

Bentonville City Council

Meeting Minutes

June 24, 2025



The City Council of Bentonville, Arkansas, met in regular session Tuesday, June 24th, 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 Nicholas Henry, City Clerk Malorie Marrs, the press, city staff, and the audience. Several members of the city staff and the public attended remotely via Zoom.

Mayor Orman called the meeting to order, and 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 June 10, 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 Sooter motioned to move items 5 & 13 under New Business & item 3 under Utility Board, to a consent agenda.

Seconded by Council Member Sanchez. Motion carried (8-0).

I. Consent Agenda Items

New Business

- 5. Resolution 6-24-25 A: Resolution to Award Bid IFB-25-01-P Street Trail to NEC, Inc.**
Resolution to award bid IFB 25-01-P Street Trail to NEC, Inc. in the amount of \$602,299.85, for trail construction on the Razorback Greenway Trail from Bentonville High School to 14th Street. A budget adjustment is needed to appropriate grant funds

- 13. Resolution 6-24-25 F: Resolution Approving a Budget Adjustment for North Walton Boulevard at I-49 Signal Maintenance**

Resolution approving a budget adjustment for All Service Electric to perform required maintenance to the traffic signal at N. Walton Blvd and I-49. A budget adjustment is needed

Utility Board

3. Resolution 6-24-25 G: Resolution Approving a Budget Adjustment for a Drone Purchase from Granite Defense Technologies

A budget adjustment \$32,769.34 reallocating existing funds within Acct 72-10 to purchase a drone to assist BEUD personnel with troubleshooting (infrared camera), inspections, reconnaissance, and general pictures. The drone will be purchased from a city approved cooperative purchasing website. Utility Board approved 5 - 0. A budget adjustment is needed, but will have a zero impact to the bottom line.

City Attorney Nicholas Henry read the consent items out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Burckart. Consent Agenda passes (8-0).

I. New Business NON-Consent Public Comment to be Heard with Agenda Item

1. Proclamation: National Homeownership Month Proclamation

A proclamation declaring June 2025 as National Homeownership Month.

Mayor Orman read the proclamation out loud and thanked Council Member Burckart for bringing this forward, and putting it together for the community.

2. Informational: City Hall Concept Design Package Presentation

A presentation from Mithun depicting the final concept package for the Bentonville City Hall project.

Tyler Overstreet and Mithun Company presented a look for a future City Hall, shared the progressive phases, as well as sever schematic design looks.

3. Appointment: Reappointment of Eric Hipp to the Planning Commission

Reappointment of Eric Hipp to the Bentonville Planning Commission effective July 1, 2025 to a five-year term that expires on July 1, 2030. This will be Mr. Hipp's second term.

Motion to approve by Council Member Sanchez, seconded by Council Member Hook, passed unanimously (8-0).

4. Appointment: Reappointment of Reginald "Reggie" Wright to the Planning Commission

Reappointment of Reginald Wright to the Bentonville Planning Commission effective July 1, 2025 to a five-year term that expires on July 1, 2030. This will be Mr. Wright's second term.

Motion to approve by Council Member Sanchez, seconded by Council Member Agnew, passed unanimously (8-0).

6. Resolution 6-24-25 B: Resolution To Enter Into An Agreement with CEI Engineering for Construction Administration Services

A Resolution authorizing the Mayor and City Clerk to enter into an agreement with CEI Engineering Associates, in the amount of \$80,240.00, for construction administration services for the Razorback Greenway Trail project from Bentonville High School to 14th Street. No budget adjustment is needed.

City Attorney Nicholas Henry read the Resolution out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Sooter (8-0) Resolution passes. There was no discussion

7. Ordinance 2025-122: Ordinance Establishing 2026 Adult Recreation Center Fee Schedule

Ordinance establishing fees for the Adult Recreation Center Membership and Day Passes. No budget adjustment is needed.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew (8-0) Ordinance passes. There was no discussion

8. Resolution 6-24-25 C: Resolution Approving Agreement with GTS, Inc. for Geotechnical Services

Resolution authorizing the Mayor and City Clerk to Enter into an Agreement with GTS, Inc. for Geotechnical Services for the new City of Bentonville Parks and Recreation Maintenance Facility, ensuring quality and compliance throughout construction. No budget adjustment is needed.

City Attorney Nicholas Henry read the Resolution out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) Resolution passes. There was no discussion

9. Appointments: Construction Board of Appeals

Appointment of the following individuals for the Construction Board of Appeals. Truman "Taylor" Sizemore, Building Trades Industry representative, to serve a 1-year term that will expire on July 1, 2026. Douglas Bryant, Planning Commission representative, to serve a 2-year term that will expire on July 1, 2027. David Cox, Architect representative, to serve a 3-year term that will expire on July 1, 2028.

Motion to approve by Council Member Sanchez, seconded by Council Member Sooter (8-0) Appointments pass. There was no discussion

10. Ordinance 2025- 123: Public Hearing and Ordinance Vacating a Street Right of Way (VAC25-0015)

Public Hearing and approval of Ordinance vacating a Street Right of Way located at Lots 16-20 of Mauck-Block Subdivision (VAC25-0015).

