



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, March 22, 2016 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, March 22, 2016 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: March 8, 2016**

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### **AGENDA**

1. Planning:
  - 1a. **Final Plat: RLP Development, Edgar Estates, Blocks 1, 2 &3, Southwest Bright Road, Zoned R-1.**

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

Edgar Estate, Block 1, 2 & 3 Subdivision consists of 31 acres and includes 95 lots, 2 of which are non-buildable. The property exists in a developing residential area in the southwest section of the city with two access points from Southwest Bright Road. All lots will have adequate access onto a public street. Regional detention is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.17 acres to 0.33 acres. A traffic calming device has been installed along Southwest Barton Street. A 5 feet sidewalk is being constructed along all common area lots to allow pedestrian access and maintenance access to these areas. Right-of Way has been dedicated for the streets that will serve the subdivision as well as various utility easement dedications to allow utility services to each lot. A Fee-in-Lieu for the sidewalk and road improvements along Southwest Bright road was accepted and approved by the engineering department in the amount of \$28,571.91.

1b. **Property Line Adjustment: Lot 2 Food Hub, NWA Addition, Southwest 8<sup>th</sup> Street, Zoned C-2, General Commercial.**

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

The applicant has submitted a property line adjustment for property located along Southeast 8<sup>th</sup> Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates one new lot from one existing lot to be known as Lot 2 of Food Hub, NWA Addition and will consist of 9.07 acres. The plats show the dedication of a 20' utility easement for the relocation of a public sewer main and also references the newly acquired right-of-way for the 8<sup>th</sup> Street widening project. Both water and sewer services are available to this location.

1c. **Property Line Adjustment: Lots 15, 16 & 17 of Curtis Addition, Northeast 'B' Street, Zoned D-C, Downtown Core.**

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

The applicant has submitted a property line adjustment for property located along Northeast 'B' Street that resides in the D-C, Downtown Core zoning district. The plat as provided by the applicant indicates the creation of three new lots to be known as Lots 15 (0.14 acres), Lot 16 (0.29 acres) & Lot 17 (0.62 acres) of Curtis Addition. The plats show the dedication of a 10' public utility easement for electrical services and the dedication of right-of-way along Northeast 'B; Street per the Master Street Plan. Two alleys are shown on the plat to be vacated per a separate document. Both water and sewer services are available to this location.

1d. **Rezoning: Kenneth & Sarah Medlin, Zoned from R-1 to RC-2, Central Residential Moderate Density, 406 Southeast 'D' Street.**

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

The land use map shows Downtown Mixed Use Residential which allows for RC-2, property due west is Mixed Use, all surrounding property is zoned R-1, Single Family Residential, Staff has reviewed.

1e. **Rezoning: Neuebox, LLC, Zoning from D-E, Downtown Edge to D-C, Downtown Core, South Main Street.**

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

Land use Map shows mixed use which allows D-C, Downtown Core, property due west is mixed use, all surrounding property is zoned D-C. Staff has reviewed this file and recommending the D-C.

2. City Council approval of an ordinance authorizing the Mayor and City Clerk to enter into an agreement with Houseal Lavigne Associates in the amount of \$32,000.00 to draft regulations and develop related graphics for zoning

regulations for the downtown neighborhoods and requesting a waiver of the bidding requirement. This is a budgeted item.

3. Request acceptance of a grant from the Walton Family Foundation in the amount of \$2,770.00 to purchase 140 trees for the City of Bentonville's 2016 Spring Tree Giveaway.
4. Public hearing and ordinance vacating a utility easement located at a portion of 20-foot Sanitary Sewer Easement, across Lot 1 of Food Hub, NWA Addition, to the City of Bentonville, Arkansas, Benton County, Arkansas.
- 5a. Request Mayor and Council approve bid award # 16-09 for Wastewater Utilities purchase of an Armadillo 9X industrial parking lot sweeper from Wiese USA for the amount of \$ 42,930.18. This is a 2016 budgeted item.
- 5b. Wastewater staff requests Mayor and Council approval for a budget adjustment in the amount of \$3,000.00 to account 050-3030-438-7410 for the purchase of an industrial parking lot sweeper. Bid for this item was slightly above the 2016 budgeted amount.
- 6a. Staff requests City Council approval of Change Order No. 1 to the Guaranteed Maximum Price Contract with Flintco, LLC to provide construction management and general contractor services for the construction of the City Maintenance Facility in an amount of \$18,137,382.00. This change order adds construction of Electric Conduit; Administration Building; Bays for Street, Electric, and Water Utilities Departments; Fueling/Wash Facility; Inventory Warehouse; Auction House; Perimeter Fencing and associated work in an amount of \$18,137,382.00. This change order increases the total contract price to \$25,635,142.00.
- 6b. 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 \$18,137,382.00.
7. Request authorization to enter into a contract with Modern Control Access, Inc., a division of Modern Fence for the gates at the City Utility building at 401 South Main Street. Modern is the only company in Northwest Arkansas with two Certified Automatic Gate Operator Installers (CAGOI) on staff and the only Blue Ribbon Contractor in the area. Located in Springdale, Modern will provide timely service calls after installation. Modern's ability to quickly and properly service gates has made it the preferred service provider for City owned gates.
- 8a. A resolution authorizing the Mayor and City Council to enter into a contract with TRC to provide engineering services to the City of Bentonville for a communications master plan in the amount of \$121,000.00.
- 8b. City recommends council approval of a budget adjustment for engineering services to TRC to provide a communications master plan to the City of Bentonville in the amount of \$121,000.00.