



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, January 13, 2015 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, January 13, 2015 6:00 p.m.  
305 SW "A" Street**

**Swearing In of City Council Members – Tena O'Brien, Benton County Clerk  
Pledge of Allegiance  
Moment of Silence – For our Military Forces  
Roll Call  
Approval of Minutes: December 9, 2014**

---

### **AGENDA**

1. Planning:

1a. **Connie Reynolds: Lots 201 & 202 Bentonville Original, Lot Split, 301 Northeast 2<sup>nd</sup> Street, Zoned DE, Downtown Edge.**

**The planning commission voted 5-0 recommending approval.**

The applicant is proposing to create two lots from the existing one to be known as Lot 201 (0.14 acres) and Lot 202 (0.11 acres) of the Bentonville Original subdivision. The applicant is dedicating right of way along Northeast 2nd Street per the Master Street Plan.

1b. **Sharon Armstrong: Lots 21 & 22 Huffman Addition, Lot Split, 612 Northwest Jefferson Street, Zoned R01.**

**The planning commission voted 5-0 recommending approval.**

The applicant is proposing to create two lots from the existing one to be known as Lot 21 (0.21 acres) and Lot 22 (0.15) acres of the Huffman Addition subdivision. Per the Lot Split provide by the applicant, right of way is being dedicated along Northwest 'F' Street per the Master Street Plan.

- 1c. **Autumn Avenue Property LLC: Autumn Avenue Property LLC, Rezoning, Northwest Autumn Avenue, Zoned A-1.**

**The planning commission voted 6-0 recommending approval.**

The applicant has requested a rezoning from A-1, Agricultural to R-1, Single Family Residential. The proposed change is to allow incorporation of land into existing properties that abut tract to the south.

- 1d. **TCI Bentonville Inc. : The Parc at Bentonville, Planned Unit Development, Southwest Regional Airport Boulevard, Zoned A-1.**

**The planning commission voted 4-2 recommending approval.**

The applicant has proposed a Planned Unit Development at this location to be known as The Parc at Bentonville. The PUD would cover 79.66 acres and would consist of commercial and multifamily residential developments. The applicant has proposed four phases to the project. Phase 1 would consist of 216 apartments in 9 buildings. Easement will be dedicated along the rear of the commercial property and utilities will be extended along said line to connect to the property to the north. Phase 2 includes the construction of the public street along the rear of the commercial lots and the installation of utilities to those lots. Phases 3 and 4 would consist of apartments and commercial with the final phase to be completed 5-7 years from the beginning of Phase 1.

The maximum multifamily residential density would be 20 units/acre. The applicant is also proposing a 4,900 square foot leasing center near the entrance to the project. Proposed project accessories include a trash compactor, four 6-car garages, a mail structure near the entrance, and a total of 44 carports spread evenly throughout the site. The apartment building will consist of fiber cement siding with manufactured stone accents. The commercial uses are consistent with the uses allowed in the C-2, General Commercial zoning district at time of zoning.

A 5' side landscape buffer between commercial properties is proposed while a 20' landscape buffer will be installed along the rear property lines. The 20' buffer shall be common open property and will consist of a meandering trail with benches every 300'. All landscaping requirement shall meet the provision of section 1400 Landscaping.

- 1e. **Meadows at Woods Creek, Inc.: Amber Ridge, Final Plat, Northeast Marina Drive, Zoned R-1, Single Family Residential.**

**The planning commission voted 6-0 recommending approval.**

Amber Ridge consists of 69.29 acres and includes a total of 37 lots, all of which are buildable. The applicant is proposing to dedicate right of way along Northeast Green Creek Road and Northeast Birchgrove Place within the subdivision. The plat also dedicates utility easements throughout the subdivision to serve each lot.

2. Appoint Scott Eccleston to the Bentonville Planning Commission to fill the remaining time of Tom Byland's term that expires July 1, 2015. See attached biography for Mr. Eccleston.
3. Appoint Joe Haynie as the Planning Commission representative to the Board of Adjustment vice Jim Stanley whose term on the Board of Adjustment expires January 1, 2015. Mr. Haynie's term on the Board of Adjustment will run from January 1, 2015 to January 1, 2020.
4. Reappoint Sam Pearson to the City of Bentonville's Board of Adjustment. New term will expire January, 2020.
5. Public Hearing and resolution certifying the amount of liens to be placed on certain properties for the City of Bentonville's costs associated with mowing and weed removal on said properties.
6. Fire Department Staff recommends accepting a bid from Long Lewis Ford for three ambulance chassis'. This purchase will supply a chassis for a new ambulance to be placed at Station 6, and two chassis' for ambulance remounts.
7. Request for a waiver of bid to allow for the purchase of Patrol Uniforms from Cruse Uniforms in Springdale, Arkansas. The 2015 Budget total budget allotment for Police Department Uniform Supplies is \$98,700.00. 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 (2014).
8. Approve Animal Services Contract with the City of Rogers. This is a 12-month contract as opposed to last year's 13-month contract, but has the same monthly service fee and provisions as our previous year's contract.
9. Recommend Mayor and City Council award 6-month blanket bid for 3-phase transformer as shown on the attached bid tabulation in the amount of \$263,606.00. Items will be ordered on an 'as needed' basis.
10. Recommend Mayor and City Council award bid #14-57 for pole mount transformers to the lowest bidder as shown on the attached bid tabulation in the amount of \$86,150.00.

11. An ordinance authorizing the Mayor and City Council to enter into an agreement with Mueller Systems to provide electric and residential/small commercial water meters at the attached quoted prices for 2015.
12. An ordinance authorizing the Mayor and City Council to enter into an agreement with HD Supply Waterworks for SENSUS brand water meters for meters 2” and larger per the City of Bentonville’s specifications. This is a ‘Single Source’ item in the State of Arkansas.
13. Enter into an agreement with Holophane Ornamental Lighting to provide the City of Bentonville’s standardized lighting. Prices to remain the same January through December, 2015 for the amount of \$562,262.40. The lights will be ordered on an as-needed basis.
14. Parks and Recreation Staff seeks City Council approval of Change Order #2 and Budget Adjustment, in the amount of \$38,597.00 for the parking lot project at Merchants Park.
15. Council approval of Mayor McCaslin's recommendation to appoint Jon Terlouw to the Parks and Recreation Advisory Board filling Scott Eccleston’s unexpired term that will expire on December 31, 2015.
16. A resolution for the Mayor and City Clerk to enter into an agreement with Summit Aviation to provide fixed based operator services at the Bentonville Municipal Airport.
17. A resolution for the Mayor and City Clerk to assign a current ground lease at Bentonville Municipal Airport into eight (8) individual leases. The current lease is for a T hangar on the west side of the airport property at 2501 SW “I” Street.