



**Revised Agenda:
Addition of item 11.**

BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, June 14, 2016 6:00 p.m.
305 SW "A" Street**

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

**Tuesday, June 14, 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 24, 2016**

AGENDA

1. Request that the City Council adopt a resolution to recognize, commend and congratulate Corporal Mike Calnan upon his June 24th, 2016 retirement. This resolution recognizes more than 15 years of dedicated service to the Bentonville Police Department and marks more than 30 years of dedicated law enforcement in our community. This resolution also wishes Corporal Calnan health, happiness, and continued success in all of his future endeavors. See attached resolution.
2. Planning:
 - 2a. **Lot Split: Moro Development, Lots 206 & 207 Bentonville Original Subdivision, 306 Northeast Blake Avenue, Zoned D-E, Downtown Edge.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located at 306 Northeast Blake Avenue that resides in the D-E, Downtown Edge zoning district. The plat as provided by the applicant indicates 2 new lots being created from an existing lot. The new lots will be known as Lot 206 (0.63 acres) and Lot 207 (0.49 acres) of Bentonville Original Subdivision. Additional right-of-way is being dedicated along Southwest 4th street per the current master

street plan. Public sewer service is available to both lots however public water service is only available to lot 206.

- 2b. **Lot Split: Richard & Catherine Grubbs, Lot 3 Neals Addition, 220 & 226 North Walton Boulevard, Zoned C-2, General Commercial.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located at 220 & 226 North Walton Boulevard that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates one new lot being created from two parcels of un-platted section land. The new lot will be known as Lot 3 (1.11 acres) of Neal's Subdivision. A 10' wide utility easement is being dedicated along the property frontage. Public utilities is available to the new lot.

- 2c. **Lot Split: Lots 82,83,84,85, 86 & 87 Windemere Woods Phase 1, Craig Wimsatt, Christoper Scheibal, Grant Lightle, Thambipillai Kamalanathan, Liam Buckley & Autumn Avenue Property, LLC, 1702,1802,1804,1808 & 1810 NW Autumn Avenue & Peach Orchard Road, Zoned R-1, Single Family Residential.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for properties located north of Northwest Autumn Avenue, all of which are located in an R-1, Single Family zoning district. The plat as provided by the applicants shows the adjustment of the northern property lines of 5 existing lots and a parcel of un-platted section land that will become new lots 82, 83, 84, 85, 85 & 87 of Windemere Woods Phase 1 Subdivision. A small portion of right-of-way and a 20' utility easement will be dedicated on new lot 82 along Peach Orchard Road. All lots have access to public water and sewer.

- 2d. **Property Line Adjustment: Mark & Alyson Brittain, Lot 13,Block 5, Clark's 2nd Addition, 307 Southwest E Street, Zoned R-1, Single Family Residential.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located at 307 Southwest 'E' Street in the R-1, Single Family Residential zoning district. The plat as provided indicates the removal of the common lot line between existing lots 10 & 11 to create a new single lot that will be known as Lot 13 (0.47 acres), Block 5 of Clark's 2nd Addition. The plat reflects the dedication of public right-of-way along Southwest 4th Street per the current Master Street Plan specifications. Water and sewer services are available to the new lot.

- 2e. **Property line Adjustment: Casa de Hormigas, LLC, Lot 3 Blake Addition, 301 Northeast Blake Avenue, Zoned D-E, Downtown Edge.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located at 301 Northeast Blake Avenue in the D-E, Downtown Edge zoning district. The plat as provided shows the removal of the common lot line between existing lots 1 & 2 that will create a new single lot that will be known as Lot 3 (0.99 acres) of Blake Addition. The plat reflects the dedication of public right-of-way along Northeast Blake Avenue, Northeast 'B' Street and Northeast 'C' Street per the current Master Street Plan specifications. Water and sewer services are available to the new lot.

- 2f. **Ordinance: RC-2, Central Residential Moderate Density Amendment.**

The planning commission voted 7-0 recommending approval.

See attached planning commission report for proposed changes.

- 2g. **Rezoning: Sarah and Keith Medlin, 406 Southeast 'D' Street, Rezoning Request from R-1, Single Family Residential to R-C-2, Central Residential moderate Density.**

The planning commission voted 7-0 recommending approval on March 15, 2016.

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Downtown Mixed Use Residential.

- 2h. **Rezoning: CHP, LLC, 304 Southwest Glover Street, Rezoning Request from R-1, Single Family Residential to R-C2, Central Residential-Moderate Density.**

The planning commission voted 7-0 recommending approval.

The rezoning request is consistent with the City of Bentonville's Future Lane Use Map, which depicts this property as Medium Density Residential.

- 2i. **Rezoning: MARRS Development, LLC, 305 Southwest 'D' Street, Rezoning Request from R-1, Single Family Residential to r-C2, Central Residential-Moderate Density.**

The planning commission voted 7-0 recommending approval.

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Downtown Mixed Use Residential.

3. Public hearing and ordinance vacating an Alley and Street Right of Way located at SW A Street by SW A Building, LLC, to the City of Bentonville, Arkansas, Benton County, Arkansas.

4. A resolution authorizing the Mayor and City Council to enter into a Contract with the Arkansas Highway and Transportation Department (AHTD) for the

relocation of OH electric lines along Highway 102 associated with Highway Job CA0902. The total estimated cost of relocation will be \$110,023.22, 52.9% of which will be reimbursed by the AHTD.

5. Council approval of a resolution authorizing the Mayor and Clerk to amend the existing contract with Sand Creek Engineering for Design, Bid Administration, and Construction Observation for the Elm Tree Road/Hwy 72 Intersection Improvement Project that was approved on April 28, 2015. The amendment accommodates the addition of north and south bound five-foot wide bike lanes at the City's request; adding \$7,000.00 to the cost of the original contract price.
- 6a. Award bid # 16-16 to Hutchens Construction for the 2016 overlay program for the Street Department. Please see attached bid tab, memo, and budget adjustment.
- 6b. Approve revenue increase of \$24,359.00 for the Street Department overlay account number 020-3810-430-73-86. See attached memo.
7. Approve budget adjustment and scholarship payment from the Arkansas State Library to Courtney Fitzgerald. Fitzgerald is a graduate student, employed by Bentonville Public Library, who was awarded funds to assist with the expense of her library degree.
- 8a. City Council approval of a resolution authorizing the Mayor and Clerk to enter into an agreement with AHTD for the acceptance of a Recreational Trails Program Grant Award.
- 8b. City Council approval of budget adjustment, in the amount of \$347,775.00 for the design and construction of the Citizens Park Trail.
9. Request City Council approve the attached "Pay Plan" changes. Fifteen (15) changes are mandated by the recent changes to the Fair Labor Standards Act (FLSA) law. Five (5) changes are recommended "conversions" of existing part-time and temporary positions into regular, full-time positions. Three (3) changes are upgrades of existing positions to other existing positions within the pay plan, One (1) position is a newly created position that will be filled by an existing employee, and Two (2) are new additions of regular, full-time positions to the existing pay plan. Lastly, the addition of a new "Additional Pay" category related to the attainment of college degrees. The attached summary of changes outlines all the mandated and recommended changes. Total costs for these changes is \$246,749.00. All costs associated with these changes are covered within the 2016 salary budget.
10. Approve bid award to Affiliated FM for City's property insurance (July 8, 2016 to July 8, 2017.)
11. Approve the resolution of support for 4Media Group a broadcast and digital media company identified within the Bentonville Blueprint as a target sector opportunity company. This resolution of support will enable the State of Arkansas to support 4Media Group through the Equity Investment Tax Credit program administered by Arkansas Economic Development Commission.