

Bentonville City Council

Meeting Minutes

February 11, 2025



The City Council of Bentonville, Arkansas, met in regular session Tuesday, January 28, at 6:00 p.m., at City Hall, 305 S.W. A Street, Bentonville, Arkansas.

Present were Council Members Octavio Sanchez, Cindy Acree, Holly Hook, Chris Sooter, Aubrey Patterson, Gayatri Agnew (via zoom), Beckie Seba, and Bill Burckart. Also present were Mayor Stephanie Orman, City Attorney Nicholas Henry, City Clerk Malorie Marrs, the press, city staff, and the audience. Several members of the city staff and the public attended remotely via Zoom.

Mayor Orman called the meeting to order, and a Scout Member from Troop 525, led everyone present in the Pledge of Allegiance, which was followed by a moment of silence in support of our armed forces.

Motion was made by Council Member Sanchez to approve the minutes of the February 11th, regular council meeting as presented, second by Council Member Burckart. There was no discussion. Motion carried (7-0-1 Abstain: Council Member Seba due to previous meeting absence).

A motion was made by Council Member Sooter to suspend the rules regarding the reading of all ordinances on three separate days, and further that all ordinances and resolutions be read by title only, second by Council Member Sanchez. There was no discussion. Motion carried (8-0).

Motion for Consent Agenda:

-Council Member Sooter motioned to move items 2, 3, 4, 5, 7, 9,10, 12, 13, & 14 under New Business & items 1 & 2 under Utility Boars; to a consent agenda, seconded by Council Member Burckart. There was no discussion. Motion carried (8-0).

I. Consent Agenda Items *New Business*

New Business

- 2. Appointment: August Martin to the NWA National Airport Authority Board of Directors**
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 2-11-25 A: Award Bid IFB-24-96 to Milestone Construction Company for Repairs to Fire Station 4**
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 2-11-25 B: Resolution to Award Bid IFB-24-86 Routine Automotive Vehicle Maintenance and Inspection Services

Resolution awarding bid IFB-24-86 to Banner Fire Equipment per the unit prices attached. No budget adjustment is needed.

5. Resolution 2-11-25 C: Resolution to Award Bid IFB-24-93 - Routine Emergency Vehicle Maintenance & Inspection Services

Resolution to award bid IFB-24-93 to Banner Fire Equipment per the unit prices attached. No budget adjustment is needed.

7. Resolution 2-11-25 D: Resolution Authorizing a Capital Expenditure to Purchase Equipment Upgrades for Existing Fleet

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.

9. Resolution 2-11-25 E: Resolution Setting a Public Hearing for Utility Easement Vacation (VAC25-0001)

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. Appointment: Airport Advisory Board Appointment of Cara Osborne

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.

12. Resolution 2-11-25 G: Resolution to Enter an Agreement with Byrne & Jones Sports Construction for Creekside Park Cricket Field

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 2-11-25 H: Resolution to Award Bid IFB-24-92 Parks Mowing Services to Brightview Landscape Services, Inc.

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 2-11-25 I: Resolution for Parks and Recreation Maintenance Facility Amendment Approval and GMP Bid Award

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.

Utility Board

1. Resolution 2-11-25 J: Resolution Authorizing Water Resource Recovery Facility Fence

Repair due to 2024 Storm Event

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 2-11-25K: Resolution to Amend Bid Award IFB-21- 91 with Chemtrade Chemicals US, LLC

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

City Attorney Nicholas Henry read the consent agenda items by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (8-0).

Ib. New Business Non-Consent Agenda Items

1. Ordinance 2025-37: Ordinance Establishing 2025 Fees for Bentonville Public Library

Ordinance establishing fees for Library materials, programs, services, and facilities for 2025. No budget adjustment is needed.

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Sooter. There was no discussion. Motion passed (8-0).

City Attorney Nicholas Henry read the emergency clause, stating that the need to make this adaptation is immediate. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart. Motion carried (8-0).

6. Ordinance 2025-38: Ordinance Waiving Bidding to Purchase Twelve (12) Police Department Vehicles with Upfitting

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.

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (8-0).

City Attorney Nicholas Henry read the emergency clause, stating that the need to make this adaptation is immediate. Motion to approve by Council Member Sanchez, seconded by Council Member Acree. Motion carried (8-0).

8. Ordinance 2025-39: Public Hearing & Ordinance Vacating a Street Right of Way & Establishing a Utility Easement (VAC24-0006)

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).

