

Bentonville City Council

Meeting Minutes

June 10, 2025



The City Council of Bentonville, Arkansas, met in regular session Tuesday, June 10, 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 Aubrey Patterson, Beckie Seba, Gayatri Agnew, and Bill Burckart. Also present were Mayor Stephanie Orman, City Attorney Nick Henry, City Clerk Malorie Marrs, the press, city staff, and the audience. Several members of the city staff and the public attended remotely via Zoom.

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

Motion was made by Council Member Sanchez to approve the minutes of May 27, 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 Burckart. There was no discussion. Motion carried (8-0)

I. Motion for Consent Agenda made during Committee of the Whole (Monday June 9, 2025):

-Items 4, 5, 6, & 7 under New Business, and items 1, 2, & 3 under Utility Board to a consent agenda.

Motion by Council Member Sanchez Seconded by Council Member Agnew

Motion carried (8-0).

II. Consent Agenda: New Business Items 4,5,6,7 & Utility Board Items 1,2,3

New Business

1. Resolution 6-10-27 A: Resolution Setting a Public Hearing to Vacate an Alley Right of Way (VAC25-0015)

Approve Resolution to set Public Hearing for June 24, 2025 to vacate Alley Right of Way located at Lots 16-20 of Mauck-Block Subdivision (VAC25-0015).

2. Resolution 6-10-25 B: Resolution to Enter into a Professional Services Agreement with Thompson Consulting Services, LLC

A Resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Thompson Consulting Services, LLC for Debris Monitoring and Disaster Recovery Services Consultant on an as needed basis. No budget adjustment is needed.

3. Resolution 6-10-25 C: Resolution to Enter into a Professional Services Agreement with Looks Great Services of MS, Inc.

A Resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Looks Great Services of MS, Inc. for debris removal and disaster recovery services on an as needed basis. No budget adjustment is needed.

4. Resolution 6-10-25 D: Resolution Amending the 2025 Budget to Purchase a 2024 E-One Pumper for Fire Station 8

A Resolution authorizing a budget adjustment in the amount of \$999,000.00 to purchase a 2024 E-One Pumper for Station 8, to be used as a temporary replacement for Engine 3. A budget adjustment is needed to appropriate impact fees.

Utility Board

5. Resolution 6-10-25 E: : Resolution to Award Bid IFB-25-42-Boring and Trenching Services to Calcon, Inc.

Resolution awarding bid IFB 25-42-Boring and Trenching Services to Calcon, Inc. per the unit prices attached. Utility Board approved 4-0. No budget adjustment is needed.

6. Resolution 6-10-25 F: Resolution Amending IFB-24-70 - IDIQ Water Service Line Replacement Agreement

A Resolution authorizing a contract amendment for the IDIQ contract with Calcon, Inc. and amending the 2025 budget to increase the amount by \$500,000.00. Utility Board approved 4-0. A budget adjustment is needed

7. Resolution 6-10-25 G: Resolution for Amendment 1 - WMP Project 1 - I St. 48" Water Main Ext., Environmental Assessment

A Resolution authorizing the Mayor and City Clerk to enter into an amended agreement with Freese and Nichols, in the amount of \$40,000.00, for an Environmental Assessment associated with WMP Project 1 - I Street 48" Water Main Extension. Utility Board approved 4-0. A budget adjustment is needed.

City Attorney Nicholas Henry read the consent agenda out loud, motion to approve by Council Member Sanchez, seconded by Council Member Agnew-motion carried unanimously.

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

1. June Residential Landscape Award - 310 Huffman Street

Recognition by City Council of the landscaping of residential property at 310 Huffman Street. The property was selected by the Tree & Landscape Advisory Committee and is the June Residential Landscaping of the Month award winner.

Mayor Orman read the award aloud and presented the certificate to the winners. A picture was taken followed by applause.

2. Ordinance 2025-112: Ordinance Amending Door-to-Door Solicitation

Regulations An ordinance amending Bentonville Municipal Code Sec. 58-2 Door to Door Solicitation at Private Residences prohibiting door-to-door solicitation after 7:00 pm. No budget adjustment is needed.

