonville, LLC: Final Plat, Brighton Cottages Subdivision, Southwest Farrington Ave, Zoned PRD, Planned Residential Development.**

**The planning commission voted 7-0 recommending approval.**

Brighton Cottages Subdivision consists of 41 acres and includes 174 lots, 6 of which are non-buildable. The property exists in a developing residential area in the southwest section of town with access from Southwest Farrington Avenue and Southwest Nottingham Avenue. All lots will have adequate access onto a public street. Regional detention is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.11 acres to 0.23 acres. Traffic calming devices have been installed along Southwest Birmingham Street and Southwest Hampton Avenue as well as 4 way stop signs being added to Brighton Heights Subdivision. A 5 feet sidewalk is being constructed along all common area lots to allow pedestrian access and maintenance access to these areas. Various utility easements are being dedicated with the plat to allow utility services to each lot.

- 2a. **Tabled from the December 8, 2015 Agenda:** Request Council approve the bid award for the adaptive re-use of the former AT&T building at 402 S Main St for use as a utility drive-thru, meter reader office and IT training room and award bid to Oelke Construction. This is an unbudgeted item requiring a budget adjustment.
- 2b. **Tabled from the December 8, 2015 Agenda:** Request Council approve a budget adjustment for the adaptive re-use of the former AT&T building at 402 S Main St for use as a utility drive-thru, meter reader office and IT training room.
3. Request the City Council approve the changes and updates to the City Personnel Policy Manual. Every 2 years, the City forms a committee of department heads, department managers, and supervisors to review the City personnel policy manual, and to make recommended changes. This process has been on-going since 2003. Compared to past reviews, there are a small number of changes. Attached are those "significant changes" being recommended. We did not include corrected typos, minor word changes, corrected grammatical errors, or format changes.
4. Request the City Council approve the attached 2016 City of Bentonville Pay Plan. All additions, changes, and deletions to the pay plan contained herein are fully budgeted items in the previously approved 2016 City budget.
5. Approval of waiver of bid for vehicle insurance premiums through the Arkansas Municipal League at no increase in the premium cost. Coverage period is January 1, 2016 through December 31, 2016 at the rate of .5% of insured value plus \$100 for liability per vehicle, \$200 for ambulance.
6. An ordinance authorizing the Mayor and City Council to waive the requirements of competitive bidding and enter into an agreement with Tech Logic Corporation for the purchase of two NXT Automated Materials Handling (AMH) Systems per the Library's specifications in the amount of \$144,000.00. This is a "sole source" item in the United States.
7. A resolution authorizing the Mayor and City Council to surplus Bentonville Public Library's RFID (radio frequency identification) technology. The itemized list of surplus materials in the attached memo will be offered for sale to the highest bidder through public notification (advertising) and sealed bids submitted to the City of Bentonville's Purchasing Agent.
8. A resolution for the Mayor and City Council to declare a Ford F550 Cab and Chassis as surplus property and allow for trade-in for boom transfer. The surplus cab and Chassis is a 2006 model.
9. A resolution for the Mayor and City Council to enter into a contract with Osmose to provide pole restoration services to the City of Bentonville Electric Department for an amount not to exceed \$34,000.00.

10. City Council approval of an ordinance waiving competitive bid and authorizing the Mayor and City Clerk to enter into an agreement for services with Downtown Bentonville, Inc.
11. Request Council authorize the Mayor and Clerk to enter into an agreement with FIS (Sungard) Public Sector and ExecuTime Software, LLC for a Time and Attendance and an Advanced Scheduling System solution (including yearly maintenance fees) for the Parks and Recreation Department.
12. Request for a waiver of bid to allow for the purchase of Patrol Uniforms from Cruse Uniforms in Springdale, Arkansas. The 2016 Budget total budget allotment for Police Department Uniform Supplies is \$106,700.00. This includes Dispatch Uniforms, Patrol Uniforms and Replacements, Bike Team Uniforms, SWAT Uniforms, Leather Gear and Replacements, and other Soft Uniform items such as coats, jackets, rain gear, hats, and informal uniforms. Patrol Uniforms and Replacement Uniforms accounts for the largest portion of this expense and represents \$55,000.00 of this total. Factors such as employee turnover and general wear and tear, determine the actual yearly expense related to Patrol Uniforms and Replacement. The department currently uses Cruse Equipment in Springdale for such uniform and uniform related needs. Being located in Springdale, this provider promotes safety and convenience by allowing local, timely and cost effective uniform measuring, fitting, alterations, and availability. The next closest similar provider is located in Carthage, MO. This waiver of bid would not exceed the budgeted amount and duplicates last year's (2015) waiver.
13. Approve Animal Services Contract with the City of Rogers.