



**Revised Agenda:
Revising Items-1e & 1g
Adding Items-22 & 23**

BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, July 11, 2017 6:00 p.m.
305 SW "A" Street**

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

**Tuesday, July 11, 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: June 27, 2017
Swear in Police Officer: Mario Garcia**

AGENDA

- 1a. **Property Line Adjustment: Lot 2 Groundhog Addition, Thaden School, Southeast 8th Street, South Main Street, Southeast 10th Street, Southeast 'C' Street, DC, Downtown Core.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create one new parcel to be known as Lot 2 (14.88 acres) of Groundhog Addition. Per the requirements of the current Master Street Plan, right-of-way will be dedicated along South Main Street, SE 8th Street and SE 'C' Street. The new lot will have an access to public utilities and a public street.

- 1b. **Lot Split: Lots 20 & 21 Corley's Addition, Casey Koenigseder, 208 Southwest 'F' Street, R-1, Single Family Residential.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 20 (0.19 acres) and Lot 21 (0.17 acres) of Corley's Addition. Per the requirements of the current Master Street Plan, right-of-way will be dedicated along SW 'F' Street. Both new

lots will have access to the adjacent alley along the southern property line, requiring any new development to be side or rear loaded. Direct access to SW 'F' Street will not be permitted. Both of the new lot will have access to public utilities and a public street.

- 1c. **Lot Split: Lots 1, 2, & 3 The ROC Subdivision, CrossMar Investments, Corner of Rice Lane & Rice Road, C-2, General Commercial.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create three new lots from one existing parcel. The new lots will be known as Lot 1 (5.41 acres), Lot 2 (5.06 acres) and Lot 3 (20.31 acres) of The ROC Subdivision. Per the requirements of the current Master Street Plan, right-of-way is being dedicated for the construction of a portion of a future collector street as well portions of existing Rice Road and Rice Lane. Various utility and drainage easements are being dedicated to serve the new lots.

- 1d. **Resolution: CrossMar Industrial IV, LLC.**

The Planning Commission voted 6-0, recommending approval.

This property is the location of 5 parcels zoned C-2, General Commercial, C-1, Neighborhood Commercial, A-1, Agriculture, and R-1, Single Family Residential respectively. It is located along SW Regional Airport Blvd. which is designed as an arterial road on the current Master Street Plan.

- 1e. **Lot Split: Lots 1-4 Northwest Prairie Addition, Bentonville P&R Fund, LLC, Southwest 14th Street & Southwest 'I' Street, A-1, Agricultural.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split which will create 4 new lots from one existing parcel. The new lots will be known as Lot 1 (3.04 acres), Lot 2 (4.07 acres), Lot 3 (55.52 acres) & Lot 4 (8.85 acres) of Northwest Prairie Addition. Per the requirements of the current Master Street Plan, right-of-way will be dedicated along SW 14th Street. Cross access easements will be dedicated for Lots 1 & 2. Each new lot has access to public utilities and a public street.

- 1f. **Rezoning: Crestwood Homes, LLC, Been Road & Southwest Elington Street, From A-1, Agricultural 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, being consistent with the current Land Use Plan and compatible with adjacent uses.

- 1g. **Rezoning: Bentonville P&R Fund, LLC, Southwest 14th Street & Southwest 'I' Street, From A-1, Agricultural to C-2, General Commercial.**

The Planning Commission voted 6-0, recommending approval.

The C-2, General Commercial zoning request is an appropriate zoning district for this designation and is consistent with adjacent uses in the area.

2. City Council approval of a budget adjustment to recognize revenue awarded in the form of a grant from the Walton Family Foundation in the amount of \$4,000.00 to leverage city funds to purchase a total of 400 trees for the 2017 spring tree giveaway.
3. An informational item to inform City Council that the sewer capacity fees for four multi-family developments constructed between 2009 and 2015 were charged incorrectly. The sewer capacity fee for these developments should have been calculated using the multi-family residential fees, but were instead calculated with the commercial fees. The result is that these four developments were undercharged for sewer capacity fees.
4. Staff recommends approval of Change Order #4 for TriStar Contractors, LLC for an increase of \$26,312.00 for Water and Sewer Relocations, Contract Section I (SW I Street to SE D Street) project associated with the widening of 8th Street. This change order is necessary to address conflict with existing gas lines, addition of two (2) sanitary sewer crossings, sewer line grade and alignment changes, and preserve existing thrust block for water lines. This change order will also adjust contract times to add the time extensions to Phase I of the project (47 days) and to the overall project schedule (26 days) moving the completion of the overall project from January 31, 2018 to February 26, 2018. Phase I substantial completion will be June 17, 2017. Increased cost will be covered by 8th Street reserves.
5. 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.
6. Staff recommends to the Mayor and City Council approve the change order to the Burns and McDonnell contract for the design of the 8th Street Overhead Electric Utility Relocation in the amount of \$22,800.
7. Recommend Mayor and City Council award the 6-month blanket bid for 3phase transformers to the lowest bidder as shown on the attached bid tabulation in the amount of \$378,439.20. Items will be ordered on 'as needed' basis.
8. Recommend Mayor and City Council award the 6-month blanket bid for single-phase transformers to the lowest bidder as shown on the attached bid

