



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, September 13, 2016 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 23, 2016**

AGENDA

1. Planning:
 - 1a. **Lot Split: Lots 17 and 18 of Seals Addition, Agracel, Inc., 3101 Southwest 'I' Street.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a lot split for property located at 3101 Southwest 'I' Street in a Light Industrial zoning district. The plat as provided by the applicant indicates the creation of two new lots that will be known as Lot 17 (3.78 acres) and Lot 18 (4.0 acres) of Seals Addition. A variable width public access easement and a 20' wide utility easement are being dedicated with the plat. Both lots will have access to public water and sewer.

- 1b. **Lot Split: Lot 1 of Calcon Subdivision, Calcon, Inc., 10620 Southwest 2nd Street.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a lot split for property located at 10620 Southwest 2nd Street in a Planned Unit Development zoning district. The plat as provided by the applicant indicates the creation of one new lot that will be known as Lot 1 (4.98 acres) of Calcon Subdivision. Additional right-of-way is being dedicated

along Southwest 2nd Street per the current Master Street Plan. A 15' wide utility easement is also being dedicated along Southwest 2nd Street for a public water main extension to the west. The new lot will have access to public water. The sewer service will be provided by the installation of a septic system.

1c. **Property line Adjustment: Lots 88 & 89 of Heathrow Subdivision, Zoned R-1, Single Family Residential.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a property line adjustment for property located north of the intersection of Stonehenge Drive and North Walton Boulevard in an R-1, Single Family Residential zoning district. The plat as provided by the applicant indicates the creation of two new lots from all or portions of 10 exiting lots that will be known as Lot 88 (2.14 acres) and Lot 89 (1.83 acres) of Heathrow Subdivision. Both of the new lots will be non-buildable and Lot 88 will be exclusive to trail construction only. A 20' wide utility easement is also being dedicated for an existing public sewer main that resides on Lot 89. Both of the new lots will have access to public water and sewer services.

1d. **Rezoning: Capstone Investment Group LLC, 510 Southwest 'E' Street, Zoning Request from R-O, Residential Office to R-C2, Central Residential-Moderate Density.**

The planning commission voted 5-0 recommending approval.

The R-C2, Central Residential-Moderate Density zoning designation will allow for the construction of a variety of single family housing types. The additional density within this district will reduce the impact on the transportation network while utilizing the existing utility infrastructure. The additional housing choices will help support the growing commercial uses within the downtown Arts District.

2. Award Bid #16-29 to Diamond C Construction in the amount of \$545,995.45 for Phase 1 of the Trib. 2 project involving structural and channelization improvements. See attached memo, letter of recommendation to award bid, and bid tabulation.
3. Council approval of a resolution authorizing the Mayor and Clerk to enter into a professional services contract with Traffic Engineering Consultants for the annual traffic signal timing study and coordination plan at 22 signalized intersections for a lump sum amount not to exceed \$33,000.00. This is a budgeted item. See attached memo and supporting documents.
4. Request City Council approve the conversion of one (1) part-time employee in the Parks Maintenance Department to a full-time employee. Additionally, add three (3) full-time parks maintenance workers to the Parks Maintenance Department. 100% of the funding cost for this transition/additions will come from the "Temporary Employee" budget. The cost for this transition/addition is approximately \$40,400.00 for the remainder of 2016. The 2017 Parks maintenance budget will be reduced by \$131,000.00 to reflect these

transitions/additions for 2017. The parks maintenance department relies heavily on temporary labor (now supplied by 3 different staffing agencies) to provide maintenance workers. In the past 18 months, the parks maintenance department has seen a sharp decline in temporary staffing, on average getting on 60% of the workers requested. Many days not getting even 50% - and the worker quality is below average at best. These changes are needed to ensure that we have adequate staff to maintain our parks and recreation facilities. There is NO additional funding needed to make these changes - simply moving budget dollars from one account to another.

5. Appointment of Tim Stachowiak as the City of Bentonville's representative to the Ozark Regional Transit Authority Board of Directors. (Term expires 9/13/2020)
6. Approval of a resolution accepting a grant in an amount up to \$189,198.00 from the FAA for funding of the West Taxiway Design project. Total cost of the project is \$210,220.00. The remaining \$21,022.00 is anticipated to be reimbursed by the Arkansas Department of Aeronautics upon completion of the project.
7. Staff recommends Council approval of a resolution authorizing the Mayor and Engineering Director to execute a Utility Relocation Agreement for the relocation of OH electric associated with the 8th Street Improvement Project (AHTD Project No. 090218). Since this project includes Federal funding, it will be overseen by the Arkansas State Highway and Transportation Department. Therefore, this agreement is required and will govern the reimbursement eligibility.
8. A resolution authorizing the Mayor and City Council to enter into an agreement with PB2 in order to map the electric circuits at the Bentonville Square and provide as built drawings in the amount of \$39,500.00.
9. Recommend the Mayor and City Council award the heavy duty overhead cable puller to Brooks Brothers Trailers in the amount of \$120,850.00. This is a 2016 budget item.
10. Staff recommends Council approval of Change Order #1 for the Final Clarifier No. 1 Floor Repair project at the Wastewater Treatment Plant in the amount of \$47,316.18 for unforeseen damage/repairs. This change order brings the project total to \$186,166.18. A budget adjustment is not needed for this project as adequate funds remain in this account to cover the increased costs.