



BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
NWA Conservation Authority (NACA)**

**Monday, April 13, 2015 6:00 p.m.
11579 Snavelly Road, Bentonville, AR**

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

**Tuesday, April 14, 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 24, 2015**

AGENDA

1. Tour of NACA Facility. **(Monday Night Only)**
2. Visit Bentonville Report – Kalene Griffith.
3. Planning:
 - 3a. **Habitat for Humanity of Benton County, Inc.: Lots 9 and 10 Durham Place, Lot Split, Durham Place, Zoned R-3, Medium Density Residential.**

The planning commission voted 6-0 recommending approval.

The applicant is proposing a lot split that will create two lots from an existing lot to be known as Lot 10 (0.18 acres) and Lot 11 (0.38 acres) of Durham Place subdivision. The lot split shows the dedication of right-of-way along Durham Place per the master street plan. A variance was approved to the Lot & Area requirements by the Board of Adjustments on February 11, 2015.

- 3b. **Rod Sanders: Property Line Adjustment, Lot 26, Block 2 Clark's Second Addition, 308 Southwest 3rd Street, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a Property Line Adjustment for Lot 20 and the west half of lot 21 Clark's Second addition. The new lot will be known as Lot 26 Block 2 Clark's Second Addition and will consist of .21 acres. A 20' utility easement is being dedicated along Southwest 3rd Street. One foot of right of way is dedicated to the Master Street Plan requirements for a local street.

- 3c. **Michael Wright: Rezoning from R-1, Single Family Residential to RC-2, Central Residential Moderate Density, 305 Southwest C Street.**

The planning commission voted 6-0 recommending approval.

The applicants are requesting a rezoning from R-1 to RC-2 to allow for single family homes to be built.

- 3d. **Burckart Construction, Inc.: Rezoning from R-1 Single Family Residential to A-1, Agricultural.**

The planning commission voted 6-0 recommending approval

The applicant has requested a rezoning from R-1 to A-1 to allow for livestock and hay production.

- 3e. **Food Hub NWA, LLC: Rezoning from I-2, Heavy Industrial to C-2, General Commercial, 801 Southeast 8th Street.**

The planning commission voted 6-0 recommending approval.

The applicants have requested a rezoning of the vacant Tyson Foods Krispy Kitchen in order to convert to a mixed commercial and educational use.

- 3f. **ATEX Investments: Lot Split, Lots 198,199 and 200 Stoneburrow Subdivision Phase 1, Town Vu Road, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a Lot Spit of Lot 197 Stoneburrow Subdivision Phase 1 at Town Vu Road and Southwest River Rock Street. Lot 197 will be split into three lots to be known as Lot 198 (.36 acres), Lot 199 (.25 acres) and Lot 200 (.33 acres). Lot 200 will have access to Southwest River Rock street only. The applicant is proposing Lots 199 and 198 have shared access to Town Vu Road. All utility and right of way exist for these lots.

- 3g. **Louise Bishop Revocable Trust: Lot split, Lots 1,2, and 3 Hogwild Subdivision, Southeast 28th Street and Southeast J Street, Zoned I-1, Light Industrial, C-2, General Commercial, and A-1 Agricultural.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a lot split for 19.41 acres located southwest of Southeast J Street and Southeast 28th Street. The 3 lot subdivision will be known as Hog Wild Subdivision. Lot 1 will consist of 14.75 acres, Lot 2 will consist of 4.60 acres while lot 3 will encompass 5.13 acres. Right of way is being dedicated along Southeast 28th street and Southeast J Street. Right of way for a 250' cul-de-sac is also being dedicated from Southeast 28th Street. Water and sewer are available along both frontages. Thirty-five feet of right way will also be dedicated along the west property line to meet the requirements of the collector street shown on the Master Street Plan.

4. A resolution setting a public hearing for a utility easement vacation located in Lot 1 Stuckey Subdivision.
5. Appoint Mike Bender to serve as the City's representative on the Benton County Regional Solid Waste Management District's Board for a maximum term of four (4) years commencing in May 2015. Mike Bender replaces Mike Roberts who retired from the City effective March 27, 2015.
6. Bentonville Police Department Perimeter Fence 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 \$1,549.82 less than the currently contracted amount of \$65,000.00.
7. Budget adjustment in the amount of \$4,200.00 to be used to purchase uniforms for the purpose of establishing a Police Department Honor Guard program. The budget adjustment amount is sourced from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program (42 US.C.3750), sub-grant number 14-979-13L, and would be placed in our Uniform account to cover project expenses.
8. Council approval of an ordinance authorizing the Mayor and City Council to enter into a contract with UCO Equipment for the transfer of an aerial device from an existing service truck to a new cab and chassis in the amount of \$26,783.00 and waiving the requirement of competitive bidding. This service is a "single source" item/service in the state of Arkansas. This is a 2015 budgeted item.
9. Council approval of an ordinance authorizing the Mayor and City Council to enter into a contract with NovaTech for (1) Remote Terminal Unit for Bentonville's Substation "G" in the amount of \$29,422.50 and waiving bids. This equipment is a "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 2015 budgeted item.
10. Council approval of an ordinance authorizing the Mayor and City Council to enter into an amended Power Supply Agreement with SWEPCO to modify the yearly billing process and waiving the requirement of competitive bidding.