

1. Agenda

Documents:

[AUGUST 9, 2016 CITY COUNCIL FULL AGENDA.PDF](#)

2. Short Agenda

Documents:

[AUGUST 9, 2016 CITY COUNCIL SHORT AGENDA.PDF](#)



BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
Community Development
Planning Commission Meeting Room**

**Tuesday, August 9, 2016 6:00 p.m.
305 SW "A" Street**

**Regular City Council Meeting
Community Development
Planning Commission Meeting Room**

**Tuesday, August 9, 2016 6:00 p.m.
305 SW "A" Street**

**Public Comments on Tonight's Agenda Items (Limited Public Forum)
Questions, Comments and Discussion from Alderman on Tonight's Agenda
Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: July 26, 2016**

AGENDA

1. An ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (Hudson and Patricia Vanderhoff) **(Pages 4-8)**
2. Planning:
 - 2a. **Rezoning: Eversole Revocable Trust, Southwest 'I' Street & Southwest Regional Airport Boulevard, Existing zoning A-1, Agricultural.**
(Pages 10-15)
The planning commission voted 6-0 recommending approval.
Rezoning request from A-1, Agricultural to C-3, Central Commercial & R-4, High Density Residential.
 - 2b. **Rezoning: Havermeyer Holdings, LLC, Southeast 'J' Street, Existing Zoning C-1, Neighborhood Commercial & R-4, High Density Residential.**
(Pages 16-19)
The planning commission voted 6-0 recommending approval.
Rezoning request from C-1, Neighborhood Commercial & R-4, High Density Residential to I-1, Light Industrial.

- 2c. **Lot Split: Little Osage Farms, LLC, Southwest Elington Street, Zoned A-1, Agricultural & R-ZL, Zero Lot Line Residential.**

(Pages 20-23)

The planning commission voted 6-0 recommending approval.

The applicant has submitted a lot split for property located along Southwest Elington Street that resides in the A-1, Agricultural & R-ZL, Zero Lot Line Residential zoning districts. The plat as provided by the applicant indicates the creation of two new lots that will be known as Lot 1(27.74 acres) and Lot 2 (8.73 acres) of Little Osage Farms Addition. A private access easement is indicated on the plat to maintain the existing driveway to the new Lot 1. A 20' public utility easement is being dedicated along Southwest Elington Street. Both of the new lots have access to public water and sewer services.

- 2d. **Final Plat: Cornerstone Ridge Subdivision Phase 5, Southwest Rainbow Farms Road & Southwest Morningstar Road, Zoned R-1, Single Family Residential.**

(Pages 24-27)

The planning commission voted 6-0 recommending approval.

Cornerstone Ridge Phase 5 Subdivision consists 17.90 acres and 67 total lots, 66 of these lots are buildable. The property exists in a rapidly developing residential area in the southwest section of the city with two access points, one from Southwest Rainbow Farms Road to the south and the other along Southwest Morningstar Road to the east. All lots will have adequate access onto a public street. Regional detention exists and will address stormwater runoff from the subdivision. Drainage easements were also dedicated within the subdivision to aid in stormwater conveyance. Lots within this subdivision range from 0.16 acres to 0.34 acres. Traffic calming devices have been installed along Southwest Layton Road and Southwest Mistletoe Avenue. A 6' wide sidewalk was constructed along Southwest Rainbow Farms Road and connects to the existing sidewalk along Southwest Morningstar Road. Right-of-way was dedicated along Southwest Rainbow Farms Road per the current Master Street Plan. Utility easements were dedicated in various locations to serve each lot. All non-bondable items have been completed and tentatively approved by the city engineer.

3. Request acceptance of a donation from Walmart Stores Inc. in the amount of \$26,250.00 for the purchase of trees for the City of Bentonville's 4th Annual Tree Planting Blitz. **(Pages 28-32)**
4. Request acceptance of a bid from Spring Creek Nursery in the amount of \$57,532.00 to allow for the purchase and delivery of 675 trees in 12 varieties for the 4th Annual Tree Planting Blitz to be held on October 14, 2016. **(Pages 33-40)**
5. Council approval of a resolution authorizing the Mayor and Clerk to enter an easement grant dedicating a 20 foot electric easement on Lot 97 of Bentonville Original to the City of Bentonville, Arkansas. **(Pages 41-46)**
6. Discussion and approval of the 2016-2022 Capital Improvement Program as prepared by Tischler Bise. **(Pages 47-78)**

7. **Tabled from the July 12th City Council Agenda** - Informational - Impact Fee Analysis Report as it pertains to items 8 through 13. **(Pages 79-124)**
8. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to suspend Sewer Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016. **(Pages 125-126)**
9. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to suspend Water Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016. **(Pages 127-128)**
10. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to amend Fire/EMS Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016. **(Pages 129-131)**
11. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to amend Parks Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016. **(Pages 132-134)**
12. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to reinstate Library Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016. **(Pages 135-137)**
13. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to reinstate Police Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016. **(Pages 138-140)**



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

August 9, 2016

Submitted by:

Camille Thompson

Department

Staff Attorney

Phone

271-5914

ACTION REQUIRED:

ACTION REQUIRED: An ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (Hudson and Patricia Vanderhoff)

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF BENTONVILLE, ARKANSAS, AND MAKING SAME A PART OF THE CITY OF BENTONVILLE, AND ASSIGNING SAME TO WARDS.

WHEREAS, petition was filed with the County Clerk of Benton County, Arkansas by **Hudson and Patricia Vanderhoff**, owner(s) of the hereinafter described territory, praying that said territory be annexed to, and made a part of the City of Bentonville, Arkansas, and

WHEREAS, on the 22nd day of June, **2016**, the County Court of Benton County, Arkansas, found that the petition was signed by the owners of said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Bentonville, Arkansas; that an accurate plat or map of said territory had been filed with, and made a part of said petition; that proper notice had been given for the time and in the manner prescribed by law, and that all things pertaining thereto had been done in the manner prescribed by law, and that said lands and territory should be annexed to and a part of the City of Bentonville, Arkansas, subject to the acceptance of same by the City Council of said City at the proper time, as provided by law; and

WHEREAS, the time fixed by law for appealing from said order of annexation made by the County Court has expired and no appeal has been taken from said order.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That the lands described on the attached Exhibit A is territory contiguous to and adjoining the City of Bentonville, Arkansas be and the same is hereby accepted as part of and annexed to and made a part of the City of Bentonville.

Section 2. That the above described territory shall be annexed to and made a part of **Ward 2** of the City of Bentonville, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

Section 3. That the above described territory shall be **zoned A-1**, to be used in accordance with City zoning laws and the laws of the State of Arkansas.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

APPROVED: _____
Mayor

ATTEST: _____
Clerk

Annexation-Vanderhoff
Exhibit-A

Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 20N, Range 31W and more particularly described as follows:

Commencing at the NW Corner of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 34.

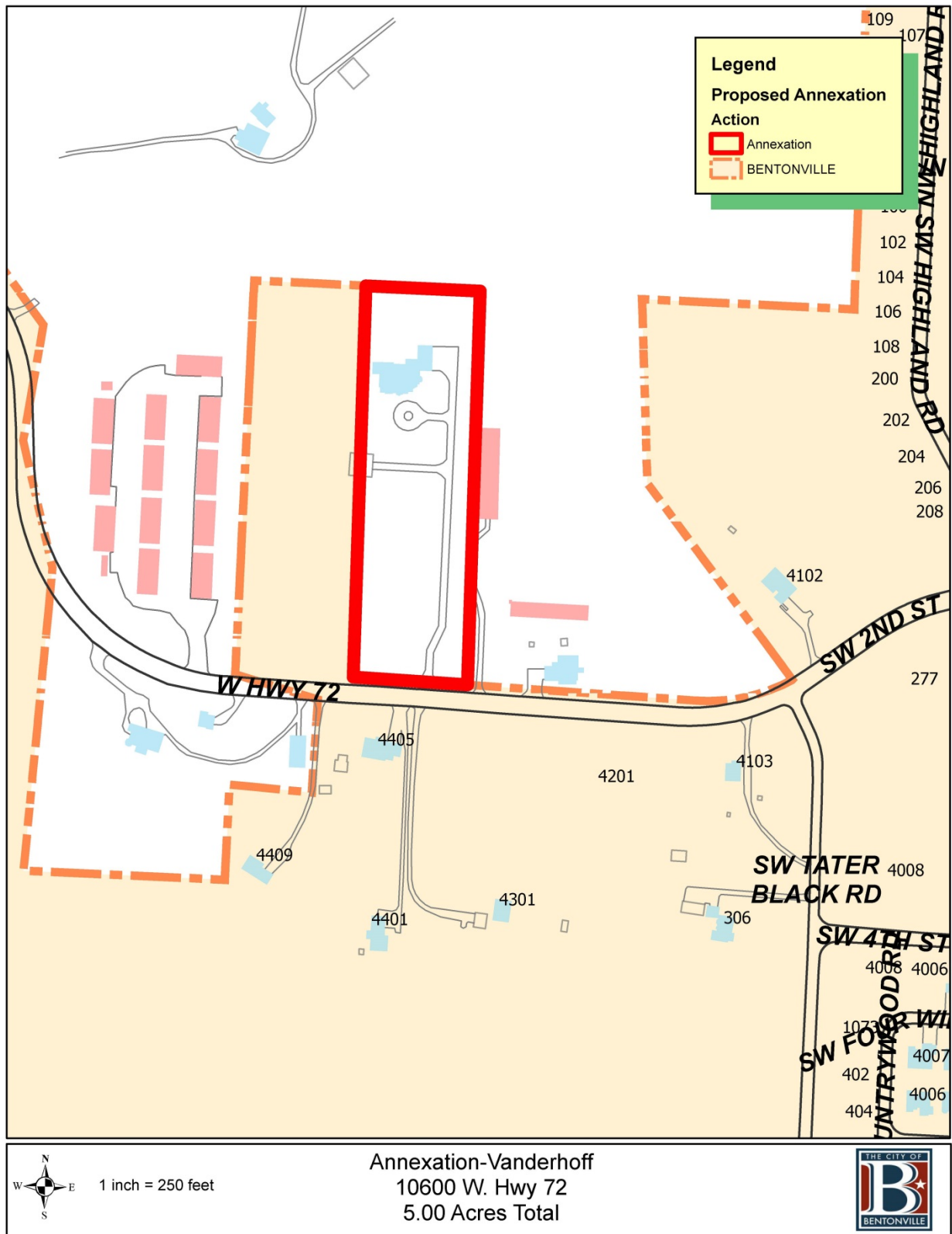
Thence along the North line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ S 87° 23' 47" E, 248.16' to the point of beginning.

Thence S 87° 23' 47" E, 252.00';

Thence S 01° 52' 00" W, 867.20';

Thence N 86° 06' 08" W, 252.14';

Thence N 01° 52' 00" E, 861.51' to the point of beginning.



**City Council
Planning Items
August 9, 2016**

Rezoning: Eversole Revocable Trust, Southwest 'I' Street & Southwest Regional Airport Boulevard, Existing zoning A-1, Agricultural

The planning commission voted 6-0 recommending approval.

Rezoning request from A-1, Agricultural to C-3, Central Commercial & R-4, High Density Residential

Rezoning: Havermeyer Holdings, LLC, Southeast 'J' Street, Existing Zoning C-1, Neighborhood Commercial & R-4, High Density Residential

The planning commission voted 6-0 recommending approval.

Rezoning request from C-1, Neighborhood Commercial & R-4, High Density Residential to I-1, Light Industrial.

Lot Split: Little Osage Farms, LLC, Southwest Elington Street, Zoned A-1, Agricultural & R-ZL, Zero Lot Line Residential.

The planning commission voted 6-0 recommending approval.

The applicant has submitted a lot split for property located along Southwest Elington Street that resides in the A-1, Agricultural & R-ZL, Zero Lot Line Residential zoning districts. The plat as provided by the applicant indicates the creation of two new lots that will be known as Lot 1(27.74 acres) and Lot 2 (8.73 acres) of Little Osage Farms Addition. A private access easement is indicated on the plat to maintain the existing driveway to the new Lot 1. A 20' public utility easement is being dedicated along Southwest Elington Street. Both of the new lots have access to public water and sewer services.

Final Plat: Cornerstone Ridge Subdivision Phase 5, Southwest Rainbow Farms Road & Southwest Morningstar Road, Zoned R-1, Single Family Residential.

The planning commission voted 6-0 recommending approval.

Cornerstone Ridge Phase 5 Subdivision consists 17.90 acres and 67 total lots, 66 of these lots are buildable. The property exists in a rapidly developing residential area in the southwest section of the city with two access points, one from Southwest Rainbow Farms Road to the south and the other along Southwest Morningstar Road to the east. All lots will have adequate access onto a public street. Regional detention exists and will address stormwater runoff from the subdivision. Drainage easements were also dedicated within the subdivision to aid in stormwater conveyance. Lots within this subdivision range from 0.16 acres to 0.34 acres. Traffic calming devices have been installed along Southwest Layton Road and Southwest Mistletoe Avenue. A 6' wide sidewalk was constructed along Southwest Rainbow Farms Road and connects to the existing sidewalk along Southwest Morningstar Road. Right-of-way was dedicated along Southwest Rainbow Farms Road per the current Master Street Plan. Utility easements were dedicated in various locations to serve each lot. All non-bondable items have been completed and tentatively approved by the city engineer.



The City of Bentonville, Arkansas

PC Meeting of: August 2, 2016

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3122
Fax: (479) 271-5906

REZONING: Eversole Revocable Trust (A-1, Agricultural to C-3 Central Commercial & R-4, High Density Residential)

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: August 2, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000019

Applicant/Current Owner: Eversole Revocable Trust

Representative: CEI Engineering Associates (Nate Bachelor)

Requested Action: Rezoning

Location: Southwest 'I' Street & Southwest Regional Airport Boulevard

Existing Zoning: A-1, Agricultural

Proposed Zoning: C-3, Central Commercial & R-4, High Density Residential

Future Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is vacant in a developing mixed use area in the southwest part of the city.

Previous Rezoning Requests for this Property: There are no known rezoning's for this property.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Vacant Commercial	A-1, Agricultural & C-2 General Commercial	Mixed Use
South	Agricultural	A-1, Agricultural	Mixed Use
East	Developed & Undeveloped Commercial	C-3, Central Commercial	Mixed Use
West	Developed Mixed Use & Residential	R-1, Single Family Residential, C-2, General Commercial & A-1 Agricultural	Low Density Residential, Commercial & Mixed Use

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest Regional Airport Boulevard	Arterial	Improved 4 lane with center turn lane
South	Southwest 41 st Street	Local	Improved divided 2 lane
East	Southwest 'I' Street	Arterial	Improved divided 4 lane
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: The property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site on **January 28, 2015** and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **June 18, 2016**. In addition, staff posted a notice of public hearing sign on the property on **June 30, 2016**. This **DOES** meet legal notification requirements due to the applicant failing to notify all property owners within 200 feet of said parcel.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: The Master Land Use plan depicts this property as Mixed Use. Policy LU-23 Housing Types within the General Plan suggest multi-family housing with close proximity to activity nodes. The mix of uses and housing types will help to reduce the impact on city infrastructure while providing a variety of housing and mixed use options.

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding(s) of Staff: The proposed development will not create an increase to traffic danger in the area.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

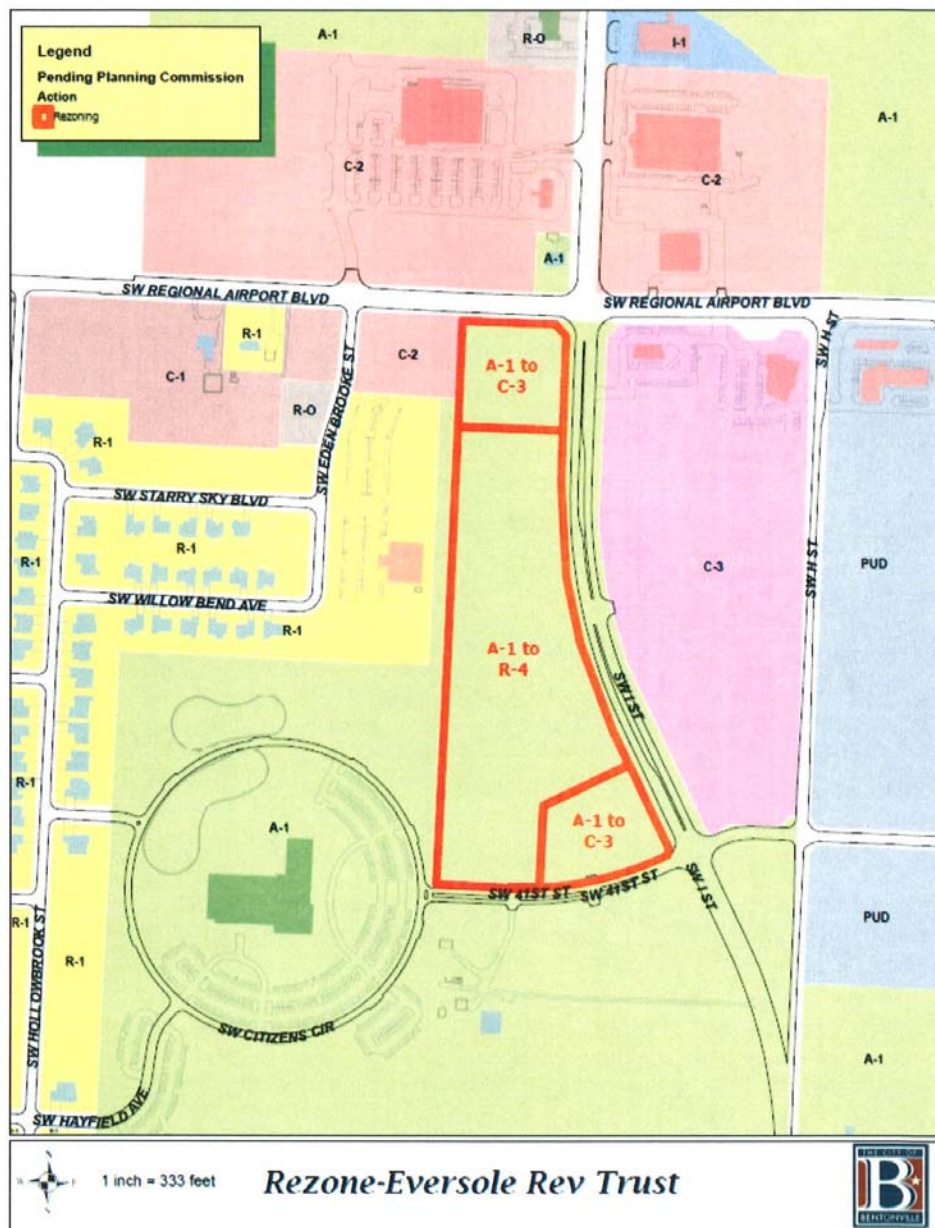
Finding(s) of Staff: The proposed zoning will not adversely impact the public infrastructure. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Mixed Use. The proposed zoning districts will provide additional housing in an area where street and utility infrastructure is adequate.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from **A-1, Agricultural** to **C-3 Central Commercial & R-4, High Density Residential**.



ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT CLASSIFICATION TO, C-3 CENTRAL COMMERCIAL
AND R-4, HIGH DENSITY RESIDENTIAL.**

WHEREAS, Eversole Revocable Trust duly filed a petition with the City Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present classification to C-3 & R-4 property to be used in accordance with city zoning laws and state laws; which property is described as follows:

See Attached Legal Description

WHEREAS, the City Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 2, 2016 in the Council Room of the City of Bentonville; notice of said hearing having been published in the Benton County daily Record for the time and in the manner required by law; and

WHEREAS, the City Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification to C-3 & R-4 property;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF
BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present classification to C-3 & R-4 property to be used in accordance with the City zoning laws of the State of Arkansas.

PASSED AND APPROVED this _____ day of _____ 2016.

ATTEST:

APPROVED:

CLERK

MAYOR

Portion of Lot 1 Rezoning Description (Zone R-4)

A portion of Lot 1 of Eversole Addition to the City of Bentonville, Arkansas as recorded in Plat Book 2011, Page 120, at the courthouse in Benton County, Arkansas, being described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 1;

THENCE South 02° 43' 45" West a distance of 312.49 feet to the **POINT OF BEGINNING**;

THENCE South 88° 01' 15" East a distance of 312.41 feet to the West Right-of-Way of SW I Street according to Deed Book 2009, Page 47852;

THENCE along said West Right-of-Way the following five (5) courses:

- (1) South 02° 14' 14" West a distance of 152.30 feet;
- (2) South 02° 56' 25" East a distance of 281.46 feet;
- (3) South 11° 50' 53" East a distance of 202.92 feet;
- (4) South 20° 36' 16" East a distance of 273.49 feet;
- (5) South 25° 20' 28" East a distance of 110.55 feet;

THENCE leaving said West Right-of-Way, South 64° 39' 32" West a distance of 281.79 feet;

THENCE South 02° 50' 02" West a distance of 240.77 feet to the North Right-of-Way of SW 41st Street according to Plat Book 2011, Page 120;

THENCE along said North Right-of-Way the following two (2) courses:

- (1) along a curve to the right, with a length of 87.57 feet, having a radius of 970.00 feet, through a central angle of 05° 10' 21", and having a chord which bears North 89° 50' 49" West, a distance of 87.54 feet;
- (2) North 87° 15' 39" West a distance of 217.56 feet;

THENCE leaving said North Right-of-Way, North 02° 50' 03" East a distance of 638.69 feet;

THENCE North 02° 43' 45" East a distance of 711.93 feet to the **POINT OF BEGINNING** and containing 505,948 square feet or 11.61 acres, more or less.

Portion of Lot 1 Rezoning Description (Zone C-3)

A portion of Lot 1 of Eversole Addition to the City of Bentonville, Arkansas as recorded in Plat Book 2011, Page 120, at the courthouse in Benton County, Arkansas, being described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Lot 1;

THENCE South 88° 01' 15" East a distance of 276.14 feet to the West Right-of-Way of SW I Street according to Deed Book 2009, Page 47852;

THENCE along said West Right-of-Way the following two (2) courses:

- (1) South 42° 45' 46" East a distance of 47.51 feet;

(2) South 02° 14' 14" West a distance of 278.72 feet;

THENCE leaving said West Right-of-Way, North 88° 01' 15" West a distance of 312.41 feet;
THENCE North 02° 43' 45" East a distance of 312.49 feet to the **POINT OF BEGINNING**
and containing 96,631 square feet or 2.22 acres, more or less.

Portion of Lot 1 Rezoning Description (Zone C-3)

A portion of Lot 1 of Eversole Addition to the City of Bentonville, Arkansas as recorded in Plat Book 2011, Page 120, at the courthouse in Benton County, Arkansas, being described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Lot 1 on the North Right-of-Way of SW 41st Street according to Plat Book 2011, Page 120;

THENCE along said North Right-of-Way the following two (2) courses:

- (1) South 87° 15' 39" East a distance of 217.56 feet;
- (2) along a curve to the left, with a length of 87.57 feet, having a radius of 970.00 feet, through a central angle of 05° 10' 21", and having a chord which bears South 89° 50' 49" East, a distance of 87.54 feet to the **POINT OF BEGINNING**;

THENCE leaving said North Right-of-Way, North 02° 50' 02" East a distance of 240.77 feet;

THENCE North 64° 39' 32" East a distance of 281.79 feet to the West Right-of-Way of SW I Street according to Deed Book 2009, Page 47852;

THENCE along said West Right-of-Way the following two (2) courses:

- (1) South 25° 20' 28" East a distance of 275.25 feet
- (2) South 19° 39' 32" West a distance of 19.08 feet to aforementioned North Right-of-Way of SW 41st Street;

THENCE along said Right-of-Way, along a curve to the right, with a length of 392.24 feet, having a radius of 970.00 feet, through a central angle of 23° 10' 07", and having a chord bearing which bears South 75° 58' 57" West a distance of 389.57 feet to the **POINT OF BEGINNING** and containing 92,566 square feet or 2.13 acres, more or less.



PC Meeting of: August 2, 2016

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3122
Fax: (479) 271-5906

REZONING: Havermeyer Holdings, LLC, C-1, Neighborhood Commercial & R-4, High Density Residential to I-1, Light Industrial

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: August 2, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000020

Applicant/Current Owner: Havermeyer Holdings, LLC

Representative: Morrison Shipley (Larry Grelle)

Requested Action: Rezoning

Location: Southeast 'J' Street

Existing Zoning: C-1, Neighborhood Commercial & R-4, High Density Residential

Proposed Zoning: I-1, Light Industrial

Future Land Use Map Designation: Industrial

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is vacant along an established industrial and commercial corridor.

Previous Rezoning Requests for this Property: There are no known previous rezoning's at this location.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Home	A-1, Agricultural	Industrial
South	Warehouse/Office	I-2, Heavy Industrial	Industrial
East	Vacant industrial parcel	I-2, Heavy Industrial	Industrial
West	Office	C-1, Neighborhood Commercial	Commercial

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	-	-	-
West	Southeast 'J' Street	Arterial	Improved 5 lanes including turn lane

LEGAL NOTIFICATIONS

Public Notice: The property owner and/or representative did mail certified public notices to property owners within a 200 foot radius of the subject site on **June 29, 2016**. Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **July 2, 2016**. In addition, staff posted a notice of public hearing sign on the property on **July 15, 2016**. This **DOES** meet legal notification requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: According to the General Plan Policy ED-12: "As major development occurs, the city should re-evaluate the supply of industrial land designated in the future land use map to ensure that there is an adequate supply of vacant land that can readily be served by adequate public facilities". The supply of viable industrial land has diminished within the city's core. This property will add to the industrial designation in an area where public utilities are adequate and transportation infrastructure will support large vehicle traffic.

