



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, March 28, 2017 6:00 p.m.
305 SW "A" Street**

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

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

AGENDA

1. Planning:

1a. **Property Line Adjustment: Lot 4 Neal's Center Subdivision, Richard & Catherine Grubbs, 220, 226, & 230 North Walton Boulevard, C-2, General Commercial.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create one lot from three parcels. The new lot will be known as Lot 4 (1.54 acres) of Neal's Center Subdivision. A public utility easement will be dedicated with the plat and the new lot will have access to public utilities and a public street.

1b. **Property Line Adjustment: Lot 1 Groundhog Addition, North Arkansas Wholesale Co Inc., Southeast 'C' Street & Southeast 10th Street, A-1, Agricultural.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment creating one lot from three parcels. The new lot will be known as Lot 1 (14.18 acres) of Groundhog

Addition. Per the current Master Street Plan requirements, right-of-way is being dedicated along SW C Street. Two public utility easements are also being dedicated with the plat. The new lot will have access to public utilities and a public street.

- 1c. **Rezoning: Lamplighter Restorations, LLC, 206 Southeast 6th Street, From R-1, Single Family Residential to DN-4, Downtown Mixed-Use Residential.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The DN-4, Downtown Mixed-Use Residential district is an appropriate zoning district for this designation.

- 1d. **Rezoning: Joseph Kupillas, 3700 East Central Avenue, From R-1, Single Family Residential to R-O, Residential Office.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Office (O). The R-O, Residential Office district is an appropriate zoning district for this designation.

- 1e. **Rezoning: Kensington Square, LLC, 3702 East Central Avenue, From R-O, Residential Office to R-1, Single Family Residential.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation.

2. Public hearing and ordinance vacating a Utility Easement located at 2411 NW Rita Way in Hidden Springs Subdivision PH1 to the City of Bentonville, Arkansas, Benton County, Arkansas.
3. An ordinance authorizing the Mayor and the City Council to enter into a contract with NovaTech for (1) Remote Terminal Units for Bentonville's Substation "E" in the amount of \$33,467.50 plus tax. This equipment is "single source" and matches the Remote Terminal Units at all existing Substations. All the Remote Terminal Units work with our existing central master station. This is a 2017 budgeted item.
4. An ordinance authorizing the Mayor and City Council to enter into a contract with DBA AZZ Switchgear Systems to provide Substation Relay Panels for Substation "E" to the City of Bentonville Electric Department in the amount of \$80,155.00 and waiving the requirements of competitive bidding.
5. An ordinance authorizing the Mayor and City Council to enter into a agreement with Hooten Equipment Company to remove the existing underground fuel

storage tanks once they are abandoned in the amount of \$30,550.00. This is in conjunction with the upcoming move.

6. Recommend the Mayor and City Council award the outside contractor services bid to Team Fishel. See attached bid tab for pricing.
7. A resolution authorizing the Mayor and City Council to enter into an agreement with Wal-Mart to cost share the design and construction of a new substation (Substation "J") in order to serve a future expansion at the David Glass Technology Center.
8. Staff recommends to the Mayor and City Council approve the change order to the materials contract with Dis-Tran in the amount of \$45,158.54.
9. Request City Council approve the attached change to the City's 2017 Pay Plan to adopt "Additional Pay" (Add-Pay) for specifically identified maintenance skills that are either mandated by law or by economic necessity. The City has been struggling with recruiting candidates with these specific skills (licenses/certifications/permits/training) to fill openings and/or to encourage existing staff to acquire these licenses, certifications, permits, or training. Not having these necessary capabilities will require the City of contract with outside service providers at significantly more money than these proposed add-pays.
10. Fire Department Staff recommends Council award bid # 17-07 (\$23,472.06) to Honda of Russellville to purchase a Utility Task Vehicle (UTV) to be utilized on the trail system.
- 11a. Staff recommends Council approval of a resolution authorizing the Mayor and City Clerk to enter into a Utility Agreement with the Arkansas State Highway Commission for preliminary engineering services associated with AHTD Project No. BB0903 Interstate 49 and Hwy 71B Interchange Improvements.
- 11b. Staff recommends Council approval of a resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with CEI Engineering in an amount not to exceed \$37,700.00 for preliminary engineering services associated with the Utility Agreement with the Arkansas State Highway Commission for AHTD Project No. BB0903 - Interstate 49 Improvements at Hwy 71B Interchange. This contract will qualify for reimbursement per AHTD's Utility Accommodation Policy.
- 11c. Staff recommends Council approval of a Budget Adjustment in the amount of \$37,700.00 to front costs for preliminary engineering associated with the Utility Agreement with the Arkansas State Highway Commission for AHTD Project No. BB0903 - Interstate 49 Improvements at Hwy 71B Interchange.
12. Award Bid No. 17-06 to ARCO Excavation and Paving, Inc. in the amount of \$3,834,483.00 for Contract Section II - 8th Street Water and Sewer Relocations (SE "D" Street to Moberly Lane) and Pedestrian Tunnels (8th Street and "J" Street Intersection). See attached memo, letter of recommendation to award bid, letter from Walton Family Foundation, and bid tabulation. Costs will be covered by funds from the 8th Street Escrow account.