Mayor Orman opened the public hearing, no comments made, Mayor Orman closed the public hearing.

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Burckart, second by Council Member Seba. There was no discussion. Motion passed (8-0).

11. Resolution 2-11-25 F: Resolution to Enter into an Amended Agreement with Ozark Tennis Academy

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.

City Attorney Nicholas Henry read the Resolution by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (7-0-1: Council Member Hook abstained from voting).

15. Ordinance 2025-40: Ordinance Waiving Competitive Bidding for the 2025 Downtown Bentonville Inc. Services Agreement

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.

Council Member Patterson mentioned how excited she was about the small business Saturday initiative.

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. Motion passed (8-0).

II. Utility Board

3. Ordinance 2025-41: Ordinance for a Waiver of Bid to Purchase Equipment for the Barscreen at McKissic Creek Lift Station

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.

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (8-0).

City Attorney Nicholas Henry read the emergency clause, stating that the need to make this adaptation is immediate. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart. Motion carried (8-0).

III. Planning

1. Ordinance 2025-42: Final Plat - Lots 1-147 of Hope Hill Subdivision-Ginn Road (FP 24-0016)

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

The Planning Commission voted 7-0, recommending approval.

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Seba. There was no discussion. Motion passed (8-0).

2. Ordinance 2025-43: Lot Split - Lots 6 and 7 of Simpson Family Subdivision Heagerty Road (LS24-0038)

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.

The Planning Commission voted 7-0, recommending approval

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (8-0).

3. Ordinance 2025-44: Lot Split - Lots 143 and 144 of Osage Hills Subdivision, Phase 1- SW Pawhuska Street (LS 24-0039)

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.

The Planning Commission voted 7-0, recommending approval.

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (8-0).

4. Ordinance 2025-45: Rezoning - Kincannon - R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential 316 SW. D ST.

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.

The Planning Commission voted 7-0, recommending approval.

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (8-0).

5. Resolution 2-11-25 L: Future Land Use Map Amendment - River Farm Capital, LLC - Low Density Residential (LDR) to Medium Density Residential (MDR) NW 10th St.

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.

The Planning Commission voted 7-0, recommending approval

Council Member Patterson asked a question regarding the area being surrounded by R1, its not consistent with the land use, but in the new plan is showing a standard review (DN1 and DN2), and this is what we want to see forward.

Tyler Overstreet confirmed his team is working to clarify these areas.

City Attorney Nicholas Henry read the resolution by title only. Motion to approve by Council Member Sanchez, second by Council Member. Motion passed (7-1: NO: Acree).

6. Ordinance 2025-46: Rezoning - River Farm Capital, LLC - R1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential NW 10th St (RZ25-0003)

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.

The Planning Commission voted 7-0, recommending approval

City Attorney Nicholas Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. Motion passed (8-0).

7. **Resolution 2-11-25 M: Plan Bentonville - Future Land Use Map and Alignment Policy**

Tyler Overstreet, reviewed the revamped Future Land Use Map, based on council, city, and citizen discussion, before hearing from public comment.

Multiple people from the community spoke thanking council, and planning commission for their hard work, and willingness to listen to the city to hear feedback. All appreciated the approval of the Land Use Map as is.

City Attorney Nicholas Henry read the Resolution by title only. Motion to approve by Council Member Sooter, second by Council Member Acree. Motion passed unanimously.

Upon passing Tyler Overstreet thanked everyone for all their support and hard work.

IV. Other Business

Council Member Burckart motioned to adjourn the meeting, seconded by Council Member Hook.

Meeting adjourned

Committee Reports


Council Member Sanchez- Library Board: Met on the items stated on the agenda

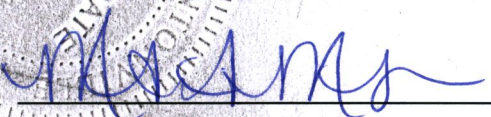
Council Member Sooter-Parks: Met: Group from EDG gave the memorial park master plan update. Discussed the public meeting for the Morning Star property on Feb 27th all are welcome.

Council Member Burckart-Finance: Utilities spoke regarding the expenses. Discussed the water increase, with the average bill is \$224 which on average could increase up to \$252 which is a little over a 12% increase of the total utilities package, with the majority coming from water.

There is a slide showing the breakout upon request.

The next Bentonville City Council meeting will be on Tuesday February 25, 2025.




Malorie Marrs, City Clerk


Stephanie Orman, Mayor