

# Bentonville City Council

## Meeting Minutes

### May 13, 2025



The City Council of Bentonville, Arkansas, met in regular session Tuesday, May 13, at 6:00 p.m., at City Hall, 305 S.W. A Street, Bentonville, Arkansas.

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

Mayor Orman called the meeting to order, and a Scout Member from Troop 36, led everyone present in the Pledge of Allegiance, which was followed by a moment of silence in support of our armed forces.

Motion was made by Council Member Sanchez to approve the minutes of April 22nd, regular council meeting as presented, second by Council Member Burckart. There was no discussion. Motion carried (8-0)

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

#### **Motion for Consent Agenda:**

-Council Member Agnew motioned to move items 6, 7, 12, 14, 15, & 16 under New Business, and item 1, 3, & 4 on Utility Board; to a consent agenda.

Seconded by Council Member Sanchez

Motion carried (8-0).

#### **I. New Business**

##### **1. Informational: Northwest Arkansas Regional Planning Commission Update - Tim Conklin**

Tim Conklin, Executive Director gave a Regional Planning update ([click here](#) to view PowerPoint presentation at 19:18 mins)

##### **2. Proclamation Recognizing "National Drug Court Month"**

Proclamation recognizing the month of May as "National Drug Court Month."

- 3. Proclamation Recognizing May 11-17, 2025 as "National Police Week"**  
Proclamation recognizing the Bentonville Police Department during "National Police Week"-May 11-17, 2025
- Mayor Orman read the proclamations aloud, and members of each organization came up for a photo, and applause.

## II. Consent Agenda Items

### *New Business*

- 6. Resolution 5-13-25 B: Resolution to Approve Fire Equipment Purchase Using ACT 833 Funds**  
We are asking the council to approve the transfer and use of ACT 833 Fire Funds to complete the equipment purchase for new apparatus. A budget adjustment is needed
- 7. Resolution 5-13-25 C: Resolution Approving Bid Award IFB-25-33 for 2025 or Newer Half-Ton 4WD Crew Cab Truck**  
A Resolution Awarding Bid IFB-25-33 to Superior Chevrolet GMC and declaring a 2013 Chevy Truck as surplus authorizing its trade in for credit against this purchase. No budget adjustment is needed.
- 12. Resolution 5-13-25 G: Resolution to Award Bid for Soccer Uniforms to Challenger Teamwear**  
A Resolution Awarding Bid IFB-25-14 for soccer uniforms for the fall 2025 / spring 2026 season to Challenger Teamwear per the unit prices with an estimated total of \$62,230.00. No budget adjustment is needed.
- 14. Resolution 5-13-25 H: Resolution to Purchase Four (4) SCAG Cheetah 2 Mowers through Sourcewell**  
A Resolution authorizing the purchase of four (4) new SCAG Cheetah mowers from The Hardware Store, through the participation of Sourcewell Contract, in the amount of \$65,323.16 plus applicable taxes. No budget adjustment is needed.
- 15. Resolution 5-13-25 I: Resolution to Award Bid IFB-25-29 for Lawrence Plaza Splash Pad Resurface**  
Resolution authorizing an agreement with Epoxy Coating Specialist, LLC for the Lawrence Plaza Splash Pad resurfacing project, in the amount of \$111,300.03. No budget adjustment is needed.

**16. Resolution 5-13-25 J: Resolution Amending the Contract with CEI for Bright Road Trail Construction Administration**

Resolution authorizing the Mayor and City Clerk to enter into an amended agreement, in the amount of \$25,000.00, with CEI for additional Bright Road Trail construction administration. No budget adjustment is needed.

**Utility Board**

**1. Resolution 5-13-25 K: Resolution Approving Water and Wastewater Rate Analysis and Financial Plan Contract Amendment**

A resolution authorizing an amendment to the professional services agreement with Raftelis Finances Consultants, Inc., in an amount not to exceed \$35,860.00, covering the increased scope of work performed. Utility Board approved 4-0. A budget adjustment is needed to re-appropriate budgeted funds

**3. Resolution 5-13-25 L: Resolution Approving Change Order No.1 for Parks Maintenance Facility**

A Resolution authorizing Change Order No. 1, in the amount of \$45,164.74, to upsize the sanitary sewer line as part of this project to allow for future growth in the area. Utility Board approved 4-0. No budget adjustment is needed.

**4. Resolution 5-13-25 M: Resolution to Award Bid IFB-25-11 48" Transmission Main Valves Procurement**

Resolution authorizing an agreement with DeZurik Inc., for the 48" Transmission Main Valves in the amount of \$921,778.00, associated with ARDOT project 090512 Hwy 112 relocation. Utility Board approved 4-0. No budget adjustment is needed.

Staff Attorney David Bailey read the consent agenda items by title only.

