



BENTONVILLE CITY COUNCIL AGENDA

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

**Monday, November 13, 2017 6:00 p.m.
305 SW "A" Street**

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

**Tuesday, November 14, 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: October 24, 2017**

AGENDA

1. Declaring vacancy for Ward 3 Position 1 held by Thomas Hoehn, effective immediately.
2. An ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (Voluntary Annexation - Michael Payne, DEB Farmland Adventures)
3. An ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (Voluntary Annexation - Shelby Elzey)
4. An ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (Voluntary Annexation - Tommy and Robin Stracener)
5. An ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (Voluntary Annexation - Clay Carlton and Mike Lamberth)

6. Planning:

- 6a. **Lot Split: Lots 1 & 2 Featherston Valley Subdivision, Martin Elzey, Featherston Road, A-1, Agricultural.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a proposal for a lot split of two un-platted parcels, creating two new lots that will be known as Lots 1 (20.06+/- acres) & Lot 2 (28.73+/- acres) of Featherston Valley Subdivision. Lot 2 is currently undergoing annexation. Per the Master Street Plan requirements, right-of-way will be dedicated along the portions of Lot 2 that are adjacent to Been and Featherston Roads. A 20' wide utility easement will also be dedicated with the plat to serve both of the new lots. Each new lot will have access to public water and a public street. Lot 1 will have access to public sewer service however Lot 2 will not and will come with the development of the property.

- 6b. **Property Line Adjustment: Lot 13, Block 26, Deming's 2nd Addition, Berry Jones, 204 Northwest 7th Street, R-1 Single Family Residential.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a property line adjustment that will consolidate existing Lots 8 and 9, Block 26, of Deming's 2nd Addition into a new, Lot 13, Block 26. Lot 13 will be approximately .25 acres. No additional right-of-way is required by the Master Street Plan. A 5-foot public utility easement will also be dedicated with the plat to serve the new lot. The new lot will have access to a public street and utilities.

- 6c. **Final Plat: McClain Place Addition.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a final plat of 4.31 acres consisting of nine new buildable lots and will be known as McClain Place Addition. Average lot size is approximately 0.34 acres. This final plat dedicates right-of-way and utility and drainage easements that will serve the subdivision. A note has been added to the plat that sidewalks are the owner/developer's responsibility at time of building permit issuance. All public infrastructure has been inspected and accepted by the appropriate departments and all non-bondable items have been completed.

- 6d. **Rezoning: Word of Life Fellowship, 404 Southwest Regional Airport Boulevard, From R-1, Single Family Residential to C-2, General Commercial.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Commercial (C). The C-2,

General Commercial zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 6e. **Rezoning: James & Mary Hall, 701 East Central Avenue, From R-1, Single Family Residential to DN-1, Downtown Low-Density Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Low-Density Residential (D-LDR. The DN-1, Downtown Low-Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

7. Approval of the installation of a permanent piece of artwork, titled "Sassy the Sasquatch" by artist Amanda Wilshire, on public property located in Park Springs Park at the southwest corner of the Tiger Boulevard and NW A Street intersection. The purchase and installation of the artwork is funded by the Bentonville Advertising & Promotion Commission. The Public Art Advisory Committee recommended approval on October 13, 2017 and the Parks and Recreation Advisory Board recommended approval on October 16, 2017.
8. Reappointment of Rick Rogers to the Board of Adjustment effective January 1, 2018 to a five-year term that expires on January 1, 2023. This is Rick Rogers's second term. Request for reappointment is attached.
9. Appointment of Ralph Weber to fill an unexpired term on the Tree and Landscape Advisory Committee. The term will expire on November 10, 2018.
10. Reappointment of Scott Eccleston to a three-year term on the Tree and Landscape Advisory Committee. The term will expire on November 14, 2020.
11. A resolution setting a Public Hearing for November 28, 2017 for Utility and Drainage Easement Vacation requested by Kensington Square, LLC at 3900 East Central Avenue.
- 12a. Staff recommends City Council approval for the Mayor and City Clerk to enter into a contract with Garver LLC, for Professional Services in an amount not to exceed \$265,000.00. The contract covers Design, Surveys through Construction Services for Wastewater Bio-solids Dewatering Upgrades; disposal of a 40 year old belt press and replacement with a 4 chamber screwpress and covering of the dewatered bio-solids storage area. Funding will be from funds set aside for the Biosolids Dewatering project.
- 12b. Staff requests approval of a Budget Adjustment in an amount not to exceed \$265,000.00 for a Professional Services contract with Garver LLC. The scope of this agreement is from Design, Surveys through Construction Services necessary for Wastewater Bio-solids Dewatering Upgrades. The scope of this project is replacement of a 40 year old belt press with a 4 chamber screwpress and covering the dewatered bio-solids storage area. Funds have been set aside for the Biosolids Dewatering Project for many years and will be used to fund the project.

13. Staff requests City Council waive the requirement of competitive bidding and authorize the Mayor and City Clerk to enter into a contract with Hutchens Construction in the amount of \$26,162.50 for paving and striping the employee parking lot behind the Street Dept. equipment/material storage shed northeast of the administration building at the new City maintenance facility. Funds for this item will come from savings realized from the construction contract of the facility. Waiver is requested to use the subcontractor who provided and installed the asphalt paving at the complex.
14. Staff requests City Council waive the requirement of competitive bidding and authorize the Mayor and City Clerk to enter into a contract with Woodcraft, Inc. in the amount of \$33,827.00 for installation of additional cabinets and counter tops at the new City maintenance facility. Funds for this item will come from savings realized from the construction contract of the facility. Waiver is requested to use the subcontractor who provided and installed the original cabinets so material matches original work.
15. Recommend the Mayor and City Council award the street light installation bid to Bill's Electric Inc. for a 3-yr period. Price breakdown is attached.
16. A resolution authorizing the Mayor and City Council to declare approximately 61,000 cubic yards of topsoil surplus and enter into an agreement with Chev's Trucking to purchase the surplus topsoil for \$0.25/cy, totaling \$15,268.50.
17. A ordinance authorizing the Mayor and City Council to waive the requirement of competitive bidding and enter into an agreement with Fochtman Enterprises, Inc. to place red-dyed concrete on top of existing underground electric feeders along SW "F" St. in the amount of \$23,100.00.
18. Parks and Recreation is requesting approval of change order, in the amount of \$1,000.00, authorizing an Extra Work Authorization (EWA) with CEI Engineering for the Citizens Park Tennis Complex.
19. 2018 Budget Discussion.