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

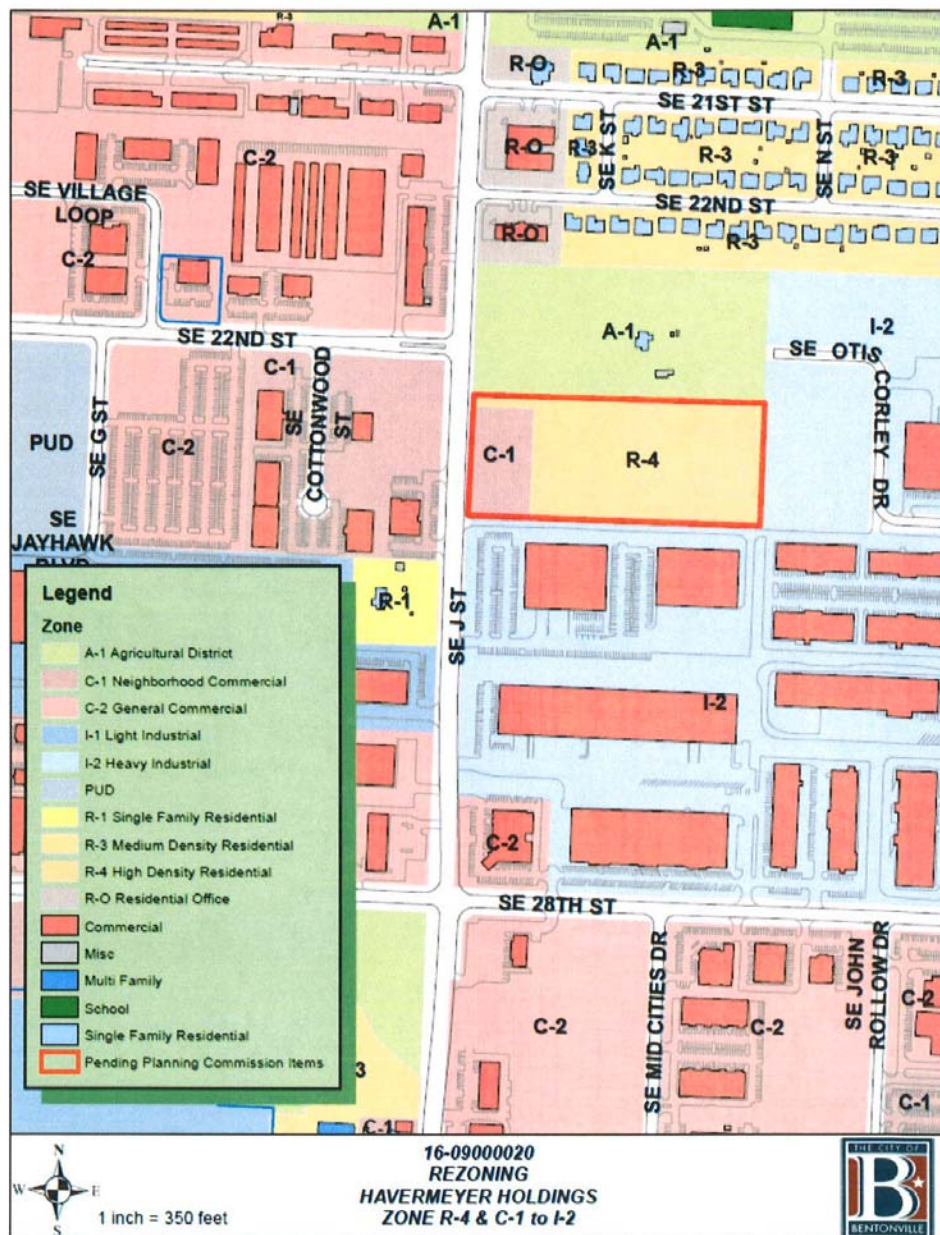
Finding(s) of Staff: The property is located along a major arterial street that is capable of handling the traffic that would be generated by the proposed development and will not create an increase to traffic danger in the area.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

Finding(s) of Staff: Water and sewer is adequate at this location. There is no foreseen adverse impact to public services or emergency services at this location.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from C-1, Neighborhood Commercial & R-4, High Density Residential to I-1, Light Industrial.



ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT CLASSIFICATION TO, I-1 LIGHT INDUSTRIAL.**

WHEREAS, Havermeyer Holdings, LLC duly filed a petition with the City Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present classification to I-1 property to be used in accordance with city zoning laws and state laws; which property is described as follows:

Part of the Northwest ¼ of the Southeast ¼ of Section 5, Township 19 North, Range 30 West of the fifth principal meridian, Benton county, Arkansas, more particularly described as follows: Commencing at the South ¼ corner of said Section 5 as shown on plat V-5; thence along the west side of the Southeast ¼ of said section 5, North 1438.28 feet for the point of beginning; thence North 00°00'00" East 130.00 feet to a railroad spike in Highway 112; thence north 89°21'33" East 855.49 feet to an iron pin, thence South 00°00'00" East 130.00 to an iron pin; thence South 89°21'33" West 855.49 feet to the point of beginning. Subject to the right of way of Highway 112, ('J' Street) along the west line thereof.

WHEREAS, the City Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 2, 2016 in the Council Room of the City of Bentonville; notice of said hearing having been published in the Benton County daily Record for the time and in the manner required by law; and

WHEREAS, the City Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification to I-1 property;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF
BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present classification to I-1 property to be used in accordance with the City zoning laws of the State of Arkansas.

PASSED AND APPROVED this _____ day of _____ 2016.

ATTEST:

APPROVED:

CLERK

MAYOR

Planning Commission Staff Report
Lot Split: Lots 1 & 2 Little Osage Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: August 2, 2016

GENERAL INFORMATION:

Project Number: 16-01000012

Applicant: Little Osage Farms, LLC

Representative: Caster & Associates (Rob Caster)

Requested Action: Lot Split Approval

Location: Southwest Elington Street

Existing Zoning: A-1, Agricultural & R-ZL, Zero Lot Line Residential

Land Use Plan: Medium Density Residential

BACKGROUND:

The applicant has submitted a lot split for property located along Southwest Elington Street that resides in the A-1, Agricultural & R-ZL, Zero Lot Line Residential zoning districts. The plat as provided by the applicant indicates the creation of two new lots that will be known as Lot 1(27.74 acres) and Lot 2 (8.73 acres) of Little Osage Farms Addition. A private access easement is indicated on the plat to maintain the existing driveway to the new Lot 1. A 20' public utility easement is being dedicated along Southwest Elington Street. Both of the new lots have access to public water and sewer services.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Single Family Homes
South	Benton County	Agriculture (Benton County)
East	Benton County	Agriculture (Benton County)
West	R-1, Single Family Residential	Single Family Homes

STREETS

Direction	Name	Classification
North	Southwest Birch Street	Local
South	-	-
East	-	-
West	Southwest Elington Street	Local

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.
- (b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of a vacant parcel in a developing residential subdivision in the Southwest part of the city.

Drainage Report: A drainage report is not required for this lot split.

Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

Waiver(s): N/A

Analysis / Conclusion: This lot split **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 1 & 2 LITTLE OSAGE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the lot split of Lots 1 & 2 Little Osage Addition, Benton County Arkansas, was submitted to the Bentonville Planning Commission On the 2nd day of August, 2016 and

WHEREAS, said lot split is attached hereto as Exhibit "A" and

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City Bentonville, and after consideration and deliberation said Council is of the option that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of Lots 1 & 2 Little Osage Addition, to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

Planning Commission Staff Report
Final Plat: Cornerstone Ridge Subdivision Phase 5

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: August 2, 2016

GENERAL INFORMATION:

Project Number: 16-03000005

Applicant: Rolling Acres Properties, LLC

Representative: Jorgensen & Associates (Jared Inman)

Requested Action: Final Plat Approval

Location: Southwest Rainbow Farms Road & Southwest Morningstar Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

Cornerstone Ridge Phase 5 Subdivision consists 17.90 acres and 67 total lots, 66 of these lots are buildable. The property exists in a rapidly developing residential area in the southwest section of the city with two access points, one from Southwest Rainbow Farms Road to the south and the other along Southwest Morningstar Road to the east. All lots will have adequate access onto a public street. Regional detention exists and will address stormwater runoff from the subdivision. Drainage easements were also dedicated within the subdivision to aid in stormwater conveyance. Lots within this subdivision range from 0.16 acres to 0.34 acres. Traffic calming devices have been installed along Southwest Layton Road and Southwest Mistletoe Avenue. A 6' wide sidewalk was constructed along Southwest Rainbow Farms Road and connects to the existing sidewalk along Southwest Morningstar Road. Right-of-way was dedicated along Southwest Rainbow Farms Road per the current Master Street Plan. Utility easements were dedicated in various locations to serve each lot. All non-bondable items have been completed and tentatively approved by the city engineer.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Single Family Residences
South	Agricultural & Benton County	Agriculture
East	R-1, Single Family Residential	Single Family Residences
West	R-1, Single Family Residential	Single Family Residences

STREETS

Direction	Name	Classification
North	Southwest Shell Road	Collector
South	-	-
East	Southwest Regional Airport Boulevard	Arterial
West	Southwest Bermuda & Southwest Acres	Both are Local

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: N/A

(b) Traffic summary software predicts the additional traffic for this project is: N/A

STANDARD CONDITIONS OF APPROVAL:

1. A digital copy of the plat
2. All technical review comments must be addressed before building permits are issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is vacant and adjacent to an established single family subdivision in the southwest part of the city.

Drainage Report: A drainage report is not required at the time of final platting.

Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

Analysis / Conclusion: This final plat **DOES** meet the minimum requirements of the subdivision regulations. All non-bondable items have been completed.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A FINAL PLAT OF CORNERSTONE RIDGE SUBDIVISION
PHASE 5, TO THE CITY OF BENTONVILLE, ARKANSAS.**

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the final plat of Cornerstone Ridge Phase 5, to the City of Bentonville, Benton County Arkansas, was submitted to the Bentonville Planning Commission on the 2nd day of August, 2016 and

WHEREAS, said final plat is attached hereto as Exhibit "A" and

WHEREAS, the Bentonville Planning Commission considered said final plat on the date stated and at other times, and voted to recommend the approval of said final plat to the City Council; and

WHEREAS, the final plat of real property as described herein has been submitted to the City Council of the City of Bentonville, and after consideration and deliberation said Council is of the opinion that said final plat should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF
BENTONVILLE, ARKANSAS:**

Section 1: That the final plat of Cornerstone Ridge Subdivision Phase 5, to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said final plat by certifying said acceptance on the approved final plat.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

ATTEST:

APPROVED:

CITY CLERK

MAYOR



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
X	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

August 9, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Request acceptance of a donation from Walmart Stores Inc. in the amount of \$26,250.00 for the purchase of trees for the City of Bentonville's 4th Annual Tree Planting Blitz.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☒ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	
Remaining After Adjustment	\$

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE





Budget Adjustment #
(Assigned by Admin)

Department: Accounting/Purchasing

Date of Request: July 27, 2016

[illegible]

Justification:

Acceptance of donation from Wal-mart Stores, Inc. for the purchase of trees for the 4th Annual Tree Planting Blitz on Friday, October 14, 2016.

FOR ACTING USE ONLY

Council Action: Approved Disapproved Other

Date: _____ Date entered: _____ By: _____

Revised 5/1/07

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www.bentonvillear.com



PLEASE RECYCLE





MEMO

TO: City Council, Mayor McCaslin
FROM: Troy Galloway, AICP, Community and Economic Development
Director
DATE: June 27, 2016
RE: Walmart Stores Inc. Donation – 4th Annual Tree Planting Blitz

We seek City Council approval of a donation from Walmart Stores, Inc. in the amount of \$26,250 to assist in the purchase of trees for the City of Bentonville's 4th Annual Tree Planting Blitz to be held on October 14, 2016. The project will involve the purchase of 675 trees in 12 varieties.

Thank you for your consideration. Please contact me if you have questions or want to discuss in more detail at (479)-531-4894.

Jon Stanley

From: Troy Galloway
Sent: Friday, March 18, 2016 11:17 AM
To: 'Michael Lindsey'
Cc: Jon Stanley
Subject: RE: Tree Planting Blitz

Michael,

Thank you for your continued support! We are very fortunate to be able to count on Wal-Mart to help with these types of community projects.

Would you be available late morning, Friday, April 1 to meet? Thanks again and have a great weekend.

Troy

Troy D. Galloway, AICP
Community and Economic Development Director
305 SW "A" Street
Bentonville, AR 72712
Office: 479-271-3122
Fax: 479-271-5906
www.bentonvillear.com

From: Michael Lindsey [<mailto:Michael.Lindsey@walmart.com>]
Sent: Friday, March 18, 2016 10:50 AM
To: Troy Galloway
Subject: RE: Tree Planting Blitz

We are on board for \$25,000. Thanks!

I am in town next week on Monday and Wednesday if you aren't on spring break. The last week of March I am around too.

Thanks,
Michael Lindsey
479-530-8009

From: Troy Galloway [<mailto:tgalloway@bentonvillear.com>]
Sent: Thursday, March 17, 2016 1:25 PM
To: Michael Lindsey
Cc: Jon Stanley
Subject: Tree Planting Blitz

Michael,

The City plans to hold its annual Tree Blitz on Friday, October 14. We intend to plant another 1,000 or so trees in public areas around Bentonville. As always, we appreciate the great working relationship that we have with you and Wal-Mart,

Jon Stanley

From: Troy Galloway
Sent: Friday, July 08, 2016 9:36 AM
To: Michael Lindsey
Cc: Jon Stanley
Subject: Re: Additional Funding - Tree Day

Every little bit helps! Thank you!

Sent from my iPhone

On Jul 8, 2016, at 9:32 AM, Michael Lindsey <Michael.Lindsey@walmart.com> wrote:

I only have \$1,250 not committed to other projects that I could add to the Tree Day event. Wish I had more, but if that would be helpful I will commit it to you all.

Michael Lindsey
Director, Public Affairs & Government Relations
Walmart
702 SW 8th Street
Bentonville, AR. 72716-0350
479-204-1376 (office) / 479-530-8009 (mobile)

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CHECK ALL THAT APPLY			
☒	Bid Award	Bid #	16-20
☐	Budget Adjustment		
☐	Change Order		
☐	Informational		
☐	Ordinance		
☐	Resolution		
☐	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

August 9, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Request acceptance of a bid from Spring Creek Nursery in the amount of \$57,532.00 to allow for the purchase and delivery of 675 trees in 12 varieties for the 4th Annual Tree Planting Blitz to be held on October 14, 2016.

COST TO CITY:

Cost of this Request: \$57,532

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$	57,550
Funds Expended to Date		
Remaining Budget		57,550
Budget Adjustment		57,532
Remaining After Adjustment	\$	18

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE





MEMO

TO: City Council, Mayor McCaslin
FROM: Troy Galloway, AICP, Community and Economic Development
Director
DATE: July 25, 2016
RE: Bid Award – Spring Creek Nursery

We recently advertised bids for the city's 4th Annual Tree Planting Blitz scheduled for October 14, 2016. The total budget for the project is \$57,550 (\$30,100 city budget, \$26,250 gift from Walmart and \$1,200 gift from BRR Architecture). One bidder (Spring Creek Nursery) submitted a bid and that bid was at budget for a total bid price of \$57,532.

We seek City Council approval/award of the bid provided by Spring Creek Nursery in the amount of \$57,532 to allow for the purchase and delivery of 675 trees in 12 varieties for the 2016 Tree Planting Blitz.

Thank you for your consideration. Please contact me if you have questions or want to discuss in more detail at (479)-531-4894.



From: Spring Creek Nursery
 11110 S. Delaware
 Tulsa, OK 74137

TREE SPECIES	QUANTITY	Unit Price	Extended Price
Chinese Pistache	59	60-	3540.00
Loblolly Pine	56	45-	2520.00
Legacy Sugar Maple	56	105-	5880.00
Shantung Maple	56	65-	3640.00
Allee Elm	56	65-	3640.00
Northern Red Oak	56	92-	5152.00
Sub. Elmwood		130-	7280.00
Ginkgo biloba 'Princeton Sentry'	56	N/A	
London Planetree	56	65-	3640.00
Tulip Poplar	56	90-	5040.00
Autumn Brilliance Serviceberry	56	86-	4816.00
American Elm 'Princeton'	56	95-	5320.00
American Hornbeam	56	119-	6664.00
Total	675		57532.00

Delivery 400.00

\$ 57532.00

Total Bid

NOTES TO INCLUDE IN BID:
All trees must be in 15 gallon containers
All Tax and Delivery to the City of Bentonville shall be included in the bid price.
Delivery of trees shall be on October 7, 2016
Bid Submittal Deadline, June 29, 2016
For questions regarding the bid please contact Jon Stanley @ 479-27-3122 or email to jstanley@bentonvillear.com

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 www.bentonvillear.com

NOTICE TO BIDDERS
Various Tree Species in 15 Gallon Containers

The City of Bentonville is accepting formal bids on several tree species for planting within the City of Bentonville. There will be a total of 675 trees ordered. Planting is scheduled for mid October. Specifications may be obtained from Katherine Bertschy, Purchasing Agent, 117 West Central. Bids will be received until 10:00 AM, Wednesday June 29th, 2016 in the Purchasing Office. At that time the bids will be opened publicly.

Katherine Bertschy
Purchasing Agent
City of Bentonville
(479) 271-3115

TREE SPECIES	QUANTITY
Chinese Pistache	59
Loblolly Pine	56
Legacy Sugar Maple	56
Shantung Maple	56
Allee Elm	56
Northern Red Oak	56
Ginkgo biloba 'Princeton Sentry'	56
London Planetree	56
Tulip Poplar	56
Autumn Brilliance Serviceberry	56
American Elm 'Princeton'	56
American Hornbeam	56
Total	675

NOTES TO INCLUDE IN BID:
All trees must be in 15 gallon containers
All Tax and Delivery to the City of Bentonville shall be included in the bid price.
Delivery of trees shall be on October 7, 2016
Bid Opening June 1, 2016
Bid Closing June 29, 2016
Award bid July 13, 2016, day after City Council
For questions regarding the bid please contact Jon Stanley @ 479-27-3122 or email to jstanley@bentonvillear.com

Jon Stanley

From: Troy Galloway
Sent: Friday, March 18, 2016 11:17 AM
To: 'Michael Lindsey'
Cc: Jon Stanley
Subject: RE: Tree Planting Blitz

Michael,

Thank you for your continued support! We are very fortunate to be able to count on Wal-Mart to help with these types of community projects.

Would you be available late morning, Friday, April 1 to meet? Thanks again and have a great weekend.

Troy

Troy D. Galloway, AICP
Community and Economic Development Director
305 SW "A" Street
Bentonville, AR 72712
Office: 479-271-3122
Fax: 479-271-5906
www.bentonvillear.com

From: Michael Lindsey [<mailto:Michael.Lindsey@walmart.com>]
Sent: Friday, March 18, 2016 10:50 AM
To: Troy Galloway
Subject: RE: Tree Planting Blitz

We are on board for \$25,000. Thanks!

I am in town next week on Monday and Wednesday if you aren't on spring break. The last week of March I am around too.

Thanks,
Michael Lindsey
479-530-8009

From: Troy Galloway [<mailto:tgalloway@bentonvillear.com>]
Sent: Thursday, March 17, 2016 1:25 PM
To: Michael Lindsey
Cc: Jon Stanley
Subject: Tree Planting Blitz

Michael,

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Jon Stanley

From: Troy Galloway
Sent: Friday, July 08, 2016 9:36 AM
To: Michael Lindsey
Cc: Jon Stanley
Subject: Re: Additional Funding - Tree Day

Every little bit helps! Thank you!

Sent from my iPhone

On Jul 8, 2016, at 9:32 AM, Michael Lindsey <Michael.Lindsey@walmart.com> wrote:

I only have \$1,250 not committed to other projects that I could add to the Tree Day event. Wish I had more, but if that would be helpful I will commit it to you all.

Michael Lindsey
Director, Public Affairs & Government Relations
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702 SW 8th Street
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479-204-1376 (office) / 479-530-8009 (mobile)

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Jon Stanley

From: John Frank <John.Frank@brrarch.com>
Sent: Wednesday, July 13, 2016 5:10 PM
To: Jon Stanley
Subject: RE: City of Bentonville 4th Annual Tree Planting Blitz

Hi Jon – we'd love to be the T-shirt sponsor again as well as participate! Is \$1,200 the magic number again this year?

John Frank | AIA, LEED AP BD+C
Senior Vice President

BRR Architecture, Inc.
700 SE 5th Street, Suite 4
Bentonville, AR 72712
direct: 479-286-2929
main: 479-286-2900
cell: 479-282-4166
www.brrarch.com

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Atlanta • Austin • Miami • Los Angeles • Chicago

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From: Jon Stanley [<mailto:JStanley@bentonvillear.com>]
Sent: Wednesday, July 13, 2016 4:30 PM
To: John Frank <John.Frank@brrarch.com>
Subject: City of Bentonville 4th Annual Tree Planting Blitz

Good afternoon John!

Well it's that time of year again and the City of Bentonville is hosting its 4th annual Tree Planting Blitz on October 14th this year. Thanks in large part to BRR's participation last year the city was able to plant 1000 trees at 10 different locations thorough out the city for the benefit of the public. This year we are hoping to do the same and it is our hope that BRR might once again be willing to volunteer for the event and be our T-shirt sponsor?

In return for your sponsorship BRR Architecture will be included on all press releases and media efforts and have their company logo on all promotional materials, which includes t-shirts and banners placed at the planting sites.

Thank you for your time and consideration and if you should have any questions please do not hesitate to give me a call. I have attached the sponsorship form for your reference and completion. Also please feel free to share with others whom you think might be interested. Hope to hear from you soon!

Thanks again for you time and consideration!

Also if you all are wanting to volunteer again I can send the form for that as well?



CHECK ALL THAT APPLY		
☐	Bid Award	Bid #
☐	Budget Adjustment	
☐	Change Order	
☐	Informational	
☐	Ordinance	
☒	Resolution	
☐	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

August 9, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Council approval of a resolution authorizing the Mayor and Clerk to enter an easement grant dedicating a 20 foot electric easement on Lot 97 of Bentonville Original to the City of Bentonville, Arkansas.

COST TO CITY:

Cost of this Request: \$0

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$	-
Funds Expended to Date		
Remaining Budget		-
Budget Adjustment		-
Remaining After Adjustment	\$	-

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

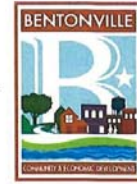
www.bentonvillear.com



PLEASE RECYCLE



MEMO



To: Mayor Bob McCaslin, City Council
From: Troy Galloway, AICP, Community & Economic Development Director
CC Date: August 9, 2016
Re: Easement Dedication

The City Of Bentonville is dedicating a 20' electric easement to itself for the purpose of providing underground electric service to 105, 107, and 109 W Central as well as 104, 106 and 108 S Main Street. The easement is on the west side of parcel 01-01030-001 also known as the West Side of the South Half of Lot 97 Bentonville Original as shown on Plat Record "S" Page 75 & 76, Benton County Clerk's Office, Benton County, Arkansas.

EASEMENT GRANT

That for and in consideration of One Dollar (\$1.00) and other good and valuable considerations to the undersigned City Of Bentonville Grantor(s), cash in hand paid, the receipt of which is hereby acknowledged, said Grantor does hereby grant, bargain, sell and convey unto the City of Bentonville, Arkansas, Grantee, their successors and assigns, a permanent easement to lay, construct, remove, enlarge, maintain, inspect and repair a city electric line, with public right of ingress and egress to and from the same, on over, across and under the following described real estate to-wit:

PROPERTY DESCRIPTION:

20' squarely off the West Side of the South Half of Lot 97 Bentonville Original as shown on Plat Record "S" Page 75 & 76, Benton County Clerk's Office, Benton County, Arkansas.

EASEMENT DESCRIPTION:

Grantees shall have and are hereby granted the right of constructing, reconstructing, locating, relocating, inspecting, patrolling, expanding existing facilities as may be required in the future, and maintaining said electric line. Grantees shall have and are hereby granted the further right at all time to remove from said lands all vegetation, undergrowth, trees, and parts thereof, or other obstructions, which in the opinion of the Grantees, restrict access, constitutes a hazard, or endangers the safety of said electric easement, or their appurtenances and/or the public, and/or for the purpose of installing additional facilities.

The Grantor or his successors shall not cause to be constructed any buildings, structures or other improvement (other than fences, driveways, and paved parking areas) within the above described easement, and no trees shall be planted by Grantor or his successors on said easement. Grantor or his successors shall not be entitled to any compensation for fences, growing crops, structures which may be removed or disturbed within this easement by virtue of Grantees' exercise of the rights under this agreement.

Grantees agree to repair any damage to Grantor's driveways, sidewalks, parking areas, lawn or pastures that result from the exercise of rights and privileges contained within the easement described herein. Said damage to driveways, sidewalks, parking areas, lawn or pastures shall be restored by Grantees as close as is reasonable to the original condition.

It is further understood that Grantee's easement shall be exclusive and the Grantor or his successors shall convey no parallel rights to any person, utility or corporation on, across or under said easement without the written permission of Grantees.

TO HAVE AND TO HOLD the above described easement unto said grantees, its successors and assigns, forever or until said right of way if finally abandoned.

Grantor also agrees to forever warrant and defend the above described easement unto said grantees against all legal claims.

Parcel No. 01-01030-001
Page 2

IN WITNESS WHEREOF, the hand and seal of Grantor is hereunto set this 21st day of July, 2016.

Authorized Agent

ACKNOWLEDGEMENT

STATE OF ARKANSAS }
COUNTY OF BENTON }

BE IT REMEMBERED, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting, personally appeared Mayor Bob McCaslin , authorized agent of City Of Bentonville, to me well known as the person or persons who executed the foregoing easement grant, and that had executed the same for consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal on this 21st day of July, 2016.

Notary Public

My Commission Expires: _____

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER
AN EASEMENT GRANT DEDICATING A 20' ELECTRIC EASEMENT
ON LOT 97 OF BENTONVILLE ORIGINAL
TO THE CITY OF BENTONVILLE, ARKANSAS**

WHEREAS, the City of Bentonville owns Lot 97 of Bentonville original, as shown on Plat Record "S" Page 75 & 76, Benton County Clerk's Office, Benton County, Arkansas; and,

WHEREAS, a 20' electric easement is needed off the West Side of the South Half of Lot 97 Bentonville Original,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the Bentonville City Council authorizes the Mayor and City Clerk to enter an easement grant dedicating a 20' electric easement off the West Side of the South Half of Lot 97 Bentonville Original as shown on Plat Record "S" Page 75 & 76, Benton County Clerk's Office, Benton County, Arkansas to the City of Bentonville, Arkansas.

Section 2: That this Resolution shall be in full force and effect from and after the date of its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

ATTEST:

APPROVED:

CITY CLERK

MAYOR



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
X	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

August 9, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Discussion and approval of the 2016-2022 Capital Improvement Program as prepared by Tischler Bise.

