



**Revised Agenda:  
Committee of the Whole adding Item 3  
New Business Item 2 revised**

**Committee of the Whole  
and  
City Council  
Meeting Agenda  
February 10, 2025  
February 11, 2025  
6:00 PM  
Bentonville City Hall**

Note – The public, members of the City Council, and City staff, may have the option to attend this meeting by remote means. For public health reasons, those who attend in person should keep in mind hygiene, the use of facial coverings, and social distancing.

Bentonville residents can make public comments in the following ways:

- Public comments can be made in person at the meeting which is held at 305 SW A Street in Council Chambers.
- Public comments can be submitted by email to [cc.comments@bentonvillear.com](mailto:cc.comments@bentonvillear.com) by at least 4:00 p.m. on the day of the meeting. This email includes the Mayor and City Council email addresses.
- Public comments can be made virtually by registering for the Council meeting at the Zoom link listed below. This requires you to register with your name, address, phone number and email address. The pre-existing limitations (3 minutes) and procedures concerning oral public comments will still apply.

\*If you would like to attend the Committee of the Whole Meeting virtually, please register at the following link by 4:00 p.m. on February 10, 2025: [Registration Link](#)

\*If you would like to attend the City Council Meeting virtually, please register at the following link by 4:00 p.m. on February 11, 2025: [Registration Link](#)

**Council Questions/Discussion Concerning the Business Meeting**

**Call to Order**

**Pledge of Allegiance**

**Moment of Silence**

**Roll Call**

**Approval of Minutes: January 28, 2025**

**I. Committee of the Whole - Monday Night Only Items**

**1. Downtown Bentonville Inc. Presentation**

2. **Water Rate Analysis and Financial Plan**  
The second workshop with Raftelis and the City to discuss water rates.
3. **Construction Appeals Board Discussion**

## II. **New Business - Public Comment to be Heard with Agenda Item**

1. **Ordinance Establishing 2025 Fees for Bentonville Public Library** **Ordinance\***  
Ordinance establishing fees for Library materials, programs, services, and facilities for 2025. No budget adjustment is needed.
2. **Appointment of August Martin to the NWA National Airport Authority Board of Directors** **Appointment**  
Mayor Orman recommends appointment of August Martin to the Northwest Arkansas National Airport Authority Board of Directors. Term to expire on December 31, 2030.
3. **Resolution to Award Bid IFB-24-96 to Milestone Construction Company for Repairs to Fire Station 4** **Resolution \***  
Resolution to award bid IFB-24-96-Fire Station 4 Storm Repairs to Milestone Construction Company, LLC in the amount of \$43,101.29 to repair damages sustained to fire station 4 during the storm on May 26th, 2024. A budget adjustment is needed.
4. **Resolution to Award Bid IFB-24-86 Routine Automotive Vehicle Maintenance and Inspection Services** **Resolution \***  
Resolution awarding bid IFB-24-86 to Banner Fire Equipment per the unit prices attached. No budget adjustment is needed.
5. **Resolution to Award Bid IFB-24-93 - Routine Emergency Vehicle Maintenance & Inspection Services** **Resolution \***  
Resolution to award bid IFB-24-93 to Banner Fire Equipment per the unit prices attached. No budget adjustment is needed.
6. **Ordinance Waiving Bidding to Purchase Twelve (12) Police Department Vehicles with Upfitting** **Ordinance\***  
An Ordinance authorizing an agreement with Superior Automotive Group, and competitive bid waiver, to purchase twelve (12) Chevrolet Tahoe police vehicles with upfitting. No budget adjustment is needed.
7. **Resolution Authorizing a Capital Expenditure to Purchase Equipment Upgrades for Existing Fleet** **Resolution \***  
A Resolution authorizing budgeted capital funds to be used to retrofit new docks into the Bentonville Police Department's existing fleet. No budget adjustment is needed.
8. **Public Hearing & Ordinance Vacating a Street Right of Way & Establishing a Utility Easement (VAC24-0006)** **Ordinance\***  
Hold Public Hearing and approval of Ordinance vacating Street Right of Way and establishing Utility Easement located at Lot 16 of Hillcrest Addition (VAC24-0006).

