



**Committee of the Whole
and
City Council
Meeting Agenda
March 10, 2025
March 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 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 March 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 March 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: February 25, 2025

I. Committee of the Whole - Monday Night Only Items

1. Water Rate Discussion

Informational

- 2. **Early Build Permits** **Informational**
Staff vetted and approved draft.
- 3. **Construction Appeals Board Discussion** **Informational**
Staff vetted and approved draft.

II. Old Business

- 1. **Tabled at the February 25, 2025, City Council Meeting: Ordinance Adopting Water Rates for the City of Bentonville, Arkansas** **Ordinance***
Adoption of an Ordinance amending section 98-356 of the City of Bentonville Municipal Code, setting water rates for the City of Bentonville, Arkansas. Utility Board unanimously supports the proposed rates. No budget adjustment is needed.

III. New Business - Public Comment to be Heard with Agenda Item

- 1. **Resolution Approving Artwork "Fish of Bentonville" on Two Public Sewer Mains in Town Branch Park** **Resolution**
A resolution to approve the installation of artwork titled "Fish of Bentonville", by local student Yenuli Wickramasinghe, on two public sewer mains in Town Branch Park. No budget adjustment is needed.
- 2. **Public Hearing and Ordinance Vacating a Utility Easement (VAC25-0002)** **Ordinance***
Public Hearing and approval of Ordinance vacating a Utility Easement Vacation located at Lots 9, 10 & 11 of Robinnaire Heights Subdivision (VAC25-0002).
- 3. **Public Hearing and Ordinance Vacating Alley/Street Right of Way (VAC25-0004)** **Ordinance***
Public Hearing and approval of Ordinance vacating Alley/Street Right of Way located at Lots 2 & 3 of Curtis Addition (VAC25-0004).
- 4. **Public Hearing and Ordinance Vacating Utility Easement (VAC25-0005)** **Ordinance***
Public Hearing and approval of Ordinance vacating a Utility Easement Vacation located at Lot 1 of The Estates at Woods Creek Subdivision (VAC25-0005).
- 5. **Setting a Public Hearing for a Utility Easement Vacation (VAC25-0007)** **Ordinance***
Approve Resolution to set Public Hearing for April 8, 2025 for Utility Easement Vacation located at Lot 1 of Mason Addition (VAC25-0007).
- 6. **Resolution for Hwys. 12/279/Vaughn Rd. Intersection Improvement FFY 2026 STBGP-A Application** **Resolution**
Staff recommends approving a resolution expressing the willingness of the City of Bentonville to utilize FFY 2026 STBGP-A grant funds for Right of Way and Utilities activities for the improvements to the Airport Boulevard (Hwy 12) and Vaughn Rd (Hwy 279) intersections. No budget adjustment is needed.
- 7. **Resolution Approving Greenhouse Road FFY 2026 STBGP-A Application** **Resolution**

A resolution expressing the willingness of the City of Bentonville to utilize FFY 2026 STBGP- A grant funds for Right of Way and Utilities activities for the Greenhouse Road Safety Improvements project. This is in partnership with Centerton. No budget adjustment is needed.

8. **Resolution Approving RFQ-24-48 Greenhouse Road Acquisition Services and a Budget Adjustment** **Resolution**

A Resolution adjusting the 2025 budget and authorizing an agreement with Olsson, in the amount of \$592,800.00, to perform acquisition services for the Greenhouse Road Safety Improvements project. A budget adjustment is needed to recognize and appropriate grant funds.
9. **Ordinance approving 2025 Public Transit Agreement with Ozark Regional Transit Service** **Ordinance***

Ordinance allowing the approval of an agreement with Ozark Regional Transit Service in the amount of \$568,256.00 to provide transit service to Bentonville citizens for the 2025 calendar year and waiving the requirement of competitive bidding. No Budget Adjustment is needed.
10. **Reappointment of Brian Baldwin to the City of Bentonville's Airport Advisory Board** **Appointment**

Reappointment of Brian Baldwin to his first full three-year term. He was filling an unexpired term of another board member which ended on September 20, 2024. Reappointment for a three-year term to end September 20, 2027.
11. **Resolution Authorizing a Land Lease Agreement at 2509 SW I ST with IAC, LLC** **Resolution ***

A resolution authorizing the Mayor and City Clerk to enter into a land lease agreement, at the Bentonville Municipal Airport, between the City of Bentonville and Independent Aviation Consultants, LLC. This was approved by the Airport Advisory Board. No budget adjustment is needed.
12. **Resolution Authorizing a Land Lease Agreement at 2511 SW I ST with 6FHangar, LLC** **Resolution ***

A resolution authorizing the Mayor and City Clerk to enter into a land lease agreement, at the Bentonville Municipal Airport, between the City of Bentonville and 6FHangar, LLC. This was approved by the Airport Advisory Board. No budget adjustment is needed.
13. **Resolution Authorizing a Land Lease Agreement at 2513 SW I ST with Hangar One, LLC** **Resolution ***

A resolution authorizing the Mayor and City Clerk to enter into a land lease agreement, at the Bentonville Municipal Airport, between the City of Bentonville and Hangar One, LLC. This action was approved by the Airport Advisory Board. No budget adjustment is needed.
14. **Resolution Authorizing a Land Lease Agreement at 2515 SW I ST with AEROSuites, LLC** **Resolution ***

