



**Committee of the Whole
and
City Council
Meeting Agenda
August 25, 2025
August 26, 2025
6:00 PM
Bentonville City Hall**

Note – The public, members of the City Council, and City staff, may have the option to attend this meeting by remote means. For public health reasons, those who attend in person should keep in mind hygiene, the use of facial coverings, and social distancing.

Bentonville residents can make public comments in the following ways:

- Public comments can be made in person at the City Council meeting which is held at 305 SW A Street in Council Chambers on the second and fourth Tuesdays of the month.
- There is no public comment period at Committee of the Whole meetings.
- Public comments can be made virtually by registering for the City Council meeting at the Zoom link listed below. This requires you to register with your name, address, phone number and email address. The pre-existing limitations (3 minutes) and procedures concerning oral public comments will still apply.

*If you would like to attend the Committee of the Whole Meeting virtually, please register at the following link by 4:00 p.m. on August 25, 2025: [Registration Link](#).

*If you would like to attend the City Council Meeting virtually, please register at the following link by 4:00 p.m. on August 26, 2025: [Registration Link](#).

Council Questions/Discussion Concerning the Business Meeting

Call to Order

Pledge of Allegiance

Moment of Silence

Roll Call

Approval of Minutes: August 12, 2025

I. Committee of the Whole - Monday Night Only Items

1. Wastewater Rate Analysis

Informational

Raftelis will be presenting the information that was used to determine the proposed wastewater rate.

2. **Population Projections and Future Land Use Build-Out Scenario** **Informational**

Planning will summarize the findings of Chapter 2 of the Community Plan and the Future Land Use Build-Out Scenario and how they should be used to inform capital infrastructure planning.

3. **Highway 72 East Discussion** **Informational**

Discuss the necessity of letter to ARDOT expressing the City's interest in partnering on improvements on SR 72 East from I-49 to Spring Valley Road.

4. **Informational Item For Council Decision On Agenda Addition Request** **Informational**

City Council action is needed to address the request made by Jennifer Waymack Standerfer for addition to the August 26, 2025 agenda.

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

1. **"Months of Summer Meals" Proclamation** **Proclamation**

Proclamation declaring the Summer of 2025 as the "Months of Summer Meals" in the City of Bentonville, Arkansas.

2. **Airport Advisory Board Appointment of Beau Walker** **Appointment**

City Council approval of Mayor Orman's recommendation to appoint Beau Walker to his first 3-year term on the Airport Advisory Board. Mr. Walker's term will expire September 30, 2028.

3. **Resolution to Approve Northwest Hospital to Provide Annual Physicals for Firefighters and Some Police Officers** **Resolution**

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Northwest Arkansas Hospitals, LLC to provide annual physicals for FF's and some PD Officers not to exceed \$138,000.00. This is the 3rd year of a 3-year contract for these services. The update to the contract is how some of the test are grouped and ordered, and changing out one of the test for another. This is a budgeted item. No budget adjustment is needed.

4. **Resolution and Budget Adjustment Recognizing a Donation from the Bentonville Rotary Club** **Resolution**

The fire department would like to recognize \$2,200.00 donated by the Bentonville Rotary Club toward the purchase of 3 rescue manikins for training in the amount of \$5,720.21. The difference in the amount of the donation and the cost of the manikins will be covered in Fire's 2025 travel & training budget. A budget adjustment is needed.

5. **Resolution to award RFP-25-31 for Collection Agency Services to Cedars Business Services** **Resolution**

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Cedars Business Services for Collection Services as a result of their submission to the City's Request for Proposal (RFP)-25-31 to perform collection services for the Utility Billing department as well as other non-utility departments. No budget adjustment is needed.

