



**Revised Agenda:
Adding Items 17, 18 & 19.**

BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, July 22, 2014 6:00 p.m.
305 SW "A" Street**

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

**Tuesday, July 22, 2014 6:00 p.m.
305 SW "A" Street**

**Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: July 8, 2014**

AGENDA

1. Request that the City Council adopt a resolution to recognize, commend and congratulate Lieutenant David Green upon his July 31, 2014 retirement. This resolution recognizes 28 years of dedicated service to the Bentonville Police Department. More than 20 of these years of service were devoted to ensuring quality policing to the citizens of Bentonville as a Uniform Division Watch Commander. This resolution also wishes Lieutenant Green continued health, happiness, and continued success in all of his future endeavors. See attached.
2. Planning:
- 2a. **Alan Cole: Property Line Adjustment, Lots 2, Sunshine School Subdivision, 2201 Southeast Moberly Lane, Zoned C-2 General Commercial & R-O, Residential Office.**

The planning commission voted 5-0-1 abstain recommending approval.

The applicant has submitted a property line adjustment to create one new lot from two existing lots to be known as Lot 2 (9.91 acres) of the Sunshine School Subdivision. The plat also indicates the dedication of a 20 feet utility easement along Southeast Moberly Lane.

- 2b. **Alan Cole: Rezoning, Ozark Guidance Center Foundation, Southeast Corner of Southeast 20th Street and Southeast Moberly Lane.**

The planning commission voted 5-0-1 abstain recommending approval.

The applicants have requested a rezoning from R-O, Residential Office to C-2, General Commercial, in order to develop the property as a car dealership.

2c. **SJCSJ Properties of NWA, LLC: Property Line Adjustment, Lot 1, Woodlands at Creekside, Northwest 'A' Street, Zoned R-3.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a Property Line Adjustment application for property located along Northwest 'A' Street, immediately south of the city's compost facility. The proposed plat as provided indicates the creation of one lot to be known as Lot 1 (4.73 acres) of Woodlands at Creekside subdivision. The plat also specifies the dedication of an additional 35 feet of right-of-way along Northwest 'A' Street as well as the dedication of a utility drainage and access easement.

3. Approval of the placement of a piece of artwork, titled NuPenny's Last Stand by Randy Regier, as part of the Crystal Bridges Museum of American Art upcoming exhibition State of the Art: Discovering American Art Now in the alley on the eastside of Main Street, between Central Avenue and Southwest 2nd Street. The Public Arts Advisory Committee recommended the proposal by a vote of 3 – 0.
4. An ordinance vacating a street right of way located adjacent and south of Lot 37 Allencroft Addition to the City of Bentonville, Arkansas, Benton County, Arkansas.
5. A resolution setting a public hearing for a utility easement vacation request located at Lot 105 Phase 4, Wildwood Subdivision.
6. A resolution setting a public hearing for a utility easement vacation request by Kevin Sedlacek located in parts of Lots 8 and 9 of Woods Creek South.
7. A resolution setting a public hearing for a utility easement vacation request by Rafael Colberg located in Lot 16 of the Bluffs.
8. A resolution setting a public hearing for a utility easement vacation request by Alan Cole located in Lot 1, Sunshine School Subdivision.
9. Approval of Bentonville City Council to award Bid #14-38 to General Construction Solutions for the construction of sidewalks along SE "C" Street, both north and south of the intersection of SE 22nd Street and SE "C" Street. The contract amount for this project is \$44,444.00 with a 10% contingency of \$4,444.40 brings the total project amount to \$48,888.40.
10. City Council to approve a budget adjustment of \$48,888.40 to be used for SE "C" Street Sidewalk Improvement.
11. The Parks and Recreation Staff are seeking City Council's approval of a bid award for bid #14-36 in the amount of \$68,985.68 for the construction of the pathways of the Legacy Orchards at Orchards Park.

12. An ordinance authorizing the Mayor and City Council to enter into an agreement with Modern Fence & Supply Company for repair/replacement of 7 different gates located at the City of Bentonville Inventory Warehouse and the Electric Department for an amount not to exceed \$36,990.00.
13. Council approval of a Resolution authorizing the Mayor and City Clerk to enter into a real estate contract with Affordable Arkansas Homes, LLC for the sale of property referenced as City Maintenance Facilities (9.89 acres on SE 3rd Street), Head Start Facility (1.5 acres at 802 NW A Street), Lots 1, 2 and 3 of Price Coffee Addition (142 acres) and 9.5 acres on southern end of Tiger Tank (parcel no. 18-09863-001) for the sum of \$7,000,000.00 plus seller associated closing costs. See attached memo, budget adjustment form and real estate contract.
14. Council approval of a resolution authorizing the Mayor and City Clerk to enter into a lease agreement with Affordable Arkansas Homes, LLC for the lease of City Maintenance Facilities Campus (9.89 acres on SE 3rd Street). See attached memo and lease agreement.
15. Council approval of a budget adjustment recognizing \$7,000,000.00 received from the sale of City Facilities and purchase of Rose Property for \$5,200,000.00 to relocate City Maintenance/Utility Facilities.
16. Council approval of a Resolution authorizing the Mayor and City Clerk to enter into a real estate contract with Rose Properties, LLC for the purchase of property referenced as 19 acres of reserved property of the Keeling Subdivision (parcel no. 01-08931-000) and 18 acres of unplatted property (parcel no. 01-00128-000) located at 501 SW Airport Road containing a total of 37 acres, more or less, for the sum of \$5,200,000.00 plus buyer associated closing costs. See attached memo, budget adjustment form and real estate contract.
17. Approval for Mayor and City Clerk to enter into a Development Agreement with Cornerstone Aviation, LLC for the construction of public improvements to support a new 7 bay T hangar on the west side of Bentonville Municipal Airport.
18. Council approval for the Mayor and City Clerk to enter into a contract with Don Peters Construction for public improvements in support of a new 7 bay T hangar at Bentonville Municipal Airport. The City has received a grant from Arkansas State Department of Aeronautics for \$247,126.76 (80%) of the project. The remaining cost will be paid by the hangar owner, Cornerstone, LLC.
19. Approval for Mayor and City Clerk to enter into a Ground Lease with Cornerstone Aviation, LLC for a 7 bay T hangar on the west side of Bentonville Municipal Airport.