

Bentonville City Council
Meeting Minutes
October 11, 2016

The City Council of Bentonville, Arkansas, met in regular session Tuesday, October 11, 2016, at 6:00 p.m., at the Community Development Building, 305 Southwest A Street, Bentonville, Arkansas.

Present were council members Stephanie Orman, John Skaggs, Tim Robinson, Chris Sooter, James Smith, Bill Burckart, Octavio Sanchez and Jim Webb. Also present were Mayor Bob McCaslin, City Attorney George Spence, City Clerk Linda Spence, the press, city staff and the audience.

Mayor McCaslin called the meeting to order at 6:00 p.m. The Mayor led everyone present in the pledge of allegiance followed by a moment of silence in support of our armed forces.

Motion was made by Alderman Sanchez to approve the minutes of the September 27, 2016 meeting as presented, second by Alderman Burckart. There was no discussion. Motion carried (8-0).

Motion was made by Alderman 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 Alderman Burckart. There was no discussion. Motion carried (8-0).

1. Community Planning month proclamation.

Mayor McCaslin recognized Troy Galloway, Community Development Director. The Mayor read the proclamation and presented it to Mr. Galloway.

2. Resolution No. 10-11-16 A: Resolution recognizing the retirement of Lieutenant Joseph P. Falcon from the Bentonville Police Department.

City Attorney Spence read the resolution in its entirety.

Mayor McCaslin presented a framed copy of the resolution to Lieutenant Falcon after which he received a standing ovation.

Motion to pass by Alderman Smith, second by Alderman Burckart. There was no discussion. Motion carried (8-0).

- 3a. Ordinance No. 2016-133: Ordinance accepting a property line adjustment of Lots 18, 19 and 20 Curtis Addition to the City of Bentonville, Arkansas.

[Applicant: Westwood Holdings, LLC, Moro Development Company, LLC and Peel House Foundation;
Location: Northeast 3rd Street and Northeast B Street]

City Attorney Spence read the ordinance by title only. Motion to pass by Alderman Sanchez, second by Alderman Robinson. There was no discussion. Motion carried (8-0).

- 3b. Ordinance No. 2016-134: Ordinance accepting a lot split of Lots 19 and 20 Limestone Ranch Subdivision to the City of Bentonville, Arkansas.

[Applicant: Gary E. Stearman Revocable Trust;
Location: Southwest Regional Airport Boulevard and Southwest F Street]

City Attorney Spence read the ordinance by title only. Motion to pass by Alderman Sanchez, second by Alderman Robinson. There was no discussion. Motion carried (8-0).

- 3c. Ordinance No. 2016-135: Ordinance accepting a lot split of Lots 28 and 29 Dickson's Addition to the City of Bentonville, Arkansas.

[Applicant: Michael Gardner;
Location: 709 West Central Avenue]

City Attorney Spence read the ordinance by title only.
Motion to pass by Alderman Sanchez, second by
Alderman Sooter. There was no discussion. Motion carried
(8-0).

- 3d. Ordinance No. 2016-136: Ordinance changing real estate in
the City of Bentonville, Arkansas from its present
classification to R-1, single family residential.

[Applicant: Chambers Bank;
Location: Southwest Adams Road and Anglin Road]

City Attorney Spence read the ordinance by title only.
Motion to pass by Alderman Webb, second by Alderman Sanchez.
There was no discussion. Motion carried (8-0).

- 3e. Ordinance No. 2016-137: Ordinance changing real estate in
the City of Bentonville, Arkansas from its present
classification to R-4, high density residential.

[Applicant: Sara Parnell and Reach Church, Inc.;
Location: 1307 Southwest Parnell Drive and
Southwest I Street]

City Attorney Spence read the ordinance by title only.
Motion to pass by Alderman Webb, second by Alderman Sanchez.
There was no discussion. Motion carried (8-0).

- 3f. Ordinance No. 2016-138: Ordinance changing real estate in
the City of Bentonville, Arkansas from its present
classification to C-2, general commercial.

[Applicant: Reach Church, Inc.;
Location: 2900 Southwest I Street]

City Attorney Spence read the ordinance by title only.
Motion to pass by Alderman Sanchez, second by Alderman Webb.
There was no discussion. Motion carried (8-0).