tabulation in the amount of \$256,254.00. Items will be ordered on 'as needed' basis.

9. Recommend Mayor and City Council award the 6-month blanket bid for pole mount transformers to the lowest bidder as shown on the attached bid tabulation in the amount of \$93,414.65. Items will be ordered on 'as needed' basis.
10. Request City Council approve the addition of One (1) Powerline Electrician in the electric department dedicated to conducting new or modified electric service construction inspections. With the large amount of new construction and modifications of existing electric services, the City needs a certified powerline electrician to inspect these new and modified electric services prior to actual construction. The estimated cost for the new position for the remainder of 2017 will be \$45,000.
11. Request City Council approve the addition of Three (3) Custodians to support the new Bentonville Utilities Complex. Currently, the existing custodial staff services approximately 14,000 square feet of utility space located in the "3rd Street Utility Buildings". The new complex will more than triple the square feet of space to be cleaned daily. Additionally, there is a significant amount of different spaces in the new complex that didn't exist in the current facilities (i.e. multiple locker rooms) that will require more cleaning. The estimated cost for these new positions for the remainder of 2017 will be \$43,500.
12. Request City Council approve the reorganization of the Wastewater Utility per the attached organizational chart. The reorganization consists of reclassifying one (1) Compost Foreman to a Wastewater Plant Operations Supervisor, Reclassifying one (1) Wastewater Plant Operator III to a Compost Crew Leader, and reclassifying 2-3 Wastewater Plant Operators for Compost Attendants. There is NO additional headcount and NO additional cost associated with this reorganization.
13. Staff recommends City Council approval for the Mayor and City Clerk to enter into a contract with Crossland Heavy Contractors, Inc., for the project "NW 3rd Street Phase III Improvements". This project consist of approximately 1,400 linear feet of two and three-lane roadway improvements of NW 3rd Street from widening and overlay to new alignments, including curb and gutter, sidewalk, trail, underground drainage, retaining walls and the replacement of the bridge over Coler Creek. The contract amount for this project is \$2,426,365.96, which would be funded by the bond fund.
14. A resolution setting a public hearing for July 25, 2017 for a Utility Easement Vacation at 901 SE 3rd Street by Specialized Real Estate Group.
15. A resolution setting a public hearing for July 25, 2017 for a Utility Easement Vacation at 903 SE 3rd Street by Specialized Real Estate Group.
16. A resolution setting a public hearing for July 25, 2017 for a Utility Easement Vacation at 907 SE 3rd Street by Specialized Real Estate Group.

17. A resolution setting a public hearing for July 25, 2017 for a Utility Easement Vacation requested by Mike Fitzgerald at 1040 Tunbridge Drive.
18. A resolution setting a public hearing for July 25, 2017 for a Drainage Easement Vacation requested by Mike Fitzgerald at 1040 Tunbridge Drive.
19. A resolution setting a public Hearing for July 25, 2017 for a Street Right of Way Vacation requested First Baptist Church of Bentonville at SW B Street between SW 2nd and SW 3rd.
- 20a. Staff recommends City Council approval of a resolution authorizing the Mayor and City Clerk to enter into an agreement with Traffic Engineering Consultants, Inc., for the traffic signal timing study of 28 intersection. These traffic studies will be used to improve the signal operation at each intersection. This agreement will be \$42,000.00.
- 20b. Staff recommends that City Council approve a budget adjustment in the amount of \$12,000.00 which will cover 28 additional traffic signal timing studies throughout the City.
- 21a. City council approval of a Resolution allowing the Mayor and City Clerk to enter into an amended agreement with Morrison Shipley Engineers for engineering and design services for the North Main Sidewalk project. The cost of this amendment is \$8,400.00 which will cover additional surveying and design work.
- 21b. City council approval of a Budget Adjustment in the amount of \$8,400.00 which will cover additional surveying and design work for the North Main Sidewalk Project.
22. Ward Discussion.
23. Alderman Discussion.