



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, April 8, 2014 6:00 p.m.
305 SW "A" Street**

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

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**Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: March 25, 2014**

AGENDA

1. Planning:
 - 1a. **C & L NWA Properties: Property Line Adjustment, Lot 23, Block 23, Deming's Second Addition, Northeast 'A' Street, Zoned R-C2, Central Residential-Moderate Density.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a request to complete a Property Line Adjustment to establish lot lines for property located on Northeast 'A' Street. The plat as provided indicates the creation of one lot from three existing lots to be known as (Lot 23, 1.03 acres) of Dickson's Second Addition. Additional right of way and a 20 feet utility easement is being dedicated along Northeast 'A' Street.

- 1b. **Heather and William Ayers: Lot Split, Lots 1 & 2, Block 6, Railroad Addition (Ayers) 207 Southeast 'B' Street, Zoned R-1, Single family Residential.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a Lot Split application for property located at 207 Southeast 'B' Street. The proposed plat as provided indicates the dedication of 25' of right-of-way along Southeast 'B' Street from centerline and the dedication of 20 feet of right-of-way along Southeast Henry Street from centerline. A prior waiver request was approved by the Planning Commission on February 4, 2014

for a reduction in right-of-way along Southeast Henry from the required 26 feet to 20 feet.

- 1c. **John Pak: Rezoning, 2309 Southeast Moberly Lane, Zoned C-1, Neighborhood Commercial to C-2, General Commercial.**

The planning commission voted 5-0 recommending approval.

The future land use plan depicts this property as Commercial. Southeast Moberly Lane is a major arterial street and the subject property is bordered to the east by the I-540 corridor. The proposed zoning designation would allow for future redevelopment along a corridor that is established with many existing commercial businesses.

- 1d. **Danit Alexander Ross Marquardt: Property Line Adjustment, Lot 8, Block B, Orchard Addition, 508 Southeast 'C' Street, Zoned R-1, Single Family Residential.**

The planning commission voted 5-0 recommending approval

The applicant has submitted a request to complete a Property Line Adjustment for property located at 501 North Main Street. The plat as provided indicates the creation of one lot from two existing lots to be known as (Lot 8, 0.38 acres), Block B, Orchard Addition.

2. Downtown Bentonville Improvement Project 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 \$1,612.65 less than the currently contracted amount of \$286,970.73.
3. Approval of a resolution expressing the willingness of the City of Bentonville to utilize federal-aid funds for the design, environmental and preliminary utilities for the US 71B and 12th Street/Tiger Intersection improvement Project.
4. A resolution authorizing the Mayor and City Council to enter into a contract with Osmose to provide pole testing to the City of Bentonville Electric Department for an amount not to exceed \$26,600.00.
5. Fire Department Staff recommends Council approve a contract with Clinard Construction for the pre-construction phase of Station 6. Total cost of the contract is \$92,500.00. Clinard has been involved with the construction management phase of this project, and this would be the construction phase. This expense is included in the total cost. (See attached breakout sheets)
6. Fire Department Staff recommends a budget adjustment in the amount of \$170,000.00 to complete the construction of Station 6. Total cost of the construction is \$1,925,900.00. (See Budget Adjustment)
7. Fire Department Staff recommends Council approve all bid awards for the construction of Station 6. Total cost of bids is \$1,344,206.00. (See attached breakout sheets)

8. Fire Department Staff recommends Council award bid to EVS Emergency Vehicle Spec. for five Scott 75, 4500 PSI airpacks. This is an increase to our current inventory of airpacks due to the purchase of a new fire engine for Station 6. Total cost for this project is \$21,779.77 including tax.
9. Pass resolution to extend agreement with BKD for the annual audit of the City's financials for a 5 year period (2013-2017).