



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, July 12, 2016 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, July 12, 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: June 28, 2016**

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### **AGENDA**

1. Planning:

1a. **Cross-Mar Investments: Lot Split, Lots 18 & 19 of Medlin Meadows Subdivision, 2200 Southeast 28<sup>th</sup> Street, Zoned C-2, General Commercial.**

**The planning commission voted 6-0 recommending approval.**

The applicant has submitted a lot split for property located at 2200 Southeast 28<sup>th</sup> Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates two new lots being created from one existing lots. The new lots will be known as Lot 18 (4.0 acres), Lot 19 (7.30 acres) of Medline Meadow Subdivision. The plat shows the dedication of an additional 5' right-of-way along Southeast 28<sup>th</sup> Street per the current master street plan. A small portion of right-of-way and a 20' utility easement is also being dedicated in the southeast corner of the new Lot 19 for a future cul-de-sac at the north end of Medlin Lane. Public utilities are available to the new lots.

1b. **Little Osage Farms, LLC: Rezoning, Southwest Elington Street, 2303 SW Birch, A-1, Agricultural to R-ZL, Zero Lot Line Residential.**

**The planning commission voted 6-0 recommending approval.**

The applicants have request a rezoning from A-1 to R-ZL for Lot 2 Osage Farms, for the development of single family detached housing. Water and sewer are available at this location.

2. Informational - Impact Fee Analysis Report as it pertains to items 3 through 8.
3. Requesting City Council approval of an ordinance to suspend Sewer Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
4. Requesting City Council approval of an ordinance to suspend Water Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
5. Requesting City Council approval of an ordinance to amend Fire/EMS Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
6. Requesting City Council approval of an ordinance to amend Parks Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
7. Requesting City Council approval of an ordinance to reinstate Library Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
8. Requesting City Council approval of an ordinance to reinstate Police Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
9. Approval of four pieces of artwork to be installed in four tunnels along the Bentonville trail system.
10. Council approval of a resolution authorizing the Mayor and Clerk to amend the existing contract with Crafton, Tull & Associates, Inc. for the Tributary 2 Drainage Project, including the revision of the plans, bidding services, construction observation and additional services related to the project by the City, FEMA, and Corps of Engineers, in a lump sum amount not to exceed \$168,672.00. See attached memo and supporting documents.
11. Council approval of a resolution authorizing the Mayor and Clerk to enter into a professional services agreement with Morrison-Shipley Engineers, Inc. for design services, bidding administration, and construction observation services for the Town Vu Bridge Replacement project in the amount of \$125,400.00. See attached memo, agreement and supporting documents.
12. A resolution authorizing the Mayor and City Council to enter into an agreement with Fisher & Arnold to prepare a preliminary site assessment for a new Substation "J" in the amount of \$25,000.00.

13. Approval of a Resolution for the Mayor and City Clerk to enter into a Ground Lease Agreement with Ace's Hangar, LLC for a hangar at 2410 SW Aviation, Bentonville Municipal Airport.
14. Approval of a Resolution to endorse and adopt the Master Plan Update for the Bentonville Municipal Airport.