COST TO CITY:

Cost of this Request: \$0

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$	-
Funds Expended to Date		
Remaining Budget		-
Budget Adjustment		-
Remaining After Adjustment	\$	-

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE



CAPITAL IMPROVEMENT PLAN

DRAFT

Prepared for

City of Bentonville, Arkansas



August 5, 2016

TischlerBise
FISCAL | ECONOMIC | PLANNING

4701 Sangamore Road, Suite S240
Bethesda, MD 20816
300-320-6900
www.tischlerbise.com

TABLE OF CONTENTS

OVERVIEW	1
SUMMARY OF IMPACT FEES	2
Figure 1. Bentonville Impact Fees.....	2
DEMAND PLACED UPON EXISTING PUBLIC FACILITIES.....	3
Figure 2. Bentonville General Plan Land Use Map	4
POPULATION AND HOUSING CHARACTERISTICS	4
Figure 3. City of Bentonville Persons per Housing Unit	5
RECENT RESIDENTIAL CONSTRUCTION	5
Figure 4. Housing Units by Decade.....	6
Figure 5. September 1, 2015, Estimate of Housing Units in the Bentonville, Arkansas.....	7
Figure 6. September 1, 2015 Estimate of Population in the City of Bentonville.....	7
HOUSING UNIT AND POPULATION PROJECTIONS.....	7
Figure 7. City of Bentonville Housing and Population Projections.....	8
Figure 8. City of Bentonville Annual Residential Development Projections.....	8
NONRESIDENTIAL DEVELOPMENT ESTIMATES AND PROJECTIONS	8
Figure 9. Employee and Building Area Ratios.....	9
Figure 10. City of Bentonville Job Projections.....	9
Figure 11. City of Bentonville Estimated Nonresidential Floor Area.....	10
Figure 12. City of Bentonville Annual Nonresidential Development Projections.....	10
DETAILED DEVELOPMENT PROJECTIONS.....	11
PARKS CAPITAL IMPROVEMENT PLAN	12
PARKS AND RECREATION FUNDING SOURCES	12
EXISTING INVENTORY AND LEVELS OF SERVICE.....	12
Figure 14. Community Parks Level of Service	13
Figure 15. Neighborhood Parks Level of Service.....	13
Figure 16. Concrete Trails Level of Service	14
Figure 17. Park Improvements Level of Service and Cost Analysis	15
PROJECTED NEED FOR PARK FACILITIES AND IMPROVEMENTS	15
Figure 18. Park and Recreation Facility and Improvement Needs Analysis.....	16
IMPACT FEE-ELIGIBLE PROJECTS.....	16
Figure 19. Identified Impact Fee Eligible Projects.....	17
FUNDING STRATEGY FOR PARKS INFRASTRUCTURE	17
Figure 20. Cash Flow Summary for Parks and Recreation.....	17
FIRE CAPITAL IMPROVEMENT PLAN	18
FIRE FUNDING SOURCES	18
FIRE APPARATUS LEVEL OF SERVICE STANDARDS.....	18

Figure 21. Current Level of Service for Fire Stations	18
PROJECTED NEED FOR FIRE VEHICLES/APPARATUS	19
Figure 22. Fire Apparatus/Vehicles Needs Analysis	19
IMPACT FEE ELIGIBLE PROJECTS	19
Figure 23. Identified Impact Fee-Eligible Projects	19
FUNDING STRATEGY FOR FIRE INFRASTRUCTURE	20
Figure 24. Cash Flow Summary for Fire	20
POLICE CAPITAL IMPROVEMENT PLAN.....	21
POLICE FUNDING SOURCES	21
POLICE STATION LEVELS OF SERVICE STANDARDS	21
Figure 25. Current Level of Service and Cost Factors for Police Facilities	22
POLICE VEHICLES LEVELS OF SERVICE STANDARDS	22
Figure 26. Current Level of Service for Police Vehicles	23
PROJECTED NEED FOR POLICE STATION SPACE.....	23
Figure 27. Police Facility Needs Analysis	24
IMPACT FEE-ELIGIBLE PROJECTS.....	24
Figure 28. Identified Impact Fee-Eligible Projects	24
FUNDING STRATEGY FOR POLICE INFRASTRUCTURE.....	24
Figure 29. Cash Flow Summary for Police	25
LIBRARY CAPITAL IMPROVEMENT PLAN	26
LIBRARY FUNDING SOURCES	26
CURRENT LEVEL OF SERVICE FOR LIBRARY COLLECTIONS.....	26
Figure 30. Current Level of Service and Cost Factors for Library Collections	26
PROJECTED NEED FOR LIBRARY COLLECTIONS.....	26
Figure 31. Library Collections Needs Analysis	27
IMPACT FEE-ELIGIBLE PROJECTS.....	27
Figure 32. Identified Impact-Fee Eligible Projects	27
FUNDING STRATEGY FOR LIBRARY INFRASTRUCTURE	27
Figure 33. Cash Flow Summary for Library.....	28

Overview

Bentonville, Arkansas, has retained TischlerBise to determine growth-related infrastructure needs and calculate impact fees for the following infrastructure categories:

- Parks
- Fire
- Police
- Library

This Capital Improvement is a companion document to the City's Impact Fee Analysis Report, prepared for Bentonville, Arkansas. Whereas the Impact Fee Analysis Report presents the technical analysis, assumptions and impact fee methodology, this Capital Improvement Plan summarizes:

- Demands placed upon existing public facilities by new development;
- The proposed means by which the City will meet these demands; and
- Funding source and cash flow analysis.

Impact fees are one-time payments used to construct system improvements needed to accommodate new development. An impact fee represents new growth's fair share of capital facility needs. By law, impact fees can only be used for *capital* improvements, not operating or maintenance costs. Impact fees are subject to legal standards, which require fulfillment of three key elements: need, benefit, and proportionality. First, to justify a fee for public facilities, it must be demonstrated that new development will create a **need** for capital improvements. Second, new development must derive a **benefit** from the payment of the fees (i.e., in the form of public facilities constructed within a reasonable timeframe). Third, the fee paid by a particular type of development should not exceed its **proportionate** share of the capital cost for system improvements.

The City's other major source of funding for capital improvements is the sales and use tax bond. In August of 2003, voters approved an additional 'one-cent' sales tax with the funds dedicated to capital needs. The tax was effective October 1, 2003, and would have expired September 30, 2013, with at least seventy percent of it dedicated to streets for the first seven and one-half years. In August of 2007, a special election was held that extended the tax for 25 years and authorizes the City to issue up to \$110 million in bonds. The first series was issued in November of 2007 in the amount of \$36.3 million. 80% of the capital penny will be used for debt service. Based on current spending of the first series, series two was issued in December of 2009 and series three was issued in November of 2010.

SUMMARY OF IMPACT FEES

Figure 1 provides a summary schedule of the impact fees for Bentonville, Arkansas.

Figure 1. Bentonville Impact Fees

<i>Residential (per housing unit)</i>	Parks	Library	Fire	Police	Total
Single Family	\$2,192	\$178	\$318	\$546	\$3,234
Multifamily	\$1,381	\$112	\$200	\$344	\$2,037
<i>Nonresidential (per 1,000 Sq. Ft.)</i>					
Commercial	-	-	\$357	\$615	\$972
Office	-	-	\$135	\$233	\$368
Industrial	-	-	\$47	\$81	\$128

Demand Placed Upon Existing Public Facilities

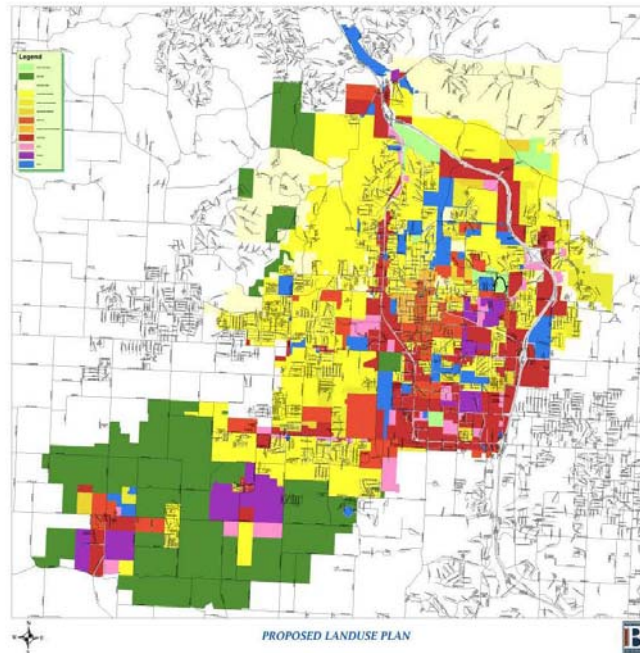
In this Capital Improvement Plan, TischlerBise documents the demographic data and development projections used in the impact fee study for the City of Bentonville. Although a long-range plan is necessary for planning capital improvements, a shorter time frame of seven years is critical for the impact fee analysis. Infrastructure standards will be calibrated using fiscal year 2015 data and the first projection year for the cash flow model will be fiscal year 2015-2016. The City's fiscal year begins July 1st.

As part of our Work Scope, TischlerBise prepared documentation on demographic data and development projections that will be used in the impact fee analysis and Capital Improvement Plan. The demographic data estimates for September 1, 2015, will be used in the study calculations. The development projections are used solely for the purpose of having an understanding of the possible future pace of service demands, impact fee revenues, and capital expenditures. The data herein are for City of Bentonville parks, library, police, and fire fees.

Calculations throughout are based on analysis conducted using Excel software. Results are discussed in the memo using one-and two-digit places (in most cases), which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

Below is the City of Bentonville's current land use map. Detailed in the following pages are service demand indicators effected by development trends.

Figure 2. Bentonville General Plan Land Use Map



POPULATION AND HOUSING CHARACTERISTICS

According to the U.S. Census Bureau, a household is a housing unit that is occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit or persons per household to derive proportionate-share fee amounts. When persons per housing unit are used in the fee calculations, infrastructure standards are derived using year-round population. When persons per household are used in the fee calculations, the impact fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that impact fees for residential development in the City of Bentonville be imposed according to the number of year-round residents per housing unit.

As shown in the bottom portion of Figure 3, in 2013, dwellings with a single unit per structure (detached and attached) averaged 2.65 persons per unit. Dwellings in structures with multiple units averaged 1.67 year-round residents per unit. Mobile homes averaged 1.95 persons per unit.

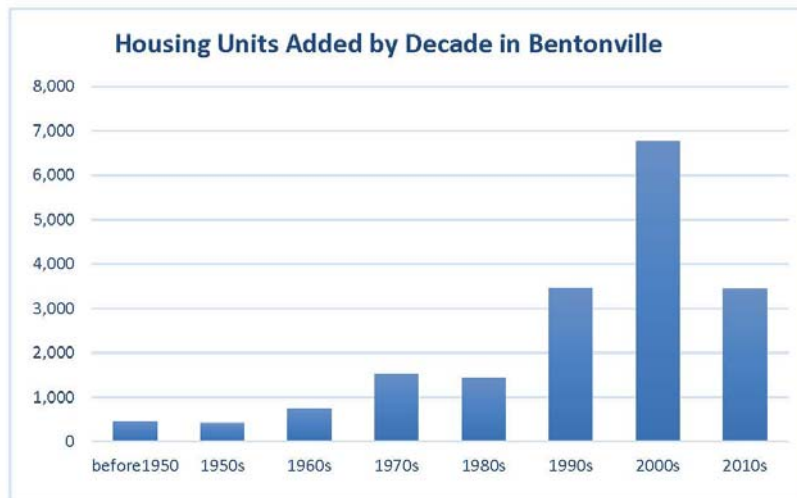
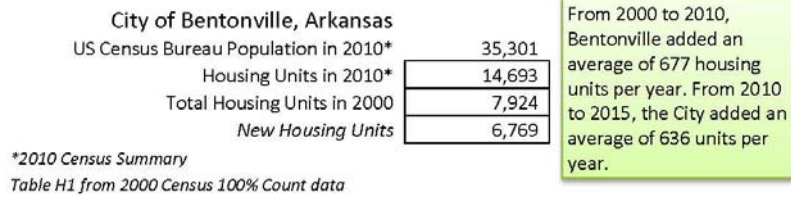
Figure 3. City of Bentonville Persons per Housing Unit

Units in Structure	Renter & Owner			Housing Units	Persons Per Hsg Unit	Vacancy Rate
	Persons	Households				
Single Family	28,490	10,121	2.81	10,734	2.65	5.7%
Mobile Homes	294	151	1.95	151	1.95	0.0%
2+ Units	7,683	3,694	2.08	4,589	1.67	19.5%
Total	36,467	13,966	2.61	15,474		
Vacant/Seasonal HU				1,508		
2013 Summary by Type of Housing	Persons	Households	Persons per Household	Housing Units	Persons Per Hsg Unit	Housing Mix
Single Family	28,490	10,121	2.81	10,734	2.65	69%
Mobile Homes	294	151	1.95	151	1.95	1%
Multifamily	7,683	3,694	2.08	4,589	1.67	30%
Subtotal	36,467	13,966	2.61	15,474	2.36	Vacancy Rate
Group Quarters	664					
TOTAL	37,131	13,966		15,474		9.7%

Source: 2009-2013 American Community Survey 5-year Estimates, U.S. Census Bureau

RECENT RESIDENTIAL CONSTRUCTION

From 2000 to 2010, Bentonville increased by an average of 677 housing units per year. The chart at the bottom of Figure 4 indicates the estimated number of housing units added by decade in Bentonville. Housing units constructed per decade steadily increased from the 1980s to the 2000s. From 2010 to 2015 Bentonville added an average of 801 housing units per year (Figure 4).

Figure 4. Housing Units by Decade

Source for 1990s and earlier is Table B25034, American Community Survey, 2010.

Source for 2000s is U.S. Census Bureau

Source for 2010s is Department of Community Development permitting data

Current Estimate of Population

There were 14,693 housing units in Bentonville on April 1, 2010. Using building permit information for residential development from April 1, 2011 to August 31, 2015, TischlerBise estimates the number of housing units for September 1, 2015 is 18,036.

Figure 5. September 1, 2015, Estimate of Housing Units in the Bentonville, Arkansas

	April 2010 Units [1]	Building Permits Issued [2]						Total Units Added	Estimated September 2015 Units [3]
		2010 (April 1-Dec 31)	2011 (Jan 1-Dec 31)	2012 (Jan 1-Dec 31)	2013 (Jan 1-Dec 31)	2014 (Jan 1-Dec 31)	2015 (Jan 1-August 31)		
Single Family	10,285	194	345	490	509	449	354	2,341	12,626
Multifamily	4,357	14	26	152	50	638	224	1,104	5,461
Totals	14,642	207	371	642	559	1,087	578	3,444	18,086

[1] 2010 Census housing unit count and 2009-2013 ACS 5-year Estimates housing mix

[2] City of Bentonville Planning Department

[3] US 2010 Census units plus permitted units added.

Current Estimate of Population

TischlerBise estimates the City's current population at 42,578. This estimate is based on the number and type of residential permits issued for new construction since April 1, 2010 and persons per housing unit by type of housing unit. Detail is provided below in Figure 6.

Figure 6. September 1, 2015 Estimate of Population in the City of Bentonville

	Estimated July 2015 Units [1]	Persons Per Hsg Unit[2]	Estimated September 2015 Population
Single Family	12,626	2.65	33,458
Multifamily	5,461	1.67	9,120
Totals	18,086		42,578

[1] See Figure A3

[2] 2009-2013 American Community Survey 5-Year Estimates, U.S. Census Bureau.

HOUSING UNIT AND POPULATION PROJECTIONS

According to the City's 2007 Comprehensive Plan, the City is expected to grow to a population of 65,247 by 2030, an increase of 22,669 people. Using this projected growth, the City's current average persons per housing unit, and the current housing mix, TischlerBise estimated housing unit development over the next 15 years. By 2030, we estimate Bentonville will add an additional 9,512 housing units for a total of 27,598 units. Seventy percent of these units will be single family home, the historic and recent housing mix for the City (Figure 7). A more detailed breakdown over time is provided in Figure 8.

Figure 7. City of Bentonville Housing and Population Projections

			Proj. Inc. 2015-2030	2030 Total Housing Housing Units
	2015	2030		
Bentonville Population [1]	42,578	65,247	22,669	
		Average PPHU	2.36	
		New Units	9,606	
Single Family				
% Future Units			69%	
		PPHU		
# of Units	12,626	2.65	6,663.29	19,289
Future Population			17,658	70%
Multifamily				
% Future Units			30%	
		PPHU		
# of Units	5,461	1.67	2,849	8,310
Future Population			4,757	30%
Housing Unit Projections			9,512	
Net increase in Housing Units				
Grand Total City of Bentonville Housing Units	18,086			27,598

[1] Planning Works General Plan from 2007 City of Bentonville Comprehensive Plan

Figure 8. City of Bentonville Annual Residential Development Projections

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
Cumulative	Base Yr	1	2	3	4	5	6	7	8	9	10	15
Housing Unit Projections	PPHU											
Single Family Units	2.65	12,626	13,070	13,514	13,958	14,402	14,847	15,291	15,735	16,179	16,624	19,289
Multifamily Units	1.67	5,461	5,651	5,841	6,031	6,221	6,410	6,600	6,790	6,980	7,170	8,310
Total Housing Units		18,086	18,721	19,355	19,989	20,623	21,257	21,891	22,525	23,160	23,794	27,598
Annual Net Increase in Housing Units		634	634	634	634	634	634	634	634	634	634	634
Population Projections												
Population		42,578	44,072	45,566	47,061	48,555	50,049	51,544	53,038	54,532	56,027	64,993
Annual Net Increase in Population		1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494

NONRESIDENTIAL DEVELOPMENT ESTIMATES AND PROJECTIONS

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. TischlerBise uses the term “jobs” to refer to employment by place of work. To convert jobs to floor area of nonresidential development, TischlerBise uses average square feet per employee multipliers, shown in Figure 9. The employee to building area ratios are derived using national data published by the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI). In the impact fee study, vehicle trips per demand unit (i.e., one thousand square feet of floor area, beds, students, or rooms) will be used to differentiate fees by type of nonresidential development. In the table below, gray shading indicates three nonresidential development prototypes used by TischlerBise to calculate vehicle trips and potential impact fee revenue. The prototype for retail and/or general restaurant jobs is an average-size shopping center. The prototype for industrial jobs is manufacturing. For all other office uses/services, the prototype is an average sized general office building.

Figure 9. Employee and Building Area Ratios

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	6.97	3.02	2.31	433
130	Industrial Park	1,000 Sq Ft	6.83	3.34	2.04	489
140	Manufacturing	1,000 Sq Ft	3.82	2.13	1.79	558
150	Warehousing	1,000 Sq Ft	3.56	3.89	0.92	1,093
254	Assisted Living	bed	2.66	3.93	0.68	na
320	Motel	room	5.63	12.81	0.44	na
520	Elementary School	1,000 Sq Ft	15.43	15.71	0.98	1,018
530	High School	1,000 Sq Ft	12.89	19.74	0.65	1,531
540	Community College	student	1.23	15.55	0.08	na
550	University/College	student	1.71	8.96	0.19	na
565	Day Care	student	4.38	26.73	0.16	na
610	Hospital	1,000 Sq Ft	13.22	4.50	2.94	340
620	Nursing Home	1,000 Sq Ft	7.60	3.26	2.33	429
710	General Office (avg size)	1,000 Sq Ft	11.03	3.32	3.32	301
760	Research & Dev Center	1,000 Sq Ft	8.11	2.77	2.93	342
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	42.70	na	2.00	500

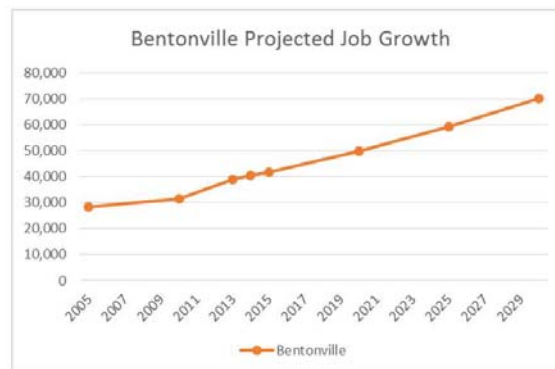
* Trip Generation, Institute of Transportation Engineers, 9th Edition (2012).

City of Bentonville job projections are shown in Figure 10. Employment numbers from 2005, 2010, and 2013 are from the U.S. Census Bureau's On the Map application. Job projection figures for 2014 through 2030 are derived using a 3.5% annual growth rate, the accepted rate among local stakeholders as described in the 2007 City of Bentonville Comprehensive Plan. TischlerBise believes this methodology adjusts for the economic slowdown at the end of the last decade while projecting growth into the future using typical growth rates in the local Bentonville economy.

Figure 10. City of Bentonville Job Projections

	2005	2010	2013	2014	2015	2020	2025	2030
Bentonville	28,370	31,448	39,111	40,480	41,897	49,760	59,099	70,192

Sources: 2005, 2010, and 2013 from U.S. Census Bureau's On the Map application; 2014 through 2030 derived using 3.5% annual growth rate from 2007 City of Bentonville Comprehensive Plan



Estimated Nonresidential Floor Area

To determine current employment and nonresidential floor area in the City, TischlerBise obtained the number of jobs in the City of Bentonville in 2013 from OnTheMap, the U.S. Census Bureau's web application. To estimate number of jobs in 2015, TischlerBise applied a 3.5% annual growth rate to the 2013 figure. To convert employment to nonresidential square footage, the average square feet per employee factors from Figure 9 are used. Current (2015) estimates of employment and nonresidential square footage are shown below in Figure 11.

Figure 11. City of Bentonville Estimated Nonresidential Floor Area

	2013 All Jobs [1]	%	2015 Jobs [2]	Sq Ft per Job [3]	Floor Area
Industrial/Warehousing	4,997	12%	5,185	558	2,893,056
Retail, Accommodation & Food Services	5,114	13%	5,306	500	2,653,041
All Other Services	30,269	75%	31,406	200	6,281,182
TOTAL	40,380	100%	41,897		11,827,279

[1] Source: U.S. Census Bureau, OnTheMap web application, 2013 all jobs.

[2] Estimated based on 3.5% annual growth rate

Employment and Nonresidential Floor Area Projections

Based on projected total number of jobs described above, annual projections of employment growth can be derived. It is assumed that the distribution of new jobs will maintain the same distribution by type of employment as detailed in Figure 9. Nonresidential square footage is derived by multiplying the projected employment by the applicable square footage per employee. Results are shown in Figure 12.

Figure 12. City of Bentonville Annual Nonresidential Development Projections

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
Cumulative	Base Yr	1	2	3	4	5	6	7	8	9	10	15
Job Projections												
Total Jobs	41,897	43,783	45,669	47,556	49,442	51,328	53,215	55,101	56,987	58,874	60,760	70,192
%												
Industrial	12%	5,185	5,418	5,652	5,885	6,118	6,352	6,585	6,819	7,052	7,286	8,686
Retail	13%	5,306	5,545	5,784	6,023	6,262	6,501	6,739	6,978	7,217	7,456	8,890
Office	75%	31,406	32,820	34,234	35,648	37,062	38,476	39,890	41,304	42,718	44,132	52,616
Annual Net Increase in Jobs		1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886
Nonresidential Square Footage (1,000 SF)												
SF/Emp												
Industrial	558	2,893	3,023	3,154	3,284	3,414	3,544	3,675	3,805	3,935	4,065	4,847
Retail	500	2,653	2,772	2,892	3,011	3,131	3,250	3,370	3,489	3,609	3,728	4,445
Office	200	6,281	6,564	6,847	7,130	7,412	7,695	7,978	8,261	8,544	8,826	10,523
Total Nonres Sq. Ft.	11,827	12,360	12,892	13,425	13,957	14,490	15,022	15,555	16,087	16,620	17,152	19,815
Annual Net Increase in 1,000 SF		533	533	533	533	533	533	533	533	533	533	533

DETAILED DEVELOPMENT PROJECTIONS

Demographic data shown in Figure 13 provides key inputs for updating development fees in the City of Bentonville. Cumulative data are shown at the top and projected annual increases by type of development are shown at the bottom of the table. As discussed earlier, TischlerBise recommends the use of persons per housing unit to derive impact fees. Therefore, vacancy rates and number of households are not essential to the demographic analysis.

Figure 13. Annual Demographic Data

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030	15-Year
<i>Cumulative</i>	<i>Base Yr</i>	1	2	3	4	5	6	7	8	9	10	15	<i>Net Increase</i>
Population	42,578	44,072	45,566	47,061	48,555	50,049	51,544	53,038	54,532	56,027	57,521	64,993	22,415
Jobs	41,897	43,783	45,669	47,556	49,442	51,328	53,215	55,101	56,987	58,874	60,760	70,192	28,295
<i>Housing Units</i>	18,086	18,721	19,355	19,989	20,623	21,257	21,891	22,525	23,160	23,794	24,428	27,598	9,512
Single Family Units	12,626	13,070	13,514	13,958	14,402	14,847	15,291	15,735	16,179	16,624	17,068	19,289	6,663
Multifamily Units	5,461	5,651	5,841	6,031	6,221	6,410	6,600	6,790	6,980	7,170	7,360	8,310	2,849
Jobs to Housing Ratio	2.32	2.34	2.36	2.38	2.40	2.41	2.43	2.45	2.46	2.47	2.49	2.54	
<i>Nonres Sq Ft in thousands (KSF)</i>													
Industrial	2,893	3,023	3,154	3,284	3,414	3,544	3,675	3,805	3,935	4,065	4,196	4,847	
Retail/ Restaurant	2,653	2,772	2,892	3,011	3,131	3,250	3,370	3,489	3,609	3,728	3,848	4,445	
Office/ Institutional	6,281	6,564	6,847	7,130	7,412	7,695	7,978	8,261	8,544	8,826	9,109	10,523	
Total	11,827	12,360	12,892	13,425	13,957	14,490	15,022	15,555	16,087	16,620	17,152	19,815	
Avg Sq Ft Per Job	282	282	282	282	282	282	282	282	282	282	282	282	
Nonres. Veh. Trips	78,683	82,226	85,768	89,311	92,854	96,396	99,939	103,481	107,024	110,567	114,109	131,822	
<i>2015-2030</i>													
<i>Annual Increase</i>	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-30		<i>Avg Anl</i>
Population	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494		1,494
Jobs	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886		1,886
Housing Units	634	634	634	634	634	634	634	634	634	634	634		634
Industrial (1,000 SF)	130	130	130	130	130	130	130	130	130	130	130		130
Retail/ Restaurant (1,000 SF)	119	119	119	119	119	119	119	119	119	119	119		119
Office/ Institutional (1,000 SF)	283	283	283	283	283	283	283	283	283	283	283		212
	533	533	533	533	533	533	533	533	533	533	533		462

Parks Capital Improvement Plan

Bentonville has determined that past and future growth is placing demands on the various services and facilities provided by the City, including parks. Growth will continue to create a need for additional development on existing parkland, recreation improvements, and concrete trails. The City does not intend to purchase additional land within the next seven years, nor will it construct any additional natural-surface trails during that time period. Instead, the City will develop existing neighborhood and community park land, add amenities to these locations, and continue to construct hard-surface, concrete trails.