6. **Public Hearing to Authorize the Issuance of 2025 Bonds** **Public Hearing**
 Public hearing authorizing the issuance of a revenue bond in the amount of \$55,000,000.00 for the purpose of financing capital improvements to the downtown wastewater facility and the sale of the bond to the Arkansas Development Finance Authority as part of the State Clean Water Revolving Loan Fund Program. An ordinance will be forthcoming at a future meeting.
7. **Public Hearing and Ordinance Vacating a Utility Easement (VAC25-0024)** **Ordinance***
 Public Hearing and approval of an Ordinance vacating a Utility Easement Vacation located at Lot 14 of Kensington Subdivision Phase 1 (VAC25-0024).
8. **Public Hearing and Ordinance Vacating a Street Right of Way (VAC25-0025)** **Ordinance***
 Public Hearing and approval of an Ordinance vacating a Street Right of Way located at parcel 01-00747-000, 803 SE J Street of the Walmart Campus (VAC25-0025).
9. **Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC25-0023)** **Resolution**
 Approve Resolution to set a Public Hearing for September 9, 2025 for a Utility Easement Vacation located at Lot 6, Block 9 of Lincoln & Rice Addition (VAC25-0023).
10. **Resolution and Budget Adjustment for Wishing Spring Trail Grant from the Walton Family Foundation** **Resolution**
 Resolution authorizing acceptance of a grant from the Walton Family Foundation, in an amount not to exceed \$3,538,831.00, to fund the construction of rerouting Wishing Spring Trail. A budget adjustment is needed.
11. **Resolution to Enter Into an Agreement with McClelland Consulting Engineers, Inc.** **Resolution**
 Resolution Authorizing the Mayor and City Clerk to enter into an agreement with McClelland Consulting Engineers, Inc. in the amount of \$74,525.00 for Geo-technical Services for the Wishing Spring Trail project. No budget adjustment is needed.
12. **Resolution Awarding IFB-25-47 to Ground Zero Construction for the Wishing Spring Trail Project** **Resolution**
 Resolution to award IFB-25-47 in the amount of \$3,139,753.20 to Ground Zero Construction for the Wishing Spring Trail project. No budget adjustment is needed.
13. **Public Art Advisory Committee Appointment of Sara Asplund** **Appointment**
 Appointment of Sara Asplund to Position 3 on the Public Art Advisory Committee (PAAC) to fill the unexpired term of Chad Nicholson who has resigned due to relocation outside of Bentonville. This term ends on 12/31/2025. At that time, Asplund will be eligible to request reappointment for a full three-year term. Memo and committee application attached.

III. Utility Board

1. **Resolution Amending IFB-24-70 - IDIQ Water Service Line Replacement Agreement** **Resolution**

Staff requests a Resolution amending the 2025 budget and authorizing the Mayor and City Clerk to amend the IDIQ contract for Calcon, Inc, increasing the amount by \$500,000.00. Utility Board approved 5-0. A budget adjustment is needed.

2. **Ordinance to Waive Competitive Bidding to Order 3-Phase Transformers** **Ordinance***

Ordinance to waive competitive bidding to purchase 3-Phase transformers from AECl, per the unit prices and estimated quantities attached, plus applicable taxes. Due to market volatility and lead times related to these products, it would be neither practical or feasible to solicit competitive bids. Utility Board approved 5-0. No budget adjustment is needed.

3. **Ordinance to Waive Competitive Bidding to Order Single Phase Transformers** **Ordinance***

Ordinance to waive competitive bidding to purchase single phase transformers from AECl, per the unit prices and estimated quantities attached, plus applicable taxes. Due to market volatility and lead times related to these products, it would be neither practical or feasible to solicit competitive bids. Utility Board approved 5-0. No budget adjustment is needed.

IV. Planning

1. **Lot Split - Lots 67 and 68 of Skyview Acres - 1202 Convair Street (LS25-0008)** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 7 And The South 5.5 Feet Of Lot 8 Of Skyview Acres Creating New Lots 67 And 68 Of Skyview Acres To The City Of Bentonville, Arkansas; And For Other Purposes.

2. **Property Line Adjustment - Lots 8 and 9 of The Reserve Subdivision - 3704 Southwest Regional Airport Boulevard (PLA25-0022)** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Lots 6 And 7 Of The Reserve Subdivision Creating New Lots 8 And 9 Of The Reserve Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

3. **Planned Unit Development - Walmart Campus, Revision 20 - The south side of SE 10th St, west of Excellence Dr. (PUD20-0002)** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Amending Ord 2025-133; And For Other Purposes.

4. **Southern Sights LLC - 800 Northwest D Street (RZ25-0031)** **Ordinance***

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-2, Downtown Medium-Density Residential; And For Other Purposes.

5. **Southern Sights LLC - 802 Northwest D Street (RZ25-0032)** **Ordinance***

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-2, Downtown Medium-Density Residential; And For Other Purposes.

6. **Amendment to the Large Scale Development Expiration Requirements** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Amending Bentonville Municipal Code Appendix B Land Development Code Sec. 700.07 Expiration Of Large-Scale Development Approval; And For Other Purposes.

V. Old Business

1. **Tabled at the August 12, 2025, City Council Meeting: Public Art Complaint Resolution** **Informational**

City Council final determination on public art piece All Bike(r)s Welcome. No budget adjustment is needed.

2. **Ordinance Suspending Article 2-IX Section 2-553(m) of the Bentonville Municipal Code** **Ordinance***

City Council requests suspension of section 2-553(m) until such time as Article 2-IX can be approved as amended by City Council and public art policies and procedures are adopted. No budget adjustment is needed.

3. **Public Art Code and Policy Update** **Informational**

Informational item presenting a draft of updates to Article 2-IX and a draft Public Art Policy.

VI. Other Business/Announcements/Comments Adjournment

Public Comments Concerning Matters of City Related Business