

Bentonville City Council

Meeting Minutes

March 11, 2025



The City Council of Bentonville, Arkansas, met in regular session Tuesday, February 25, at 6:00 p.m., at City Hall, 305 S.W. A Street, Bentonville, Arkansas.

Present were Council Members Octavio Sanchez (via Zoom), Cindy Acree, Holly Hook (via Zoom), Chris Sooter, Aubrey Patterson, Gayatri Agnew, 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 36, 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 Burckart to approve the minutes of February 25th, regular council meeting as presented, second by Council Member Sanchez. There was no discussion. Motion carried (8-0)

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 1,6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, & 22 under New Business, and item 3 on Utility Board; to a consent agenda, seconded by Council Member Sanchez. There was no discussion. Motion carried (8-0).

I. Consent Agenda Items

New Business

1. Resolution 3-11-25A: Approving Artwork "Fish of Bentonville" on Two Public Sewer Mains in Town Branch Park

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.

6. Resolution 3-11-25 B: Resolution for Hwys. 12/279/Vaughn Rd. Intersection Improvement FFY 2026 STBGP-A Application

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 3-11-25 D: Resolution Approving Greenhouse Road FFY 2026 STBGP-A Application

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

8. Resolution 3-11-25 E: Resolution Approving RFQ-24-48 Greenhouse Road Acquisition Services and a Budget Adjustment

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.

10. Appointment: Reappointment of Brian Baldwin to the City of Bentonville's Airport Advisory Board

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 3-11-25 F: Resolution Authorizing a Land Lease Agreement at 2509 SW I ST with IAC, LLC

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 3-11-25 G: Resolution Authorizing a Land Lease Agreement at 2511 SW I ST with 6FHangar, LLC

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 3-11-25 H: Resolution Authorizing a Land Lease Agreement at 2513 SW I ST with Hangar One, LLC

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 3-11-25 I: Resolution Authorizing a Land Lease Agreement at 2515 SW I ST with AEROSuites, LLC

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 AEROSuites, LLC. This action was approved by the Airport Advisory Board. No budget adjustment is needed.

15. Resolution 3-11-25 J: Resolution Authorizing a Land Lease Agreement at 2517 SW I ST with Three Bears, LLC

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 3-11-25 K: Resolution Authorizing a Land Lease Agreement at 2519 SW I ST with Lone Projects, LLC

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 3-11-25 L: Resolution Awarding Bid IFB-25-08 for Orchards Park Storm Damage and Adjusting the 2025 Budget

Resolution to adjust 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 3-11-25 M: Resolution Accepting the Climate Pollution Reduction Subrecipient Agreement for Town Branch Creek

Resolution authorizing Mayor and Clerk enter into a sub-recipient agreement with MetroPlan, Northwest Arkansas Regional Planning, and Watershed Conservation Resource Center for the Climate Pollution Reduction grant. No budget adjustment is needed.

19. Resolution 3-11-25 N: Resolution to Enter an Airspace Agreement with ARDOT for the Expressway Trail

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 3-11-25 O: Resolution to Recognize and Accept a JAG Grant for Additional Police Equipment

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 3-11-25 P: Resolution Awarding IFB-25-05 for Biweekly Mowing of City Interchanges Within City Limits

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 3-11-25 Q: Resolution Awarding Bid IFB-25-07 for Bi-Weekly Right-of-Way Mowing Within City Limits

A Resolution awarding bid IFB-25-07 to Empire Group Property Management for the biweekly 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.

la. Consent Agenda Items Continued

Utility Board

3. Resolution 3-11-25 R: Resolution Authorizing Sewer Flow Monitoring with TREKK Design Group

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

City Attorney Nicholas Henry read the consent agenda items by title only.

Council Member Burckart motioned to approve the consent agenda items omitting item 18, as there was an edit, and would need to be voted on separately. Seconded by Council Member Acree. Motion passes (8-0)

II. **Old Business** Tabled February 25, 2025, City Council Meeting

1. **Ordinance 2025- 49: Ordinance Adopting Water Rates for the City of Bentonville, Arkansas**

Adoption of an Ordinance amending section 98-356 of the City of Bentonville Municipal Code, setting water rates for the City of Bentonville, Arkansas. The utility Board unanimously supports the proposed rates. No budget adjustment is needed.

City Attorney Nicholas Henry read the ordinance by title only. Motion to open by Council Member Agnew, second by Council Member Seba.

Mayor Orman opened the floor for public comment, allowing several members of the community to sign in to speak. Full public comment can be seen here [LINK](#) (at 31.52) Speakers Jeff Mackins, Debbie Fry, Mary Zettel all spoke against the rate adjustments.

Council Member Sanchez, asked if the city had any responsibility in this decision. What is the level of responsibility, and what is the level of action that we can take. Sanchez does not feel comfortable with a full 100% increase: And would like to see a 50% increase this year, and 50% next potentially. Sanchez discussed what he considered as our responsibility, to a certain extent, and justifiable accusations from many citizens: Therefore, proposing only increasing by 50%, & in addition to cutting the salary of all council members by 50%, in addition to cutting the mayor, director of finance, director of water systems pay by 5% until year end.