PARKS AND RECREATION FUNDING SOURCES

The City has studied various ways of providing the funding for Parks and Recreation facilities. The sources of funding for Parks and Recreation are General Fund revenues, grants, bonds, or impact fees. In evaluating an allocation of the costs borne in the past and to be borne in the future and in comparing the benefits already received and yet to be received, the City has determined that impact fees are the most equitable way of financing growth-related Parks and Recreation facilities.

EXISTING INVENTORY AND LEVELS OF SERVICE

The park land component of the parks and recreation impact fee includes parks that are assumed to have city-wide benefit. It is important to note that although they are called “neighborhood” parks in Bentonville, these facilities are larger than national standards for a “typical” neighborhood park and provide a city-wide benefit. These are included for that reason. For example, the average neighborhood park in Bentonville is more than 11 acres, compared to the typical 1-2 acres of a traditional neighborhood park. Mini-parks and pocket parks are not deemed to provide a city-wide benefit and so were not included in this analysis.

Figure 14 provides detail on the level of service (LOS) standard used for community parks with city-wide benefit. In consultation with City staff, TischlerBise excluded Memorial Park (73 acres) and Harlon Phillips Park (40 acres) from the current LOS inventory because these parks serve a large number of visitors for tournaments and other events. As shown in Figure 14, Bentonville has 166.92 acres of community parks with a city-wide benefit. This results in a LOS of 3.92 acres per 1,000 residents ($166.92 \text{ acres} / 42,578 \text{ persons} / 1,000 \text{ persons} = 3.92 \text{ acres per 1,000 persons}$).

Figure 14. Community Parks Level of Service

Community Parks Site	Total Acres
Bella Vista Lake	132.00
Citizens Park/Bentonville CC	34.92
TOTAL	166.92

Level of Service (LOS) Standards	
Inventory of Community Park Acres	166.92
2015 Bentonville Population	42,578
LOS: Acres per 1,000 Persons	3.92

Figure 15 provides detail on the LOS standard used for neighborhood parks with city-wide benefit. As shown in Figure 15, Bentonville has 66.64 acres of neighborhood parks with a city-wide benefit. This results in a LOS of 1.57 acres per 1,000 residents (66.64 acres / 42,578 persons / 1,000 persons = 1.57 acres per 1,000 persons).

Figure 15. Neighborhood Parks Level of Service

Neighborhood Parks Site	Total Acres
Lake Bentonville Park	20.00
Merchants Baseball Park	7.90
Downtown Activity Center	3.62
Old Tiger Stadium	4.70
Orchards Park	16.52
Park Springs Park	13.90
TOTAL Acres	66.64

Level of Service (LOS) Standards	
Inventory of Neighborhood Park Acres	66.64
2015 Bentonville Population	42,578
LOS: Acres per 1,000 Persons	1.57

Figure 16 provides detail on the LOS standard used for concrete trails. As shown in Figure 16, Bentonville has 120,489.60 linear feet of concrete trails (excluding the Memorial Park Fitness Trail and Soccer Trail at Memorial Park). This results in a LOS of 2.83 linear feet per person (120,489.60 linear feet / 42,578 persons = 2.83 linear feet per person).

Figure 16. Concrete Trails Level of Service

Concrete Trail	Miles	Linear Feet
Lake Bella Vista Trail	1.75	9,240.00
Wishing Spring Trail	1.58	8,342.40
North Bentonville Trail	2.26	11,932.80
Crystal Bridges Trail	1.00	5,280.00
Tiger Trail	1.51	7,972.80
Lincoln Loop	0.44	2,323.20
Jefferson Trail	0.35	1,848.00
Downtown Trail	0.42	2,217.60
Town Branch Trail	0.77	4,065.60
John Deshields Trail	1.00	5,280.00
Park Springs/Burns Trail	0.75	3,960.00
J Street Trail	1.23	6,494.40
Moberly Lane Trail	1.98	10,454.40
Heritage Trail @ Central Ave	1.30	6,864.00
Heritage Trail @ SW I St.	2.11	11,140.80
Arkansas Missouri Trail	0.75	3,960.00
South Bentonville Trail	2.55	13,464.00
Enfield Park Trail	0.21	1,108.80
Members Place Trail	0.36	1,900.80
All-American Trail	0.50	2,640.00
TOTAL	22.82	120,489.60

Level of Service (LOS) Standards	
Total Linear Feet	120,489.60
2015 Bentonville Population	42,578
LOS: Linear Feet per Person	2.83

Figure 17 provides detail on the LOS standard used for improvements to parks with city-wide benefit (excluding improvements at Memorial Park and Harlon Phillips Park). As shown in Figure 17, Bentonville has 27 recreation improvements on parks with a city-wide benefit. The current LOS is 0.63 improvements per 1,000 residents (27 improvements / 42,578 persons / 1,000 persons = 0.63 improvements per 1,000 persons).

Figure 17. Park Improvements Level of Service and Cost Analysis

Improvement Type	Total Units	Unit Cost	Total
Pavilions	10	\$65,000	\$650,000
Bathrooms	4	\$173,000	\$692,000
Concessions	1	\$240,000	\$240,000
Pedestrian Bridge	1	\$100,000	\$100,000
Playgrounds	7	\$98,000	\$686,000
Lighted Tennis Courts	2	\$250,000	\$500,000
Bark Park	1	\$150,000	\$150,000
Ice Skating Rink	1	\$1,500,000	\$1,500,000
<i>Total</i>	<i>27</i>	<i>\$2,576,000</i>	<i>\$4,518,000</i>

Level of Service (LOS) Standards

Number of Improvements	27
2015 Bentonville Population	42,578
Current LOS: Improvements per 1,000 Persons	0.63

PROJECTED NEED FOR PARK FACILITIES AND IMPROVEMENTS

Based on existing LOS for the various parks and recreation improvements, TischlerBise has documented the need for additional growth-related park development, recreation improvements, and concrete trails. Using the projected population growth over the next seven years shown in Figure 18 and the LOS standards as discussed above, TischlerBise projects that in order to maintain current LOS, Bentonville will need to spend approximately \$4.1 million to develop new community parks, \$1.5 million to develop new neighborhood parks, and \$1.1 million for recreation improvements. In addition, over the next seven years, the City will need to provide approximately 29,600 linear feet of concrete trails in order to maintain the current LOS, costing an estimated \$2.2 million. Total improvements required cost nearly \$8.95 million.

Figure 18. Park and Recreation Facility and Improvement Needs Analysis

Community Parks LOS		3.92 acres per 1,000 persons	
Community Parks Development		\$100,070 per acre	
Neighborhood Park LOS		1.57 acres per 1,000 persons	
Neighborhood Parks Development		\$93,000 per acre	
Recreation improvements LOS		0.63 improvements per 1,000 persons	
Recreation Improvements		\$167,333 per improvement	
Concrete Trails Level of Service		2.83 linear feet per person	
Concrete Trails Cost		\$75 per linear foot	

		Infrastructure Needed				
		Bentonville, Arkansas	Community Park Acres	Neighborhood Park Acres	Recreation Improvements	Linear Feet of Trails
Base	Year					
	2015	42,578	166.9	66.6	27.0	120,490
1	2016	44,072	172.8	69.0	27.9	124,718
2	2017	45,566	178.6	71.3	28.9	128,947
3	2018	47,061	184.5	73.7	29.8	133,176
4	2019	48,555	190.4	76.0	30.8	137,405
5	2020	50,049	196.2	78.3	31.7	141,634
6	2021	51,544	202.1	80.7	32.7	145,862
7	2022	53,038	207.9	83.0	33.6	150,091
Seven-Yr Increase		10,460	41.0	16.4	6.6	29,601
Cost of Community Park Development						\$4,102,861
Cost of Neighborhood Park Development						\$1,525,200
Cost of Recreation Improvements						\$1,104,400
Cost of Concrete Trail Improvements						\$2,220,075
						\$8,952,536

IMPACT FEE-ELIGIBLE PROJECTS

Figure 18 above identifies park development, park improvement, and concrete trail needs over the next seven years based on current LOS and projected population growth. Figure 19 below identifies impact fee eligible projects for these categories. The City's current Capital Budget does not address these needs. However, City staff have identified two projects in need of funding: continued build-out of Citizens Park (totaling \$3.2 million and including a \$350,000 restroom/concession facility this year) and development of the Coughlin Land (cost unknown at this time).

The City will undertake a Parks Master Plan project in the next 18 months, after which the Capital Budget will need to be refined and programmed to reflect needed additional capacity in the community and neighborhood parks and recreation improvements areas needed to serve growth over the next seven years. For the purposes of this plan, the annual costs of these projects are listed below based on anticipated need from Figure 19, even though costs may in change as plans are refined and needs are consolidated in fiscal years for big projects.

Parks Department staff identified one large concrete trail project that will occur within the next seven years: the Trib. 2/Little Osage Creek Trails project. This project, as seen in Figure 19 below, will consist of approximately 6 miles (31,680 linear feet) of trail at a total cost of \$2,376,000 (31,680 linear feet x \$75 cost per linear foot). However, Figure 18 above indicates that growth will only necessitate the construction of 31,236 linear feet over the next seven years. Therefore, the total impact fee eligible cost of the project is \$2,343,700. The project, which is expected to commence in 2018, will be spread over multiple years, and is represented below as a three-year project costing approximately \$781,000 each year.

Figure 19. Identified Impact Fee Eligible Projects

Project	Past Years	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total
Community Parks Development	\$0	\$530	\$530	\$530	\$530	\$530	\$530	\$530	\$3,713
Neighborhood Parks Development	\$0	\$223	\$214	\$223	\$214	\$214	\$223	\$214	\$1,525
Rec. Improvements	\$0	\$151	\$167	\$151	\$167	\$151	\$167	\$151	\$1,104
Trib. 2/Little Osage Creek Trail	\$0	\$0	\$0	\$781	\$781	\$781	\$0	\$0	\$2,343
Total	\$0	\$904	\$912	\$1,685	\$1,693	\$1,676	\$921	\$895	\$8,685

FUNDING STRATEGY FOR PARKS INFRASTRUCTURE

The cash flow summary for park improvements shown in Figure 20 indicates impact fee revenue and expenditures necessary to meet the demand for growth-related park facilities. As indicated in Figure 20, park impact fees are projected to yield a revenue stream that averages \$1.2 million per year. Total growth-related park infrastructure needs are estimated at \$1.3 million a year and nearly \$9 million over seven years. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue and capital costs.

Figure 20. Cash Flow Summary for Parks and Recreation

(2015\$ in thousands)	Year =>	1	2	3	4	5	6	7	Cumulative	Average
	2015	2016	2017	2018	2019	2020	2021	2022	Total	Annual
REVENUES										
Parks Fee-SF		\$974	\$974	\$974	\$974	\$974	\$974	\$974	\$6,816	\$973.73
Parks Fee-MF		\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$1,836	\$262.27
Parks Impact Fees		\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$8,652	\$1,236
CAPITAL COSTS										
Comm. Parks Land Development		\$590	\$580	\$590	\$590	\$580	\$590	\$580	\$4,103	\$586.12
Neigh. Parks Land Development		\$223	\$214	\$223	\$214	\$214	\$223	\$214	\$1,525	\$218
Rec. Improvements		\$151	\$167	\$151	\$167	\$151	\$167	\$151	\$1,104	\$158
Concrete Trails		\$0	\$0	\$781	\$781	\$781	\$0	\$0	\$2,343	\$335
Parks Capital Cost		\$964	\$962	\$1,745	\$1,753	\$1,726	\$981	\$945	\$9,075	\$1,296
NET CAPITAL FACILITIES CASH FLOW - Parks										
Annual Surplus or (Deficit)		\$272	\$274	(\$509)	(\$517)	(\$490)	\$255	\$291	(\$423)	(\$60)
Cumulative Surplus or (Deficit)		\$272	\$546	\$37	(\$480)	(\$969)	(\$714)	(\$423)		

Fire Capital Improvement Plan

Bentonville has determined that past and future growth is placing demands on the various services and facilities provided by the City, including fire services. Growth will continue to create a need for additional vehicles/apparatus. At this time, the City does not intend to construct additional station space.

FIRE FUNDING SOURCES

The City has studied various ways of providing the funding for Fire facilities. The sources of funding for fire infrastructure are General Fund revenues, bonds, or impact fees. In comparing an allocation of the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received, the City has determined that impact fees are the most equitable method of financing growth-related fire facilities.

FIRE APPARATUS LEVEL OF SERVICE STANDARDS

Bentonville currently has 31 pieces of fire apparatus/vehicles. Figure 21 below indicates each type of apparatus/vehicle, its unit cost, and the City's inventory. Figure 21 also indicates the current population and employment base, residential/nonresidential proportionate share factors (see Impact Fee Analysis Report) and resulting LOS standards. The current residential LOS is derived by multiplying the total number of vehicles/apparatus by the proportionate share of fire calls and dividing by the total population (31 vehicles/apparatus X 72.5% proportionate share / 42,578 people) resulting in a LOS of 0.00053 vehicles/apparatus per nonresidential vehicle trip. Similarly, nonresidential LOS is derived by multiplying total vehicles/apparatus by the proportionate share and dividing by total nonresidential vehicle trips (31 vehicles/apparatus X 27.5% proportionate share / 78,683 nonresidential vehicle trips) resulting in a LOS of 0.00011 vehicles/apparatus per nonresidential vehicle trip.

Figure 21. Current Level of Service for Fire Stations

Fire Apparatus	Items	Unit Cost	Total Cost
Pickup/Command Vehicle	7	\$40,000	\$280,000
Brush Truck	2	\$125,000	\$250,000
Hazmat/Rescue Trailer	2	\$35,000	\$70,000
Engine	5	\$475,000	\$2,375,000
Rescue Pumper	1	\$525,000	\$525,000
Squad Truck	7	\$200,000	\$1,400,000
Special Rescue Vehicle	3	\$45,000	\$135,000
Support Vehicle	1	\$500,000	\$500,000
Quint Engine and Ladder Truck	2	\$750,000	\$1,500,000
Pumper	1	\$150,000	\$150,000
TOTAL	31		\$7,185,000
Average Cost per Unit			\$232,000

Development Type	Proportionate Share	2015 Demand Units	Apparatus per Demand Unit
Residential	72%	42,578 Population	0.00053
Nonresidential	28%	78,683 Nonresidential Vehicle Trips	0.00011

PROJECTED NEED FOR FIRE VEHICLES/APPARATUS

Based on existing LOS for fire apparatus/vehicles, TischlerBise has documented the need for additional vehicles/apparatus. Using the projected population and nonresidential vehicle trip growth over the next seven years shown in Figure 22 and the LOS standards as discussed above, TischlerBise projects that Bentonville will need to spend approximately \$1.9 million on 8.21 vehicles/apparatus over the next 7 years to maintain existing LOS.

Figure 22. Fire Apparatus/Vehicles Needs Analysis

Fire Apparatus - Residential		0.00053 apparatus per person	
Fire Apparatus - Nonresidential		0.00011 apparatus per vehicle trip	
Fire Apparatus - Cost		\$232,000 per apparatus	

	Year	Nonresidential		Infrastructure Needed
		Population	Trips	Fire Apparatus
Base	2015	42,578	78,683	31.00
Year 1	2016	44,072	82,226	32.17
Year 2	2017	45,566	85,768	33.35
Year 3	2018	47,061	89,311	34.52
Year 4	2019	48,555	92,854	35.69
Year 5	2020	50,049	96,396	36.86
Year 6	2021	51,544	99,939	38.04
Year 7	2022	53,038	103,481	39.21
Seven-Year Increase =>		10,460	24,798	8.21
Total Growth-Related Cost of Fire Apparatus				\$1,904,363

IMPACT FEE ELIGIBLE PROJECTS

Based on the above analysis and assumed growth, the City of Bentonville will need to expand fire vehicle capacity by 8.21 vehicles/apparatus to accommodate growth. Although the City has discussed purchasing a new fire truck (costing approximately \$1 million) and an additional ambulance, the timing of these acquisitions over the next seven years is still under discussion. Therefore, plans will need to be refined and programmed to provide additional capacity in fire vehicles/apparatus.

Figure 23. Identified Impact Fee-Eligible Projects

Project	Past Years	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total
Vehicles/Apparatus Acquisition	\$0	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$1,904
Total	\$0	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$1,904

FUNDING STRATEGY FOR FIRE INFRASTRUCTURE

The cash flow summary for fire infrastructure shown in Figure 24 indicates impact fee revenue and expenditures necessary to meet the demand for growth-related fire apparatus/vehicles. As indicated in Figure 24, fire impact fees are projected to yield a revenue stream that averages \$266,000 per year and \$1.86 million over seven years. Total growth-related fire infrastructure needs are estimated at \$272,000 per year and \$1.9 million over seven years. Costs will exceed impact fee revenue over the seven years due to the presence of outstanding debt credits in the impact fee calculation. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue and capital costs.

Figure 24. Cash Flow Summary for Fire

(2015\$ in thousands)	Year =>	1	2	3	4	5	6	7	Cumulative	Average
	2015	2016	2017	2018	2019	2020	2021	2022	Total	Annual
REVENUES										
Fire Fee-SF		\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$989	\$141
Fire Fee-MF		\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$266	\$38
Fire Fee-Retail/Rest.		\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$299	\$43
Fire Fee-All Other Serv.		\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$267	\$38
Fire Fee-Industrial		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$43	\$6
Fire Impact Fees		\$266	\$266	\$266	\$266	\$266	\$266	\$266	\$1,863	\$266
CAPITAL COSTS										
Vehicle Costs		\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$1,904	\$272
Fire Capital Cost		\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$1,904	\$272
NET CAPITAL FACILITIES CASH FLOW - Fire										
Annual Surplus or (Deficit)		(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$41)	(\$7)
Cumulative Surplus or (Deficit)		(\$6)	(\$12)	(\$18)	(\$23)	(\$29)	(\$35)	(\$41)		

Police Capital Improvement Plan

Bentonville has determined that past and future growth is placing demands on the various services and facilities provided by the City, including police services and facilities. Growth will continue to create a need for additional station space.

POLICE FUNDING SOURCES

The City has studied various ways of providing the funding police facilities. The sources of revenue for police are General Fund revenues, bonds, or impact fees. In comparing an equitable allocation to the costs borne in the past and to be borne in the future and the benefits already received and yet to be received, the City has determined that impact fees are the most equitable way of financing the growth-related police facilities.

POLICE STATION LEVELS OF SERVICE STANDARDS

The Bentonville Police Department campus at 908 SE 14th Street is the main law enforcement facility in the City. Situated on five acres of land, it includes the main Police Department Building, an annex used to store evidence and SWAT and K9 equipment, and the Special Services Building. Additionally, the Police Department operates an armory at 801 SW A Street that was recently remodeled. The main Police Department Building was built in 1995 and renovated recently. However, Department staff indicate the need for additional office space on the compound; a larger, dedicated communications and dispatch center; and fitness space. The Department does not operate any substations at this time. The square footage of the buildings located on the main law enforcement campus totals 34,685 square feet, all of which is used for police functions.

Figure 25 indicates current employment base, residential/nonresidential proportionate share factors (See Impact Fee Analysis Report) and current LOS standards. The current residential LOS is derived by multiplying the total square footage of law enforcement facilities by the proportionate share of functional population and dividing by the total population (34,865 sq. ft. X 72.5% proportionate share / 42,578 persons) resulting in a 0.59 sq. ft. per person LOS. Similarly, nonresidential LOS is derived by multiplying total square footage by the proportionate share and dividing by total nonresidential vehicle trips (34,865 sq. ft. X 27.5% proportionate share / 78,683 vehicle trips) resulting in 0.12 sq. ft. per nonresidential vehicle trip LOS. Staff estimate the cost for construction for existing structures would be \$250 per square foot.

Figure 25. Current Level of Service and Cost Factors for Police Facilities

<i>Facility</i>	<i>Square Feet</i>
Police Department	20,685
Annex	6,000
Special Services	8,000
<i>Total</i>	<i>34,685</i>

<i>Development Type</i>	<i>Proportionate Share</i>	<i>2015 Demand Units</i>	<i>Sq. Ft. per Demand Unit</i>
Residential	72.5%	42,578 Population	0.59
Nonresidential	27.5%	78,683 Nonres. Vehicle Trips	0.12

POLICE VEHICLES LEVELS OF SERVICE STANDARDS

Bentonville currently has 88 vehicles of various sizes and capabilities. Figure 26 below indicates the type of vehicle, the number owned, and the cost of replacement ("unit cost"). The Police Department's fleet is worth nearly \$4.5 million, with an average cost per unit of \$51,000 (rounded).

Figure 26 also indicates residential and nonresidential proportionate share factors, current LOS standards, and cost per demand unit calculations. The current residential LOS is derived by multiplying the total number of vehicles by the proportionate share of functional population and dividing by the total population (88 vehicles X 72.5% proportionate share / 42,578 people), resulting in a LOS of 0.00150 vehicles per person. Similarly, nonresidential LOS is derived by multiplying total vehicles by the proportionate share and dividing by total nonresidential vehicle trips (88 vehicles X 27.5% proportionate share / 78,683 nonresidential vehicle trips), resulting in a LOS of 0.00031 vehicles per nonresidential vehicle trip.

Figure 26. Current Level of Service for Police Vehicles

Fire Apparatus	Items	Unit Cost	Total Cost
Pierce Bomb Truck	1	\$450,000	\$450,000
MRAP	1	\$250,000	\$250,000
Crime Scene Van	1	\$100,000	\$100,000
SWAT Van	1	\$100,000	\$100,000
Patrol Truck	1	\$80,000	\$80,000
Patrol SUV	46	\$45,000	\$2,070,000
Patrol Car	18	\$45,000	\$810,000
Patrol Truck	4	\$45,000	\$180,000
Humvee	1	\$40,000	\$40,000
Patrol Truck	1	\$30,000	\$30,000
Narcotics Truck	1	\$30,000	\$30,000
Patrol SUV	3	\$30,000	\$90,000
Patrol Car	7	\$30,000	\$210,000
Passenger Van	1	\$30,000	\$30,000
SWAT Truck	1	\$10,000	\$10,000
TOTAL	88		\$4,480,000
Average Cost per Unit			\$51,000

Development Type	Proportionate Share	2015 Demand Units	Apparatus per Demand Unit
Residential	72.5%	42,578 Population	0.00150
Nonresidential	27.5%	78,683 Nonresidential Vehicle Trips	0.00031

PROJECTED NEED FOR POLICE STATION SPACE

Based on existing LOS for the various police improvements, TischlerBise has documented the need for additional growth-related police facilities and vehicles. Using the projected population and job growth over the next seven years shown in Figure 27 and the LOS standards as discussed above, TischlerBise projects that demand from residential and nonresidential growth will require 9,185 sq. ft. of new law enforcement space for a total cost of approximately \$2.3 million over the next seven years in order to maintain the current LOS. Of that need, residential growth accounts for 6,178 sq. ft. while nonresidential development will require 3,007 sq. ft. Additionally, new growth during this period will require the addition of 23.3 vehicles to the fleet in order to maintain the current LOS (15.7 from residential development and 7.6 from nonresidential development), costing a total of approximately \$1.2 million. Total improvements cost approximately \$3.5 million.

Figure 27. Police Facility Needs Analysis

Police Building Space - Residential	0.59 SF per Person
Police Building Space - Nonresidential	0.12 SF per Trip
Police Building Cost	\$250 per Square Foot
Police Vehicles - Residential	0.00150 Vehicles per Person
Police Vehicles - Nonresidential	0.00031 Vehicles per Trip
Police Vehicles Cost	\$51,000 per Vehicle

		Infrastructure Needed							
		Nonres. Veh.		Police SF		Total	Vehicles		Total
Year	Population	Trips	Residential	Nonresidential	Police SF		Residential	Nonresidential	Vehicles
Base Year 2015	42,578	78,683	25,145	9,540	34,685		63.8	24.2	88.0
Year 1 2016	44,072	82,226	26,028	9,969	35,997		66.0	25.3	91.3
Year 2 2017	45,566	85,768	26,910	10,399	37,309		68.3	26.4	94.7
Year 3 2018	47,061	89,311	27,793	10,828	38,621		70.5	27.5	98.0
Year 4 2019	48,555	92,854	28,675	11,258	39,933		72.8	28.6	101.3
Year 5 2020	50,049	96,396	29,558	11,687	41,245		75.0	29.7	104.6
Year 6 2021	51,544	99,939	30,440	12,117	42,557		77.2	30.7	108.0
Year 7 2022	53,038	103,481	31,323	12,547	43,870		79.5	31.8	111.3
Seven-Year Increase =>		10,460	24,798	6,178	3,007	9,185	15.7	7.6	23.3
Total Growth-Related Cost of Police Facilities =>			\$2,296,250						
Total Growth-Related Cost of Police Vehicles =>			\$1,188,374						
Total Growth-Related Costs =>			\$3,484,624						

IMPACT FEE-ELIGIBLE PROJECTS

This Capital Improvement Plan establishes projects that should be completed in the near-term based on discussions with City staff. As indicated above, there is a need for additional office space, a communications and dispatch center, and a fitness center on the main Police Department campus. Preliminary designs for this structure call for 24,170 square feet at approximately \$250 per square foot construction cost. Therefore, the estimated total cost for the new structure is \$6,042,500. The growth-related cost of this facility is \$2,296,250 (9,185 square feet multiplied by a cost per square foot of \$250). Construction will begin as early as late 2017. Additionally, City staff indicate that they will continue to add vehicles on a periodic basis as growth necessitates. As shown in Figure 28, the City will need to add 23.3 vehicles over the next seven years in order to maintain current LOS. Based on a \$51,000 average cost per vehicle, this totals \$1,188,374 of growth-related vehicle improvements over the next seven years. These growth-related costs are shown in Figure 28 below.

Figure 28. Identified Impact Fee-Eligible Projects

Project	Past Years	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total
Communications/Dispatch, Office, and Fitness Structure	\$0	\$0	\$2,296	\$0	\$0	\$0	\$0	\$0	\$2,296
Vehicles	\$0	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$1,188
Total	\$0	\$170	\$2,466	\$170	\$170	\$170	\$170	\$170	\$3,485

FUNDING STRATEGY FOR POLICE INFRASTRUCTURE

The cash flow summary for police infrastructure shown in Figure 29 indicates impact fee revenue and expenditures necessary to meet the demand for growth-related police facilities. As indicated in Figure 29,

police impact fees are projected to yield a revenue stream that averages \$458,000 per year. The Police infrastructure needs include \$2,296,250 for the main campus structure and \$1,188,375 for additional vehicles. Costs will exceed impact fee revenue from 2017 onward due to the need to “upfront” the cost of the communications and dispatch, office, and fitness facility. However, over the course of the seven-year CIP period, the City will recoup a large portion of these costs over the next seven years, with a predicted deficit for all impact-fee eligible infrastructure of \$278,000.