City Attorney Nicholas Henry read the ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Agnew (7-0-1 Council Member Agnew: Abstain) Ordinance passes.

3. Ordinance 2025-113: Public Hearing and Ordinance Vacating a Utility Easement (VAC24-0012)

Public Hearing and approval of an Ordinance vacating a Utility Easement Vacation located at Lot 11 of Crystal Bridges Addition (VAC24-0012).

City Attorney Nicholas Henry read the ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) Ordinance passes.

City Attorney Nicholas Henry read the Emergency Claus out loud, calling for immediate activation, motion to approve by Council Member Sanchez, seconded by Council Member Hook (8-0) motion passes.

4. New Business Item 8:

Resolution 6-10-25 H: Resolution Accepting Completed Artwork All Biker(s) Welcome

A Resolution authorizing the acceptance of artwork on public property, titled All Biker(s) Welcome, removing any language that is not the artist's signature, and adding signage that describes the art. No budget adjustment is needed.

Council Member Sanchez explained his reasons for voting no, emphasizing that he supports everyone equally. He expressed appreciation for everyone's time and participation in the discussion.

Council Member Hook thanked the community for their thoughtful engagement and noted how much was learned through the process. While she acknowledged the importance of the mural to the community, she also highlighted that when projects are contracted with specific terms, it's a valuable opportunity to learn and collaborate toward the best possible outcome.

Council Member Burckart expressed gratitude for hearing from the community and shared that he, too, gained new insights, & recognized the need for improvements in the public art approval process.

City Attorney Nicholas Henry read the resolution out loud, motion to approve by Council Member Sanchez, seconded by Council Member Agnew (6-2 NO: Council Members Sanchez & Hook) Resolution passes.

IV. Utility Board

1. Utility Board Item 4:

Ordinance 2025-114: Ordinance Waiving Competitive Bidding to Purchase an Additional 48" Transmission Main Valve

Waiving the requirement for competitive bidding for purchase and delivery of one (1) additional 48" Transmission Main Valve, from DeZurik Inc., in the amount of \$60,692.00, for Project 1- I street Extension. Utility Board approved 4-0. A budget adjustment is needed.

City Attorney Nicholas Henry read the Ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) Ordinance passes.

City Attorney Nicholas Henry read the Emergency Clause out loud, calling for immediate activation, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) motion passes.

V. Planning

1. Ordinance 2025-115: Lot Split - Lot 37 Skyview Acres Subdivision - 1006 Lockheed St (LS25-0005)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 37 Of Skyview Acres Subdivision Creating New Lots 63 Through 66 Of Skyview Acres Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) Ordinance passes.

2. Ordinance 2025-116: Property Line Adjustment - Lot 13, Block 27 of Demming's Second Addition - 312 NW 7TH ST (LS25-0019)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Lot 13, Block 27 Of Demming's Second Addition Creating New Right Of Way Dedications To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) Ordinance passes.

3. Ordinance 2025-117: Lot Split - Lots 2 and 3 of Town Vu Subdivision - 306 SW Tater Black Road (PLA25-0013)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lots 2 And 3 Of Town Vu Subdivision Creating New Lots 4 Through 6 Of Town Vu Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) Ordinance passes.

4. Ordinance 2025-118: Lot Split - Lot 30 of Eden's Brooke Subdivision - 3701 SW Banbury Dr. (LS25-0021)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 30 Of Eden's Brooke Subdivision Creating New Lots 31 And 32 Of Eden's Brooke Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

Council Member Patterson noted that she had observed a large-scale development during a Planning Commission meeting and inquired about entryways into both neighborhoods.

Tyler Overstreet confirmed that access would be provided to both areas.

Patterson also expressed appreciation for the services being developed in the southwest area of Bentonville, emphasizing that they are much needed.

City Attorney Nicholas Henry read the Ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) Ordinance passes.

5. Ordinance 2025-119: Rezoning - Indiana Ave Real Holdings, LLC - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 2303 Douglas ST (RZ25-0023)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-3, Downtown High Density Residential; And For Other Purposes.