Council Member Sanchez motioned to approve the consent agenda items,

Seconded by Council Member Agnew. Motion passes (8-0)

**II. New Business NON-Consent**

**4. Ordinance 2025-85: Ordinance Approving the Issue of 2025 Bonds**

Approve an Ordinance authorizing the issuance of sales and use tax bonds for the purpose of financing the cost of capital improvements. No budget adjustment is needed

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

Staff Attorney David Bailey read the Emergency Clause out loud calling for the immediate enactment. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart. Motion passed unanimously

**5. Resolution 5-13-25 A: Resolution Declaring Police Firearms as Surplus Property and Available for Trade**

A Resolution declaring various Glock 17 9MM and Glock 26 9MM as surplus property. No budget adjustment needed.

Staff Attorney David Bailey read the Resolution by title only. Motion to approve by Council Member Sanchez, second by Council Member Hook. There was no discussion. Motion passed (8-0).

**8. Ordinance 2025-86: Public Hearing and Ordinance Vacating a Utility Easement (VAC25-0008)**

Public Hearing and approval of Ordinance vacating Utility Easement located at Lot 51 of Dicksons Addition (VAC25-0008).

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

Staff Attorney David Bailey read the Emergency Clause out loud calling for the immediate enactment. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart. Motion passed unanimously.

**9. Resolution 5-13-25 D: Resolution Setting a Public Hearing to Vacate a Street Right of Way (VAC25-0011)**

Approve Resolution to set Public Hearing for May 27, 2025 to vacate Street Right of Way located at Lot 10, Block 1 of Demings Addition (VAC25-0011).

Mayor Orman opened the public hearing online and in person, no discussion.

Staff Attorney David Bailey read the Resolution by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (8-0).

**10. Resolution 5-13-25 E: Resolution Setting a Public Hearing Vacating a Street Right of Way (VAC25-0012)**

Approve Resolution to set Public Hearing for May 27, 2025 to vacate Street Right of Way located at Lot 10, Block 1 of Demings Addition (VAC25-0012)

Mayor Orman opened the public hearing online and in person, no discussion.

Staff Attorney David Bailey read the Resolution by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (8-0).

**11. Resolution 5-13-25 F: Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC25-0014).**

Approve Resolution to set Public Hearing for May 27, 2025 for Utility Easement Vacation located at Lot 4 of Dimmit Addition (VAC25-0014).

Mayor Orman opened the public hearing online and in person, no discussion.

Staff Attorney David Bailey read the Resolution by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. There was no discussion. Motion passed (8-0).

**13. Ordinance 2025-87: Ordinance Approving a Waiver of Bid to Purchase a Sports Champ Field Groomer**

Approving an Ordinance waiving competitive bidding to purchase a Sports Champ Field Groomer in the amount of \$81,834.28. No budget adjustment is needed.

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

**III. Utility Board NON-Consent Items**

**2. Ordinance 2025-88: Ordinance to Waive Competitive Bidding to Order 750 Underground Wire**

Approval of an Ordinance to waive competitive bidding to purchase 750 UG Wire from Stuart Irby Unit Prices and estimated quantities attached, plus applicable taxes. Utility Board approved 4-0. No budget adjustment is needed

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

Staff Attorney David Bailey read the Emergency Clause out loud calling for the immediate enactment. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart. Motion passed unanimously.

#### **IV. Planning**

**1. Ordinance 2025-89: Dickson's Addition - 801 West Central**

*The Planning Commission voted 6-0, recommending approval.*

An Ordinance Accepting A Lot Split Of Lot 4 Of Dickson's Addition Creating New Lot 55 Of Dickson's Addition To The City Of Bentonville, Arkansas; And For Other purposes.

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

**2. Ordinance 2025-90: Gateway Park Addition, Lots 6 & 7 5000 SW Regional Airport Blvd.**

*The Planning Commission voted 6-0, recommending approval.*

An Ordinance Accepting A Lot Split Of Lot 2 Of Gateway Park Addition Creating New Lots 6 And 7 Of Gateway Park Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

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

**3. Ordinance 2025-91: Green Acres Subdivision 1003 NW A ST**

*The Planning Commission voted 6-0 recommending approval.*

An Ordinance Accepting A Property Line Adjustment Of Existing Lots 8, 9, And 10 Of Green Acres Subdivision Creating New Lots 11, 12, And 13 Of Green Acres Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

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

**4. Ordinance 2025-92: Happy Homes Subdivision 1185 Bella Vista RD**

*The Planning Commission voted 6-0, recommending approval.*

An Ordinance Accepting A Property Line Adjustment Of Lot 9 And The North 10 Feet Of Lot8, Block 1 Of Happy Homes Subdivision Creating New Lot 11, Block 1 Of Happy Homes Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

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

**5. Ordinance 2025-93: Will Moore Subdivision Ph 3 SW Journey Lane**

*The Planning Commission voted 6-0, recommending approval.*

An Ordinance Accepting A Property Line Adjustment Of Will Moore Subdivision Creating New Easement Dedications To The City Of Bentonville, Arkansas; And For Other Purposes.