To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue and capital costs.

Figure 29. Cash Flow Summary for Police

(2015\$ in thousands)	Year =>	1	2	3	4	5	6	7	Cumulative	Average
	2015	2016	2017	2018	2019	2020	2021	2022	Total	Annual
REVENUES										
Police Fee-SF		\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$1,699	\$243
Police Fee-MF		\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$458	\$65
Police Fee-Retail/Rest.		\$73	\$73	\$73	\$73	\$73	\$73	\$73	\$514	\$73
Police Fee-All Other Serv.		\$66	\$66	\$66	\$66	\$66	\$66	\$66	\$462	\$66
Police Fee-Industrial		\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$74	\$11
Police Impact Fees		\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$3,207	\$458
CAPITAL COSTS										
Facilities		\$0	\$2,296	\$0	0	\$0	\$0	\$0	\$2,296	\$328
Vehicles		\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$1,188	\$170
Police Capital Cost		\$170	\$2,466	\$170	\$170	\$170	\$170	\$170	\$3,485	\$498
NET CAPITAL FACILITIES CASH FLOW - Police										
Annual Surplus or (Deficit)		\$288	(\$2,008)	\$288	\$288	\$288	\$288	\$288	(\$278)	(\$40)
Cumulative Surplus or (Deficit)		\$288	(\$1,720)	(\$1,431)	(\$1,143)	(\$855)	(\$566)	(\$278)		

Library Capital Improvement Plan

Bentonville has determined that past and future growth is placing demands on the various services and facilities provided by the City, including library services and facilities. Growth will continue to create a need for additional library collections. Though the City and Library Department staff are considering a future addition to the central library facility, there are no firm plans at this time.

LIBRARY FUNDING SOURCES

The City has studied various ways of providing the funding library facilities. The sources of revenue for library services are General Fund revenues, bonds, grants, or impact fees. In comparing an allocation of the costs borne in the past and to be borne in the future and the benefits already received and yet to be received, the City has determined that impact fees are the most equitable way of financing the growth-related library facilities.

CURRENT LEVEL OF SERVICE FOR LIBRARY COLLECTIONS

Figure 30 indicates current LOS for library collections. The City of Bentonville Public Libraries currently own 131,070 collection items, resulting in a LOS of 3.08 items per person (131,070 items / 42,578 current population). The total value of the library's collection is \$2,859,012, yielding an average cost per collection item of \$21.81 (\$2,859,012 total value / 131,070 collection items).

Figure 30. Current Level of Service and Cost Factors for Library Collections

Collections*	131,070
2015 Population	42,578
LOS: Collections per Person	3.08
Total Value of Collections*	\$2,859,012
Avg. Cost per Collection Item	\$21.81

*From 2015 Annual Report

PROJECTED NEED FOR LIBRARY COLLECTIONS

Based on the existing LOS for library improvements, TischlerBise has documented the need for additional growth-related library collections. Using the projected population growth over the next seven years shown in Figure 31 and the LOS standards as discussed above, TischlerBise projects that Bentonville will need to acquire 32,218 additional collections to maintain the current LOS, for a total cost of approximately \$700,000.

Figure 31. Library Collections Needs Analysis

Library Collections per Person		3.08
Cost per Collection Item		\$21.81

		Infrastructure Needed	
Year		Population	Collection Size
Base	2015	42,578	131,139
Year 1	2016	44,072	135,741
Year 2	2017	45,566	140,344
Year 3	2018	47,061	144,946
Year 4	2019	48,555	149,549
Year 5	2020	50,049	154,152
Year 6	2021	51,544	158,754
Year 7	2022	53,038	163,357
Seven-Year Increase =>		10,460	32,218

Total Growth-Related Cost of Library Collections	\$702,675
--	-----------

IMPACT FEE-ELIGIBLE PROJECTS

This Capital Improvement Plan establishes projects that should be completed in the near-term based on discussions with City staff. As indicated above, there is a need for additional collections as the population grows: 32,218 over seven years. At an average cost of \$21.81 each, the total cost of growth-related library collection acquisition over the next seven years is \$702,675. These costs are projected annually at a cost of approximately \$100,000. Growth-related costs are shown in Figure 32 below.

Figure 32. Identified Impact-Fee Eligible Projects

Project	Past Years	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total
Collections Acquisition	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$703
Total	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$703

FUNDING STRATEGY FOR LIBRARY INFRASTRUCTURE

The cash flow summary for library infrastructure shown in Figure 33 indicates impact fee revenue and expenditures necessary to meet the demand for growth-related police facilities. As indicated in Figure 33, library impact fees are projected to yield a revenue stream that averages \$100,000 per year. These costs track with capital costs of collection acquisition. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue and capital costs.

Figure 33. Cash Flow Summary for Library

(2015\$ in thousands)	Year =>	1	2	3	4	5	6	7	Cumulative	Average
	2015	2016	2017	2018	2019	2020	2021	2022	Total	Annual
REVENUES										
Library Fee-SF		\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$553	\$79
Library Fee-MF		\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$149	\$21
Library Impact Fees		\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$702	\$100
CAPITAL COSTS										
Library Collections		\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$703	\$100
Library Capital Cost		\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$703	\$100
NET CAPITAL FACILITIES CASH FLOW - Library										
Annual Surplus or (Deficit)		(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Cumulative Surplus or (Deficit)		(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)		



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
X	Informational	
	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

July 12, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Informational - Impact Fee Analysis Report as it pertains to items 8 through 13.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712
www.bentonvillear.com



PLEASE RECYCLE



MEMO



To: Mayor Bob McCaslin, City Council
From: Denise Land, Finance Director
Troy Galloway, AICP, Community & Economic Development Director
CC Date: August 9, 2016
Re: Impact/Capacity Fees

HISTORY

The City of Bentonville first enacted Impact/Capacity Fees on January 8, 2002 for water, sewer and fire. The fee schedules have been amended twice; in 2006 and 2009. Then, in 2006, the City adopted parks, library and police impact fees. The parks fee schedule was amended in 2009 and library and police fees were rescinded in 2009.

State law requires cities collecting or spending these fees to have a valid Capital Improvement Plan that meets certain elements. On July 14, 2015, the City of Bentonville approved Resolution No. 7-4-15F authorizing the Mayor and Clerk to enter into an agreement with TischlerBise Inc. for the purpose of evaluating and updating the City of Bentonville Impact and Capacity Fee Study and preparing a new Capital Improvement Plan.

REPORT RECOMMENDATION

TischlerBise submitted the first Impact Fee Analysis Report to the city on June 22, 2016. The report recommends amending the Parks and Fire/EMS Impact Fees, reinstating the Police and Library Impact Fees, and suspending the Water and Sewer impact/capacity Fees. The city received an updated report on August 5, 2016 reducing the Parks Impact Fees.

TischlerBise in concert with City staff determined that all capacity expansion projects for water and sewer that are impact fee-eligible have existing dedicated funding sources. Existing rates already cover 100% of Northwest Arkansas Conservation Authority (NACA) payments for the City's share of new treatment plant services, debt service payments on existing water and wastewater infrastructure and planned improvements. TischlerBise recommends suspending the imposition of water and sewer impact/capacity fees and revisiting their calculation at the conclusion of the next rate study and water and sewer capital planning cycle (expected early 2017).

The following tables show the current fees, proposed fees and the difference between the two.

Action	Parks			Fire		
	Amend			Amend		
	Current	Proposed	Difference	Current	Proposed	Difference
Residential						
Single Family (detached)	\$ 791	\$ 2,192	\$ 1,401	\$ 515	\$ 318	\$ (197)
Other Residential	\$ 568	\$ 1,381	\$ 813	\$ 370	\$ 200	\$ (170)
Nonresidential						
Commercial				\$ 217	\$ 357	\$ 140
Office				\$ 295	\$ 135	\$ (160)
Industrial				\$ 130	\$ 47	\$ (83)

Action	Library			Police		
	Reinstate			Reinstate		
	Current	Proposed	Difference	Current	Proposed	Difference
Residential						
Single Family (detached)	\$ -	\$ 178	\$ 178	\$ -	\$ 546	\$ 546
Other Residential	\$ -	\$ 112	\$ 112	\$ -	\$ 344	\$ 344
Nonresidential						
Commercial				\$ -	\$ 615	\$ 615
Office				\$ -	\$ 233	\$ 233
Industrial				\$ -	\$ 81	\$ 81

Action	Water			Sewer		
	Suspend			Suspend		
	Current	Proposed	Difference	Current	Proposed	Difference
Residential						
SF 5/8" meter	\$ 1,366	\$ -	\$ (1,366.00)	\$ 1,117	\$ -	\$ (1,117.00)
SF 1" meter	\$ 1,913	\$ -	\$ (1,913.00)	\$ 1,117	\$ -	\$ (1,117.00)
All other residential	Meter Size	\$ -		\$ 803	\$ -	\$ (803.00)
Nonresidential						
5/8" meter	\$ 1,366	\$ -	\$ (1,366.00)	\$ 1,117	\$ -	\$ (1,117.00)
1" meter	\$ 1,913	\$ -	\$ (1,913.00)	\$ 1,564	\$ -	\$ (1,564.00)
2" meter	\$ 3,962	\$ -	\$ (3,962.00)	\$ 3,241	\$ -	\$ (3,241.00)
4" meter	\$ 19,130	\$ -	\$ (19,130.00)	\$ 15,647	\$ -	\$ (15,647.00)

Total Fees by Development Type

The table on the following page compares the *current* total impact fees (parks, fire, water and sewer) with the *proposed* total impact fees (parks, fire, library, police) by development type.

- **Commercial Fees Reduce.** The suspension of water and sewer impact fees significantly reduces the total fees for commercial development. Recommended total commercial impact fees:

Commercial:	\$972
Office:	\$368
Industrial:	\$128

- **Single Family Fees Increase.** Although the sewer and water impact fees are suspended, total impact fees for single family is higher due to the increase in parks fees and the addition of library and police fees. Recommended total residential impact fees:

Single family detached:	\$3,234
Other residential:	\$2,037 per unit

	TOTALS		
	Current (Parks, Fire, Water, Sewer)	Proposed (Parks, Fire, Library, Police)	Difference
Residential			
SF - 5/8" w & s meters	\$ 3,789	\$ 3,234	\$ (555)
SF - 1" w & s meters	\$ 3,968	\$ 3,234	\$ (734)
Other - 5/8" w meter	\$ 3,107	\$ 2,037	\$ (1,070)
Other - 1" w meter	\$ 3,654	\$ 2,037	\$ (1,617)
Other - 2" w meter	\$ 5,703	\$ 2,037	\$ (3,666)
Other - 4" w meter	\$ 1,741	\$ 2,037	\$ 296
Commercial			
5/8 w & s meters	\$ 2,700	\$ 972	\$ (1,728)
1" w & s meters	\$ 3,694	\$ 972	\$ (2,722)
2" w & s meters	\$ 7,420	\$ 972	\$ (6,448)
4" w & s meters	\$ 34,994	\$ 972	\$ (34,022)
Office			
5/8 w & s meters	\$ 2,778	\$ 368	\$ (2,410)
1" w & s meters	\$ 3,772	\$ 368	\$ (3,404)
2" w & s meters	\$ 7,498	\$ 368	\$ (7,130)
4" w & s meters	\$ 35,072	\$ 368	\$ (34,704)
Industrial			
5/8 w & s meters	\$ 2,613	\$ 128	\$ (2,485)
1" w & s meters	\$ 3,607	\$ 128	\$ (3,479)
2" w & s meters	\$ 7,333	\$ 128	\$ (7,205)
4" w & s meters	\$ 34,907	\$ 128	\$ (34,779)

IMPACT FEE ANALYSIS REPORT

DRAFT

Prepared for

Bentonville, Arkansas



August 5, 2016



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Bethesda, MD 20816
800-424-4318
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TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
OVERVIEW	4
IMPACT FEE METHODOLOGIES	4
SUMMARY OF CURRENT AND PROPOSED IMPACT FEES	5
<i>Figure 1. Current Impact Fees</i>	<i>5</i>
<i>Figure 2. Proposed Impact Fees: Methods and Cost Components</i>	<i>6</i>
<i>Figure 3. Proposed Impact Fees.....</i>	<i>6</i>
GENERAL IMPACT FEE REQUIREMENTS	7
LEGAL FRAMEWORK	7
REQUIRED FINDINGS.....	7
PARKS.....	9
METHODOLOGY.....	9
<i>Figure 4. Parks Impact Fee Methodology.....</i>	<i>9</i>
LEVEL OF SERVICE AND INFRASTRUCTURE STANDARDS FOR PARKS.....	10
<i>Community and Neighborhood Park Land Level of Service.....</i>	<i>10</i>
<i>Figure 5. Community Parks Level of Service</i>	<i>10</i>
<i>Neighborhood Parks Level of Service</i>	<i>10</i>
<i>Figure 6. Neighborhood Parks Level of Service Analysis.....</i>	<i>11</i>
<i>Park Development and Improvement Level of Service and Cost Analysis</i>	<i>11</i>
<i>Figure 7. Average Park Development Cost per Acre.....</i>	<i>11</i>
<i>Figure 8. Park Development Costs per Person.....</i>	<i>12</i>
<i>Figure 9. Level of Service and Cost Factors for Park Improvements</i>	<i>13</i>
<i>Trails Level of Service and Cost Analysis.....</i>	<i>13</i>
<i>Figure 10. Level of Service and Cost Factors for Concrete Trail Development.....</i>	<i>14</i>
PROJECTED NEED FOR PARK FACILITIES.....	14
<i>Figure 11. Projected Growth Needs.....</i>	<i>15</i>
DEBT SERVICE CREDIT EVALUATION	15
<i>Figure 12. Parks Principal Payment Credit Evaluation</i>	<i>16</i>
PROPOSED IMPACT FEES FOR PARKS.....	16
<i>Figure 13. Proposed Parks Impact Fees.....</i>	<i>17</i>
FIRE.....	18
METHODOLOGY.....	18
<i>Figure 14. Fire Impact Fee Methodology.....</i>	<i>19</i>

PROPORTIONATE SHARE ANALYSIS	19
<i>Figure 15. Bentonville Functional Population.....</i>	<i>20</i>
FIRE APPARATUS LEVELS OF SERVICE STANDARDS AND COST FACTORS	20
<i>Figure 16. Current Level of Service and Cost Factors for Fire Apparatus.....</i>	<i>21</i>
PROJECTED NEED FOR FIRE VEHICLES/APPARATUS	21
<i>Figure 17. Fire Apparatus Needs Analysis</i>	<i>21</i>
DEBT SERVICE CREDIT EVALUATION	22
<i>Figure 18. Fire Principal Payment Credit Evaluation</i>	<i>22</i>
FIRE IMPACT FEE CALCULATIONS.....	23
<i>Figure 19. Proposed Fire Impact Fees.....</i>	<i>23</i>
POLICE.....	24
METHODOLOGY.....	24
<i>Figure 20. Police Impact Fee Methodology</i>	<i>24</i>
PROPORTIONATE SHARE ANALYSIS	25
POLICE BUILDING LEVELS OF SERVICE STANDARDS AND COST FACTORS	25
<i>Figure 21. Current Level of Service and Cost Factors for Police Buildings</i>	<i>26</i>
<i>Figure 22. Current Level of Service and Cost Factors for Police Vehicles.....</i>	<i>27</i>
PROJECTED NEED FOR POLICE BUILDINGS AND VEHICLES.....	27
<i>Figure 23. Police Facility Need Analysis.....</i>	<i>28</i>
DEBT SERVICE CREDIT EVALUATION	28
<i>Figure 24. Police Principal Payment Credit Evaluation.....</i>	<i>29</i>
POLICE IMPACT FEE CALCULATIONS	29
<i>Figure 25. Proposed Police Impact Fees</i>	<i>30</i>
LIBRARY.....	31
METHODOLOGY.....	31
<i>Figure 26. Library Impact Fee Methodology</i>	<i>31</i>
LIBRARY COLLECTIONS LEVELS OF SERVICE STANDARDS AND COST FACTORS	31
<i>Figure 27. Current Level of Service and Cost Factors for Library Collections</i>	<i>32</i>
PROJECTED NEED FOR LIBRARY COLLECTIONS.....	32
<i>Figure 28. Library Collections Needs Analysis</i>	<i>32</i>
LIBRARY IMPACT FEE CALCULATIONS.....	32
<i>Figure 29. Library Impact Fees</i>	<i>33</i>
APPENDIX A – DEMOGRAPHIC DATA	34

Executive Summary

OVERVIEW

The City of Bentonville, Arkansas, has retained TischlerBise to determine growth-related infrastructure needs and calculate impact fees for the following infrastructure categories:

- Parks
- Fire
- Police
- Library

Impact fees are one-time payments used to construct system improvements needed to accommodate development. Impact fees for Bentonville are proportionate and reasonably related to the capital facility service demands of new development. Impact fees are necessary to achieve an equitable allocation of capital costs, in comparison to past and future benefits. Bentonville has complied with all requirements of Arkansas's impact fee enabling statute, which requires that collected impact fees and accrued interest are spent within seven years from the date the fees were collected.

After discussions with City staff, TischlerBise determined demand indicators for each type of public facility and calculated residential and nonresidential proportionate share factors. These factors are used to allocate costs by type of development. The formulas used to calculate the impact fees for the City of Bentonville are diagrammed in a flow chart for each type of public facility in the respective chapter of this report. Also contained in this report are summary tables indicating the specific Level-of-Service (LOS) or infrastructure standards used to derive the impact fees. Demographic and land use assumptions used to prepare this analysis are included in the appendix.

IMPACT FEE METHODOLOGIES

There are three basic methods used to calculate the impact fees. The **incremental expansion** method documents the current LOS for each type of public facility in both quantitative and qualitative measures. This method is best suited for public facilities that will be expanded incrementally in the future, with LOS standards based on current conditions in the community. The **plan-based** method is best suited for public facilities that have adopted plans or commonly accepted engineering standards to identify the need for capital projects. A **cost recovery** method may be used for facilities that have been oversized to accommodate future development, at least for the next seven years. The rationale for the cost recovery approach is that new development is paying for its share of the useful life or remaining capacity of the existing facility. To the extent that new growth and development is served by the previously constructed improvements, the City to be reimbursed for the previously incurred public facility costs.

Another general requirement that is common to impact fee methodologies is the evaluation of credits. Past and future revenue credits have been evaluated to avoid potential double payment situations arising

from the payment of a one-time impact or fee and then subsequent payments of other revenues that may also fund growth-related capital improvements. General Fund revenues, such as property taxes, being used for parks, fire, and police improvements have been accounted for via credits for future principal payments.

SUMMARY OF CURRENT AND PROPOSED IMPACT FEES

For comparison purposes, Bentonville's current impact fees are shown in Figure 1.

Figure 1. Current Impact Fees

Current Fees				
<i>Residential (per housing unit)</i>	Parks	Library	Fire*	Police
Single Family Detached	\$791	-	\$515	-
All Other Residential	\$568	-	\$370	-
<i>Nonresidential (per 1,000 Sq. Ft.)</i>				
Commercial	-	-	\$217	-
Office	-	-	\$295	-
Industrial	-	-	\$130	-

*Nonresidential fees are the average fee for relevant categories

<i>Residential (per unit)</i>	Water	Sewer
SF with 0.625" meter (5/8")	\$1,366	\$1,117
SF with 1.00" meter	\$1,913	\$1,117
All Other Residential	Based on Meter Size	\$803
<i>Nonresidential (based on meter size)</i>		
0.625" meter (5/8")	\$1,366	\$1,117
1.00" meter	\$1,913	\$1,564
2.00" meter	\$3,962	\$3,241
4.00" meter	\$19,130	\$15,647

In addition to revising Bentonville's parks and fire impact fees, TischlerBise has calculated impact fees for library and police. Another important change to the existing fee structure is the excision of the water and sewer capacity fees. After examining the City's 2015 water and sewer rate study and capital improvement plans and conducting meetings with City staff, TischlerBise, in concert with City staff, determined all capacity expansion projects for water and wastewater that are impact fee-eligible have existing dedicated funding sources. Existing rates already cover 100 percent of Northwest Arkansas Conservation Authority (NACA) payments for the City's share of new treatment plant services, debt service payments on existing water and wastewater infrastructure, and planned improvements. Therefore, TischlerBise recommends suspending the imposition of these two fees and revisiting their calculation at the conclusion of the next rate study and water and sewer capital planning cycle (expected early 2017).

Figure 2 shows the method used to derive each type of proposed fee in Bentonville, plus each component that contributes to the impact fee.

Figure 2. Proposed Impact Fees: Methods and Cost Components

Type of Fee	Cost Recovery (past)	Incremental Expansion (present)	Plan-Based (future)	Cost Allocation
1. Parks		Park Land Development, Recreation Improvements and Concrete Trails		Population
2. Fire		Fire Apparatus		Functional Population
3. Police		Police Station Space and Vehicles		Functional Population
4. Library		Collections		Population

Figure 3 provides a summary schedule of the proposed impact fees for Bentonville. Fees for residential development are per housing unit and fees for nonresidential development are per 1,000 square feet of floor area.

Figure 3. Proposed Impact Fees

Residential (per housing unit)	Parks	Library	Fire	Police	Total
Single Family	\$2,192	\$178	\$318	\$546	\$3,234
Multifamily	\$1,381	\$112	\$200	\$344	\$2,037
Nonresidential (per 1,000 Sq. Ft.)					
Commercial	-	-	\$357	\$615	\$972
Office	-	-	\$135	\$233	\$368
Industrial	-	-	\$47	\$81	\$128

As noted above, this fee update adds fees for library and police. It should be noted that in the last fee calculation (2007) the parks impact fee included only community park improvements and trail development, since residents had just approved a sales and use tax bond for a variety of services, including parks and recreation. However, in this update, the fee components are expanded to reflect changing funding strategies, thereby increasing the fee by a significant amount in order to maintain current LOS in the future.

A note on rounding: Calculations throughout this report are based on an analysis conducted using Excel software. Results are discussed in the report using one-and two-digit places (in most cases), which represent rounded or truncated figures. However, in some instances the analysis itself uses figures carried to their ultimate decimal places (e.g., for LOS standards); therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown).

General Impact Fee Requirements

Impact fees are one-time payments used to fund capital improvements necessitated by new growth. Impact fees have been utilized by local governments in various forms for at least 50 years. Impact fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current LOS in a community. Any community considering impact and/or fees should note the following limitations:

- Impact fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and/or maintenance and rehabilitation costs;
- Impact fees cannot be deposited in the local government's General Fund: the funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected; and
- Impact fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

LEGAL FRAMEWORK

U.S. Constitution. Like all land use regulations, development exactions—including impact fees—are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an “essential nexus” between the exaction and the interest being protected (see *Nollan v. California Coastal Commission*, 1987). In a more recent case (*Dolan v. City of Tigard, OR*, 1994), the Court ruled that an exaction also must be “roughly proportional” to the burden created by development. However, the *Dolan* decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as impact fees.

REQUIRED FINDINGS

There are three reasonable relationship requirements for impact fees that are closely related to “rational nexus” or “reasonable relationship” requirements enunciated by a number of state courts. Although the

term “dual rational nexus” is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: “impact or need,” “benefit,” and “proportionality.” The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable LOS standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State enabling act, as are procedures to ensure that the fees are expended expeditiously or refunded. All of these requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

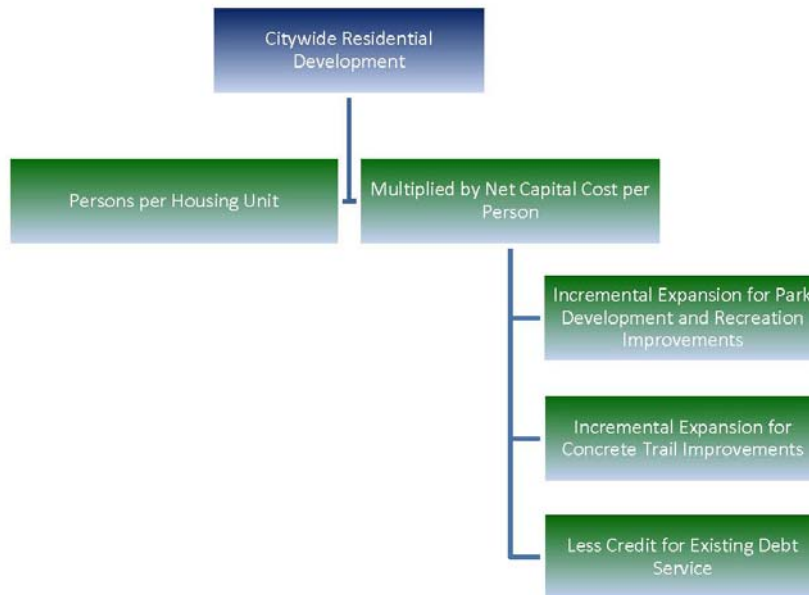
Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to impact fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development. For example, the need for school improvements is measured by the number of public school-age children generated by development.

Parks

METHODOLOGY

The parks impact fee is derived using the incremental expansion methodology. The City of Bentonville feels it has sufficient park land to serve future development for several years. Therefore, the City will continue to develop its existing neighborhood and community parkland, purchase and install new recreation improvements, and develop concrete trails to accommodate future growth. The methodology for the parks impact fee is diagrammed in Figure 4. It is important to note that the parks impact fee methodology excludes mini-parks, which typically have a very small area of benefit. All cost components are allocated 100% to residential development. Please note that the City's definition of a neighborhood park differs from that of many other communities. The City's neighborhood parks can be quite large (averaging 11 acres, whereas many other communities define a neighborhood park as only a few acres) and have a wide variety of amenities. As such, they draw residents from throughout the City and are included in this city-wide impact fee analysis.

Figure 4. Parks Impact Fee Methodology



LEVEL OF SERVICE AND INFRASTRUCTURE STANDARDS FOR PARKS

Community and Neighborhood Park Land Level of Service

Figure 5 shows the current inventory of community park acres that primarily serve City of Bentonville residents and LOS standards. In consultation with City staff, TischlerBise excluded Memorial Park (73 acres) and Harlon Phillips Park (40 acres) from the current LOS inventory because these parks serve a large number of visitors for tournaments and other events.

