



BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
Community Center**

**Monday, May 23, 2016 6:00 p.m.
1101 SW Citizens Circle**

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

**Tuesday, May 24, 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: May 10, 2016**

AGENDA

1. Tour of Parks Properties and Initiatives beginning at the Melvin Ford Aquatic Center. Tour will begin at 6:00 p.m. at the Melvin Ford Aquatic Center and will convene at the Bentonville Community Center. Committee of the Whole meeting will begin at approximately 7:00 p.m. at the Center. **(Monday Night Only)**
2. National EMS Week Proclamation.
3. Planning:
- 3a. **Lot Split: Homes by Roth, Lot 205 Bentonville Original Subdivision, Zoned R-1.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a lot split for property located in the 400 block of West Central Avenue. The plat as provided indicates the creation of one new lot from a portion of existing lot 166. The new lot will be known as Lot 205 (0.26 acres) of the Bentonville Original Subdivision. The plat reflects the dedication of a public right-of-way along West Central Avenue per the Master Street Plan specifications. Water and sewer services are available to the new lot.

- 3b. **Lot Split: North Arkansas Wholesale Co. Inc., Lots 1 & 2 Market Addition, Southeast 8th Street, Zoned I-2, Heavy Industrial.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located along Southeast 8th Street that resides in the I-2, Heavy Industrial zoning district. The plat as provided by the applicant indicates 2 new lots being created from 2 tracts of parcel land that have never been platted. The new lot will be known as Lot 1 of the Market Addition consisting of 4.45 acres & Lot 2 of the Market Addition consisting of 3.89 acres. Right-of-way is being dedicated along Southeast 8th Street per the master street plan and a utility easement is being dedicated to serve the new lots. Water and sewer services are available to this location.

- 3c. **Property line Adjustment: Bentonville RD Dev. LLC, Lots 12 & 13 Young's Addition, Southeast 3rd Street & Southeast 'G' Street, Zoned RC-2, Central Residential-Moderate Density.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located at the intersection of Southeast 3rd Street and Southeast 'G' Street in the R-C2, Central Residential – Moderate Density zoning district. The plat as provided indicates the creation of two new lots by adjusting the common lot line along the southern border of the two existing lots. The new lots will be known as Lot 12 (0.22 acres) & Lot 13 (0.14 acres) of Block 1 Young's Addition. The plat reflects the dedication of a public right-of-way along Southeast 3rd Street per the Master Street Plan specifications. Water and sewer services are available to the new lots.

- 3d. **Rezoning: John Callis, Bentonville Best Storage, Southwest 2nd Street, Zoning Request from A-1, Agricultural to PUD, planned Unit Development.**

The planning commission voted 7-0 recommending approval.

The applicant has proposed a Planned Unit Development at this location to be known as Bentonville Best Storage. The PUD would entail 5 acres and would consist of general office, climate controlled and non-climate controlled storage units.

4. Approval of the artwork to wrap a utility box in Citizens Park to promote the "Grow with this Tree" project.
5. A Resolution setting a Public Hearing for June 14th, 2016 for Alley and Street Right-of-Way Vacation requested by SW A Building, LLC.
6. City Council to approve a budget adjustment of \$14,750.00 for Professional/Legal Services at the Municipal Airport.

