



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, November 24, 2015 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, November 24, 2015 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: November 10, 2015**

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### **AGENDA**

1. Informational presentation on the National Association of City Transportation Officials' Designing Cities Conference attended by staff on October 28-31 in Austin, TX. Required to comply with the Walton Family Foundation Grant that supported the training.
2. Planning:
  - 2a. **Chambers Bank: Rezoning Request, R-1, Single Family Residential to PRD, planned Residential Development, Southwest Windmill Road and Southwest Nomad Road.**

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

The applicant has proposed a Planned Residential Development at this location to be known as Providence Village Subdivision. The single family subdivision is proposing 5.26 units per acre. The applicant plans to create 184 single family lots and 4 non buildable lots. The common area for those living in the community is being provided. Planning area 1 will consist of 139 lots approximately 60' wide. Planning area 2 will consist of 44 lots and will range in width from 45' to 50' wide. The homes in area 2 will be rear loaded from an existing alley. The applicant has proposed a 5' side, 20' front, 25' rear setback for all the lots in the subdivision. The average lots size is 6,000 square feet in

area 1 and 4,000 square feet in area 2. All homes within the subdivision will consist of a minimum of 50% brick on all front facades.

2b. **Elizabeth Foy: Lot Split, 610 Southwest 'O' Street, Zoned R-1, Single Family Residential.**

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

The applicant has submitted a lot split for property at 610 Southwest 'O' Street. The property was recently rezoned to R-1, Single Family Residential on November 3, 2015. The plat as provided by the applicant shows the creation of one lot from one existing parcel to be known as Lot 1 (0.89 acers) Foy Addition. Right-of-way is being dedicated along Southwest 'O' Street per the master street plan. Water service is available to the newly created lot. An Arkansas Department of Health septic system permit has been approved and obtained by the applicant.

3. Council approval of a resolution authorizing the Mayor and City Clerk to enter into an agreement with the Northwest Arkansas Regional Planning Commission to continue participation in the Intergovernmental Work Group to assist with costs associated with training, assessment, and execution of the river and lake models prepared and released by the EPA for the Illinois River Watershed and Lake Tenkiller and address associated regional water quality issues. Participation includes authorization to contribute \$40,000.00 for work approved by the Intergovernmental Work Group. This is a budgeted item.
4. Council approval of a resolution authorizing the Mayor, or his designee(s), to represent the City on all matters associated with the proposed formation and operation of a multi-jurisdictional association to participate in nutrient trading programs. There is no cost associated with this resolution at this time.
- 5a. Staff requests City Council approval of a Resolution authorizing the Mayor and City Clerk to enter into a Guaranteed Maximum Price Amendment to the existing professional services agreement with Flintco, LLC to provide construction management and general contractor services for the construction of the City Maintenance Facility site work located on SW 28th Street (formerly SW Airport Road) for an amount not to exceed \$7,497,760.00. Services include construction of earthwork grading, utility (except electric) and stormwater construction, street construction, asphalt and concrete paving, landscaping, and general site work. This phase does not include construction of the buildings or perimeter fencing.
- 5b. Budget adjustment recognizing funds from various accounts and moving to one account to fund construction of the new City Maintenance Facility in the amount of \$7,500,000.00.
6. A resolution for the Mayor and City Clerk to enter into a contract with FTN Associates, LTD. The contract is to complete a drainage study of the southwest downtown quadrant with recommendations for required drainage strategies to accommodate in fill growth with increased impervious area. The contract amount is not to exceed \$57,500.00.

7. Bid Award to Diamond C Construction Company for the project Bentonville Sidewalk Improvements 2015. Project consists of constructing sidewalks along SE 22nd Street, NW 2nd Street, and Been Road. The contract amount for this project is \$67,966.90.
8. North Walton Blvd Trail is now complete. To reconcile the quantities used and the final price of the contract, a reconciliation change order is needed. The final project cost is \$34,023.32 less than the currently contracted amount of \$825,270.28. The final contract amount is \$791,246.96.
9. Approve resolution adopting the 2016 Budget.