



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, October 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: October 14, 2014**

AGENDA

1. Informational - Proclamation presentation designating October 2014 Community Planning Month in the City of Bentonville.
2. Planning:
- 2a. **Richard Whitehead: Lot Split, 1601 Greenhouse Road, Zoned C-1, Neighborhood Commercial.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a Lot Split application for property located at 1601 Greenhouse Road. The proposed plat indicates the creation of two lots to be known as Lot 3, (1.32 acres) and Lot 4, (6.28 acres) from the existing Lot 1 Whitehead Addition. An access easement is being provided from Lot 4 to access parking on the south side of proposed Lot 3. A 20' utility easement will be dedicated along the west side of proposed Lot 3 to run parallel with Greenhouse Road.

- 2b. **James Martin: Lot Split, 407 Southwest 3rd Street, R-C2, Central Residential-Moderate Density.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a Lot Split application for property located at 407 Southwest 3rd Street. The proposed plat indicates the creation of three new lots

from three existing lots to be known as Lot 18 (0.26 acres), Lot 19 (0.11 acres) and Lot 20 (0.11 acres) of Clark's 2nd Addition. Per the proposed plat 7' of right of way will be dedicated on the West side of the property along Southwest 'D' Street and 1' right of way on the North of the property along Southwest 3rd Street.

2c. **ARC Construction: Final Plat, Windwood Subdivision Phase VI, Southwest 18th Street, Zoned R-1, Single Family Residential.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a Final Plat for Windwood Subdivision Phase VI. The 25 lot single family residential subdivision will be located on the east side of Windwood Subdivision and will also include one non-buildable lot. The new phase will tie into existing infrastructure. Southwest Birch Street was constructed running North and South connecting Southwest 18th Street and 20th Street. Per the plat, the applicant is dedicating right of way for residential streets and also dedicating utility easements to serve the subdivision.

3. Appointment of Chad Alligood curator at the Crystal Bridges Museum of American Art to the Public Art Advisory Committee with term expiring on October 28, 2017.
4. Resolution setting a public hearing for the condemnation of a home at 502 S.E. "D" Street.
5. Stonehenge Fire Access Road Reconstruction is now complete. To reconcile the quantities used and the final price of the contract, a reconciliation change order is needed. The final project cost is \$44.00 less than the currently contracted amount of \$94,335.00.
6. Award bid # 14-54 to Environmental Process Systems in the amount of \$21,021.00 for the purchase and installation of new weirs and baffles in the grit chamber at the wastewater treatment plant. This is a 2014 budgeted item.
7. Parks and Recreation is asking City Council's approval to award bid number 14-55 to General Construction Solutions, Inc. for the construction of a 157 space parking lot at Merchants Baseball Park (formerly Elm Tree Ballfields).
8. The Street Department has a balance of \$43,066.18 left in the Capital Equipment line item. This is due to the combined savings of the purchase price of the bull dozer and electronic message board. The Street Department is intending to use approximately \$16,800.00 of that money for the purchase of (2) Two snow plows and (1) One Spreader box for this year. Please see attached memo and price quotes.
9. Approve Resolution setting public hearing regarding the placement and amount of liens to be placed on certain properties for mowing and remediating unsanitary and unsightly conditions. This process is mandated by State law. The City has been forced to take action to remediate weeds and tall grass and other unsightly conditions at the subject properties. Code Enforcement advised the property owners of the violation and requested that they take action prior to

the City stepping in to take action. Property owners have also been advised of the costs and that a lien would be placed on the properties if the costs were not paid. All property owners have been invoiced and failed to pay as of the date this item is submitted.