- A resolution authorizing the Mayor and City Clerk to enter into a land lease agreement at the Bentonville Municipal Airport, between the City of Bentonville and AEROSuities, LLC. This action was approved by the Airport Advisory Board. No budget adjustment is needed.
15. **Resolution Authorizing a Land Lease Agreement at 2517 SW I ST with Three Bears, LLC** **Resolution ***
A resolution authorizing the Mayor and City Clerk to enter into a land lease agreement, at the Bentonville Municipal Airport, between the City of Bentonville and Three Bears, LLC. This action was approved by the Airport Advisory Board. No budget adjustment is needed.
16. **Resolution Authorizing a Land Lease Agreement at 2519 SW I ST with Lone Projects, LLC** **Resolution ***
A resolution authorizing the Mayor and City Clerk to enter into a land lease agreement, at the Bentonville Municipal Airport, between the City of Bentonville and Lone Projects, LLC. This action was approved by the Airport Advisory Board. No budget adjustment is needed.
17. **Resolution Awarding Bid IFB-25-08 for Orchards Park Storm Damage and Adjusting the 2025 Budget** **Resolution**
Resolution adjusting the 2025 budget and awarding bid IFB-25-08 to Milestone Construction Company to complete repairs on the damaged cedar arbor structure in Orchards Park. A budget adjustment is needed.
18. **Resolution Accepting the Climate Pollution Reduction Grant Award for Town Branch Creek** **Resolution**
Resolution authorizing Mayor and Clerk enter into a sub-recipient grant agreement with MetroPlan, Northwest Arkansas Regional Planning, and Watershed Conservation Resource Center for the Climate Pollution Reduction Grant in the amount of \$2,080,350.00. A budget adjustment is needed to recognize grant funds.
19. **Resolution to Enter an Airspace Agreement with ARDOT for the Expressway Trail** **Resolution ***
Resolution authorizing Mayor and City Clerk enter into an Airspace Agreement with Arkansas Department of Transportation for the Expressway Trail. No budget adjustment is needed.
20. **Resolution to Recognize and Accept a JAG Grant for Additional Police Equipment** **Resolution ***
Resolution to recognize and accept a Edward Byrne Memorial Justice Assistance Grant in the amount of \$12,228.00. A budget adjustment is needed to recognize the funds.
21. **Resolution Awarding IFB-25-05 for Bi-weekly Mowing of City Interchanges Within City Limits** **Resolution**
A Resolution awarding bid IFB-25-05 to Luttrell Enterprises for the bi-weekly mowing of Arkansas Interstate Interchanges within Bentonville city limits. No budget adjustment is needed.

22. **Resolution Awarding Bid IFB-25-07 for Bi-Weekly Right-of-Way Mowing Within City Limits** **Resolution**

A Resolution awarding bid IFB-25-07 to Empire Group Property Management for the bi-weekly mowing of Arkansas State Highway rights-of-way, as well as City of Bentonville rights-of-way within Bentonville city limits. No budget adjustment is needed.

IV. Utility Board

1. **Ordinance for a Waiver of Bid to Purchase a 69-KV Substation Breaker for A Sub Expansion** **Ordinance***

Ordinance authorizing the purchase of a 69-KV breaker for the expansion of A Sub and waiving competitive bidding for \$76,097.03. Utility Board approved 5-0. A budget adjustment is needed.

2. **Ordinance to Waive Competitive Bidding to Order 750 Underground Wire** **Ordinance***

Approval of an Ordinance waiving competitive bidding to purchase 750 UG Wire from Stuart Irby, unit prices and estimated quantities attached, plus applicable taxes. Utility Board approved 5-0. No budget adjustment is needed.

3. **Resolution Authorizing Sewer Flow Monitoring with TREKK Design Group** **Resolution**

A Resolution authorizing the Mayor and City Clerk to enter in to an agreement with TREKK Design Group in the amount of \$93,482.00. Utility Board approved 5-0. A budget adjustment is needed.

V. Planning

1. **Final Plat - I-14 Subdivision** **Ordinance***
Southwest I Street The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Final Plat Of Lots 1-11 Of I-14 Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

2. **Lot Split - Lot 59 & 60 of Skyview Acres** **Ordinance***
1108 Lockheed Street The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 55 Of Skyview Acres Subdivision Creating New Lots 59 And 60 Of Skyview Acres Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

3. **Lot Split - Lots 61 & 62 of Skyview Acres Subdivision** **Ordinance***

1100 Lockheed Street The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 56 Of Skyview Acres Subdivision Creating New Lots 61 And 62 Of Skyview Acres Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

4. **Property Line Adjustment - Lot 28, Block 5 W. A. Burk's Addition** **Ordinance***

940 North Main Street The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Lot 27, Block 5 Of W.A. Burk's

Addition Creating New Lot 28, Block 5 Of W.A. Burk's Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

5. **Rezoning - Gemper - R-ZL, Residential Ordinance***
Zero Lot Line to DN-2, Downtown Medium Density Residential

401 Southeast G Street **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-ZL, Zero Lot Line To DN-2, Downtown Medium-Density Residential; And For Other Purposes.

6. **Rezoning - Kaler - R-1, Low-Density Ordinance***
Single-Family Residential to DN-2, Downtown Medium Density Residential

212 Southwest C Street **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. **Rezoning - Applejack II Townhomes Ordinance***
- RO, Residential Office, R-1, Low-Density Single-Family Residential, and DE, Downtown Edge to Planned Residential Development (PRD)

Valley Street **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-O, Residential Office, R-1, Low Density Single Family Residential, And DE, Downtown Edge To PRD, Planned Residential Development; And For Other Purposes.

VI. State of the City Report - Mayor Stephanie Orman

VII. Other Business/Announcements/Comments

Adjournment

Public Comments Concerning Matters of City Related Business