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) Ordinance passes. There was no discussion

City Attorney Nicholas Henry read the Emergency Clause out loud calling for immediate action, motion to approve by Council Member Sanchez, seconded by Council Member Agnew.

(8-0) Emergency Claus passes. There was no discussion

11. Resolution 6-24-25 D: Resolution Setting a Public Hearing to Vacate a Right of Way (VAC25-0017)

Approve Resolution to set a Public Hearing for July 8, 2025 to vacate a Right of Way located at 1410 SE 8th Street of Wal-Mart Subdivision 1 (VAC25-0017).

Mayor Orman opened the public hearing, no discussion, Mayor Orman closed the public hearing.

City Attorney Nicholas Henry read the Resolution out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Burckart

(8-0) Resolution passes. There was no discussion

12. Resolution 6-24-25 E: Resolution Awarding Bid IFB-25-53 Asphalt Materials - Quarter 3

Resolution to award bid IFB-25-53 to Emery Sapp & Sons, Inc. per the unit prices attached for the purchase of asphalt materials as required for street surface repairs and street resurfacing. No budget adjustment is needed.

City Attorney Nicholas Henry read the Resolution out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Burckart (8-0) Resolution passes. There was no discussion

14. (Discussion starting: 1:00-2:34: view entire discussion [HERE](#))

Resolution to Award Bid IFB-25-49 Solid Waste and Recycling Services to Cards NWA, LLC

Resolution to award bid IFB-25-49 Solid Waste and Recycling Services to Cards NWA, LLC per the unit prices attached. No budget adjustment is needed.

City Staff members Jerry Walls Billing & Collections Manager & Kelsi Frederick Purchasing Manager spoke about the process (starting back in October of 2024). In October 2024, the City budgeted for a trash consultant to prepare for the current contract's September 30, 2025, expiration and to explore long-term service options. Kessler Consulting was retained to the end of 2024 and recommended a full competitive procurement along with contract enhancements (liquidated damages, regular reporting, disaster plan). A one-year extension with the incumbent, Republic Services, was proposed but declined. A formal Invitation for Bid was reviewed by the Finance Committee on May 13, published May 19, and opened June 10, 2025.

Cards Holdings submitted the lowest responsive bid, projected to save Bentonville residents and businesses over \$6.7 million across five years.

The City supports the award to Cards Holdings, and under Arkansas statute 19-11-229, requires selecting the most responsible low bidder in a transparent, ethical process.

The proposed new contract strengthens the City's position with: Liquidated damages for missed service, mandatory monthly and quarterly performance reporting, clear service standards and enforcement, and comprehensive disaster and contingency plan. Cards Holdings, currently manages residential trash and recycling routes throughout NWA, namely Springdale in comparison size to Bentonville.

Representatives of Republic Services addressed Council to discuss Bentonville's importance to their operations. They highlighted their longstanding partnership with the

City throughout periods of growth and development, noting their deep familiarity with local routes and operational requirements.

Republic emphasized their commitment to community engagement through philanthropic initiatives. They stated that employment with Republic Services offers stability and their team members value both their roles and their connection to the Bentonville community. They reiterated their financial strength in a publicly traded company and expressed a willingness to collaborate with the City to negotiate terms that would allow for the continuation of their contract.

Council members engaged in a detailed discussion regarding the leading bid from Cards Holdings, carefully weighing several considerations. Cost Savings- The proposal offered substantial reductions in service rates for residents; Service Quality-Noted concerns included missed collections and recurring customer service complaints; Reputation- Cards Holdings currently holds an “F” rating with the Better Business Bureau.

One question that came up during discussion was what happens if the selected company is sold. City staff explained their role is to look ahead and safeguard the city's interests. To address this, the contract includes an assignability clause, meaning any new company would need City Council approval to take over the agreement. If that company didn't follow through on the terms, the city would pursue damages accordingly. While the financial benefits were noteworthy, questions surrounding service dependability, being a privately held entity, and overall business reputation were a key focus throughout the council's review.

City Staff in purchasing, & legal discussed the bidding process, where the main goal is to secure the best possible outcome for the city, guided by past negotiations and advice from the consultant. To ensure fairness and transparency, the city includes specific guidelines in bid packets. These rules prevent any bidder from directly contacting or lobbying city staff or officials. They also prohibit vendors from offering gifts, lunches, or other gratuities during the solicitation period. These measures were designed to ensure every bidder had an equal and unbiased opportunity.

Council Member Agnew motioned for this item to be tabled until next meeting. Seconded by Council Member Acree. Motion carried to table (8-0)

II. Utility Board

1. **Ordinance 2025-124: Ordinance to Accept Rate Design and Campus Billing per UFS's Recommendation**

An ordinance to accept the recommendations from UFS concerning the proposed electric rate changes and establishing the campus billing per UFS's recommendations. Utility Board approved this 4-0 at the June 3, 2025, meeting. No budget adjustment is needed.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew.

