



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, January 28, 2014 6:00 p.m.
305 SW "A" Street**

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

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**Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: January 14, 2014**

AGENDA

1. Planning:
- 1a. **Jimmy Beasley: Lot 41 Oakwood Heights Addition, Property Line Adjustment 2002 Almand Drive, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a request to complete a Property Line Adjustment for property located on the northeast corner of the intersection of Almand Drive and Hidden Oaks Trail. The plat as provided indicates the creation of a single lot from two existing lots to be known as Lot 41 (0.60 acres), Oakwood Heights Addition and will dedicate 5' of right of way and a 20' utility easement along Almand Drive and Hidden Oaks Trail.

- 1b. **Thrive Bentonville LLC: Lot 17 Block 1 Smarrt's Addition, Property Line Adjustment, 401 Southwest A Street, Zoned D-C, Downtown Core.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a request to complete a Property Line Adjustment for property located at 401 Southwest 'A' Street also known as Thrive Bentonville. The plat as provided indicates the creation of a single lot from three existing lots to be known as Lot 17 (0.76 acres), Smarrt's Addition and will dedicate of right of way to the building façade. All utilities are within the right-of-way therefore no easements are being dedicated.

- 1c. **Glass Investments LLC: Gateway Park Addition, Property Line Adjustment, Southwest Rainbow Farms Road and Southwest Regional Airport Boulevard, Zoned I-1, Industrial.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a request to complete a Property Line Adjustment for property located on the southwest corner of the intersection of Southwest Rainbow Farms Road and Southwest Regional Airport Boulevard to be known as Gateway Park Addition. The plat as provided indicates the creation of a three lots from one existing parcel to be known as Lot 1 (9 acres), Lot 2 (17 acres) and Lot 3 (57 acres). The plat also indicates the dedication of 45' of right of way along Southwest Rainbow Farms Road and 40 feet of right-of-way along Southwest Regional Airport Boulevard.

- 1d. **Jay Howard: Lot 8 Block 12 Deming's 2nd Addition, Property Line Adjustment, 502 Northeast A Street, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a request to complete a Property Line Adjustment for property located at 502 Northeast 'A' Street. The plat as provided indicates the creation of a single lot from two existing lots to be known as Lot 8, Block 12, Deming's 2nd Addition (0.47 acres). Additional right of way is being dedicated along Northeast 'A' Street and a utility easement will be dedicated along the southern property line.

- 1e. **Glass Investments LLC: Rezoning, Southwest Rainbow Farms Road and Southwest Regional Airport Boulevard, Rezoning request from C-2, General Commercial to I-1, Light Industrial.**

The planning commission voted 6-0 recommending approval.

The zoning amendment will add industrial land where public facilities are adequate and other similar uses are already constructed. According to the General Plan, the city shall entertain additional industrial designated property when current industrial property has been absorbed. The property is located along a major arterial where improvements are currently underway to better handle the additional traffic generated from this industrial development.

- 1f. **Mitchell and Spencer Properties, LLC: Rezoning, Proposed US Highway 71 and Peach Orchard Road, Rezoning request from A-1, Agricultural to C-2, General Commercial.**

The planning commission voted 6-0 recommending approval.

The future land use plan depicts this property as Commercial and Mixed Use. The intersection of Peach Orchard Road, US 71 and within close proximity to the I-49 interchange is designated an activity node within our Land Use plan. These activity nodes are shown at locations where major transportation routes intervene. Therefore the goods and services offered at these locations are easily accessible by the adjacent residential properties.

1g. **Southeast Downtown Area Plan: Resolution.**

The planning commission voted 6-0 recommending approval.

The goal of the SE Downtown Area Plan is to focus attention on a specific area of downtown that has opportunities for redevelopment and provide a more detailed guide for implementation. The study area is approximately 300 acres which allows for more strategic planning.

