



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, August 22, 2017 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, August 22, 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: August 8, 2017**

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### **AGENDA**

1. Planning:
  - 1a. **Lot Split: Lots 1 & 2, Block 3, El Contento Addition, El Contento Properties, LLC, Northwest 3<sup>rd</sup> Street & Southwest 2<sup>nd</sup> Street, A-1, Agricultural.**

**The Planning Commission voted 6-0, recommending approval.**

The applicant has submitted a proposal for a lot split that will create 2 new lots from un-platted section land. The new lots will be known as Lots 1 (7.67 acres) and Lot 2 (2.89 acres) of Block 3, El Contento Addition. Lot 2 will be utilized for the trail system and is indicated as "Reserved Property" on the plat. Per the requirements of the Master Street Plan, right-of-way will be dedicated along NW 3rd Street. Right-of-way along SW 2<sup>nd</sup> Street is sufficient. Both lot shave access to public utilities and a public street.

- 1b. **Rezoning: Aurora Development, LLC, 1118 Southwest 2<sup>nd</sup> Street, From C-2, General Commercial to C-3, Central Commercial.**

**The Planning Commission voted 6-0, recommending approval.**

The Future Land Use Plan depicts this property as Commercial (C). The C-3, Central Commercial zoning is an appropriate zoning district for this designation and is consistent with the General Plan.

- 1c. **Rezoning: Mark Mathias, Northwest 5<sup>th</sup> Street, From R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

**The Planning Commission voted 6-0, recommending approval.**

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation. The DN-2 zoning designation will allow single-family or block-end townhomes to be built.

- 1d. **Rezoning: Bowser Shattuck Group, LLC, Northwest 'A' Street, From R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

**The Planning Commission voted 6-0, recommending approval.**

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation. The DN-2 zoning designation will allow single-family or block-end townhomes to be built.

- 1e. **Lot Split: Lots 27 & 28 Straube Business Park, Crossmar Investments , 5300 Southwest Regional Airport Boulevard, I-1, Light Industrial.**

**The Planning Commission voted 6-0, recommending approval.**

The applicant has submitted a proposal for a lot split that will create 2 new lots from 12 existing parcels. The new lots will be known as Lots 27 (8.80 acres) and Lot 28 (7.40 acres) of Straube Business Park. Pre the requirements of the Master Street Plan, right-of-way will be dedicated along SW Regional Airport Blvd. An existing 20' utility easement that traverses the property will be vacated by a separate process prior to any building permits being issued. Cross access is being provided for future development to the west. Both lot shave access to public utilities and a public street.

2. Approval of an ordinance amending Bentonville Municipal Code, Title 11, Chapter 11.36 Moving Buildings with provisions to allow moving historic buildings within the city and to further regulate the manner of moving buildings through the city.
3. Recommend Mayor and City Council award the bid for tree purchase and delivery for the 5th Annual Tree Planting Blitz on October 13 to Frank Sharum Landscape in the amount of \$30,186.00. This is a budgeted item.

4. This is a request to declare certain city properties as surplus items, namely three (3) bicycles used by our police department Bike Team. The bikes are approximately 8 years old and include two (2) 29 inch Scott bikes (SN GJ074989 and SN GJ071270) and one (1) 26 inch Trek bike (SN WL3192346). These bikes were previously replaced with newer models and are no longer needed. Upon being approved for surplus these three (3) bikes can be traded to a local dealer for an approximate credit of \$750.00 to be applied toward one (1) new Giant E-Bike (electric assist) mountain bike. Because the electric component of the bike supplements human power, but does not replace it, the bike would be approved for city bike trail duty. This electric assist would lessen officer fatigue and thereby increase officer safety in an emergency response situation. Sourcing this bike would also provide for a testing and evaluation period for any future purchases of similar equipment. The approximate cost to the city, after trade in allowance, based upon a proposal from Lewis & Clark would be \$1,712.00 and would be sourced from the 2017 budgeted Bike Team operating expense account. This transaction would also represent a responsible disposition of the property in question and provide a cost savings to the city.
5. Approval of City Council to declare certain items surplus to be sold at Public Auction in September of this year. (See Attached Lists)
6. Staff recommends City Council approval of a resolution authorizing the Mayor and City Clerk to enter into an agreement with Black Hills Energy, for the relocation of gas utilities from S.W. I Street and S.W. 8th Street intersection and extending east to S.E. Moberly Ln. This agreement would be funded by 8th Street Reserves and has a total amount of \$128,476.53.
7. Staff requests approval of an ordinance to waive the requirement of competitive bidding and authorize the Mayor and City Clerk to enter into a contract with Johnson Controls, Inc. for preventative maintenance services at the Bentonville Municipal Works Facility in the amount of \$34,665.00.
8. City Council approval of a change order and budget adjustment, in the amount of \$8,177.00, for the Melvin Ford Aquatic Center renovation project.
9. City Council approval of a resolution adopting a 10 Year Master Plan for Parks and Recreation.