



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, March 14, 2017 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, March 14, 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: February 28, 2017**

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### **AGENDA**

1. INFORMATIONAL ITEM - Presentation of Parks and Recreation 2016 Annual Report.
2. Planning:
  - 2a. **Lot Split: Lot 1 Rohit Subdivision, Rohit Dharmadhikari, Southeast 33<sup>rd</sup> Street, R-1, Single Family Residential.**

**The Planning Commission voted 6-0, recommending approval.**

The applicant has submitted a proposal for a lot split that will create one new lot from un-platted section land. The new lot will be known as Lot 1 (1.39 acres) of Rohit Subdivision. Per the current Master Street Plan, additional right-of-way is being dedicated along Southeast 33<sup>rd</sup> Street. A 20' wide public utility easement is also being dedicated along Southeast 33<sup>rd</sup> Street. Each of the new lots will have access to public utilities and a public street.

- 2b. **Property Line Adjustment: Lot 16, Block 14 Deming's Second Addition, Martin Prado & Araceli Corona, 105 Northwest 5<sup>th</sup> Street, R-1, Single Family Residential.**

**The Planning Commission voted 6-0, recommending approval.**

The applicant has submitted a property line adjustment that will create one new lot from the southern portion of existing Lot 10, Block 14. The new lot will be known as Lot 16 (0.09 acres), Block 14 of Deming's Second Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along Northwest 5<sup>th</sup> Street. The new lot will have access to public utilities and a public street.

- 2c. **Rezoning: 3B Storage, LLC, 3400 Southwest Municipal Drive, From C-2, General Commercial to I-1, Light Industrial.**

**The Planning Commission voted 6-0, recommending approval.**

According to General Plan Policy ED-12: "As major development occurs, the city should re-evaluate the supply of industrial land designated in the future land use map to ensure that there is an adequate supply of vacant land that can readily be served by adequate public facilities". The supply of viable industrial land has diminished within the city's core. This property will add to the industrial designation in an area where public utilities and transportation infrastructure are adequate.

- 2d. **Rezoning: Mercy Health Northwest Arkansas Communities, Southwest 'I' Street & Southwest 41<sup>st</sup> Street, From A-1, Agricultural to C-2, General Commercial.**

**The Planning Commission voted 6-0, recommending approval.**

The Future Land Use Plan depicts this property as Mixed Use. Southwest 'I' Street has become a major arterial street that the subject property will front. The proposed zoning designation will allow for future development along a boulevard that will contain a variety of mixed uses. This property will add to the commercial designation in an area where public utilities and transportation infrastructure are adequate.

3. Adopt Ordinance authorizing the issuance of sales and use tax bonds, series 2017 for the purpose of financing all or a portion of the cost of capital improvements, pledging collections of a 1.0% sales and use tax to pay the principal of and interest on the bonds, prescribing other matters relating thereto; and declaring an emergency. This ordinance is required to issue the fourth series of bonds approved by the voters. Bond counsel has prepared this ordinance and will be in attendance at the Council meeting to answer any questions.
4. City Council approval of an ordinance authorizing the Mayor and City Clerk to enter into an agreement with Cardknox for credit card processing to facilitate online payments in the TRAKiT software and waiving the requirement for competitive bidding.
5. Award bid #17-02 to Rodden Landscape Company for mowing services in the amount of \$45.00 per hour for one (1) lead worker and \$35.00 per hour for one (1) additional worker. This is a budgeted item in the amount of \$30,000.00.

6. Approval of the Bentonville Public Library's proposal to install StoryWalk® at Train Station Park, 402 S. Main Street, by April 24, 2017. The project will be funded from partnering organizations and sponsors, with minimal expense to the Bentonville Public Library's operating budget. The Public Art Advisory Committee recommended approval on February 14, 2017 and the Parks and Recreation Advisory Board recommended approval on February 27, 2017.
7. Appointment of Matt McClure to the City of Bentonville's Advertising & Promotion Commission filling Amanda Webb's unexpired term. Term beginning January 1, 2017 and expiring December 31, 2017.
8. Fire Department Staff recommends Council allow the Mayor and City Clerk to enter into a contract with Mercy Clinic to perform the Fire Departments yearly physicals. The contract is for one year with an additional two year option upon agreement between the two parties.
9. Staff recommends City Council approve a resolution authorizing the Mayor and City Clerk to enter into an agreement with the Arkansas Highway and Transportation Department (AHTD) to utilize State Aid Street Monies to overlay portions of West Central, SW 12th Street, SW B Street, and SW Razorback Drive. This agreement will require the City to cover 10% of the construction costs of the overlay projects. A budget adjustment will be required to cover the City's share of the costs which will be brought back to Council after bids have been secured.
10. Staff recommends City Council award Bid No. 2017-08 to Luttrell Enterprises for Removal and Disposal of Litter and Mowing and Trimming of State Highway Rights-of-Ways within the City of Bentonville City Limits in an amount not to exceed \$68,069.20. This is a budgeted item. This agreement may be extended up to 3 years upon mutual agreement of both parties.
11. Staff recommends approval of Change Order #2 for TriStar Contractors, LLC for an increase of \$18,902.00 and an additional 38 calendar days for Phase I of the 8th Street Water and Sewer Relocations, Contract Section I (SW I Street to SE D Street) project associated with the widening of 8th Street. This change order is necessary to address contract wording regarding payment of trench safety systems, addition of 2 fire hydrants, addition of pay item for open cut water service lines, and continuing conflicts with existing utilities. Increased cost will be covered by funds from the 8th Street Escrow account.
12. Review of the Street Departments 2017 Overlay list. See Attachments.
13. Tributary II, Phase 1 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 \$53,062.90 more than the currently contracted amount of \$545,995.45. The final contract amount will be \$599,058.35. Contractor has also finished the project early and is requesting incentive pay according to Section 3.2 of the contract. Incentive pay will be \$15,000.00. The total Change Order request is \$68,062.90.

14. Approve resolution to enter into a Master Service Agreement, and approve Statement of Work with CivicPlus in the amount of \$56,820.00 and any applicable tax. This is a 2017 budgeted item.
15. A resolution setting a Public Hearing for March 28, 2017 for a Utility Easement Vacation requested by Dwight Callaway for 2411 NW Rita Way, Hidden Springs Subdivision PH1.
16. City Council approval of an ordinance amending the local amendments to the National Electric Code, as adopted by Ordinance No. 2014-30, to improve safety for exterior electric disconnects.
17. A resolution authorizing the Mayor and City Council to enter into a agreement with Carroll Electric Coop. for the raising of existing Carroll Electric transmission lines to meet clearances for future BEUD line extensions in the amount of \$23,000.00.
- 18a. City Council approval of a resolution authorizing the Mayor and City Clerk to enter into an agreement with CEI Engineering for the design of the McCollum Street Sidepath Trail.
- 18b. City Council approval of a budget adjustment, in the amount of \$89,050, for design services for the McCollum Street Sidepath Trail.
19. City Council approval of a change order and budget adjustment, in the amount of \$14,348.67, at Melvin Ford Aquatic Center.