With these exclusions, Bentonville currently has 166.92 acres of community parks. Using the City's 2015 population of 42,578 people, this inventory equates to a current LOS of 3.92 acres per 1,000 persons ($166.92 \text{ acres} / (42,578 \text{ people} / 1,000 \text{ people}) = 3.92 \text{ acres per 1,000 people}$). Please note that Bentonville does not have any current plans to purchase additional park land at this time. Rather, it plans to develop recreational amenities on the undeveloped portions of these properties. Therefore, a cost component for land acquisition is not included in this fee. However, the City will continue to use impact fees to improve existing community parks.

Figure 5. Community Parks Level of Service

Community Parks Site	Total Acres
Bella Vista Lake	132.00
Citizens Park/Bentonville CC	34.92
TOTAL	166.92

Level of Service (LOS) Standards	
Inventory of Community Park Acres	166.92
2015 Bentonville Population	42,578
LOS: Acres per 1,000 Persons	3.92

Neighborhood Parks Level of Service

Figure 6 provides detail on the current number of neighborhood park acres (66.64). Although they are called neighborhood parks, these facilities are larger than national standards and provide a community-wide benefit. As shown in Figure 6, the current LOS for neighborhood park acreage is derived by dividing the total number of acres (66.64) by the 2015 population of 42,578 divided by 1,000, resulting in a current LOS of 1.57 neighborhood park acres per 1,000 persons ($66.64 \text{ acres} / (42,578 \text{ people} / 1,000 \text{ people}) = 1.57 \text{ acres per 1,000 people}$). As stated previously, the City does not plan to purchase additional neighborhood parkland in the foreseeable future. Therefore, a land acquisition component for neighborhood parks is not included in the fee calculation. However, the City will continue to use impact fees to improve existing neighborhood parks.

Figure 6. Neighborhood Parks Level of Service Analysis

Neighborhood Parks Site		Total Acres
Lake Bentonville Park		20.00
Merchants Baseball Park		7.90
Downtown Activity Center		3.62
Old Tiger Stadium		4.70
Orchards Park		16.52
Park Springs Park		13.90
TOTAL Acres		66.64

Level of Service (LOS) Standards	
Inventory of Neighborhood Park Acres	66.64
2015 Bentonville Population	42,578
LOS: Acres per 1,000 Persons	1.57

Park Development and Improvement Level of Service and Cost Analysis

Figure 7 provides the average cost to develop acreage in community and neighborhood parks. The City of Bentonville provided the land development cost for recent community and neighborhood parks. Even though Memorial Park and Harlon Phillips Park are excluded from the community parks LOS inventory (as described above), the costs of developing these parks are included because they are recent projects that City staff indicated accurately reflect the current cost of developing a community park. The average cost per acre will be used as the land development cost in the park fee calculation. Figure 7 summarizes the acreage, total cost, and cost per acre for recent community and neighborhood parks. The average land development cost is \$100,070 per acre for community parks (\$25,810,000 total development cost / 257.92 acres = \$100,070 cost per acre) and \$93,000 for neighborhood parks (\$3,395,000 total development cost / 36.52 acres = \$93,000 cost per acre).

Figure 7. Average Park Development Cost per Acre

Community Parks Cost of Development			
Park Site	Acreage	Cost	Cost per Acre
Memorial Park	73	\$7,810,000	\$106,986
Phillips Park	40	\$10,000,000	\$250,000
Bella Vista Lake*	110	\$4,785,000	\$43,500
Citizens Park	34.92	\$3,215,000	\$92,068
	257.92	\$25,810,000	\$100,070

**Does not include 22 acres of lake acreage*

Neighborhood Parks Cost of Development			
Park Site	Acreage	Cost	Cost per Acre
Lake Bentonville Park	20	\$2,395,000	\$119,750
Orchards Park	16.52	\$1,000,000	\$60,533
	36.52	\$3,395,000	\$93,000

The land development cost for a community park is \$392.31 per person (\$100,070 development cost per acre X (3.92 acres per 1,000 persons / 1,000 persons) = \$392.31 land development cost per person). The land development cost for a neighborhood park is \$145.56 per person (\$93,000 per acre X (1.57 acres per 1,000 persons / 1,000 persons) = \$145.56 land development cost per person). These cost factor calculations are shown in Figure 8.

Figure 8. Park Development Costs per Person

Community Parks Level of Service (LOS) Standards	
Average per Acre (rounded)	\$100,070
LOS: Acres per 1,000 Persons	3.92
Land Development Cost per Person	\$392.31
Neighborhood Parks Level of Service (LOS) Standards	
Average per Acre (rounded)	\$93,000
LOS: Acres per 1,000 persons	1.57
Land Development Cost per Person	\$145.56

Figure 9 lists the current LOS and cost factors for park improvements at community and neighborhood parks (excluding improvements at Memorial Park and Harlon Phillips Park). The total value of park improvements is based on the inventory of improvements provided by City staff. The current LOS for park improvements is 0.63 improvements per 1,000 persons (27 total improvements / (42,578 2015 population / 1,000 persons) = 0.63). To determine the cost per demand unit for recreation improvements, the average cost per improvement of \$167,333 (\$4,518,000 total cost of improvements / 27 improvements = \$167,333) is multiplied by the LOS of 0.63 and divided by 1,000 persons. The citywide park improvements cost per person is \$106.11.

Figure 9. Level of Service and Cost Factors for Park Improvements

Improvement Type	Total Units	Unit Cost	Total
Pavilions	10	\$65,000	\$650,000
Bathrooms	4	\$173,000	\$692,000
Concessions	1	\$240,000	\$240,000
Pedestrian Bridge	1	\$100,000	\$100,000
Playgrounds	7	\$98,000	\$686,000
Lighted Tennis Courts	2	\$250,000	\$500,000
Bark Park	1	\$150,000	\$150,000
Ice Skating Rink	1	\$1,500,000	\$1,500,000
<i>Total</i>	<i>27</i>	<i>\$2,576,000</i>	<i>\$4,518,000</i>

Level of Service (LOS) Standards

Number of Improvements	27
2015 Bentonville Population	42,578
Current LOS: Improvements per 1,000 Persons	0.63

Cost Analysis

Total Value of Park Improvements	\$4,518,000
Average Cost per Improvement	\$167,333
Citywide Park Improvements Cost per Person	\$106.11

Trails Level of Service and Cost Analysis

Figure 10 provides Bentonville's current inventory of concrete trails (excluding the Memorial Park Fitness Trail and Soccer Trail at Memorial Park). Natural surface trails are not included in the parks fee because City staff do not anticipate building any non-hard surface trails in the near future. The City has 120,489.60 linear feet (22.82 miles) of concrete trails, providing a LOS of 2.83 linear feet per person (120,489.60 linear feet / 45,578 persons = 2.83 linear feet per person). According to City staff, the cost for concrete trails is \$75 per linear foot. The concrete trail cost per person was derived by multiplying the cost per linear foot by linear feet per person. The cost of trails is \$212.24 per person (\$75 cost per linear foot X 2.83 linear feet per person = \$212.24 per person).

Figure 10. Level of Service and Cost Factors for Concrete Trail Development

Concrete Trail	Miles	Linear Feet
Lake Bella Vista Trail	1.75	9,240.00
Wishing Spring Trail	1.58	8,342.40
North Bentonville Trail	2.26	11,932.80
Crystal Bridges Trail	1.00	5,280.00
Tiger Trail	1.51	7,972.80
Lincoln Loop	0.44	2,323.20
Jefferson Trail	0.35	1,848.00
Downtown Trail	0.42	2,217.60
Town Branch Trail	0.77	4,065.60
John Deshields Trail	1.00	5,280.00
Park Springs/Burns Trail	0.75	3,960.00
J Street Trail	1.23	6,494.40
Moberly Lane Trail	1.98	10,454.40
Heritage Trail @ Central Ave	1.30	6,864.00
Heritage Trail @ SW I St.	2.11	11,140.80
Arkansas Missouri Trail	0.75	3,960.00
South Bentonville Trail	2.55	13,464.00
Enfield Park Trail	0.21	1,108.80
Members Place Trail	0.36	1,900.80
All-American Trail	0.50	2,640.00
TOTAL	22.82	120,489.60

Level of Service (LOS) Standards	
Total Linear Feet	120,489.60
2015 Bentonville Population	42,578
LOS: Linear Feet per Person	2.83
Cost Analysis	
LOS : Linear Feet per Person	2.83
Cost per Linear Foot	\$75
Capital Cost per Person	\$212.24

PROJECTED NEED FOR PARK FACILITIES

The need for additional park infrastructure, based on projected population growth over the next seven years and LOS standards discussed above, is shown in Figure 11. Over the next seven years, it is projected that Bentonville will spend about \$4.1 million to further develop community parks, \$1.5 million to further develop neighborhood parks, \$1.1 million for recreation improvements, and \$2.2 million to construct approximately 29,600 additional linear feet of concrete trails.

Figure 11. Projected Growth Needs

Community Parks LOS		3.92 acres per 1,000 persons				
Community Parks Development		\$100,070 per acre				
Neighborhood Park LOS		1.57 acres per 1,000 persons				
Neighborhood Parks Development		\$93,000 per acre				
Recreation improvements LOS		0.63 improvements per 1,000 persons				
Recreation Improvements		\$167,333 per improvement				
Concrete Trails Level of Service		2.83 linear feet per person				
Concrete Trails Cost		\$75 per linear foot				
		Infrastructure Needed				
		Bentonville, Arkansas	Community Park Acres	Neighborhood Park Acres	Recreation Improvements	Linear Feet of Trails
Base	Year					
	2015	42,578	166.9	66.6	27.0	120,490
1	2016	44,072	172.8	69.0	27.9	124,718
2	2017	45,566	178.6	71.3	28.9	128,947
3	2018	47,061	184.5	73.7	29.8	133,176
4	2019	48,555	190.4	76.0	30.8	137,405
5	2020	50,049	196.2	78.3	31.7	141,634
6	2021	51,544	202.1	80.7	32.7	145,862
7	2022	53,038	207.9	83.0	33.6	150,091
Seven-Yr Increase		10,460	41.0	16.4	6.6	29,601
Cost of Community Park Development						\$4,102,861
Cost of Neighborhood Park Development						\$1,525,200
Cost of Recreation Improvements						\$1,104,400
Cost of Concrete Trail Improvements						\$2,220,075
						\$8,952,536

DEBT SERVICE CREDIT EVALUATION

In 2007 and 2009, Bentonville issued a sales and use tax bond for the construction of the downtown community center, the development of several parks and trails, and the purchase of various recreation improvements. Fourteen percent of the 2007 series and 36 percent of the 2009 series were devoted to parks improvements, of which only 20 percent was spent on infrastructure expansion projects (excluding expenditures identified for Memorial Park and Harlon Phillips Park and recreation centers). To avoid potential double payment for park improvements, a credit is necessary because new residential units that will pay the impact fee will also generate sales tax used to make future principal payments on this remaining debt.

As shown in Figure 12, the share of outstanding debt attributable to parks infrastructure expansion is \$1,811,080. To derive the credit amount, annual principal payments are divided by the total projected population. (For example, in 2022, the principal to be paid of approximately \$186,420 is divided by the projected population of 53,038 for a payment of \$3.51 per person.)

To account for the time value of money, annual payments per person are discounted using a net present value formula based on an average current interest rate of 3.53 percent. The total net present value of future principal payments per person is \$28.96 per person. This amount is subtracted from the gross capital cost per person amount to derive a net capital cost per person for park facilities.

Figure 12. Parks Principal Payment Credit Evaluation

Parks Share of Sales and Use Tax Bond Series 2007 and 2009*			
<i>Year</i>	<i>Principal Payments</i>	<i>Projected Population</i>	<i>Principal Payment Credit Per Person</i>
2016	\$144,020	44,072	\$3.27
2017	\$149,940	45,566	\$3.29
2018	\$155,940	47,061	\$3.31
2019	\$162,720	48,555	\$3.35
2020	\$170,000	50,049	\$3.40
2021	\$178,280	51,544	\$3.46
2022	\$186,420	53,038	\$3.51
2023	\$139,680	54,532	\$2.56
2024	\$146,160	56,027	\$2.61
2025	\$253,360	57,521	\$4.40
2026	\$124,560	59,015	\$2.11
Total	\$1,811,080	Discount Rate	3.53%
		Present Value	\$28.96

*Represents 20% of principal payments on 14% of 2007 series and 36% of 2009 series, based on what the Parks and Recreation department has spent of its share of each issue

PROPOSED IMPACT FEES FOR PARKS

Infrastructure standards used in the parks impact fee calculations are listed at the top of Figure 13. The net capital cost for parks is \$827.27 for each resident added to Bentonville. Impact fees per unit are derived by multiplying persons per housing unit by the total infrastructure cost per person. Therefore, the impact fee for a multifamily unit is \$1,381 (1.67 persons per housing unit X \$827.27 infrastructure cost per person = \$1,381 (truncated)).

Figure 13. Proposed Parks Impact Fees

<i>Infrastructure Costs per Person</i>	
Community Parks Development	\$392.31
Neighborhood Parks Development	\$145.56
Recreation Improvements	\$106.11
Concrete Trails	\$212.24
Principal Payment Credit	(\$28.96)
Total Net Cost per Person	\$827.27

<i>Unit Type</i>	<i>Persons per Housing Unit</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Increase / (Decrease)</i>
Single Family	2.65	\$2,192	\$791	\$1,401
Multifamily	1.67	\$1,381	\$568	\$813

Fire

METHODOLOGY

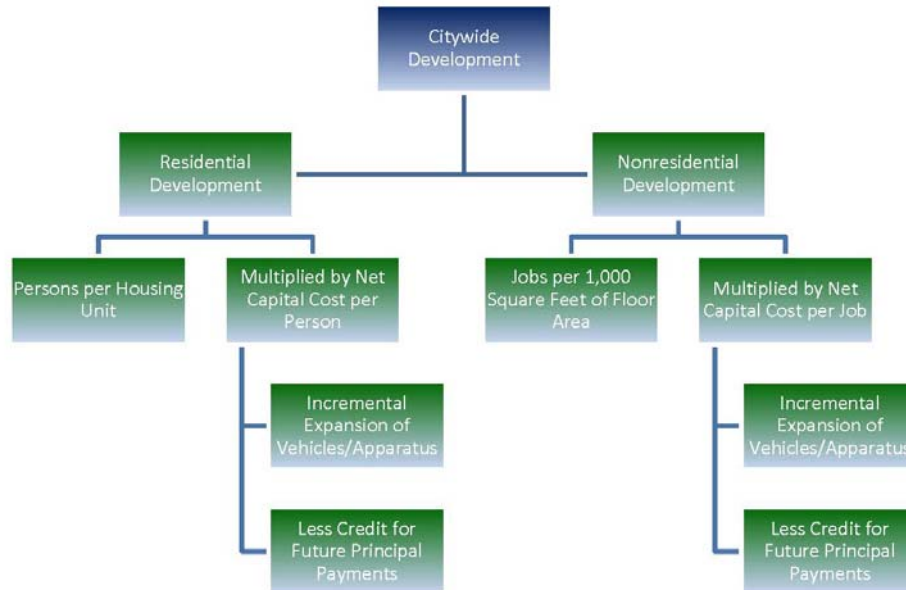
The fire impact fee for Bentonville utilizes an incremental expansion approach, with infrastructure costs allocated to both residential and nonresidential development based on a functional population analysis. The formula for the fire impact fee is diagrammed in Figure 14. The fee is based on the cost of apparatus and vehicles only, since the City has no plans to build a new station or expand an existing station in the next seven years. For residential development, fire impact fees are a function of population growth.

For nonresidential impact fees, TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for fire and emergency medical apparatus. Trip generation rates are used for nonresidential development because vehicle trips are highest for commercial developments, such as shopping centers, and lowest for industrial/warehouse development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire and emergency medical services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses. If floor area were used as the demand indicator, fire impact fees would be too high for industrial development.

Average weekday vehicle trip ends are from the reference book, *Trip Generation (Ninth Edition, 2012)*, published by the Institute of Transportation Engineers (ITE). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate impact fees, trip generation rates are adjusted to avoid double counting each trip at both the origin and destination points—thereby allocating the trip to the appropriate land use.

The basic trip adjustment factor is 50 percent for all nonresidential development except commercial. For commercial/shopping center development, the trip adjustment factor is less than 50 percent because retail uses attract vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For an average size shopping center, the ITE manual indicates that on average 25 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 75 percent of attraction trips have the shopping center as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 75 percent multiplied by 50 percent, or approximately 38 percent of the trip ends.

Figure 14. Fire Impact Fee Methodology



PROPORTIONATE SHARE ANALYSIS

The fire impact fee uses functional population to determine the proportionate cost share for residential and nonresidential development. For residential development, the proportionate share factor is based on estimated person hours of non-working residents, plus the non-working hours of resident workers. Based on 2013 U.S. Census Bureau data, approximately 43% of Bentonville's population worked in 2013. For resident workers, two-thirds of a day (i.e., annualized average of 16 hours per day) was allocated to residential demand. Time spent at work (i.e., annualized average of 8 hours per day) was allocated to nonresidential development. In 2013, the U.S. Census Bureau's OnTheMap web application indicated that 7,366 City residents also worked in Bentonville, but 57% of workers commuted to out-of-town jobs. Total jobs located in Bentonville include 31,745 inflow commuters. Based on estimated person hours, the cost allocation for residential development is 72.5% while nonresidential development accounts for 27.5% of the demand for infrastructure.

Figure 15. Bentonville Functional Population

	<u>Demand Units in 2013</u>	<u>Demand Hours/Day</u>	<u>Person Hours</u>	<u>Proportionate Share</u>
Residential				
Estimated Residents	40,121			
57% Residents Not Working	22,846	24	548,304	
43% Workers Living in City	17,275			
43% City Residents Working in City	7,366	16	117,856	
57% City Residents Working outside of City	9,909	16	158,544	
Residential Subtotal			824,704	72.5%
Nonresidential				
Jobs Located in City	39,111			
City Residents Working in City	7,366	8	58,928	
Non-Resident Workers	31,745	8	253,960	
Nonresidential Subtotal			312,888	27.5%
TOTAL			1,137,592	100%

Source: US Census, OnTheMap Application and LEHD Origin-Destination Employment Statistics

FIRE APPARATUS LEVELS OF SERVICE STANDARDS AND COST FACTORS

Bentonville currently has 31 pieces apparatus and vehicles of various sizes and capabilities. Figure 16 below indicates the type of apparatus, the number owned, and the cost of replacement ("unit cost"). The Fire Department's fleet is worth nearly \$7.2 million, with an average cost per unit of \$232,000 (rounded).

Figure 16 also indicates residential and nonresidential proportionate share factors, current LOS standards, and cost per demand unit calculations. The current residential LOS is derived by multiplying the total number of apparatus by the proportionate share of functional population and dividing by the total population (31 apparatus X 72.5% proportionate share / 42,578 people), resulting in a LOS of 0.00053 apparatus per person. Similarly, nonresidential LOS is derived by multiplying total apparatus by the proportionate share and dividing by total nonresidential vehicle trips (31 apparatus X 27.5% proportionate share / 78,683 nonresidential vehicle trips), resulting in a LOS of 0.00011 apparatus per vehicle trip.

The cost per demand unit is derived using the average cost per apparatus (\$232,000) and existing LOS discussed above. For residential development, the cost per person is \$122.46 (0.00053 apparatus per person X \$232,000 per apparatus). The cost per vehicle trip for nonresidential development is \$25.14 (0.00011 apparatus per nonresidential vehicle trip X \$232,000 per apparatus).

Figure 16. Current Level of Service and Cost Factors for Fire Apparatus

Fire Apparatus	Items	Unit Cost	Total Cost
Pickup/Command Vehicle	7	\$40,000	\$280,000
Brush Truck	2	\$125,000	\$250,000
Hazmat/Rescue Trailer	2	\$35,000	\$70,000
Engine	5	\$475,000	\$2,375,000
Rescue Pumper	1	\$525,000	\$525,000
Squad Truck	7	\$200,000	\$1,400,000
Special Rescue Vehicle	3	\$45,000	\$135,000
Support Vehicle	1	\$500,000	\$500,000
Quint Engine and Ladder Truck	2	\$750,000	\$1,500,000
Pumper	1	\$150,000	\$150,000
TOTAL	31		\$7,185,000
Average Cost per Unit			\$232,000

Development Type	Proportionate Share	2015 Demand Units	Apparatus per Demand Unit	Cost per Demand Unit
Residential	72%	42,578 Population	0.00053	\$122.46
Nonresidential	28%	78,683 Nonresidential Vehicle Trips	0.00011	\$25.14

PROJECTED NEED FOR FIRE VEHICLES/APPARATUS

Figure 17 depicts projected demand for fire vehicles and apparatus over the next seven years. Demand from population and nonresidential growth will require the addition of 8.21 vehicles/apparatus for a total cost of approximately \$1.9 million over the next seven years to maintain existing LOS.

Figure 17. Fire Apparatus Needs Analysis

Fire Apparatus - Residential	0.00053 apparatus per person
Fire Apparatus - Nonresidential	0.00011 apparatus per vehicle trip
Fire Apparatus - Cost	\$232,000 per apparatus

		Nonresidential		Infrastructure Needed
	Year	Population	Trips	Fire Apparatus
Base	2015	42,578	78,683	31.00
Year 1	2016	44,072	82,226	32.17
Year 2	2017	45,566	85,768	33.35
Year 3	2018	47,061	89,311	34.52
Year 4	2019	48,555	92,854	35.69
Year 5	2020	50,049	96,396	36.86
Year 6	2021	51,544	99,939	38.04
Year 7	2022	53,038	103,481	39.21
Seven-Year Increase =>		10,460	24,798	8.21
Total Growth-Related Cost of Fire Apparatus				\$1,904,363

DEBT SERVICE CREDIT EVALUATION

In 2007, Bentonville bond-financed the purchase of a rescue vehicle. To avoid potential double payment for fire improvements, a credit is necessary because new development that will pay the impact fee will also contribute to future principal payments on this remaining debt through sales tax revenue.

As shown in Figure 18, outstanding principal for the rescue vehicle is approximately \$202,177. Credit amounts are distributed based on proportionate share for residential and nonresidential uses. To derive the credit amount for residential, annual principal payments are multiplied by the proportionate share factors (See Figure 15) and divided by the projected total population. For example, in fiscal year 2016, the principal to be paid of approximately \$19,021 is multiplied by the residential proportionate share of 72.5% and then divided by the projected population of 44,072 for a payment of \$0.31 per person. Similarly, the payment for jobs is derived by multiplying the principal payment by the nonresidential proportionate share and dividing by the projected number of nonresidential vehicle trips.

To account for the time value of money, annual payments per person and job are discounted using a net present value formula based on an average current interest rate of 3.53 percent. The total net present value of future principal payments per person is \$2.43 per person and \$0.49 per nonresidential vehicle trip. This amount is subtracted from the gross capital cost per demand unit for residential and nonresidential development to derive a net capital cost for fire facilities.

Figure 18. Fire Principal Payment Credit Evaluation

Year	Principal Payments*	Projected Population	Projected Nonresidential Trips	Principal Payment Credit	
				Per Person	Per Trip
				72.5%	27.5%
FY 2016	\$19,021	44,072	78,683	\$0.31	\$0.07
FY 2017	\$19,962	45,566	82,226	\$0.32	\$0.07
FY 2018	\$20,769	47,061	85,768	\$0.32	\$0.07
FY 2019	\$21,777	48,555	89,311	\$0.33	\$0.07
FY 2020	\$22,852	50,049	92,854	\$0.33	\$0.07
FY 2021	\$24,062	51,544	96,396	\$0.34	\$0.07
FY 2022	\$25,205	53,038	99,939	\$0.34	\$0.07
FY 2023	\$0	54,532	103,481	\$0.00	\$0.00
FY 2024	\$0	56,027	110,567	\$0.00	\$0.00
FY 2025	\$48,528	57,521	114,109	\$0.61	\$0.12
Total	\$202,177		Discount Rate	3.53%	3.53%
		Present Value		\$2.43	\$0.49

*Represents the rescue vehicle's share of the total Sales and Use Tax 2007 issue (1%).

FIRE IMPACT FEE CALCULATIONS

Proposed fire impact fees are shown in Figure 19. For residential development, fire impact fees are based on persons per housing unit. For example, a single family unit will have an impact fee of \$318 (2.65 persons per housing unit X \$120.03 net cost per person = \$318 (truncated)).

For nonresidential development, the fees are expressed per thousand square feet of floor area. Therefore, an office building with 30,000 square feet of floor area would pay a fire impact fee of \$4,050 (30 X \$135 [5.52 weekday vehicle trips per 1,000 SF X \$24.63 net cost per nonresidential vehicle trip (truncated)]).

Figure 19. Proposed Fire Impact Fees

Residential

	Per Person
Fire Apparatus Cost Per Person	\$122.46
Fire Apparatus Debt Service Credit	(\$2.43)
Net Cost Per Demand Unit	\$120.03

Unit Type	Persons per Housing Unit	Proposed Fee	Current Fee	Increase / (Decrease)
Single Family	2.65	\$318	\$515	(\$197)
Multifamily	1.67	\$200	\$370	(\$170)

Nonresidential Impact Fees per 1,000 Square Feet of Floor Area

	Per Trip
Fire Apparatus Cost Per Trip	\$25.14
Fire Apparatus Debt Service Credit	(\$0.51)
Net Cost Per Demand Unit	\$24.63

Development Type	Weekday Trips per KSF*	Proposed Fee	Current Fee**	Increase / (Decrease)
Commercial	14.52	\$357	\$210	\$147
Office	5.52	\$135	\$330	(\$195)
Industrial	1.91	\$47	\$190	(\$143)

*Weekday trips per 1,000 square feet multiplied by trip adjustment factors, as discussed in Appendix. For example, weekday vehicle trips for commercial equal 42.70 trips, multiplied by 34 percent adjustment factor for 14.52 trips per 1,000 square feet.

