



**Committee of the Whole
and
City Council
Meeting Agenda
April 7, 2025
April 8, 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 April 7, 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 April 8, 2025: [Registration Link](#)

Council Questions/Discussion Concerning the Business Meeting

Call to Order

Pledge of Allegiance

Moment of Silence

Roll Call

Approval of Minutes: March 11, 2025

I. Committee of the Whole - Monday Night Only Items

1. **Bentonville Public Library: Financial Overview of Bentonville Public Library's Expansion / Renovation Project** **Informational**

2. **Electric Cost of Service Study - Informational Only** **Informational**

3. **Sewer Collection Analysis Presentation - Informational only** **Informational**

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

1. **Spring 2025 Upskill Update** **Informational**

2. **Proclamation to Celebrate National Library Week** **Proclamation**
 Proclamation to Celebrate National Library Week.

3. **Proclamation Recognizing "National Public Safety Telecommunicator Week"** **Proclamation**
 Proclamation recognizing the Bentonville Emergency Communications Center for "National Public Safety Telecommunicator Week"- April 13-19, 2025.

4. **Proclamation Recognizing "National Animal Control Officer Appreciation Week"** **Proclamation**
 Proclamation recognizing the Bentonville Animal Services employees during "National Animal Control Officer Appreciation Week"- April 13-19, 2025.

5. **Resolution and Budget Adjustment Recognizing a Donation from the Bentonville Rotary Club** **Resolution ***
 Resolution recognizing a donation in the amount of \$1,100.00 from the Bentonville Rotary Club. A budget adjustment is needed.

6. **Public Hearing and Ordinance Vacating Utility Easement (VAC25-0007)** **Ordinance***
 Public Hearing and approval of Ordinance vacating a Utility Easement Vacation located at Lot 1 of Mason Addition (VAC25-0007).

7. **Resolution Setting a Public Hearing to Vacate a Street Right of Way (VAC25-0009)** **Resolution ***
 Approve Resolution to set a Public Hearing for April 22, 2025 to vacate Street Right of Way located at Lot 6 of Walmart Layout Subdivision (VAC25-0009).

8. **Resolution to Award Bid IFB-25-15 for Asphalt Materials - Quarter 2** **Resolution ***
 Resolution awarding bid IFB-25-15 to Emery Sapp & Sons, Inc. per the unit prices attached for the purchase of asphalt materials as required for street surface repairs and street resurfacing. No budget adjustment is needed.

9. **Resolution Approving Addendum 7 to Master Development Agreement for Global Home Office Project** **Resolution ***
 Resolution approving an addendum to the Global Home Office Project Master Development Agreement. No budget adjustment is needed.
10. **Resolution to Award Bid IFB-25-18 for Airport Mowing Services to Luttrell Enterprises** **Resolution ***
 Resolution awarding bid IFB-25-18 for Airport Mowing Services to Luttrell Enterprises for bi-weekly mowing services at a price of \$5,326.91 per mowing cycle. No budget adjustment is needed.
11. **Resolution Approving VBT Hangar Development Project Access Road Change Order 05** **Resolution ***
 A Resolution authorizing Change Order 05 with Sy-Con, for the VBT Access Road Change Order 05. No budget adjustment is needed.
12. **Ordinance Amending Municipal Code Article 14-XIII Creating a New Construction Board of Appeals** **Ordinance***
 An ordinance amending Bentonville Municipal Code Article 14-XIII Construction Appeals Board to create a new Construction Board of Appeals and set forth membership and meeting standards. No budget adjustment is needed.
13. **Resolution to Approve Substantial Amendment of the 2023-2027 Consolidated Plan - CDBG Program** **Resolution ***
 A Resolution approving the substantial amendment to the 2023-2027 Consolidated Plan and 2023 Annual Action Plan (AAP) for the CDBG Program. A budget adjustment is needed to reallocate funds.
14. **An Ordinance to Repeal and Replace Ordinance 2005-147** **Ordinance***
 Repeal and replace Ordinance 2005-147 vacating a drainage and utility easement due to a scrivener's error of omitting a legal description. No budget adjustment is needed.
15. **Active Transportation Advisory Board Member Appointments** **Appointment**
 City Council approval of Mayor Orman's recommendation to appoint Ashley Calderon, Monica Diodati, Steven George, Christina Johnson, Jocelyn Lampkin, Jason McCrory, Luke Powers, Shannon Reyenga, and Evan Springer to the Active Transportation Advisory Board. As well as the recommended appointment of Sadie Koudelka as an ex-officio member representing the Bentonville youth.
16. **Resolution Approving an Extra Work Authorization for the 'A' Street Promenade** **Resolution ***
 Resolution authorizing the Mayor to enter into an amended agreement with Design Workshop, to design the turn-around on Blake Street and the A Street Promenade. No budget adjustment is needed.
17. **Resolution to Amend Contract from Bid Award IFB 24-56 - Skyline Printing Run Bentonville Hoodies** **Resolution ***

A resolution amending the contract with Skyline Printing, allowing for additional design, for the Bentonville Half Marathon hoodies. No budget adjustment is needed.