7. City Council approval of a resolution adopting the Quality Management Plan to be used for EPA funded projects. This Quality Management Plan will be in effect for five years, requiring yearly audits and submissions. After this period has expired, the plan will either be reissued without change, revised, or withdrawn from the EPA Quality System.
8. Council approval of a resolution to apply for \$100,000.00 from the Surface Transportation Program - Attributable (STP-A) administered by the Northwest Arkansas Regional Planning Commission to fund the design and the environmental phase of the intersection of SW. "I" Street and Hwy 102 intersection. This is an 80/20 grant and the City of Bentonville will be required to match 20% (\$25,000.00) which will come out of Four Lane Sales Tax.
9. Budget Adjustment Request moving Technology Funds previously set-aside from monthly fine payments (as provided for in Arkansas State Statute 16-13-704) and moving them to the District Court Capital Software account. These funds will be used to upgrade SQL software and to migrate our data to a new server.
10. Council approval of an ordinance authorizing the Mayor and City Clerk to enter into an agreement with Carroll Electric Cooperative Corporation for the relocation of electric facilities associated with the Elm Tree/Hwy 72 Intersection Improvements project in the amount of \$61,693.20, waiving the requirements for competitive bidding. Attached is a memo and the relocation agreement.
11. Council approval of a budget adjustment accepting a grant from the Walton Family Foundation in the amount of \$1,650,000 for the construction of pedestrian tunnels at the intersection of SE 8th and SE "J" Streets. The construction of the tunnels will be inclusive of the water/sewer line relocation contract for the 8th Street Improvements project. See attached budget adjustment form, signed grant application, and exhibits.
12. 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 "F" to the City of Bentonville Electric Department in the amount of \$80,155.00 and waving the requirements of competitive bidding.
13. Approval of a resolution to utilize Federal-Aid Transportation Alternative Program (TAP) funds to reroute a portion of the Razorback Regional Greenway between SE 13th Court and SE 18th Street by constructing a shared use path and a bike/pedestrian tunnel at Highway 102. Design and construction costs are estimated at \$2.5 million and the grant request is for \$500,000.00 (the maximum award allowed). This is a reimbursable 80/20 matching grant with a 1% AHTD administration fee. Funds for engineering cost, the local match and the 1% AHTD administration fee, totaling \$2,022,500.00 will be provided by a grant from the Walton Family Foundation. This request has no cost to the city. If awarded and constructed, the City will be responsible for on-going maintenance.
14. Approval of a resolution to utilize Federal-Aid Transportation Alternative Program (TAP) funds in the amount of \$480,000.00 to construct a side path on

the west side of McCollum Road between Tiger Boulevard and East Central Ave. The cost for design, construction and the 1% AHTD administration fee is estimated at \$726,000.00. Engineering costs are not eligible for funding. The grant request is for 80% of the \$600,000.00 construction costs. If awarded, the total estimated cost to the city is \$246,000.00 approximately 35% of the total cost.

15. Approval of a resolution to utilize Federal-Aid Recreational Trails Program (RTP) funds to construct a soft-surface single track trail around the perimeter of Citizens Park. The cost for construction and the 1% AHTD administration fee is estimated at \$122,210.00. The city is requesting RTP funds in the amount of \$96,800.00 (80% of construction cost). The local match of \$24,200.00 and the 1% AHTD administration fee will be funded with a grant from the Walton Family Foundation. This request has no cost to the city now or upon notice of award. If awarded and constructed, the city will assume maintenance of the trail.
- 16a. Staff recommends City Council approve Amendment #2 to the Agreement for Engineering Services with McClelland Consulting Engineers, Inc. for an increase of \$45,623.19 for additional survey, design and construction services and associated expenses associated with utility relocations for AHTD's Bella Vista Bypass project. Amendment increases contract amount to \$239,624.69.
- 16b. Staff requests City Council approval of a budget adjustment to cover additional costs associated with an amended professional services agreement with McClelland Consulting Engineers, Inc. for engineering services associated with water, sewer and electric utility relocations for the Bella Vista Bypass project for an additional amount of \$45,623.19.
17. Staff recommends Council to waive the competitive bidding requirements for the purchase of a Trimble Robotics Total Station which includes a TSC3 Controller, Tripod and robotics pole. The purchase price also includes the trade-in of our existing TSC2 controller which is in adequate for the software update and will be obsolete with the purchase of the new equipment. This item is included in our 2016 budget.
18. Staff requests Council to waive the competitive bidding requirements for the emergency repair of our 2009 International Vac-Con combination sewer truck used to vacuum and clean sewer mains. The chassis motor experienced a mechanical failure that caused the coolant to go into the engine oil. The truck was sent to Summit Truck group in Lowell since they are the International truck repair shop and determined the engine needed replaced or rebuilt. After comparing quotes on both types of repairs it was cheaper to replace the motor. According to Summit Truck Group this was an unforeseen failure which not caused by operator error.
19. Staff recommends City Council award Bid No.16-06 for yard waste grinding services at the Compost Facility to Hansen's Tree Service as the second lowest bidder at \$475.00 per hour. On March 8, 2016, City Council awarded Smithey Environmental the compost waste grinding service bid as the lowest submitted bid for the sum of \$450.00 per hour, not to exceed \$90,000.00 in a one year period. Smithey Environmental was unable to meet Specifications 2A. and 2B.,

of minimum tree diameter and equipment throughput respectively and could not complete the grinding session. Hansen's Tree Service has successfully bid and performed this service for the City in the recent years and has proven its capability to meet all of the required specifications. The Wastewater Department budgeted \$90,000.00 for this service.

20. Staff seeks Council approval for a Waiver of Bid process for a 1-year communications service package renewal with Mission Communications, LLC for the alarm systems on all 61 lift stations. This is a 2016 budgeted item.