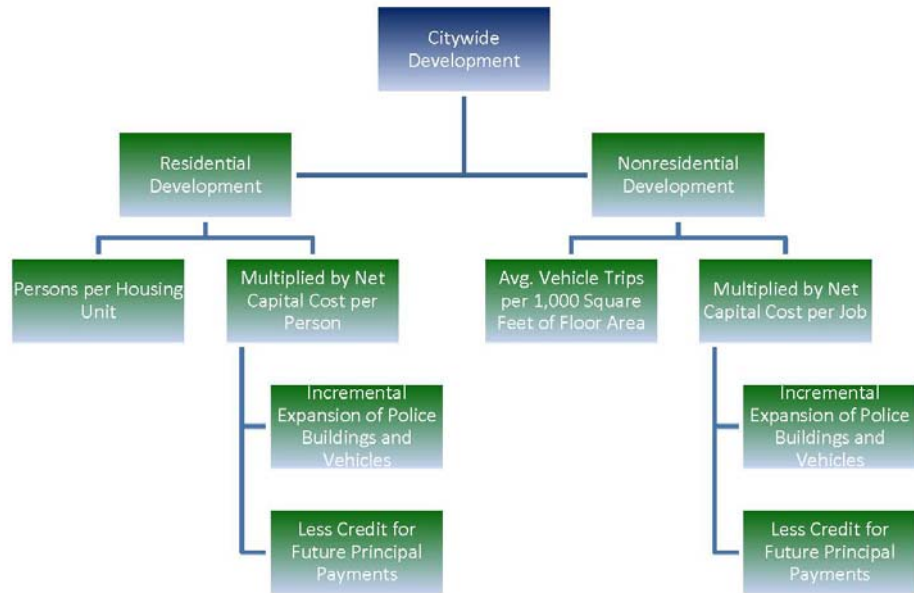
**Current fees have more categories. These calculations use the higher cost per square foot within a similar category to calculate the comparable current fee per 1,000 feet.

Police

METHODOLOGY

The police impact fee for Bentonville utilizes an incremental expansion methodology, with infrastructure costs allocated to both residential and nonresidential development based on an analysis of incident by land use type data for law enforcement services. The methodology for the police impact fee is diagrammed in Figure 20, and includes station space and vehicles. For residential development, police impact fees are a function of population growth. As with the fire impact fee, TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for police facilities and equipment for nonresidential impact fees,

Figure 20. Police Impact Fee Methodology



PROPORTIONATE SHARE ANALYSIS

The demand for police facilities is a function of both residential and nonresidential development. To determine the share allocated to each, TischlerBise completed a functional population calculation using U.S. Census data on inflow and outflow of workers to and from Bentonville, as described above in Figure 15. Based on estimated person hours, the cost allocation for residential development is 72.5% while nonresidential development accounts for 27.5% of the demand for infrastructure. To ensure the impact fees are proportionate to demand, LOS for police facilities are derived using these proportionate share factors.

POLICE BUILDING LEVELS OF SERVICE STANDARDS AND COST FACTORS

Bentonville currently has one major compound of police facilities, including the main Police Department Building, an annex, and the Special Services Building. Figure 21 below indicates each police building and its square footage. TischlerBise, in conjunction with staff, estimates construction cost for these structures at \$250 per square foot, which is reflective of several protective features integrated into their design. The City does not plan to purchase new land for additional structures and will instead build on the existing plot of land upon which these current structures are located. Therefore, the cost of land is not a component of the police impact fee.

Figure 21 indicates residential and nonresidential proportionate share factors, current LOS standards, and cost per demand unit. The current residential LOS is derived by multiplying the total square footage of police stations by the proportionate share of functional population and dividing by the total population (34,685 square feet X 72.5% proportionate share / 42,578 people), resulting in a level of service of 0.59 square feet per person. Similarly, nonresidential LOS is derived by multiplying total square footage by the proportionate share and dividing by total nonresidential vehicle trips (34,685 square feet X 27.5% proportionate share / 78,683 nonresidential vehicle trips), resulting in a LOS of 0.12 sq. ft. per nonresidential vehicle trip.

The cost per demand unit is derived using the development cost per square foot (\$250) and existing LOS discussed above. For residential development, the cost per person is \$147.64 (\$250 per square foot X 0.59 square feet per person). The cost per vehicle trip for nonresidential development is \$30.31 (\$250 per square foot X 0.12 square feet per nonresidential vehicle trip).

Figure 21. Current Level of Service and Cost Factors for Police Buildings

<i>Facility</i>	<i>Square Feet</i>
Police Department	20,685
Annex	6,000
Special Services	8,000
<i>Total</i>	34,685

Replacement Cost per SF*	\$250
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<i>Development Type</i>	<i>Proportionate Share</i>	<i>2015 Demand Units</i>	<i>Sq. Ft. per Demand Unit</i>	<i>Cost per Demand Unit</i>
Residential	72.5%	42,578 Population	0.59	\$147.64
Nonresidential	27.5%	78,683 Nonres. Vehicle Trips	0.12	\$30.31

*Derived from discussions with staff and reflective of special design features

Bentonville currently has 88 vehicles of various sizes and capabilities. Figure 22 below indicates the type of vehicle, the number owned, and the cost of replacement ("unit cost"). The Police Department's fleet is worth nearly \$4.5 million, with an average cost per unit of \$51,000 (rounded).

Figure 22 also indicates residential and nonresidential proportionate share factors, current LOS standards, and cost per demand unit calculations. The current residential LOS is derived by multiplying the total number of vehicles by the proportionate share of functional population and dividing by the total population (88 vehicles X 72.5% proportionate share / 42,578 people), resulting in a LOS of 0.00150 vehicles per person. Similarly, nonresidential LOS is derived by multiplying total vehicles by the proportionate share and dividing by total nonresidential vehicle trips (88 vehicles X 27.5% proportionate share / 78,683 nonresidential vehicle trips), resulting in a LOS of 0.00031 vehicles per nonresidential vehicle trip. The cost per demand unit is derived using the average cost per vehicle (\$51,000) and existing LOS discussed above. For residential development, the cost per person is \$76.42 (0.00150 vehicles per person X \$51,000 per vehicle). The cost per vehicle trip for nonresidential development is \$15.69 (0.00031 vehicles per nonresidential vehicle trip X \$51,000 per vehicle).

Figure 22. Current Level of Service and Cost Factors for Police Vehicles

<i>Fire Apparatus</i>	<i>Items</i>	<i>Unit Cost</i>	<i>Total Cost</i>
Pierce Bomb Truck	1	\$450,000	\$450,000
MIRAP	1	\$250,000	\$250,000
Crime Scene Van	1	\$100,000	\$100,000
SWAT Van	1	\$100,000	\$100,000
Patrol Truck	1	\$80,000	\$80,000
Patrol SUV	46	\$45,000	\$2,070,000
Patrol Car	18	\$45,000	\$810,000
Patrol Truck	4	\$45,000	\$180,000
Humvee	1	\$40,000	\$40,000
Patrol Truck	1	\$30,000	\$30,000
Narcotics Truck	1	\$30,000	\$30,000
Patrol SUV	3	\$30,000	\$90,000
Patrol Car	7	\$30,000	\$210,000
Passenger Van	1	\$30,000	\$30,000
SWAT Truck	1	\$10,000	\$10,000
TOTAL	88		\$4,480,000
Average Cost per Unit			\$51,000

Development Type	Proportionate Share	2015 Demand Units	Apparatus per Demand Unit	Cost per Demand Unit
Residential	72.5%	42,578 Population	0.00150	\$76.42
Nonresidential	27.5%	78,683 Nonresidential Vehicle Trips	0.00031	\$15.69

PROJECTED NEED FOR POLICE BUILDINGS AND VEHICLES

Figure 23 depicts projected demand for police buildings and vehicles over the next seven years. Demand from population and nonresidential growth will require 9,185 square feet of police space for a total cost of approximately \$2.3 million over the next seven years. Additionally, new growth will necessitate the addition of 23 new vehicles during the same period, costing a total of \$1.17 million. Together, growth-related police costs total nearly \$3.5 million.

Figure 23. Police Facility Need Analysis

Police Building Space - Residential	0.59 SF per Person
Police Building Space - Nonresidential	0.12 SF per Trip
Police Building Cost	\$250 per Square Foot
Police Vehicles - Residential	0.00150 Vehicles per Person
Police Vehicles - Nonresidential	0.00031 Vehicles per Trip
Police Vehicles Cost	\$51,000 per Vehicle

Year	Population	Nonres. Veh. Trips	Infrastructure Needed					
			Police SF Residential	Police SF Nonresidential	Total Police SF	Vehicles Residential	Vehicles Nonresidential	Total Vehicles
Base Year 2015	42,578	78,683	25,145	9,540	34,685	63.8	24.2	88.0
Year 1 2016	44,072	82,226	26,028	9,969	35,997	66.0	25.3	91.3
Year 2 2017	45,566	85,768	26,910	10,399	37,309	68.3	26.4	94.7
Year 3 2018	47,061	89,311	27,793	10,828	38,621	70.5	27.5	98.0
Year 4 2019	48,555	92,854	28,675	11,258	39,933	72.8	28.6	101.3
Year 5 2020	50,049	96,396	29,558	11,687	41,245	75.0	29.7	104.6
Year 6 2021	51,544	99,939	30,440	12,117	42,557	77.2	30.7	108.0
Year 7 2022	53,038	103,481	31,323	12,547	43,870	79.5	31.8	111.3
Seven-Year Increase =>	10,460	24,798	6,178	3,007	9,185	15.7	7.6	23.3
Total Growth-Related Cost of Police Facilities =>			\$2,296,250					
Total Growth-Related Cost of Police Vehicles =>			\$1,188,374					
Total Growth-Related Costs =>			\$3,484,624					

DEBT SERVICE CREDIT EVALUATION

In 2009, Bentonville bond financed an expansion of its Special Service building. To avoid potential double payment for law enforcement improvements, a credit is necessary because new development that will pay the impact fee will also contribute to future principal payments on this remaining debt through sales tax revenue.

As shown in Figure 24, outstanding principal for the Special Services building portion of the City's bond issue is \$257,905. Credit amounts are distributed based on proportionate share for residential and nonresidential uses. To derive the credit amount for residential, annual principal payments are multiplied by the proportionate share (See Figure 15) and divided by the total population. For example, in fiscal year 2017, the principal to be paid of approximately \$25,465 is multiplied by the proportionate share of 72.5% and then divided by the total projected population of 45,566 for a payment of \$0.41 per person. Similarly, the payment for nonresidential growth is derived by multiplying the principal payment by proportionate share and divided by total number of projected nonresidential vehicle trips.

To account for the time value of money, annual payments per person are discounted using a net present value formula based on an average current interest rate of 3.53 percent. The total net present value of future principal payments per person is \$3.09 per person and \$0.63 per nonresidential vehicle trip. This amount is subtracted from the gross capital cost per demand unit for residential and commercial development to derive a net capital cost for police facilities.

Figure 24. Police Principal Payment Credit Evaluation

Year	Principal Payments*	Projected Population	Projected Nonresidential	Principal Payment Credit	
				Per Person	Per Trip
				72.5%	27.5%
FY 2016	\$24,264	44,072	78,683	\$0.40	\$0.08
FY 2017	\$25,465	45,566	82,226	\$0.41	\$0.09
FY 2018	\$26,494	47,061	85,768	\$0.41	\$0.08
FY 2019	\$27,780	48,555	89,311	\$0.41	\$0.09
FY 2020	\$29,152	50,049	92,854	\$0.42	\$0.09
FY 2021	\$30,695	51,544	96,396	\$0.43	\$0.09
FY 2022	\$32,152	53,038	99,939	\$0.44	\$0.09
FY 2023	\$0	54,532	103,481	\$0.00	\$0.00
FY 2024	\$0	56,027	110,567	\$0.00	\$0.00
FY 2025	\$61,904	57,521	114,109	\$0.78	\$0.15
Total	\$257,905	Discount Rate		3.53%	3.53%
		Present Value		\$3.09	\$0.63

*Represents 1.71% of the Sales and Use Tax 2009 issue

POLICE IMPACT FEE CALCULATIONS

Proposed police impact fees are shown in Figure 25. For residential development, police impact fees are based on unit type and persons per housing unit. For example, the proposed police fee for multifamily housing units is \$344 per unit (1.67 persons per housing unit x \$206.20 net cost per person = \$344 (truncated)).

For nonresidential development, the fees are expressed per thousand square feet (KSF) of floor area. Therefore, an office building with 30,000 square feet of floor area would pay a police fee of \$7,004 (30 X \$233 [5.52 vehicle trips x \$42.34 net cost per vehicle trip (truncated)]).

Figure 25. Proposed Police Impact Fees

Residential		Per Person
<i>Level of Service</i>		
Police Building Cost		\$132.88
Police Vehicle Cost		\$76.42
Debt Service Credit		(\$3.09)
Net Cost Per Demand Unit		\$206.20

Residential Impact Fees per Housing Unit

Unit Type	Persons per Housing Unit	Proposed Fee
Single Family	2.65	\$546
Multifamily	1.67	\$344

Nonresidential

<i>Level of Service</i>	Per Vehicle Trip
Police Building Cost	\$27.28
Police Vehicle Cost	\$15.69
Debt Service Credit	(\$0.63)
Net Cost Per Demand Unit	\$42.34

Nonresidential Impact Fees per 1,000 Square Feet of Floor Area

Development Type	Weekday Trip per KSF ¹	Proposed Fee
Commercial	14.52	\$615
Office	5.52	\$233
Industrial	1.91	\$81

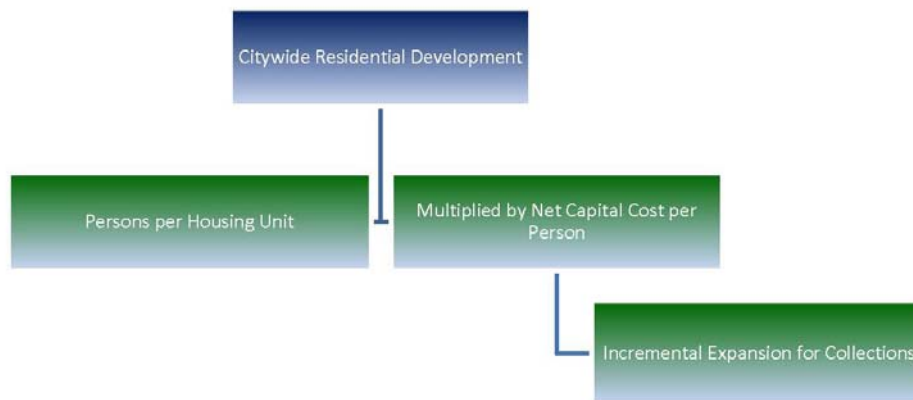
1. Weekday trips per 1,000 square feet multiplied by trip adjustment factors, as discussed in Appendix. For example, weekday vehicle trips for commercial equal 42.70 trips, multiplied by 34 percent adjustment factor for 14.52 trips per 1,000 square feet.

Library

METHODOLOGY

The library impact fee is derived using the incremental expansion methodology. The methodology for the library impact fee is diagrammed in Figure 26. The City may eventually choose to expand their library building, but because these plans are not solidified, this impact fee only takes into account the Library's collections. All cost components are allocated 100 percent to residential development.

Figure 26. Library Impact Fee Methodology



LIBRARY COLLECTIONS LEVELS OF SERVICE STANDARDS AND COST FACTORS

Figure 27 indicates current LOS and cost factors for physical library collections (i.e., permanently owned collections, not including e-books or recurring access subscriptions). According to its 2015 Annual Report, the City of Bentonville Public Libraries currently own 131,070 physical collection items, resulting in a LOS of 3.08 items per person (131,070 items / 42,578 current population). The Annual Report states the total value of the Library's physical collection is \$2,859,012, yielding an average cost per collection item of \$21.81 (\$2,859,012 total value / 131,070 collection items). Therefore, the capital cost per person is \$67.17 (3.08 collections per person X \$21.81 average cost per collection item).

Figure 27. Current Level of Service and Cost Factors for Library Collections

Collections*	131,070
2015 Population	42,578
LOS: Collections per Person	3.08

Total Value of Collections*	\$2,859,012
Avg. Cost per Collection Item	\$21.81
Capital Cost per Person	\$67.17

*From 2015 Annual Report

PROJECTED NEED FOR LIBRARY COLLECTIONS

Figure 28 depicts projected demand for library collections over the next seven years. Demand from population growth will require 32,218 additional collections to maintain the current LOS for a total cost of approximately \$700,000.

Figure 28. Library Collections Needs Analysis

Library Collections per Person	3.08
Cost per Collection Item	\$21.81

		Infrastructure Needed	
Year		Population	Collection Size
Base	2015	42,578	131,139
Year 1	2016	44,072	135,741
Year 2	2017	45,566	140,344
Year 3	2018	47,061	144,946
Year 4	2019	48,555	149,549
Year 5	2020	50,049	154,152
Year 6	2021	51,544	158,754
Year 7	2022	53,038	163,357
Seven-Year Increase =>		10,460	32,218

Total Growth-Related Cost of Library Collections	\$702,675
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LIBRARY IMPACT FEE CALCULATIONS

As mentioned above, the net capital cost for library collections is \$67.17 for each resident added to Bentonville. Impact fees per unit are derived by multiplying persons per housing unit by the total capital cost per person (Figure 29). For example, the impact fee for a multifamily unit is \$112 (2.65 persons per housing unit X \$67.17 infrastructure cost per person = \$112 (truncated)).

Figure 29. Library Impact Fees

<i>Unit Type</i>	<i>Persons per Housing Unit</i>	<i>Proposed Fee</i>
Single Family	2.65	\$178
Multifamily	1.67	\$112

Appendix A – Demographic Data

As part of our Work Scope, TischlerBise prepared documentation on demographic data and development projections that will be used in the Impact Fee Study. The demographic data estimates for September 1, 2015, will be used in the study calculations. The development projections are used solely for the purpose of having an understanding of the possible future pace of service demands, impact fee revenues, and capital expenditures. The data herein are for City of Bentonville Parks, Library, Police, Fire, Water, and Wastewater impact fees.

Calculations throughout are based on analysis conducted using Excel software. Results are discussed in the memo using one-and two-digit places (in most cases), which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

POPULATION AND HOUSING CHARACTERISTICS

According to the U.S. Census Bureau, a household is a housing unit that is occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit or persons per household to derive proportionate-share fee amounts. When persons per housing unit are used in the fee calculations, infrastructure standards are derived using year-round population. When persons per household are used in the fee calculations, the impact fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that impact fees for residential development in the City of Bentonville be imposed according to the number of year-round residents per housing unit.

As shown in the bottom portion of Figure A1, in 2013, dwellings with a single unit per structure (detached and attached) averaged 2.65 persons per unit. Dwellings in structures with multiple units averaged 1.67 year-round residents per unit. Mobile homes averaged 1.95 persons per unit.

Figure A1. City of Bentonville Persons per Housing Unit

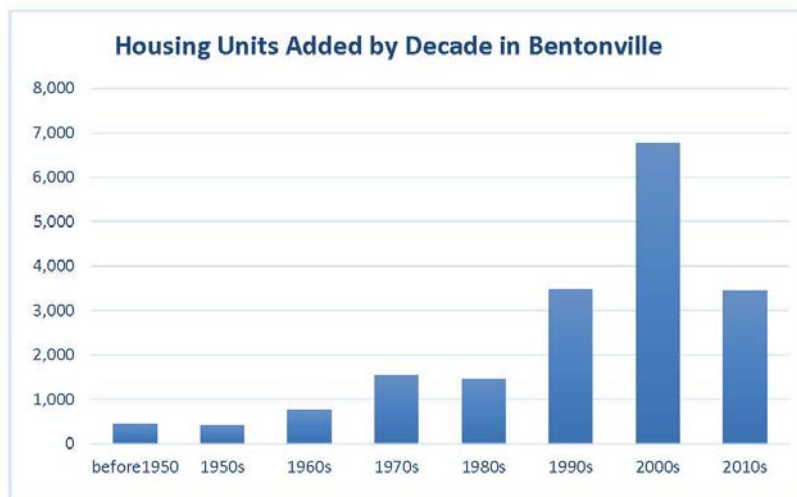
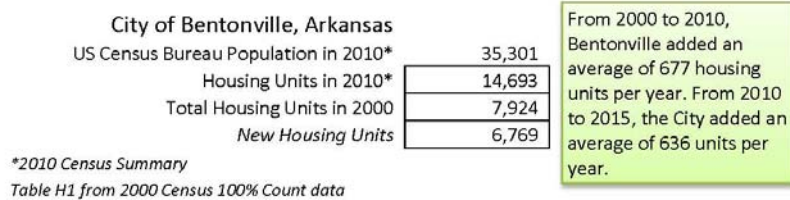
Units in Structure	Renter & Owner			Housing Units	Persons Per Hsg Unit	Vacancy Rate
	Persons	Households				
Single Family	28,490	10,121	2.81	10,734	2.65	5.7%
Mobile Homes	294	151	1.95	151	1.95	0.0%
2+ Units	7,683	3,694	2.08	4,589	1.67	19.5%
Total	36,467	13,966	2.61	15,474		
	Vacant/Seasonal HU			1,508		
2013 Summary by Type of Housing	Persons	Households	Persons per Household	Housing Units	Persons Per Hsg Unit	Housing Mix
Single Family	28,490	10,121	2.81	10,734	2.65	69%
Mobile Homes	294	151	1.95	151	1.95	1%
Multifamily	7,683	3,694	2.08	4,589	1.67	30%
Subtotal	36,467	13,966	2.61	15,474	2.36	Vacancy Rate
Group Quarters	664					
TOTAL	37,131	13,966		15,474		

Source: 2009-2013 American Community Survey 5-year Estimates, U.S. Census Bureau

RECENT RESIDENTIAL CONSTRUCTION

From 2000 to 2010, Bentonville increased by an average of 677 housing units per year. The chart at the bottom of Figure A2 indicates the estimated number of housing units added by decade in Bentonville. Housing units constructed per decade steadily increased from the 1980s to the 2000s. From 2010 to 2015 Bentonville added an average of 801 housing units per year (Figure A2).

Figure A2. Housing Units by Decade



Source for 1990s and earlier is Table B25034, American Community Survey, 2010.

Source for 2000s is U.S. Census Bureau

Source for 2010s is Department of Community Development permitting data

Current Estimate of Housing Units

There were 14,693 housing units in Bentonville on April 1, 2010. Using building permit information for residential development from April 1, 2011 to August 31, 2015, TischlerBise estimates the number of housing units for September 1, 2015 is 18,036.

Figure A3. September 1, 2015, Estimate of Housing Units in the Bentonville, Arkansas

	Building Permits Issued [2]							Estimated September 2015 Units [3]
	April 2010 Units [1]	2010 (April 1-Dec 31)	2011 (Jan 1-Dec 31)	2012 (Jan 1-Dec 31)	2013 (Jan 1-Dec 31)	2014 (Jan 1-Dec 31)	2015 (Jan 1-August 31)	
Single Family	10,285	194	345	490	509	449	354	12,626
Multifamily	4,357	14	26	152	50	638	224	5,461
Totals	14,693	207	371	642	559	1,087	578	18,086

[1] 2010 Census housing unit count and 2009-2013 ACS 5-year Estimates housing mix

[2] City of Bentonville Planning Department

[3] US 2010 Census units plus permitted units added.

Current Estimate of Population

TischlerBise estimates the City's current population at 42,578. This estimate is based on the number and type of residential permits issued for new construction since April 1, 2010 and persons per housing unit by type of housing unit. Detail is provided below in Figure A4.

Figure A4. September 1, 2015 Estimate of Population in the City of Bentonville

	Estimated July 2015 Units [1]	Persons Per Hsg Unit[2]	Estimated September 2015 Population
Single Family	12,626	2.65	33,458
Multifamily	5,461	1.67	9,120
Totals	18,086		42,578

[1] See Figure A3

[2] 2009-2013 American Community Survey 5-Year Estimates, U.S. Census Bureau.

HOUSING UNIT AND POPULATION PROJECTIONS

According to the City's 2007 Comprehensive Plan, the City is expected to grow to a population of 65,247 by 2030, an increase of 22,669 people. Using this projected growth, the City's current average persons per housing unit, and the current housing mix, TischlerBise estimated housing unit development over the next 15 years. By 2030, we estimate Bentonville will add an additional 9,512 housing units for a total of 27,598 units. Seventy percent of these units will be single family home, the historic and recent housing mix for the City (Figure A5). A more detailed breakdown over time is provided in Figure A6.

Figure A5. City of Bentonville Housing and Population Projections

			Proj. Inc.		2030 Total Housing Housing Units
	2015	2030	2015-2030		
Bentonville Population [1]	42,578	65,247	22,669		
	Average PPHU		2.36		
	New Units		9,606		
Single Family	% Future Units		69%		
	PPHU				
# of Units	12,626	2,65	6,663.29		19,289
Future Population			17,658		70%
Multifamily	% Future Units		30%		
	PPHU				
# of Units	5,461	1.67	2,849		8,310
Future Population			4,757		30%
Housing Unit Projections			9,512		
Net increase in Housing Units					
Grand Total City of Bentonville Housing Units	18,086				27,598

[1] Planning Works General Plan from 2007 City of Bentonville Comprehensive Plan

Figure A6. City of Bentonville Annual Residential Development Projections

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
Cumulative	Base Yr	1	2	3	4	5	6	7	8	9	10	15
Housing Unit Projections	PPHU											
Single Family Units	2.65	12,626	13,070	13,514	13,958	14,402	14,847	15,291	15,735	16,179	16,624	19,289
Multifamily Units	1.67	5,461	5,651	5,841	6,031	6,221	6,410	6,600	6,790	6,980	7,170	8,310
Total Housing Units		18,086	18,721	19,355	19,989	20,623	21,257	21,891	22,525	23,160	23,794	27,598
Annual Net Increase in Housing Units		634	634	634	634	634	634	634	634	634	634	634
Population Projections												
Population	42,578	44,072	45,566	47,061	48,555	50,049	51,544	53,038	54,532	56,027	57,521	64,993
Annual Net Increase in Population		1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494

NONRESIDENTIAL DEVELOPMENT ESTIMATES AND PROJECTIONS

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. TischlerBise uses the term “jobs” to refer to employment by place of work. To convert jobs to floor area of nonresidential development, TischlerBise uses average square feet per employee multipliers, shown in Figure A7. The employee to building area ratios are derived using national data published by the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI). In the impact fee study, vehicle trips per demand unit (i.e., one thousand square feet of floor area, beds, students, or rooms) will be used to differentiate fees by type of nonresidential development. In the table below, gray shading indicates three nonresidential development prototypes used by TischlerBise to calculate vehicle trips and potential impact fee revenue. The prototype for retail and/or general restaurant jobs is an average-size shopping center. The prototype for industrial jobs is manufacturing. For all other office uses/services, the prototype is an average sized general office building.