Council Member Burckart responded to Council Member Sanchez by discussing if there was a 50% cut down off the proposed rate increases, the finance committee would have to immediately meet and propose where those funds would be coming from.

Council Member Acree questioned what percentage our rate increases must be before the city is in a position to borrow.

Mayor Orman noted that, there has been a consultant on board since August, there has been multiple presentations, it has gone through Utility Board, the City has put information out there. Orman understands the public frustrations, and recognizes these. Mayor Orman continued to discuss the meter reports, how since 2019 there's been issues-and have brought these issues forward to council. The City has been honest about the water loss, crews have been testing water pressure, along with what's been surfaced to the ground.

Orman further indicated that if this is not funded by vote passage at Council, the cashflow is not there to fix the leaks, the City of Bentonville has analyzed water rates against various cities, these conversations have been happening for several years. It is the city's responsibility to fix leaks, and moving forward we will show the public every step of the way, and be accountable.

Council Member Agnew discussed how water is a basic human right, but further stated it is a basic necessity. Agnew further implicated that a citizen's ability to turn on your faucet and get clean, safe drinking water when needed is an obligation for the city to provide. The complexity of the financial structure of the City is extremely complicated, and she gave kudos to the Mayor and the City finance teams.

Agnew, as the chair for the finance subcommittee, stated the financing challenges our community faces has really [respectfully] nothing to do with the \$10 million shortfall in 2025. The challenge with 2025 is not about the cashflow but also allowing the City to have access to key financing tools, to help with the rising infrastructure costs, and all things associated. And ONLY access if we cover the cost of our water department operations, so we can show we are a safe risk.

Council Member Seba recognized that it would not make the financial gains needed to only increase by 50%. Council Member Patterson appreciated the summary from Council Member Agnew.

Council Member Acree seconded Council Member Sanchez's motion, to amend the language of the ordinance moving it from 100% to 50% (5 No: Seba, Sooter, Agnew, Burckart, Patterson-3 Yes: Hook, Sanchez, Acree) Amendment fails

Original motion on the floor voting the Ordinance in as is. (5 YES: Seba, Sooter, Agnew, Patterson, Burckart-3 NO Hook, Sanchez, Acree) Motion Passes.

III. **New Business NON Consent**

2. Ordinance 2025-50: Public Hearing and Ordinance Vacating a Utility Easement (VAC25-0002)

Public Hearing and approval of Ordinance vacating a Utility Easement Vacation located at Lots 9, 10 & 11 of Robinnaire Heights Subdivision (VAC25-0002).

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

3. Ordinance 2025-51: Public Hearing and Ordinance Vacating Alley/Street Right of Way (VAC25-0004)

Public Hearing and approval of Ordinance vacating Alley/Street Right of Way located at Lots 2 & 3 of Curtis Addition (VAC25-0004).

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

4. Ordinance 2025-52: Public Hearing and Ordinance Vacating Utility Easement (VAC25-0005)

Public Hearing and approval of Ordinance vacating a Utility Easement Vacation located at Lot 1 of The Estates at Woods Creek Subdivision (VAC25-0005).

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

5. Resolution 3-11-25 C: Setting a Public Hearing for a Utility Easement Vacation (VAC25-0007)

Approve Resolution to set Public Hearing for April 8, 2025 for Utility Easement Vacation located at Lot 1 of Mason Addition (VAC25-0007).

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

9. Ordinance 2025-53: Ordinance approving 2025 Public Transit Agreement with Ozark Regional Transit Service

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.

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

City Attorney Nicholas Henry read the Emergency Claus. Motion to approve by Council Member Sanchez, second by Council Member Agnew. There was no discussion. Motion passed (8-0).

IV. Utility Board Non-Consent Agenda Items

1. Ordinance 2025-54: Ordinance for a Waiver of Bid to Purchase a 69-KV Substation Breaker for A Sub Expansion

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.

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

City Attorney Nicholas Henry read the Emergency Claus. Motion to approve by Council Member Sanchez, second by Council Member Agnew. There was no discussion. Motion passed (8-0).

2. Ordinance 2025-55: Ordinance to Waive Competitive Bidding to Order 750

Underground Wire

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.

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

City Attorney Nicholas Henry read the Emergency Claus. Motion to approve by Council Member Sanchez, second by Council Member Agnew. There was no discussion. Motion passed (8-0).

V. Planning

1. Ordinance 2025-56: Final Plat - I-14 Subdivision 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.

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

2. Ordinance 2025-57: Lot Split - Lot 59 & 60 of Skyview Acres 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.

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

3. Ordinance 2025-58 Lot Split - Lots 61 & 62 of Skyview Acres Subdivision 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.

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

4. Ordinance 2025-59: Property Line Adjustment - Lot 28, Block 5 W. A. Burk's Addition 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.

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

5. Ordinance 2025-60: Rezoning - Gemper - R-ZL, Residential 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.

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

6. Ordinance 2025-61: Rezoning - Kaler - R-1, Low-Density 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.

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

7. Ordinance 2025-62: Rezoning - Applejack II Townhomes - 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.

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

VI. Mayor Orman State of the City Report

To view full report: [CLICK HERE](#) (Time: 1:50)

The next Bentonville City Council meeting will be on Tuesday April 8, 2025.

*Skipping March 25 for Spring Break



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