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

**6. Ordinance 2025-94: Walmart Campus Subdivision Phase 14 North of SE 8th, West of MLK**

*The Planning Commission voted 6-0, recommending approval.*

An Ordinance Accepting A Final Plat Of Lot 1 Of Walmart Campus Subdivision Phase 14 To The City Of Bentonville, Arkansas; And For Other Purposes.

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

**7. Ordinance: 2025-95: S3 Ventures LLC Southeast corner of SW Regional Airport Blvd and SW Chickadee St.**

*The Planning Commission voted 6-0, recommending approval.*

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of A-1, Agricultural And C-2, General Commercial To C-3, Mixed-Use Commercial; And For Other Purposes.

Council Member Hook asked Tyler Overstreet if this was a less intensive version. Overstreet indicated yes, and less than C2 for allowable usage.

Staff Attorney David Bailey read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Agnew. Motion passed (8-0).

**8. Ordinance 2025-96: Suen 515 NW D ST**

*The Planning commission voted 5-0, recommending approval.*

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-E, Residential Estate To DN-1, Downtown Low-Density Residential; And For Other Purposes.

Council Member Hook commented she attended Planning Commission meeting, and while she understood this is in line with the master plan, she personally drove to this area, and is concerned about flooding.

Staff Attorney David Bailey read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart. Motion passed (7-1: NO Hook).

**9. Ordinance 2025-97: VanWell Investments LLC 1011 Southeast C Street**

*The Planning Commission voted 6-0, recommending approval.*

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-4, Downtown Mixed-Use Residential; And For Other Purposes.

Council Member Patterson requested clarification on the shift from R-1 to DN-4, noting the change appears excessive. Overstreet explained that the eastern part of the area already transitions into DN-4, with major downtown connection points justifying the designation; importantly, DN-4 permits limited ground-floor mixed use.

Council Member Sanchez pointed out the area's proximity to the 8th Street corridor, enhancing its commercial desirability, while Council Member Burckart expressed his support for the new zoning.

When Patterson asked for comparative examples, Overstreet indicated that the approach would lead to a more standardized zoning system over time. Patterson

echoed her priority of ensuring that the changes are fully aligned with both zoning requirements and the master plan. Overstreet described there would be more of a standardization of zoning as it goes along with changes. DN-4 zoning is designed to accommodate higher density and a mix of uses, particularly integrating residential spaces with ground-floor commercial outlets.

Staff Attorney David Bailey read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart.  
Motion passed (8-0).

**10. Ordinance 2025-98: 404 GLV LLC 710 NW 7TH ST**

*The Planning Commission voted 6-0, recommending approval.*

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-2, Downtown Medium-Density Residential; And For Other Purposes.

Overstreet indicated that there was a change in the meeting regarding the zoning, but the ordinance in front of the council states a DN 2, and staff is comfortable with this change, and it is what they are voting on.

Staff Attorney David Bailey read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart.  
Motion passed (8-0).

**11. Ordinance 2025-99: Sage Valley -Valley Street**

*The Planning Commission voted 5-0 recommending approval.*

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of PRD, Planned Residential Development, To PRD, Planned Residential Development; And For Other Purposes.

Overstreet explained that the implementation of a PRD was necessary due to the physical constraints and limitations of the property, allowing for a more tailored design approach that accounts for the land's unique characteristics.

Council Member Sanchez highlighted how the PRD framework benefits developers when working with challenging plots. Council Member Patterson inquired about whether PRDs would remain an option for similar cases in the future, to which Overstreet responded that PRDs have both advantages and drawbacks, making it uncertain whether they would be phased out entirely.

Acree sought clarification on the conditions for granting exceptions, and Overstreet noted that decisions regarding PUDs and PRDs are determined solely by the City Council. Council Member Sanchez further emphasized that PRD/PUD projects are managed by developers to ensure the best possible outcomes, as standard zoning may not always accommodate highly specific site constraints.

Staff Attorney David Bailey read the Ordinance by title only. Motion to approve by Council Member Sanchez, second by Council Member Burckart.  
Motion passed (7-0: Sooter had signed off).

Council Member Sanchez motioned for adjournment, seconded by Council Member Patterson.

Voting portion adjourned

Other items:

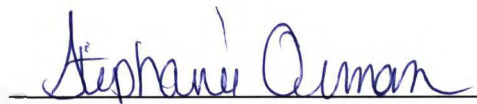
-Council Member Agnew asked about a future committee of the whole topic being AI and the role of the city.

-Mayor Orman indicated that the state passed a law saying local governments will have to have their officials attend in person to count for votes.

The next Bentonville City Council meeting will be on Tuesday May 27, 2025.



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