(8-0) Ordinance passes. There was no discussion

City Attorney Nicholas Henry read the Emergency Clause out loud calling for immediate action, motion to approve by Council Member Sanchez, seconded by Council Member Agnew.

(8-0) Emergency Claus passes. There was no discussion

2. **Ordinance 2025-125: Ordinance to Establish Line Extension Policy per UFS's Recommendation**

An ordinance to accept the recommendations from UFS establishing the line extension policy and maximum Bentonville contribution per development. Utility Board approved this 4-0 at the June 3, 2025, meeting. No budget adjustment is needed.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew.

(8-0) Ordinance passes. There was no discussion

City Attorney Nicholas Henry read the Emergency Clause out loud calling for immediate action, motion to approve by Council Member Sanchez, seconded by Council Member Seba.

(8-0) Emergency Claus passes. There was no discussion

III. Planning

1. **Ordinance 2025-126: Property Line Adjustment - Lot 1 of AWSOM Lands Subdivision - 1001 NE J Street (PLA23-0009)**

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Lots 1 And 2 Of Deeble Addition

And Parcel 01-00349-000 Creating New Lot 1 Of Awsom Lands Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew.
(8-0) Ordinance passes. There was no discussion

2. Ordinance 2025-127: Final Plat - Walmart Campus Subdivision, Lot 1, Phase 19 - 905 Southeast J Street (FP25-0008)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Final Plat Of Lot 1 Of Walmart Campus Subdivision, Phase 19 To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew.
(8-0) Ordinance passes. There was no discussion

3. Ordinance 2025-128: Final Plat - Walmart Campus Subdivision, Lot 1, Phase 20 - 1106 Southeast 5th (FP25-0009)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Final Plat Of Lot 1 Of Walmart Campus Subdivision, Phase 20 To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
(8-0) Ordinance passes. There was no discussion

4. Ordinance 2025-129: Rezoning - Black Pine Construction & Development, LLC - R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential - 868 Northwest B Street (RZ25-0027)

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.

Members of the public voiced concerns about infrastructure, parking, and traffic flow in the area. A key issue raised was storm runoff—specifically, street drainage flooding into nearby homes due to water overload. The neighborhood is currently zoned R1, and residents expressed a strong desire to preserve its single-family designation. While targeted variances may be considered, they emphasized keeping the area zoned R1 overall. Speaking on behalf of the developer, Bill Watkins noted that no specific plans have been finalized for the site. The most likely option could involve town homes, though a larger single-family home is also possible, particularly with slightly adjusted setbacks. He clarified that the R1 zoning isn't currently up for standard review.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew.
(6-2 NO- Hook & Acree) Ordinance passes.

5. Ordinance 2025-130: Rezoning - Ehret - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 1001 Convair St (RZ25-0029)

The Planning Commission voted 5-1, 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 shared that she's staying consistent with the neighborhood's character. She pointed out a few tight spots in the master plan that could raise some concerns and mentioned she's cautious about any changes that might affect the area.

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

6. Rezoning - Brightbox LLC - DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge - 802 and 804 SE G Street (RZ25-0021)

The Planning Commission voted 6-0, recommending approval.

- a. **Ordinance 2025-131:** An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of DN-3, Downtown High Density Residential To DE, Downtown Edge; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew. (8-0) Ordinance passes. There was no discussion

- b. Ordinance 2025-132:** An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-3, Medium-High Density Multifamily Residential To DE, Downtown Edge; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew. (8-0) Ordinance passes. There was no discussion

7. Ordinance 2025-133: Planned Unit Development - Walmart Campus, Revision 19 - Southeast 8th Street (PUD20-0002)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Amending Ord 2024-149; And For Other Purposes.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew.

(8-0) Ordinance passes. There was no discussion

8. Resolution 6-24-25 H: Traditional Neighborhood Place Type Amendment - (2025-449)

The Planning Commission voted 6-0, recommending approval.

A Resolution Amending The Description Of The Traditional Neighborhood Place Type In The Updated Community Plan, Chapter 4, Pursuant To Arkansas Code Annotated §14-56- 414; And For Other Purposes

City Attorney Nicholas Henry read the Resolution out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Burckart

(8-0) Resolution passes. There was no discussion

Motion to adjourn meeting, passes.

Voting portion of the meeting closed.

I. Committee Reports

- i. **Sanchez: Utility Board:** discussed the items on the agenda plus the rate increases
- ii. **Patterson: A & P:** had a Build Bentonville Meeting where Visit Bentonville spoke, and there is an approved \$283K to spend on park repair from the storms. The mobile visitor center truck is up on the square.
- iii. **Seba: Public Art:** discussing the complaint process, looking for something to do with the repurposed wood from the storm, Chair Chad Nicholson has resigned from Public Art as he's moving -applications are open until July 11th

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



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

