



## **BENTONVILLE CITY COUNCIL AGENDA**

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

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

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

**Tuesday, March 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: March 10, 2015**

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### **AGENDA**

1. Informational Item - Presentation of the 2014 Parks and Recreation Annual Report.
2. Planning:
  - 2a. **Mark Hornbaker: Property Line Adjustment, 606 & 608 West Central Avenue, Zoned R-1.**

**The planning commission voted 5-0 recommending approval.**

The applicant has submitted a Property Line Adjustment for two existing lots that will create two new lots to be known as Lot 16 (0.42 acres) and Lot 17 (0.46 acres) of Lefor's Addition. Additional right-of-way is being dedicated along West Central Avenue to meet the current Master Street Plan requirements. All public utilities are available to these lots.

- 2b. **Bike Rack Redevelopment: Property Line Adjustment, Lots 14,15 & 16 Dunn & Davis Addition, Southwest 6<sup>th</sup> Street and Southwest B Street, Downtown Edge.**

**The planning commission voted 5-0 recommending approval.**

The applicant has submitted a Property Line Adjustment for lots 4 and 5 Dunn and Davis Addition. The Property Line Adjustment will create three new lots to be known as Lot 14 (0.12 acres), Lot 15 (0.10 acres) and Lot 16 (.10 acre) of Dunn and Davis Addition. Additional right-of-way is being dedicated along Southwest B Street to meet the current Master Street Plan requirements. All public utilities are available to these lots.

- 2c. **Bentonville 12, Ltd: Rezoning, Bentonville 12, Ltd. (Limestone Ranch) PUD, Planned Unit Development to R-4, High Density Residential, Southwest Ranch Road & Southwest Stone Boulevard (Limestone Ranch Subdivision)**

**The planning commission voted 4-1 recommending approval.**

The applicant has requested a rezoning to R-4, High Density Residential to allow for high density multi-family housing.

- 2d. **Troy Link Enterprises LLC: Rezoning C-2, General Commercial to C-3, Central Commercial, 805 South Walton Boulevard.**

**The planning commission voted 5-0 recommending approval.**

The applicant has requested a rezoning to C-3, Central Commercial, in order to build a multi-story office, retail/restaurant, and parking facility.

- 2e. **Louise Bishop Revocable Trust: Rezoning, A-1, Agricultural to C-2, General Commercial, Southeast 'J' Street, north of the Intersection with 28<sup>th</sup> Street.**

**The planning commission voted 5-0 recommending approval.**

The future land use plan depicts this property as office. The C-2, General Commercial zoning designation is a recommended zoning for this classification. This location will provide good and services along the commercial corridor.

- 2f. **Louise Bishop Revocable Trust: Rezoning, A-1, Agricultural and I-1, Light Industrial, Southeast 'J' Street, south of the intersection with 28<sup>th</sup> Street and due east of Phillips Park.**

**The planning commission voted 5-0 recommending approval.**

The applicants have requested a rezoning to I-1, Light Industrial to construct a concrete tilt-wall office/warehouse similar to the one under construction just to the north on J Street.

- 2g. **2015 Community Development Block Grant-Report.**

**The planning commission voted 5-0 recommending approval.**

3. Approve the Phase III Wayfinding contract bid from Architectural Graphics, Inc. (AGI). The City of Bentonville's portion is \$45,000.00 to be used for the Gate I

signs to be located at the intersection of North Walton Blvd and Fox Fire Lane, Water Tower Road and Highway 102, Southwest "I" Street and Highway 112, and Highway 12 and Orchid Road. Visit Bentonville will pay the remaining amount of \$77,915.00 for the Wayfinding bid as submitted by AGI.

4. Public hearing and ordinance vacating a utility easement located in part of Lot 89, Hidden Springs, Phase 3, to the City of Bentonville, Arkansas, Benton County, Arkansas.
5. Mayor and City Council to award bid #15-02B in the amount of \$37,684.00 for the purchase of a 2015 Ram 5500 Crew Cab 4 x 4 truck.
6. Council approval of a resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Hight Jackson Associates, PA to provide professional services associated with the design and construction of the City Maintenance Facilities located on SW Airport Road in an amount equal to 6.5% of construction costs.
7. Award bid # 15-15 to Elpers Truck Equipment in the amount of \$95,090.80 for the purchase of a new 2015 Ford F-550 truck with a utility service body and hydraulic crane. This is a replacement for Unit # 525-17, the 16 year old utility truck currently being used at the wastewater treatment plant. This is a 2015 budgeted item.
8. Award bid # 15-11 to Hansen's Tree Service to provide grinding services at the Bentonville Compost Facility. This is a budgeted item.
9. Recommend the Mayor and City Council award bid for two Heavy Duty cab/chassis to Landers Dodge in the amount of \$85,848.00 (\$42,924.00/ea). These are 2015 budgeted items.
10. Recommend the Mayor and City Council award bid for a 1-ton cab/chassis to Landers Dodge in the amount of \$39,753.00. This is a 2015 budgeted item.
11. Recommend the Mayor and City Council award bid #15-16 for 750 underground wire to the lowest bidder as shown on the attached bid tabulation in the amount of \$25,509.90.