Figure A7. Employee and Building Area Ratios

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	6.97	3.02	2.31	433
130	Industrial Park	1,000 Sq Ft	6.83	3.34	2.04	489
140	Manufacturing	1,000 Sq Ft	3.82	2.13	1.79	558
150	Warehousing	1,000 Sq Ft	3.56	3.89	0.92	1,093
254	Assisted Living	bed	2.66	3.93	0.68	na
320	Motel	room	5.63	12.81	0.44	na
520	Elementary School	1,000 Sq Ft	15.43	15.71	0.98	1,018
530	High School	1,000 Sq Ft	12.89	19.74	0.65	1,531
540	Community College	student	1.23	15.55	0.08	na
550	University/College	student	1.71	8.96	0.19	na
565	Day Care	student	4.38	26.73	0.16	na
610	Hospital	1,000 Sq Ft	13.22	4.50	2.94	340
620	Nursing Home	1,000 Sq Ft	7.60	3.26	2.33	429
710	General Office (avg size)	1,000 Sq Ft	11.03	3.32	3.32	301
760	Research & Dev Center	1,000 Sq Ft	8.11	2.77	2.93	342
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	42.70	na	2.00	500

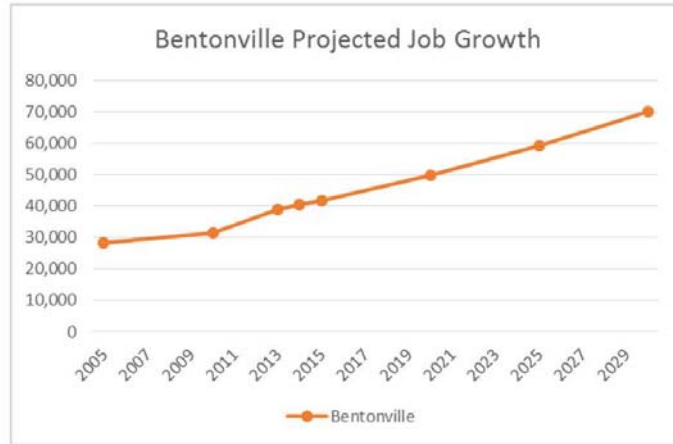
* *Trip Generation*, Institute of Transportation Engineers, 9th Edition (2012).

City of Bentonville job projections are shown in Figure A8. Employment numbers from 2005, 2010, and 2013 are from the U.S. Census Bureau’s On the Map application. Job projection figures for 2014 through 2030 are derived using a 3.5% annual growth rate, the accepted rate among local stakeholders as described in the 2007 City of Bentonville Comprehensive Plan. TischlerBise believes this methodology adjusts for the economic slowdown at the end of the last decade while projecting growth into the future using typical growth rates in the local Bentonville economy.

Figure A8. City of Bentonville Job Projections

	2005	2010	2013	2014	2015	2020	2025	2030
Bentonville	28,370	31,448	39,111	40,480	41,897	49,760	59,099	70,192

Sources: 2005, 2010, and 2013 from U.S. Census Bureau's On the Map application; 2014 through 2030 derived using 3.5% annual growth rate from 2007 City of Bentonville Comprehensive Plan

**Estimated Nonresidential Floor Area**

To determine current employment and nonresidential floor area in the City, TischlerBise obtained the number of jobs in the City of Bentonville in 2013 from OnTheMap, the U.S. Census Bureau's web application. To estimate number of jobs in 2015, TischlerBise applied a 3.5% annual growth rate to the 2013 figure. To convert employment to nonresidential square footage, the average square feet per employee factors from Figure A7 are used. Current (2015) estimates of employment and nonresidential square footage are shown below in Figure A9.

Figure A9. City of Bentonville Estimated Nonresidential Floor Area

	2013		2015	Sq Ft per	Floor
	All Jobs [1]	%	Jobs [2]	Job [3]	Area
Industrial/Warehousing	4,997	12%	5,185	558	2,893,056
Retail, Accommodation & Food Services	5,114	13%	5,306	500	2,653,041
All Other Services	30,269	75%	31,406	200	6,281,182
TOTAL	40,380	100%	41,897		11,827,279

[1] Source: U.S. Census Bureau, OnTheMap web application, 2013 all jobs.

[2] Estimated based on 3.5% annual growth rate

Employment and Nonresidential Floor Area Projections

Based on projected total number of jobs described above, annual projections of employment growth can be derived. It is assumed that the distribution of new jobs will maintain the same distribution by type of employment as detailed in Figure A9. Nonresidential square footage is derived by multiplying the projected employment by the applicable square footage per employee. Results are shown in Figure A10.

Figure A10. City of Bentonville Annual Nonresidential Development Projections

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
Cumulative	<i>Base Yr</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>15</i>
Job Projections												
Total Jobs	41,897	43,783	45,669	47,556	49,442	51,328	53,215	55,101	56,987	58,874	60,760	70,192
	%											
Industrial	12%	5,185	5,418	5,652	5,885	6,118	6,352	6,585	6,819	7,052	7,286	8,686
Retail	13%	5,306	5,545	5,784	6,023	6,262	6,501	6,739	6,978	7,217	7,456	8,890
Office	75%	31,406	32,820	34,234	35,648	37,062	38,476	39,890	41,304	42,718	44,132	52,616
Annual Net Increase in Jobs		1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886
Nonresidential Square Footage (1,000 SF)												
	SF/Empl											
Industrial	558	2,893	3,023	3,154	3,284	3,414	3,544	3,675	3,805	3,935	4,065	4,847
Retail	500	2,653	2,772	2,892	3,011	3,131	3,250	3,370	3,489	3,609	3,728	4,445
Office	200	6,281	6,564	6,847	7,130	7,412	7,695	7,978	8,261	8,544	8,826	10,523
Total Nonres Sq. Ft.		11,827	12,360	12,892	13,425	13,957	14,490	15,022	15,555	16,087	16,620	19,815
Annual Net Increase in 1,000 SF		533	533	533	533	533	533	533	533	533	533	533

DETAILED DEVELOPMENT PROJECTIONS

Demographic data shown in Figure A11 provides key inputs for updating development fees in the City of Bentonville. Cumulative data are shown at the top and projected annual increases by type of development are shown at the bottom of the table. As discussed earlier, TischlerBise recommends the use of persons per housing unit to derive impact fees. Therefore, vacancy rates and number of households are not essential to the demographic analysis.

Figure A11. Annual Demographic Data

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030	15-Year
<i>Cumulative</i>	<i>Base Yr</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>15</i>	<i>Net Increase</i>
Population	42,578	44,072	45,566	47,061	48,555	50,049	51,544	53,038	54,532	56,027	57,521	64,993	22,415
Jobs	41,897	43,783	45,669	47,556	49,442	51,328	53,215	55,101	56,987	58,874	60,760	70,192	28,295
<i>Housing Units</i>	<i>18,086</i>	<i>18,721</i>	<i>19,355</i>	<i>19,989</i>	<i>20,623</i>	<i>21,257</i>	<i>21,891</i>	<i>22,525</i>	<i>23,160</i>	<i>23,794</i>	<i>24,428</i>	<i>27,598</i>	<i>9,512</i>
Single Family Units	12,626	13,070	13,514	13,958	14,402	14,847	15,291	15,735	16,179	16,624	17,068	19,289	6,663
Multifamily Units	5,461	5,651	5,841	6,031	6,221	6,410	6,600	6,790	6,980	7,170	7,360	8,310	2,849
Jobs to Housing Ratio	2.32	2.34	2.36	2.38	2.40	2.41	2.43	2.45	2.46	2.47	2.49	2.54	
<i>Nonres Sq Ft in thousands (KSF)</i>													
Industrial	2,893	3,023	3,154	3,284	3,414	3,544	3,675	3,805	3,935	4,065	4,196	4,847	
Retail/ Restaurant	2,653	2,772	2,892	3,011	3,131	3,250	3,370	3,489	3,609	3,728	3,848	4,445	
Office/ Institutional	6,281	6,564	6,847	7,130	7,412	7,695	7,978	8,261	8,544	8,826	9,109	10,523	
Total	11,827	12,360	12,892	13,425	13,957	14,490	15,022	15,555	16,087	16,620	17,152	19,815	
Avg Sq Ft Per Job	282	282	282	282	282	282	282	282	282	282	282	282	
Nonres. Veh. Trips	78,683	82,226	85,768	89,311	92,854	96,396	99,939	103,481	107,024	110,567	114,109	131,822	
<i>2015-2030</i>													
<i>Annual Increase</i>	<i>15-16</i>	<i>16-17</i>	<i>17-18</i>	<i>18-19</i>	<i>19-20</i>	<i>20-21</i>	<i>21-22</i>	<i>22-23</i>	<i>23-24</i>	<i>24-25</i>	<i>25-30</i>	<i>Avg Anl</i>	
Population	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	
Jobs	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	1,886	
Housing Units	634	634	634	634	634	634	634	634	634	634	634	634	
Industrial (1,000 SF)	130	130	130	130	130	130	130	130	130	130	130	130	
Retail/ Restaurant (1,000 SF)	119	119	119	119	119	119	119	119	119	119	119	119	
Office/ Institutional (1,000 SF)	283	283	283	283	283	283	283	283	283	283	283	283	
	533	533	533	533	533	533	533	533	533	533	533	533	462



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

July 12, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Requesting City Council approval of an ordinance to suspend Sewer Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE



ORDINANCE NO. _____

AN ORDINANCE SUSPENDING SEWER IMPACT/CAPACITY FEES IN THE CITY OF BENTONVILLE, ARKANSAS AND DECLARING AN EMERGENCY.

WHEREAS, Arkansas law, including Arkansas Code Annotated Section 14-56-103, authorizes municipalities to impose impact fees; and

WHEREAS, the City of Bentonville adopted Sewer Impact/Capacity Fees on January 8, 2002 pursuant to Ordinance No. 2002-13; and,

WHEREAS, Exhibit A to said Ordinance set forth a Schedule of Sewer Impact/Capacity Fees; and,

WHEREAS, the Schedule of Impact/Capacity Fees was amended on May 23, 2006 pursuant to Ordinance No. 2006-82 and again on April 14, 2009 pursuant to Ordinance No. 2009-35; and,

WHEREAS, the newly completed Impact Fee Study, completed by TischlerBise dated August 5, 2016, which is incorporated herein by reference, recommends suspending Sewer Impact/Capacity Fees and revisiting their calculation at the conclusion of the next rate study and capital planning cycle.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That Exhibit A: Schedule of Sewer Impact/Capacity Fees to the Sewer Impact/Capacity Fee Ordinance (Ordinance No. 2002-13 as amended by Ordinance No. 2006-82 and Ordinance No. 2009-35) should be and the same is hereby suspended.

Section 2: That the Impact Fee Study, completed by TischlerBise dated August 5, 2016 should be and the same is hereby incorporated into this ordinance by reference as though it were copied herein fully.

Section 3: That the remaining provisions of Ordinance 2002-13 pertaining to the refund, use and general administration of the fees already assessed shall remain in full force and effect.

Section 4: That this Ordinance is necessary to preserve the public peace, health, safety and welfare, and because of such, an emergency is declared to exist, and this Ordinance shall be in full force and effect beginning with building permits issued on or after September 1, 2016.

PASSED and APPROVED this ____ day of ____, 2016.

APPROVED:

ATTEST:

Bob McCaslin, Mayor

CITY CLERK



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

July 12, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Requesting City Council approval of an ordinance to suspend Water Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE



ORDINANCE NO. _____

AN ORDINANCE SUSPENDING WATER IMPACT/CAPACITY FEES IN THE CITY OF BENTONVILLE, ARKANSAS AND DECLARING AN EMERGENCY.

WHEREAS, Arkansas law, including Arkansas Code Annotated Section 14-56-103, authorizes municipalities to impose impact fees; and,

WHEREAS, the City of Bentonville adopted Water Impact/Capacity Fees on January 8, 2002 pursuant to Ordinance No. 2002-14; and,

WHEREAS, Exhibit A to said Ordinance set forth a Schedule of Water Impact/Capacity Fees; and,

WHEREAS, the Schedule of Water Impact/Capacity Fees was amended on July 25, 2006 pursuant to Ordinance No. 2006-115 and again on April 14, 2009 pursuant to Ordinance No. 2009-34; and,

WHEREAS, the newly completed Impact Fee Study, completed by TischlerBise dated August 5, 2016, which is incorporated herein by reference, recommends suspending Water Impact/Capacity Fees and revisiting their calculation at the conclusion of the next rate study and capital planning cycle.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That Exhibit A: Schedule of Water Impact/Capacity Fees to the Water Impact/Capacity Fee Ordinance (Ordinance No. 2002-14 as amended by Ordinance Nor. 32006-115 and Ordinance No. 2009-34) should be and the same is hereby suspended.

Section 2: That the Impact Fee Study, completed by TischlerBise dated August 5, 2016 should be and the same is hereby incorporated into this ordinance by reference as though it were copied herein fully.

Section 3: That the remaining provisions of Ordinance No. 2002-14 pertaining to the refund, use and general administration of the fees already assessed shall remain in full force and effect.

Section 4: That this Ordinance is necessary to preserve the public peace, health, safety and welfare, and because of such, an emergency is declared to exist, and this Ordinance shall be in full force and effect beginning with building permits issued on or after September 1, 2016.

PASSED and APPROVED this ____ day of ____, 2016.

APPROVED:

ATTEST:

Bob McCaslin, Mayor

CITY CLERK



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

July 12, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Requesting City Council approval of an ordinance to amend Fire/EMS Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE



ORDINANCE NO. _____

AN ORDINANCE AMENDING FIRE/EMS IMPACT FEES IN THE CITY OF BENTONVILLE, ARKANSAS AND DECLARING AN EMERGENCY.

WHEREAS, Arkansas law, including Arkansas Code Annotated Section 14-56-103, authorizes municipalities to impose impact fees; and

WHEREAS, the City of Bentonville adopted Fire/EMS Impact Fees on January 8, 2002 pursuant to Ordinance No. 2002-15; and,

WHEREAS, Exhibit A to said Ordinance set forth a Schedule of Fire/EMS Impact Fees; and,

WHEREAS, Exhibit A to said Ordinance was amended on July 25, 2006 pursuant to Ordinance No. 2006-114 and again on April 14, 2009 pursuant to Ordinance No. 2009-33;

WHEREAS, the newly completed Impact Fee Study, completed by TischlerBise dated August 5, 2016, which is incorporated herein by reference, recommends an adjustment of the justifiable Fire/EMS impact fees as contained in the current Impact Fee Study.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That Exhibit A: Schedule of Fire/EMS Impact Fees to the Bentonville Fire/EMS Impact Fee Ordinance (Ordinance No. 2002-15, as amended by Ordinance No. 2006-114 and Ordinance No. 2009-33) should be and is hereby repealed and replaced with the updated Schedule of Fire/EMS Impact Fees attached hereto as Exhibit A and which is hereby adopted by reference as though it were copied herein fully.

Section 2: That the Impact Fee Study, completed by TischlerBise dated August 5, 2016, should be and the same is hereby incorporated into this ordinance by reference as though it were copied herein fully.

Section 3: That the remaining provisions of Ordinance 2002-15 as amended pertaining to assessment, collection, refund, use and general administration of the fees shall remain in full force and effect.

Section 4: That this Ordinance is necessary to preserve the public peace, health, safety and welfare, and because of such, an emergency is declared to exist, and this Ordinance shall be in full force and effect beginning with building permits issued on or after September 1, 2016 for new non-exempt Impact Generating Land Development as defined by Ordinance 2002-15.

PASSED and APPROVED this _____ day of _____, 2016.

ATTEST:

APPROVED:

Bob McCaslin, Mayor

CITY CLERK

EXHIBIT A

**SCHEDULE OF FIRE/EMS IMPACT FEES
IN THE
CITY OF BENTONVILLE, ARKANSAS**

Type	Fee
RESIDENTIAL (per unit)	
Single-Family	\$318
Multifamily	\$200
NONRESIDENTIAL	
Commercial	\$357
Office	\$135
Industrial	\$47

As set forth in the Impact Fee Analysis Report dated August 5, 2016.



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

July 12, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Requesting City Council approval of an ordinance to amend Parks Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE



ORDINANCE NO. _____

AN ORDINANCE AMENDING PARKS IMPACT FEES IN THE CITY OF BENTONVILLE, ARKANSAS AND DECLARING AN EMERGENCY.

WHEREAS, Arkansas law, including Arkansas Code Annotated Section 14-56-103, authorizes municipalities to impose impact fees; and

WHEREAS, the City of Bentonville adopted Park Impact Fees pursuant to Ordinance No. 2006-117, enacted on July 25, 2006; and

WHEREAS, Exhibit A to said Ordinance set forth a Schedule of Parks Impact Fees; and

WHEREAS, Exhibit A to said Ordinance was amended on April 14, 2009 pursuant to Ordinance No. 2009-32; and

WHEREAS, the newly completed Impact Fee Study, completed by TischlerBise dated August 5, 2016, which is incorporated herein by reference, recommends an adjustment of the justifiable parks impact fees as contained in the current Impact Fee Study.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That Exhibit A: Schedule of Parks Impact Fees to the Bentonville Park Impact Fee Ordinance (Ordinance No. 2006-117 as amended by Ordinance No. 2009-32) should be and is hereby repealed and replaced with the updated Schedule of Parks Impact Fees attached hereto as Exhibit A and which is hereby adopted by reference as though it were copied herein fully.

Section 2: That the Impact Fee Study, completed by TischlerBise dated August 5, 2016, should be and the same is hereby incorporated into this ordinance by reference as though it were copied herein fully.

Section 3: That the remaining provisions of Ordinance 2006-117 pertaining to assessment, collection, refund, use and general administration of the fees shall remain in full force and effect.

Section 4: That this Ordinance is necessary to preserve the public peace, health, safety and welfare, and because of such, an emergency is declared to exist, and this Ordinance shall be in full force and effect beginning with building permits issued on or after September 1, 2016 for new non-exempt Impact Generating Land Development as defined by Ordinance No. 2006-117.

PASSED and APPROVED this ____ day of ____, 2016.

APPROVED:

ATTEST:

Bob McCaslin, Mayor

CITY CLERK

EXHIBIT A

**SCHEDULE OF PARKS IMPACT FEES
IN THE
CITY OF BENTONVILLE, ARKANSAS**

Type	Fee
RESIDENTIAL (per unit)	
Single-Family	\$2,192
Multifamily	\$1,381

As set forth in the Impact Fee Analysis Report dated August 5, 2016.



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

July 12, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Requesting City Council approval of an ordinance to reinstate Library Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE



ORDINANCE NO. _____

**AN ORDINANCE REINSTATING LIBRARY IMPACT FEES IN THE CITY OF
BENTONVILLE, ARKANSAS AND DECLARING AN EMERGENCY.**

WHEREAS, Arkansas law, including Arkansas Code Annotated Section 14-56-103, authorizes municipalities to impose impact fees; and,

WHEREAS, the City of Bentonville adopted Library Impact Fees pursuant to Ordinance 2006-116, enacted on July 25, 2006; and,

WHEREAS, Exhibit A to said Ordinance set forth a Schedule of Library Impact Fees; and,

WHEREAS, the Schedule of Library Impact Fees was repealed pursuant to Ordinance No. 2009-37 enacted on April 14, 2009; and,

WHEREAS, the newly completed Impact Fee Study, completed by TischlerBise dated August 5, 2016, which is incorporated herein by reference, recommends a reinstatement of justifiable library impact fees as contained in the current Impact Fee Study.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That Exhibit A: Schedule of Library Impact Fees to the Bentonville Library Impact Fee Ordinance (Ordinance No. 2006-117) should be and is hereby reinstated and replaced with the updated Schedule of Library Impact Fees attached hereto as Exhibit A and which is hereby adopted by reference as though it were copied herein fully.

Section 2: That the Impact Fee Study, completed by TischlerBise dated August 5, 2016, should be and the same is hereby incorporated into this ordinance by reference as though it were copied herein fully.

Section 3: That the remaining provisions of Ordinance 2006-116 pertaining to assessment, collection, refund, use and general administration of the fees shall remain in full force and effect.

Section 4: That this Ordinance is necessary to preserve the public peace, health, safety and welfare, and because of such, an emergency is declared to exist, and this Ordinance shall be in full force and effect beginning with building permits issued on or after September 1, 2016 for new non-exempt Impact Generating Land Development as defined by Ordinance 2006-116.

PASSED and APPROVED this ____ day of ____, 2016.

APPROVED:

ATTEST:

Bob McCaslin, Mayor

CITY CLERK

EXHIBIT A

**SCHEDULE OF LIBRARY IMPACT FEES
IN THE
CITY OF BENTONVILLE, ARKANSAS**

Type	Fee
RESIDENTIAL (per unit)	
Single-Family	\$178
Multifamily	\$112

As set forth in the Impact Fee Analysis Report dated August 5, 2016.



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

July 12, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Requesting City Council approval of an ordinance to reinstate Police Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE



ORDINANCE NO. _____

**AN ORDINANCE REINSTATING POLICE IMPACT FEES IN THE CITY OF
BENTONVILLE, ARKANSAS AND DECLARING AN EMERGENCY.**

WHEREAS, Arkansas law, including Arkansas Code Annotated Section 14-56-103, authorizes municipalities to impose impact fees; and,

WHEREAS, the City of Bentonville adopted Police Impact Fees pursuant to Ordinance No. 2006-118, enacted on July 25, 2006; and,

WHEREAS, Exhibit A to said Ordinance set forth a Schedule of Police Impact Fees; and,

WHEREAS, the Schedule of Police Impact Fees was repealed pursuant to Ordinance No. 2009-36 enacted on April 14, 2009; and,

WHEREAS, the newly completed Impact Fee Study, completed by TischlerBise dated August 5, 2016, which is incorporated herein by reference, recommends a reinstatement of justifiable police impact fees as contained in the current Impact Fee Study.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That Exhibit A: Schedule of Police Impact Fees to the Bentonville Police Impact Fee Ordinance (Ordinance No. 2006-118) should be and is hereby reinstated and replaced with the updated Schedule of Police Impact Fees attached hereto as Exhibit A and which is hereby adopted by reference as though it were copied herein fully.

Section 2: That the Impact Fee Study, completed by TischlerBise dated August 5, 2016, should be and the same is hereby incorporated into this ordinance by reference as though it were copied herein fully.

Section 3: That the remaining provisions of Ordinance 2006-118 pertaining to assessment, collection, refund, use and general administration of the fees shall remain in full force and effect.

Section 4: That this Ordinance is necessary to preserve the public peace, health, safety and welfare, and because of such, an emergency is declared to exist, and this Ordinance shall be in full force and effect beginning with building permits issued on or after September 1, 2016 for new non-exempt Impact Generating Land Development as defined by Ordinance 2006-118.

PASSED and APPROVED this ____ day of ____, 2016.

APPROVED:

ATTEST:

Bob McCaslin, Mayor

CITY CLERK

EXHIBIT A

**SCHEDULE OF POLICE IMPACT FEES
IN THE
CITY OF BENTONVILLE, ARKANSAS**

Type	Fee
RESIDENTIAL	
Single-Family	\$546
Multifamily	\$344
NONRESIDENTIAL	
Commercial	\$615
Office	\$233
Industrial	\$81

As set forth in the Impact Fee Analysis Report dated August 5, 2016.



BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
Community Development
Planning Commission Meeting Room**

**Tuesday, August 9, 2016 6:00 p.m.
305 SW "A" Street**

**Regular City Council Meeting
Community Development
Planning Commission Meeting Room**

**Tuesday, August 9, 2016 6:00 p.m.
305 SW "A" Street**

**Public Comments on Tonight's Agenda Items (Limited Public Forum)
Questions, Comments and Discussion from Alderman on Tonight's Agenda
Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: July 26, 2016**

AGENDA

1. An ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (Hudson and Patricia Vanderhoff)

2. Planning:

2a. **Rezoning: Eversole Revocable Trust, Southwest 'I' Street & Southwest Regional Airport Boulevard, Existing zoning A-1, Agricultural.**

The planning commission voted 6-0 recommending approval.

Rezoning request from A-1, Agricultural to C-3, Central Commercial & R-4, High Density Residential.

2b. **Rezoning: Havermeyer Holdings, LLC, Southeast 'J' Street, Existing Zoning C-1, Neighborhood Commercial & R-4, High Density Residential.**

The planning commission voted 6-0 recommending approval.

Rezoning request from C-1, Neighborhood Commercial & R-4, High Density Residential to I-1, Light Industrial.

- 2c. **Lot Split: Little Osage Farms, LLC, Southwest Elington Street, Zoned A-1, Agricultural & R-ZL, Zero Lot Line Residential.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a lot split for property located along Southwest Elington Street that resides in the A-1, Agricultural & R-ZL, Zero Lot Line Residential zoning districts. The plat as provided by the applicant indicates the creation of two new lots that will be known as Lot 1(27.74 acres) and Lot 2 (8.73 acres) of Little Osage Farms Addition. A private access easement is indicated on the plat to maintain the existing driveway to the new Lot 1. A 20' public utility easement is being dedicated along Southwest Elington Street. Both of the new lots have access to public water and sewer services.

- 2d. **Final Plat: Cornerstone Ridge Subdivision Phase 5, Southwest Rainbow Farms Road & Southwest Morningstar Road, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

Cornerstone Ridge Phase 5 Subdivision consists 17.90 acres and 67 total lots, 66 of these lots are buildable. The property exists in a rapidly developing residential area in the southwest section of the city with two access points, one from Southwest Rainbow Farms Road to the south and the other along Southwest Morningstar Road to the east. All lots will have adequate access onto a public street. Regional detention exists and will address stormwater runoff from the subdivision. Drainage easements were also dedicated within the subdivision to aid in stormwater conveyance. Lots within this subdivision range from 0.16 acres to 0.34 acres. Traffic calming devices have been installed along Southwest Layton Road and Southwest Mistletoe Avenue. A 6' wide sidewalk was constructed along Southwest Rainbow Farms Road and connects to the existing sidewalk along Southwest Morningstar Road. Right-of-way was dedicated along Southwest Rainbow Farms Road per the current Master Street Plan. Utility easements were dedicated in various locations to serve each lot. All non-bondable items have been completed and tentatively approved by the city engineer.

3. Request acceptance of a donation from Walmart Stores Inc. in the amount of \$26,250.00 for the purchase of trees for the City of Bentonville's 4th Annual Tree Planting Blitz.
4. Request acceptance of a bid from Spring Creek Nursery in the amount of \$57,532.00 to allow for the purchase and delivery of 675 trees in 12 varieties for the 4th Annual Tree Planting Blitz to be held on October 14, 2016.
5. Council approval of a resolution authorizing the Mayor and Clerk to enter an easement grant dedicating a 20 foot electric easement on Lot 97 of Bentonville Original to the City of Bentonville, Arkansas.
6. Discussion and approval of the 2016-2022 Capital Improvement Program as prepared by Tischler Bise.

7. **Tabled from the July 12th City Council Agenda** - Informational - Impact Fee Analysis Report as it pertains to items 8 through 13.
8. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to suspend Sewer Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
9. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to suspend Water Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
10. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to amend Fire/EMS Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
11. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to amend Parks Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
12. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to reinstate Library Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
13. **Tabled from the July 12th City Council Agenda** - Requesting City Council approval of an ordinance to reinstate Police Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.