- 3g. Ordinance No. 2016-139: Ordinance changing real estate in
the City of Bentonville, Arkansas from its present
classification to D-C, downtown core.

[Applicant: Cadence Group, LLC;
Location: Southwest B Street (north of alley)]

City Attorney Spence read the ordinance by title only.
Motion to pass by Alderman Sanchez, second by
Alderman Robinson. There was no discussion. Motion carried
(8-0).

- 3h. Ordinance No. 2016-140: Ordinance changing real estate in
the City of Bentonville, Arkansas from its present
classification to D-C, downtown core.

[Applicant: Cadence Group, LLC and Craig Soos;
Location: 505 Southwest B Street]

City Attorney Spence read the ordinance by title only.
Motion to pass by Alderman Sanchez, second by Alderman Webb.
There was no discussion. Motion carried (8-0).

- 3j. Resolution No. 10-11-16 B: Resolution adopting revisions to
the Future Land Use Map of the City of Bentonville, Arkansas
pursuant to Arkansas Code Annotated §14-56-414 to add four
downtown neighborhood land uses.

City Attorney Spence read the resolution by title only.
Motion to pass by Alderman Sanchez, second by Alderman Webb.
There was no discussion. Motion carried (8-0).

- 3k. Ordinance No. 2016-141: Ordinance amending Title 14, Zoning
Code, to adopt downtown neighborhood zoning districts.

City Attorney Spence read the ordinance by title only.
Motion to pass by Alderman Sanchez, second by Alderman Sooter

Alderman Skaggs asked about how the changes being proposed
would affect Northeast B Street and expressed concern because
the population density allowed for in that area would be
potentially a problem because of the amount of foot traffic.
Troy Galloway, Community Development Director, noted that the
immediate action of the Council would not change any zones,
but only allowed for the new zones and that actually making a

change to a zone for a particular property would require a separate action. Alderman Skaggs asked whether a traffic study had been considered for the area of Northeast B and 3rd Streets. Mr. Galloway stated that he was not aware of any such study in the works, but that one could be considered. Alderman Burckart stated that he thought any such concerns would be addressed during the large scale process. Mr. Galloway stated that might occur depending on the proposed development.

Alderman Orman stated that she understood that the permitted sale of alcohol had been removed from the DN4 zone being created. Mr. Galloway confirmed that to be correct.

There was no further discussion. Motion carried (8-0).

4. Approval of a temporary public art installation by Old High Middle School art students on public property located at the entrance of the Bentonville Community Center.

Motion to approve by Alderman Orman, second by Alderman Sanchez. There was no discussion. Motion carried (8-0).

5. Approval for the Police Department to increase the number of fleet vehicles by one unit with a department-to-department asset transfer of a Parks Maintenance Department vehicle, a 2006 Ford F350 4x4, regular cab, utility bed truck.

Motion to approve by Alderman Burckart, second by Alderman Sooter. There was no discussion. Motion carried (8-0).

6. Approval of Bid No. 16-49 to Fresh N Green Landscaping in the amount of \$38,127.90 for the installation of trees along the Razorback Greenway.

Motion to approve by Alderman Robinson, second by Alderman Sanchez. There was no discussion. Motion carried (8-0).

7. Approval of a reclamation change order in the amount of \$1,167.03 for the utility pole testing/treatment contract with Osmose.

Motion to approve by Alderman Burckart, second by Alderman Sanchez. There was no discussion. Motion carried (8-0).

8. Approval to award Bid No. 16-36 to Diamond C Construction in the amount of \$176,671 and a budget adjustment for the Southeast 10th Street Drainage Improvements PH II.

Motion to approve by Alderman Burckart, second by Alderman Sanchez. There was no discussion. Motion carried (8-0).

9. Resolution No. 10-11-16 C: Resolution authorizing the Mayor and Clerk to enter into an agreement for the sale of certain real property to First Security Bank.

City Attorney Spence read the resolution by title only.
Motion to pass by Alderman Sanchez, second by Alderman Sooter. There was no discussion. Motion carried (8-0).

Mayor McCaslin noted that the 2017 budget would be presented in late October and that budget discussions were planned for Committee of the Whole meetings to be held on November 7, November 21 and, if necessary, December 12.

Motion to adjourn by Alderman Burckart, second by Alderman Webb.
Motion carried (8-0).



Linda Spence, City Clerk



Bob McCaslin, Mayor