



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, January 24, 2017 6:00 p.m.
305 SW "A" Street**

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

**Tuesday, January 24, 2017 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: January 10, 2016**

AGENDA

1. Planning:
 - 1a. **Property Line Adjustment: Lots 8 & 9, Loeshe Subdivision; Wedekind Properties; 701 Northwest 8th Street; R-1, Single Family Residential.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a property line adjustment creating two (2) new lots by adjusting the common lot line of two (2) existing lots. The new lots will be known as Lot 8 (0.43 acres) and Lot 9 (0.33 acres) of Loeshe Subdivision. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along Northwest 8th Street and Bella Vista Road. Both new lots will have access to public utilities and a public street. No additional ingress/egress pints shall be permitted onto Bella Vista Road.

- 1b. **Rezoning: Cate Family, LLC; 1303 Southwest 'B' Street; Rezoning from R-1, Single Family Residential to R-O, Residential Office.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Low-Density Residential (D-LDR). The R-O, Residential Office zoning is an appropriate zoning district for this designation.

- 1c. **Rezoning: Rohit Dharmadhikari; 1203 & 1205 Southeast 33rd Street; Rezoning from A-1, Agricultural to R-1, Single Family Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as High Density Residential (HDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation.

- 1d. **Rezoning: Honey Creek Land & Cattle; Southeast 34th Street & Southeast 'C' Street; Rezoning from C-2, General Commercial to R-4, High Density Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as High Density Residential (HDR). The R-4, High Density Residential zoning is an appropriate zoning district for this designation. Policy LU-23, Housing Types, within the General Plan suggest that the city should encourage the development of a mix of housing types to meet the needs of its residents throughout their lives. The proposed high density residential development will help to create additional density and reduce the impact on the city's infrastructure by utilizing existing public utilities and traffic networks.

- 1e. **Rezoning: MSB Holdings, LLC; 431 Southwest 'B' Street; Rezoning from R-1, Single Family Residential to DC, Downtown Core.**

The Planning Commission voted 7-0, recommending approval.

The intent of the Downtown Core zoning district is to expand the pedestrian oriented character of the town square while providing retail and entertainment venues. Small and large office and commercial uses should be provided to support the medium and high-density residential uses. The DC, Downtown Core zoning district promotes a mix of commercial and residential uses that are separated both horizontally and vertically. The rezoning request is consistent with the policies and objectives of the Land Use plan.

- 1f. **Rezoning: Roth Family Partnership, VGP, LLC, Marvin & Becky Cawthon; 905, 907, & 909 North Main Street; Rezoning from R-1, Single Family Residential and RC-2, Central Residential-Moderate Density to DN-2, Downtown Medium-Density Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation.

- 1g. **Rezoning: Kyle & Melissa Sanders; Northwest 3rd Street; Rezoning from A-1, Agricultural to R-1, Single Family Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Residential Estates (RE). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation.

2. **Issue Resolved:** Public hearing to approve a resolution condemning a structure and approval for removal of said structure located at 1204 Northeast Fillmore Street.
3. City Council approval of an ordinance authorizing the Mayor and City Clerk to enter into a professional services contract with Boyette Strategic Advisors (BSA), in an amount not to exceed \$35,000.00 to provide support and counsel in implementing the recommendations contained in the Bentonville Blueprint, the City's Five Year Strategic Plan for Economic Development adopted by City Council on January 27, 2015 and waiving the requirement for competitive bidding.
4. A resolution setting a Public Hearing for February 14, 2017 for an Alley ROW Vacation requested by HFA Creative Solutions between Lot 14 & 15 Block 1 of Smartt's Addition and Tract 1 of Depot Addition.
5. An ordinance authorizing the Mayor and City Council to enter into an agreement with Admiral Moving Service, Inc. and waiving the requirements of competitive bidding to relocate the Inventory Warehouse, Electric Dept. and Street Dept. during the move to the new Utility Complex in 2017 in the amount of \$166,940.00.
6. Staff recommends Council approval of a resolution authorizing the Mayor to enter into a Real Estate Agreement with Matthew K. Pabst and Stacie K. Pabst to sale a 0.10 AC strip of property located adjacent to SW Cherry St. in Oxford Ridge Subdivision in the amount of \$5,000.00.
7. Request for a waiver of bid to allow for the purchase of Patrol Uniforms from Cruse Uniforms in Springdale, Arkansas. The 2017 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, Bomb Squad 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 (2016) waiver.

8. Approve Animal Services Contract with the City of Rogers.
9. Request City Council approve the attached change to the City's Personnel Policy (shown in **BOLD**), Chapter 8, Section 8.6.1.referring to payment of educational expenses related to "Advanced Degrees" (Masters degrees, P.E. Certifications, and CPA Certifications).
10. Approve budget adjustment and scholarship payment from the Arkansas State Library to Courtney Fitzgerald. Fitzgerald is a graduate student, employed by Bentonville Public Library, who was awarded funds to assist with the expense of her library degree. The budget adjustment includes scholarship funds for the fall 2016 semester and the 2017 academic year.
11. Council approval of Mayor Bob McCaslin's recommendation to appoint Betsy Batey to the Library Advisory Board.
12. Award Bid #16-05 to J. Johnson Construction Company, Inc. for the construction of the Elm Tree/Hwy 72 Intersection Improvements project in the amount of \$943,158.75. See attached memo, letter of recommendation, and bid tabulation from Sandcreek Engineers.
- 13a. City Council approval of a Resolution allowing the Mayor to enter into an agreement with CEI Engineering Associates, Inc. for engineering and design services for AHTD Job # 090473 HWY 102/SW "I" St. Inters. Improvements (Bentonville) (S), commonly known as SW "I" Street Right Turn Lane. The cost of this contract will be \$134,044.00.
- 13b. Council approval of a budget adjustment in the amount of \$9044.00 to help fund the design of AHTD Job # 090473, SW I Street Right Turn Lane. Currently the City of Bentonville has in place an Agreement of Understanding (Resolution # 5-24-16C) with AHTD for an 80/20 cost share for this project. The cost of this budget adjustment will come from the Four Lane Sales Tax.
14. Fire Department Staff is recommending Council's approval to increase the fire departments vehicle count by three.
15. City Council approval of an ordinance to waive competitive bidding bid award to Johnson Controls for preventative maintenance services at the Bentonville Community Center.
- 16a. Staff recommends approval of Change Order #1 and Final Reconciliation for Crossland Heavy Contractors for a total increase of \$7,888.00 and an additional 7 calendar days for the McKissic Lift Station Headworks Improvement Project. This final change order increases the contract from \$393,000.00 to \$400,888.00. The increase is for additional rock excavation encountered during construction.

- 16b. Budget Adjustment to cover increased cost of Change Order #1 for additional rock excavation for the McKissic Lift Station Headworks Improvement Project in the amount of \$7,888.00.
17. State of the City Report – Mayor Bob McCaslin.