2. An ordinance vacating a utility easement located in Lot 2 Magellan Commercial Subdivision to the City of Bentonville, Arkansas, Benton County, Arkansas.
3. Council concurrence to purchase a Sub-Compact 4wd 5 passenger vehicle instead of the budgeted 2wd small pickup.
4. Attached is the contract for Economic Development between the Bentonville/ Bella Vista Chamber of Commerce and the City of Bentonville. Primary contract obligations include Business Retention and Expansion interviews within the business community and function as the primary point of contact for the (AEDC) Arkansas Economic Development Council and the NWA Council. The chamber will produce a semi-annual report on the above activities. Community and Economic Development will continue to meet Bi-monthly with the Bentonville / Bella Vista Chamber of Commerce to strategize, work through issues and respond cooperatively to requests for information from prospective projects.
5. Appoint Thomas Byland to the City of Bentonville Planning Commission to fill Pat Carroll's unexpired term. (Term expires 7/01/15)
6. Request for a waiver of bid to allow for the purchase of Patrol Uniforms from Cruse Uniforms in Springdale, Arkansas. The 2014 Budget total budget allotment for Police Department Uniform Supplies is \$98,700.00. This includes Dispatch Uniforms, Patrol Uniforms and Replacements, Bike Team Uniforms, SWAT Uniforms, Leather Gear and Replacements, and other Soft Uniform items such as coats, jackets, rain gear, hats, and informal uniforms. Patrol Uniforms and Replacement Uniforms accounts for the largest portion of this expense and represents \$55,000.00 of this total. Factors such as employee turnover and general wear and tear, determine the actual yearly expense related to Patrol Uniforms and Replacement. The department currently uses Cruse Equipment in Springdale for such uniform and uniform related needs. Being located in Springdale, this provider promotes safety and convenience by allowing local, timely and cost effective uniform measuring, fitting, alterations, and availability. The next closest similar provider is located in Carthage, MO. This waiver of bid would not exceed the budgeted amount.
7. Approve Animal Services contract with the City of Rogers. This is a 13 month contract and has the same monthly service fee and provisions as our previous year's contract.
8. Request that certain equipment be declared as surplus, specifically one (1) Single Vent Containment Trailer (Serial Number 1E9BT0823YA037605) that is currently in possession of the Bentonville Bomb Squad. This trailer is a custom shop built, tandem axle, non-certified explosive containment trailer that has

been in the possession of the Squad since their transfer to Bentonville. It will be replaced with grant funds Homeland Security (via Benton County Emergency Mgt.) with a new fully certified, biological hazard capable, containment trailer. The containment trailer being replaced can be responsibly disposed by transferring it to the Arkansas State Police Bomb Squad. This will allow the equipment to be available for local and statewide use and also allow for the best disposition of an extremely specialized piece of equipment. The trailer will be transferred with the understanding that it does not have formal certifications.

9. Resolution authorizing the Mayor and City Clerk enter into an agreement with Downtown Bentonville, Inc., for services to the City of Bentonville and its citizens during the calendar year of 2014.
10. City Council approval of an ordinance waiving competitive bid for chlorine at the Melvin Ford Aquatic Center, the Fountains at Lawrence Plaza and the Fountains at the Downtown Square.
11. City Council approval of a resolution authorizing the Mayor and City Clerk enter into an agreement with Challenger Sports for the operation of soccer camps at Memorial Park.
12. Staff is requesting approval of an ordinance waiving competitive bidding and authorizing the Mayor and City Clerk to enter into 5 professional service agreements with Utility Services Group for maintenance of 5 water storage tanks located in the City of Bentonville. Since each tank facility is unique in size and shape it is necessary for each storage tank to have its own annual maintenance agreement that will have the option to renew each year. The Maintenance Agreements annual cost is as follows: Downtown Tank \$34,121.00, 1 Street 6 Million gallon tank \$121,714.00, 1 street 3 Million gallon tank \$73,072.00, 2 Million gallon elevated tank on NW 12 Street \$59,633.00 and 1 Million gallon elevated tank on Water Tower Rd. \$58,154.00 for a total of \$346,694 annually.
13. Council approval of a resolution authorizing the Mayor and Clerk to enter into a professional services contract with Sandcreek Engineers, Inc. for Design, Bid Administration, and Construction Observation for the NE 2nd St. Drainage Project for \$35,000.00 plus reimbursables.
14. Fire Department Staff recommends Council accept a Walmart grant in the amount of \$96,729.00 to provide training for the Fire and Police Departments. The training is a week long course to enhance our departments in the event of an active shooter incident in the City of Bentonville.
15. Fire Department Staff recommends Council approve a budget adjustment in the amount of \$96,729.00 for "Active Shooter" training. The Police and Fire Departments will train together to enhance our skills in the event of an Active Shooter incident in the City of Bentonville.
16. Request that the City Council allow the Mayor and City Clerk to enter into a contract with Emergency Services Group International (ESGI) to provide training on "Active Shooter" for the Police and Fire Department.

17. Fire Department Staff recommends Council approval to surplus 30 SCBA (Self Contained Breathing Apparatus) bottles. These bottles have reached their life expectancy of 15 years and must be removed from service. These bottles will be discarded in the City's recycle metal bin at the City Warehouse.
18. Request that the City Council approves a "Title Change" to the 2014 pay plan. Remove the Title "Community Development Director" and add the title "Community and Economic Development Director". This title change reflects the reorganization of community development to include economic development that was added during the 3rd quarter of CY 2013.
19. State of the City Report – Mayor Bob McCaslin.