III. Utility Board

1. **Resolution to approve Amendment 1 ARDOT Utility Relocation Agreement** **Resolution ***
A Resolution authorizing the Mayor and City Clerk to enter into an agreement amendment with the Arkansas State Highway Commission and Olsson Engineering for relocation of utilities associated with ARDOT Project 090512 - Springdale Bypass - Hwy 12 P.E. Route 112, Section 2, Benton County. Utility Board approved 5-0. A budget adjustment is needed.
2. **Resolution Approving Water and Wastewater Capacity Fee Analysis** **Resolution ***
A resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Raffelis Finances Consultants, Inc., in an amount not to exceed \$59,600.00, to perform a water and wastewater capacity fee analysis for the Water Utility. Utility Board approved 5-0. No budget adjustment is needed.
3. **Resolution to Award Bid IFB-25-32 IDIQ for Water and Sewer Maintenance Work** **Resolution ***
A Resolution awarding bid IFB-25-32 to Hickman Underground, LLC, per the unit prices, in an amount not to exceed \$500,000.00. Utility Board approved 5-0. No budget adjustment is needed.
4. **Resolution Amending IFB-24-70 - IDIQ Water Service Line Replacement Agreement** **Resolution ***
A Resolution amending the 2025 budget and authorizing the Mayor and City Clerk to amend the IDIQ contract for Mo-Ark Utilities, increasing the amount by \$500,000.00. Utility Board approved 5-0. A budget adjustment is needed.

IV. Planning

1. **Property Line Adjustment - Lots 13 & 14, Block F of Orchard Addition** **Ordinance***
414/ 416 Southeast 6th Street **The Planning Commission voted 6-0, recommending approval.**

An Ordinance Accepting A Property Line Adjustment Of Existing Lot 12 And The East Half Of Lot 2, Block F Creating New Lots 13 And 14, Block F Of Orchard Addition To The City Of Bentonville, Arkansas; And For Other Purposes.
2. **Lot Split - Lots 18-22, Block 1 Young's Addition** **Ordinance***
305 Southeast F Street **The Planning Commission voted 6-0, recommending approval.**

An Ordinance Accepting A Lot Split Of Lots 5, 6, And 7, Block 1 Of Young's Addition Creating New Lots 18-22, Block 1 Of Young's Addition To The City Of Bentonville, Arkansas; And For Other Purposes.
3. **Lot Split - Lots 17 and 18, Block 15 of Demings 2nd Addition** **Ordinance***
504 Northwest B Street **The Planning Commission voted 6-0, recommending approval.**

An Ordinance Accepting A Lot Split Of Lots 7 And 8, Block 15 Of Demings 2nd Addition

- Creating New Lots 17 And 18, Block 15 Of Demings 2nd Addition To The City Of Bentonville, Arkansas; And For Other Purposes.
4. **Rezoning - Emma Properties, LLC - I-2, Heavy Industrial to DE, Downtown Edge** **Ordinance***
701 Southeast 5th Street **The Planning Commission voted 6-0, recommending approval.**
- An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of I-2, Heavy Industrial To DE, Downtown Edge; And For Other Purposes.
5. **Rezoning - Johnson - R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential** **Ordinance***
701 Southwest 2nd Street **The Planning Commission voted 6-0, 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.
6. **Rezoning - Garrett - RE, Residential Estates to R-1, Low-Density Single-Family Residential** **Ordinance***
1600 Northwest 3rd Street **The Planning Commission voted 6-0, recommending approval.**
- An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-E, Residential Estate To R-1, Low Density Single Family Residential; And For Other Purposes.
7. **Rezoning - Limestone LLC - Planned Unit Development (PUD), to R-3, Medium-High Density Multifamily Residential** **Ordinance***
Southwest 41st Street and Southwest Ranch Road **The Planning Commission voted 6-0, recommending approval.**
- An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of PUD, Planned Unit Development To R-3, Medium-High Density Multifamily Residential; And For Other Purposes.
8. **C3 Mixed Use Zoning District Amendment** **Ordinance***
The Planning Commission voted 6-0, recommending approval.
- An Ordinance Amending Bentonville Municipal Code Appendix A Zoning Code Sec. 401.05 Table Of Uses For Zoning Districts To Prohibit Gas Stations, Drive-In Restaurants, And Drive-Through Restaurants In The C-3 Mixed-Use Commercial Zoning District; And For Other Purposes.
9. **Lots 4-7 of the Reserve Subdivision** **Ordinance***
Northwest corner of Southwest Regional Airport Boulevard and Greenhouse Road ([LS24-0031](#))

10. **Lots 28 and 29 of Quail Run Subdivision** **Ordinance***
312 Quail Run Circle ([PLA24-0020](#))
11. **Lot 1 of LSP Addition** **Ordinance***
3302 Southeast L Street ([PLA24-0034](#))
12. **Early Build Ordinance** **Ordinance***
13. **Whitebox @ Market LLC** **Ordinance***
801 SE G Street, 802 SE H Street ([RZ25-0012](#))
Rezoning: R-1, Low-Density Single-Family Residential to DE, Downtown Edge
14. **Sumalinog** **Ordinance***
804 SE H ST ([RZ25-0013](#))
Rezoning: R-1, Low-Density Single-Family Residential to DE, Downtown Edge

V. Other Business/Announcements/Comments

Adjournment

Public Comments Concerning Matters of City Related Business