Council Member Hook expressed deep concern about the impact of rezoning affordable R-1 neighborhoods to higher-density DN-3 designations. She emphasized her emotional connection to the community and criticized the characterization of

homes as “tear downs,” calling it heartbreaking. Hook questioned the uncertainty of the city's long-term master plan for homeowners who never expected high-density development in their neighborhoods.

Council Member Patterson echoed similar concerns, warning that approving this project could set a major precedent.

Council Member Sanchez acknowledged their concerns, noting that similar zoning changes have already occurred across the city. He notes that R-1 neighborhoods are being removed, at times, from the most desirable areas due to their high value and attractiveness.

Council Member Burckart noted that lots typically only come before the Planning Commission when they’ve been appraised at a high value, suggesting that the push for development is largely driven by landowners. He emphasized that the adopted land use map reflects a balance of interests and that the city must adhere to established policies.

In response to a question from Council Member Acree about the need for rezoning, Burckart explained that the city is working to align zoning with the adopted land use plan and clarified that not all areas are being rezoned.

Mayor Orman added that the city conducted extensive community outreach and was very deliberate in its planning—especially around R-1 zoning. However, she acknowledged that some areas are still experiencing changes as part of the broader planning effort.

City Attorney Nicholas Henry read the Ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Agnew (5-3 NO: Council Members Hook, Patterson, & Acree) Ordinance passes.

6. Ordinance 2025-120: Rezoning - Indiana Ave Real Holdings, LLC - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 2305 Douglas ST (RZ25-0024)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-3, Downtown High Density Residential; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Sooter (5-3 NO: Council Members Hook, Patterson, & Acree) Ordinance passes.

7. Ordinance 2025-121: Rezoning - Bentonville 424 SW C LLC - R-1, LowDensity Single-Family Residential to DN-3, Downtown High Density Residential - 424 SW C ST (RZ25-0026)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-3, Downtown High Density Residential; And For Other Purposes.

Mark Hamberg spoke about the proposed zoning change from R1 to DN-3, noting it's a big shift compared to the surrounding areas. He mentioned the developer said the project would be a 6-unit property with minimal impact, but Hamberg raised concerns about potential traffic issues on C Street.

In response, Tyler Overstreet clarified that based on current policy, the developer would only be allowed to build up to three townhomes, since DN-3 zoning permits three-unit structures. He also noted that traffic studies aren't required for projects of that size.

Council Member Patterson asked if the property would have access from both sides, and Overstreet explained it would only be open to the north. Council Member Seba added that if the developer can't make their plans fit the lot, the project simply won't move forward.

City Attorney Nicholas Henry read the Ordinance out loud, motion to approve by Council Member Sanchez, seconded by Council Member Sooter (5-3 NO: Council Members Hook, & Acree) Ordinance passes.

8. Resolution 6-10-25 I: Revised Enhanced Review Criteria for the Future Land Use alignment policy - (FLUM) Resolution

The Planning Commission voted 7-0 recommending approval.

A Resolution Amending The Future Land Use Map Alignment Policy; And For Other Purposes

City Attorney Nicholas Henry read the Resolution out loud, motion to approve by Council Member Sanchez, seconded by Council Member Agnew (8-0) Resolution passes.

Council Member Seba motioned to adjourn, seconded by Council Member Hook. Voting portion of the meeting closed.

VI. Committee Reports

- i. **Sanchez: Library**-Discussed the issues with parking around the library in high traffic times. Mayor Orman is working with an internal committee to address the parking concerns, and develop a map of sorts so people know better where to park
Utility Board: discussed the items on the agenda plus the rate increases
- ii. **Agnew: Finance**-Started a review of the 2025 CIP, copies are available. Active Transportation Board: will be meeting next Tuesday. commented, about what the city is doing to utilize A.I.
- iii. **Burckart**: Indicated more about the ideas of utilizing A.I. in the city would be a great idea
- iv. **Hook: Tree & Landscaping**: Awarded the Yard of the Month, and put a call out there for anyone who sees a great yard to let her know. Always looking for nominees.

The next Bentonville City Council meeting will be on Tuesday June 24, 2025.



Malone Marrs, City Clerk

Stephanie Orman, Mayor