



BENTONVILLE CITY COUNCIL AGENDA

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

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

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

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**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: October 10, 2017**

AGENDA

1. A proclamation designating October 2017 Community Planning Month in the City of Bentonville.
2. Request that the City Council adopt a formal resolution to recognize, commend and congratulate Detective Corporal Steve Vera upon his October 2017 retirement. This resolution recognizes more than 33 years of law enforcement service, including more than 17 years of decorated service with the Bentonville Police Department. This resolution also wishes Steve Vera much health, happiness, and continued success in all of his future endeavors. See attached resolution.
3. Planning:
 - 3a. **Lot Split: Lots 16 & 17 Southside Subdivision, Hurricane WA, LLC, 228 Southeast 7th Street, DE, Downtown Edge.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split creating two new lots from one existing lot. The new lots will be known as Lot 16 (0.10 acres) & Lot 17 (0.10 acres) of Southside Subdivision. Per the requirements of the current Master Street Plan, the applicant is dedicating right-of-way along SE 7th Street. A private cross access easement will be dedicated by a separate document and will provide rear access to both of the new lots. Direct access to SE 7th Street

shall not be permitted. Each new lot will have access to public utilities and a public street.

- 3b. **Lot Split: Lots 1 & 2 Bailey Subdivision, Taildragger, LLC, 801 & 803 North Walton Boulevard, C-2, General Commercial.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split creating two new lots from two existing parcels. The new lots will be known as Lot 1 (0.36 acres) & Lot 2 (0.40 acres) of Bailey Subdivision. Per the requirements of the current Master Street Plan, the applicant is dedicating right-of-way along NW 9th Street. Cross access easements will be dedicated along the western property lines of each new lot to allow access to NW 8th and NW 9th Streets. Public utility easements are also being dedicated to serve the two new lots. Each of the new lots will have access to public utilities and a public street.

- 3c. **Lot Split: Lots 1, 2, & 3 Forrest Oaks Subdivision, Edward Eugene Garrett, 1600 & 1602 Northwest 3rd Street, R-1, Single Family Residential & R-E, Residential Estate.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split creating three new lots from two existing parcels. The new lots will be known as Lot 1 (3.47+/- acres), Lot 2 (2.51+/- acres) & Lot 3 (0.95+/- acres) of Forrest Oaks Subdivision. Per the requirements of the current Master Street Plan, the applicant is dedicating right-of-way along NW 3rd Street. Public utility easements are also being dedicated to serve the three new lots. Each of the new lots will have access to public utilities and a public street.

- 3d. **Property Line Adjustment: Lots 42 & 43 Oakwood Heights Addition, Drew Mayer, 1906 Almand Drive, R-1, Single-Family Residential.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will adjust the common lot of existing lots 31 & 32 of Oakwood Heights Addition. The new lots will be known as Lot 42 (0.48+/- acres) and Lot 43 (0.23+/- acres) of Oakwood Heights Addition. Per the Master Street Plan requirements, additional right-of-way will be dedicated along Almand Drive and Timber Trail Road. A public utility easement will also be dedicated with the plat to serve each of the new lots. Both of the new lots will have access to public utilities and a public street.

- 3e. **General Plan Amendment: Kuhlman Properties, LLC, Southwest Regional Airport Boulevard & Southwest Blue Jay Lane, From Commercial to High Density Residential.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Commercial (C). Policy LU-23 Housing Types within the General Plan suggests that the city should encourage the development of a mix of housing types to meet the needs of residents throughout their lives. As utilities and infrastructure are extended to new locations within the city, the city should reevaluate and adjust the land uses accordingly. The proposed land use will help to reduce the impact on city infrastructure by the extension of public utilities and infrastructure that will be required with the development of this land, all helping to meet the intent of the policy.

- 3f. **General Plan Amendment: Martin Elzey, Southwest Featherston Road, Glenn Road, & Been Road, From Low Density Residential to Medium Density Residential.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). Policy LU-23 Housing Types within the General Plan suggests that the city should encourage the development of a mix of housing types to meet the needs of residents throughout their lives. As utilities and infrastructure are extended to new locations within the city, the city should reevaluate and adjust the land uses accordingly. The proposed land use will help to reduce the impact on city infrastructure by the extension of public utilities and infrastructure that will be required with the development of this land, all helping to meet the intent of the policy.

