



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, August 25, 2015 6:00 p.m.
305 SW "A" Street**

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

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**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 11, 2015
Swear in Police Officers: Andrew Max Burger, Nicholas Raymond, Audrey
Thompson, and Colin Shrum**

AGENDA

1. Budget Award Presentation by Mayor Bob McCaslin.
2. Planning:
 - 2a. **Hope Church of Northwest Arkansas: Lot Split, Lots 3 & 4 Schulz Addition, 1700 Southeast Moberly Lane, Zoned R-1.**

The planning commission voted 7-0 recommending approval on July 21, 2015.

The applicant has submitted a lot split for property located at 1700 Southeast Moberly Lane that resides in the R-1, Single Family zoning district. The plat as provided by the applicant indicates the creation of two new lots and will be known as Lot 3 (6.44 acres) and Lot 4 (2.94 acres) of Schulz Addition. Right-of-way is being dedicated along Southeast Moberly Lane per the master street plan. Right-of-way is also being dedicated for a future cul-de-sac to be constructed at the east end of Southeast 17th Street. A cross access easement, utility easement and drainage easement are being dedicated with the plat. Water and sewer services are available to both lots.

- 2b. **Robert & Kathy Farno-Property Line Adjustment, Lot 26, Block 10 of W.A. Burks Addition, Northeast Park Street & Fillmore Street (Northwest corner of intersection) Zoned R-1.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a property line adjustment for property located on the northwest corner of the intersection of Northeast Park Street and Fillmore Street. The property is within the W.A. Burks subdivision and is zoned R-1, Single Family Residential. The plat as provided by the applicant indicates the combination of 3-1/2 existing lots into one lot that will be known as Lot 26 (0.60 acres), Block 10 of W.A. Burks Addition. Three and a half feet of right-of-way is being dedicated along Fillmore Street for a total of 26' feet from the center line per the Master Street Plan. Water service is available to this location.

- 2c. **Jeff & Julie Fackler: Property Line Adjustment, Lot 9, Block 4 of Deming's Addition, Northwest 'A' Street & Northwest 4th Street.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a property line adjustment for property located on the northwest corner of the intersection of Northwest 'A' Street and Northwest 4th Street. The plat as provided by the applicant proposes the creation of 1 new lot from 2-1/2 existing lots and will be known as Lot 9 (0.31 acres), Block 4 of Deming's Addition. Thirty feet of right-of-way is being dedicated along Northwest 'A' Street and utility easements are also being dedicated to serve the new lot. Water and sewer services are available to this location.

- 2d. **Troy Link Enterprises, LLC & Arvest Bank: Property Line Adjustment, Lots 4 & 5 of AT&T Addition, South Walton Boulevard & Southwest 8th Street.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a property line adjustment for property located on the southeast corner of the intersection of South Walton Boulevard and Southwest 8th Street. The property is within the A & T Addition and is zoned C-3, Central Commercial. The plat as provided by the applicant indicates the adjustment of the common lot line between the two existing lots to accommodate the 8W development and the two new lots will be known as Lot 4 (1.10 acres) and Lot 5 (0.15 acres) of A & T Addition. Right-of-way is being dedicated along Southwest 8th Street per the Master Street Plan and right-of-way along South Walton Boulevard already exists. Additional easements are also being dedicated along both streets to serve the two lots. Water service is available to this location.

- 2e. **Brent Campbell: Lot Split, Lot 1 of Campbell Subdivision, Northeast 'C' Street & Northeast Blake Avenue, Zoned R-1.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a lot split for property located at just east of the intersection of Northeast Blake Avenue and Northeast 'C' Street that resides in the R-1, Single Family zoning district. The plat as provided by the applicant shows the creation of one new lot that will be known as Lot 1 (0.19 acres) of Campbell Subdivision. Right-of-way is being dedicated along Northeast 'C' Street per the master street plan. Water and sewer services are available to this lot.

- 2f. **Carlson, Davisson, MSB Holdings, LLC & Drummond Industries, Inc.: Rezoning, 204 & 206 Northwest 3rd Street & 301 Northwest 'A' Street.**

The planning commission voted 6-0 recommending approval.

The applicants have requested a rezoning from R-1, Single Family Residential to D-E, downtown Edge.

- 2g. **Bike Rack Group, LLC: Rezoning, 909 North Main Street, W.A. Burks Addition.**

The planning commission voted 6-0 recommending approval.

The applicants are requesting a rezoning from R-1, Single Family Residential to RC-2 Central Residential-Moderate Density.

- 2h. **Cottonwood Development LLC: Rezoning, Southwest 22nd Street and Southeast G Street, Zoned PUD, Planned Unit Development.**

The planning commission voted 6-0 recommending approval.

The applicants have requested a rezoning from PUD, Planned Unit Development to C-2 General Commercial.

3. A resolution setting a public hearing for a utility easement vacation located in A & T Addition.
4. Approval of a resolution accepting a grant in an amount up to \$91,065.00 from the FAA for funding of the Airport Runway South Obstruction Removal project. Total cost of the project is \$101,184.00. The remaining \$10,120.00 is anticipated to be reimbursed by the Arkansas Department of Aeronautics upon completion of the project.
5. Staff recommends Council waive competitive bidding requirements for repair of an existing recirculation pump at the Wastewater Treatment Plant for a total cost of \$26,500.48. This pump is the spare pump but this pump is critical to maintain ammonia and nitrate levels in the plant. Cost of repair will be covered by O&M budgeted funds.
- 6a. Staff recommends awarding Bid No. 15-42 to Seven Valleys Concrete LLC in an amount of \$224,008.00 for repair of the corroded concrete and gates in the

influent channel at the wastewater treatment plant. This project is not budgeted and will be funded with excess money from the EPA set-aside.

- 6b. Staff requests Council approval of a budget adjustment in the amount of \$224,008.00 for the repair of the influent channel at the wastewater treatment plant. This is not a budgeted item, but is an emergency repair. Money left over in the EPA set-aside will be used to cover costs of this repair. Approximately \$250,000.00 is left in the EPA set-aside.
7. Staff requests City Council approval of a Resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Garver to perform a biosolids master plan for the Wastewater Treatment Plant in an amount not to exceed \$50,000.00. This is a budgeted item.
8. Council approval of a Resolution authorizing the Mayor and City Clerk to enter into a real estate contract to exchange equal property with Keeling Company in Keeling Subdivision for the development of the new City Maintenance Facility and associated public improvements. See attached memo.
- 9a. Fire Department Staff recommends Council award bid # 15-39 in the amount of \$44,489.90 to EVS for the purchase of a Self-Contained Breathing Apparatus (SCBA) compressor for Station 6.
- 9b. Fire Department Staff recommends Council approve a budget adjustment in the amount of \$44,489.90 to purchase a Self-Contained Breathing Apparatus (SCBA) Compressor to be placed at Station 6. This amount includes taxes and installation.
10. Council approval of Mayor McCaslin's recommendation to appoint Shara Fisher to the Parks and Recreation Advisory Board. Fisher replaces Chad Evans who recently resigned. (Term Expires 12/31/17)