9. **Resolution Setting a Public Hearing for Utility Easement Vacation (VAC25-0001)** **Resolution \***  
 Approve Resolution to set Public Hearing for February 25, 2025 for a Utility Easement Vacation located at Lot 18 of Crystal Bridges Museum Addition (VAC25-0001).
10. **Airport Advisory Board Appointment of Cara Osborne** **Appointment**  
 City Council approval of Mayor Orman's recommendation to appoint Cara Osborne to first 3-year term on the Airport Advisory Board. Cara will begin her first term filling the expired term of Richard Ham. Her term will expire on September 30, 2027.
11. **Resolution to Enter into an Amended Agreement with Ozark Tennis Academy** **Resolution \***  
 Resolution to enter into an amended agreement with Ozark Tennis Academy, utilizing the contract extension provision for one (1) year, for tennis and pickleball services in 2025. No budget adjustment is needed.
12. **Resolution to Enter an Agreement with Byrne & Jones Sports Construction for Creekside Park Cricket Field** **Resolution \***  
 A Resolution for the Mayor and City Clerk to enter into an agreement with Byrne & Jones Sports Construction, in the amount of \$150,000.00, for field corrections and improvements at the Creekside Park cricket field. No budget adjustment is needed.
13. **Resolution to Award Bid IFB-24-92 Parks Mowing Services to Brightview Landscape Services, Inc.** **Resolution \***  
 Resolution awarding IFB-24-92 Parks Mowing Services to Brightview Landscape Services, Inc. for mowing services throughout the year at a weekly rate of \$3,979.61, for an estimated annual total of \$119,388.00. No budget adjustment is needed.
14. **Resolution for Parks and Recreation Maintenance Facility Amendment Approval and GMP Bid Award** **Resolution \***  
 Resolution authorizing the Mayor and Clerk enter into an amended GMP agreement with Crossland Construction, in the amount of \$6,405,195.00, for the construction of the new parks and recreation maintenance facility at Memorial Park. No budget adjustment is needed.
15. **Ordinance Waiving Competitive Bidding for the 2025 Downtown Bentonville Inc. Services Agreement** **Ordinance\***  
 Ordinance approving a bid waiver to Downtown Bentonville, Inc., and authorizing the Mayor and City Clerk enter into an agreement for services for 2025. No budget adjustment is needed.

### III. Utility Board

1. **Resolution Authorizing Water Resource Recovery Facility Fence Repair due to 2024 Storm Event** **Resolution \***  
 Approving a Resolution authorizing an agreement with B's Tree & Landscape, in the amount of \$36,359.48, for the WRRF and compost facility northern property line clearing and fence replacement, due to damage caused by the May, 2024 storm. Utility Board approved 5-0. A budget adjustment is needed.

2. **Resolution to Amend Bid Award IFB-21-91 with Chemtrade Chemicals US, LLC** **Resolution \***

Approving a resolution to enter in an amended agreement with Chemtrade Chemicals US, LLC. for the continued purchasing of Aluminum Sulfate. Utility Board approved 5-0. No budget adjustment is needed.

3. **Ordinance for a Waiver of Bid to Purchase Equipment for the Barscreen at McKissic Creek Lift Station** **Ordinance\***

Approving an Ordinance to waive competitive bidding for the purchase of replacement components for the barscreen at McKissic Creek Lift Station. Utility Board approved 5-0. No budget adjustment is needed.

#### **IV. Planning**

1. **Final Plat - Lots 1-147 of Hope Hill Subdivision - Ginn Road (FP24-0016)** **Ordinance\***

**The Planning Commission voted 7-0, recommending approval.**

An Ordinance Accepting A Final Plat Of Lots 1-147 Of Hope Hill Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

2. **Lot Split - Lots 6 and 7 of Simpson Family Subdivision - Heagerty Road (LS24-0038)** **Ordinance\***

**The Planning Commission voted 7-0, recommending approval.**

An Ordinance Accepting A Lot Split Of Lot 2 Of Simpson Family Subdivision Creating New Lots 6 And 7 Of Simpson Family Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

3. **Lot Split - Lots 143 and 144 of Osage Hills Subdivision, Phase 1 - Southwest Pawhuska Street (LS24-0039)** **Ordinance\***

**The Planning Commission voted 7-0, recommending approval.**

An Ordinance Accepting A Lot Split Of Lot 30 Of Osage Hills Subdivision, Phase 1 Creating New Lots 143 And 144 Of Osage Hills Subdivision, Phase 1 To The City Of Bentonville, Arkansas; And For Other Purposes.

4. **Rezoning - Kincannon - R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential - 316 Southwest D Street (RZ25-0002)** **Ordinance\***

**The Planning Commission voted 7-0, recommending approval.**

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-2, Downtown Medium-Density Residential; And For Other Purposes.

5. **Future Land Use Map Amendment - River Farm Capital, LLC - Low Density Residential (LDR) to Medium Density Residential (MDR) - Northwest 10th Street (RZ25-0003)** **Resolution \***

**The Planning Commission voted 7-0, recommending approval.**

A Resolution Amending The City Of Bentonville Future Land Use Map For A Specific Area From Low-Density Residential To Medium-Density Residential; And For Other Purposes.

6. **Rezoning - River Farm Capital, LLC - R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential - Northwest 10th Street (RZ25-0003)** **Ordinance\***

**The Planning Commission voted 7-0, recommending approval.**

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-2, Downtown Medium-Density Residential; And For Other Purposes.

7. **Plan Bentonville - Future Land Use Map and Alignment Policy** **Resolution \***

**V. Other Business/Announcements/Comments**

**Adjournment**

**Public Comments Concerning Matters of City Related Business**