- 3g. **Lot Split: Lots 1 & 2 Fellowship-McMillon Subdivision, McMillon Family Revocable Trust, 1701 Northeast Tiger Boulevard, A-1, Agricultural.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split creating two new lots from five existing parcels. The new lots will be known as Lot 1 (41+/- acres) and Lot 2 (25+/- acres) of Fellowship-McMillon Subdivision. Per the requirements of the current Master Street Plan, the applicant is dedicating right-of-way along a portion of NE Tiger Blvd. & McCollum Road. Public utility easements are also being dedicated to serve the two new lots. Each of the new lots will have access to public utilities and a public street. Note that a sewer easement agreement has been accepted by the sewer department to allow for future sewer service to the new Lot 2.

4. Appointment of Lauren Haynes to the Public Art Advisory Committee. Ms. Haynes is the Curator of Contemporary Art at Crystal Bridges Museum of American Art. This term will begin November 1, 2017 and expire November 1, 2020.
5. City Council approval of a budget adjustment to recognize revenue awarded in the form of a donation from Walmart Stores Inc. in the amount of \$25,000.00 to leverage city funds for the purchase of 430 trees for the City of Bentonville's 5th Annual Tree Planting Blitz on October 13, 2017.

6. Staff recommends City Council approval of Change Order No. 2 and Final Reconciliation of the Guaranteed Maximum Price Contract with Flintco, LLC for construction services associated with the new City Maintenance Facility recognizing a decrease of \$791,469.00 reducing the contract total from \$25,635,142.00 to \$24,843,673.00.
7. Staff recommends adoption of the document titled "City of Bentonville Amendments to the 2012 Arkansas Fire Prevention Code Volume I".
8. City council approval of an ordinance creating a Right-of-Way permit for the City of Bentonville Street Department.
9. Staff is seeking City Council approval of an ordinance updating the City of Bentonville Schedule of Fees.
10. Request for a waiver of competitive bidding to allow for the purchase of equipment and upfitting of two (2) new Tahoes purchased from Superior Auto Group in Siloam Springs. The funding for these vehicles, including equipment and upfitting, was approved by Council with a budget adjustment at the last council meeting (October 10, 2017). The total cost of the equipment and upfitting is estimated to be under \$20,000.00 (in total) and is also within the amount already approved by council for these purchases. However, Superior Auto Group previously provided equipment and upfitting for three other police vehicles in 2017. These purchases included the equipment and upfitting of two (2) 2017 budgeted Tahoes at the first of the year, at \$6,159.00 each (\$12,318.00 total) and one (1) previously approved command staff position vehicle in August, at \$5,169.00, for a grand total of \$17,487.00. This grand total, when combined with the cost of equipment and upfitting for the two newly purchased Tahoes, would exceed state competitive bidding requirements. This waiver of competitive bidding would allow the adherence to spending requirements and also allow Superior Auto Group to provide more of the necessary equipment than was previously anticipated. Having Superior Auto Group source these additional equipment items will streamline the process and also allow the equipment and upfitting costs to be included in the final purchase price of the vehicle.
- 11a. City Council approval of a resolution authorizing the Mayor and City Clerk to enter into an agreement with Ecological Design Group for the Bella Vista Lake Master Plan.
- 11b. City Council approval of a resolution authorizing the Mayor and City Clerk to enter into an agreement with Watershed Conservation Resource Center for the Master Plan of Bella Vista Lake Park.
- 11c. City Council approval of a budget adjustment, in the amount of \$98,960.00, to recognize the revenue from a Walton Family Foundation grant to fund a site specific master plan for Bella Vista Lake Park.
12. Parks and Recreation is requesting City Council approval of a resolution authorizing the Mayor and City Clerk to enter an agreement with Amanda

McBee for the service of teaching instructional recreation and wellness classes for Parks and Recreation.

13. Parks and Recreation is requesting City Council approval of a resolution authorizing the Mayor and City Clerk to enter an agreement with Jami Bernards for the service of teaching instructional swim lessons for Parks and Recreation.