

Bentonville City Council

Meeting Minutes

September 9, 2025



The City Council of Bentonville, Arkansas, met in regular session Tuesday, September 9, 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, Gayatri Agnew, Bill Burckart, & Aubrey Patterson. Council Members Beckie Seba & Chris Sooter were absent. 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 a scout 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 August 26th, regular council meeting as presented, second by Council Member Acree. There was no discussion.

Motion carried (6-0)

A motion was made by Council Member Sanchez 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 (6-0)

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

1. Informational : Consent Agenda Discussion

2. Ordinance 2025-161: Public Hearing and Ordinance Vacating a Utility Easement (VAC25-0023)

Public Hearing and approval of an Ordinance vacating a Utility Easement Vacation located at Lot 6, Block 9 of Lincoln & Rice Addition (VAC25-0023).

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

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

Ordinance passes (6-0).

3. Resolution 9-9-25 A: Authorizing the Mayor and City Clerk to Enter Into an Agreement with CEI, Inc.

Resolution Authorizing the Mayor and City Clerk to enter into an agreement with CEI, Inc. in the amount of \$204,300.00, for Construction Administration and Construction Observation for the Wishing Spring Trail project. 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 Agnew.

Resolution passes (6-0).

4. Ordinance 2025- 162: Waive Competitive Bidding with Flintco for Library's Drive-thru Book Drop Renovation

Ordinance to waive competitive bidding requirements in an amount not to exceed \$121,733.00 to Flintco for Bentonville Public Library's drive-thru book drop renovation. 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 Burckart.

Ordinance passes (6-0).

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

Emergency Clause passes (6-0).

5. Ordinance 2025- 163: Waive Competitive Bidding for Tech Logic

Ordinance to waive competitive bidding requirements in an amount not to exceed \$141,000.0 to Tech Logic for a new and expanded automated materials handling RFID system in the drive-thru area. A budget adjustment is needed to move available funds to the correct account number.

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

Ordinance passes (6-0).

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

Emergency Clause passes (6-0).

6. Resolution 9-9-25 B: Declaring Surplus Item for the Library Department

Resolution declaring the Library's existing drive-thru Tech Logic 3-bin automated materials handling (AMH) RFID system as surplus. 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.

Resolution passes (6-0).

II. Utility Board

1. Ordinance 2025-164: Waive Competitive Bidding to Order 3-Phase Transformers

Ordinance to waive competitive bidding to purchase 3ph transformers from AECl, 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.

Council Member Acree asked about the transformer delays, and Travis Matlock ensured that there is an extensive quarterly review process.

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

Resolution passes (6-0).

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

Emergency Clause passes (6-0).

2. Ordinance 2025-165: Waive Competitive Bidding to Order 1/0 Underground Wire

Ordinance to waive competitive bidding to purchase 1/0 Underground Wire from Stuart Irby 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.

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

Resolution passes (6-0).

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

Emergency Clause passes (6-0).

3. Resolution 9-9-25 C: Award Bid IFB-25-62 to MVA Power, Inc. for Substation "A" H-Frame Steel

Resolution to award bid IFB-25-62 MVA Power, Inc. for Substation "A" H-Frame Steel for the upcoming expansion. With the increased load in the downtown area, a larger, newer transformer is required. Because the larger transformer has a bigger footprint, the existing H-Frame is not the right size and needs to be located. Utility Board approved 5-0. 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.
Resolution passes (6-0).

4. Resolution 9-9-25 D: Enter into an Agreement with Maintstar, Inc. for Asset Management Software

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Maintstar, Inc. for Asset Management Software as a result of their submission to the City's Request for Proposal (RFP)-25-37 for the Bentonville Electric Utility Department and Inventory Warehouse for \$99,500.00 upfront costs, and yearly maintenance cost from years 1-5 of \$224,018.75 for a total cost of 323,518.75. Utility Board approved 5-0. 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 Agnew.
Resolution passes (6-0).

5. Ordinance 2025-166: Amending Municipal Code Article 98-IV Pertaining to the 2025 Wastewater Rates

Ordinance to amend Code Article 98-IV of the City of Bentonville Municipal Code pertaining to Sewer rates and other matters relating thereto. Proposed rate adjustments align with the 7% increase effective January 2026 and 7% increase each January to 2030 as discussed in the wastewater rate analysis prepared by Raftelis. Utility Board approved 5-0.

Council Member Acree asked if the rate increase would cover the infrastructure for the water treatment plant, and it was confirmed it would.

City Attorney Nicholas Henry read the Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Agnew.
Resolution passes (6-0).

6. Ordinance 2025-167: Authorizing Issuance of 2025 Revenue Bond

Approve an Ordinance authorizing the issuance of a combined Electric, Water and Sewer system revenue bond for the purpose of financing the cost of improvements to the Water Resource Recovery Facility. Utility Board approved 5-0.

City Attorney Nicholas Henry read the Bond Ordinance out loud by title only, motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Resolution passes (6-0).

7. Resolution 9-9-25 E: Approving an Agreement for Volunteer Fire Hydrant Painting with Industrial Safety Yellow Paint

Staff request approval of a resolution to allow the Mayor to enter into an agreement with volunteers to paint City of Bentonville fire hydrants. The city receives regular request to keep the hydrant paint fresh from not-for-profit groups, homeowner organizations and individuals. This agreement would require the volunteers to receive city permission and enter into an agreement prior to painting. Bentonville legal has reviewed the agreement. Utility Board approved 5-0. 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.
Resolution passes (6-0).

8. Resolution 9-9-25 F: Awarding IFB-25-16 to Onpoint Construction LLC for Hwy 112 12" Water Main Relocation

Resolution to award bid IFB-25-16 for 090512 ARDOT 12 Inch Waterline Relocation to Onpoint Excavation LLC in the amount of \$694,210.99. This is 100% reimbursable by ARDOT. Utility Board approved 5-0. 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 Agnew.
Resolution passes (6-0).

9. Resolution 9-9-25 G: Amendment 1 to Interconnection Agreement with Rogers - Mt. Hebron Emergency Connection

Resolution to enter into Amendment 1 to the Agreement for Interconnection of Municipal Water Systems with the City of Rogers, Arkansas. This will establish another metered emergency connection with Rogers water that will be mutually beneficial. The not to exceed amount of the metering station is \$195,566.00. The additional emergency connection is consistent with the Water Master Plan recommendations. Utility Board approved 5-0. 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 Agnew.
Resolution passes (6-0).

10. Resolution 9-9-25 H: Approving Town Branch Basin Sewer Improvements - Engineering and Final Design

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Garver Engineering, in the amount of \$1,338,223.00 for final design of wastewater utility improvements within Town Branch Sewer Basin. This would include all TB sections in the Sewer Collections Analysis. Utility Board approved 5-0. A 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 Agnew
Resolution passes (6-0).

11. Resolution 9-9-25 I: Approving Amendment #3 - 12" Water Main Relocation - Olsson Engineering Construction Services

Resolution for approval of amendment # 3, in the amount of \$321,990.00, to enter into an agreement with Olsson Engineering for construction services associated with Ardor 090636 12" Water Main Relocation project. This is a budgeted item. Utility Board approved 5-0. 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.
Resolution passes (6-0).

III. Planning

1. **Ordinance 2025-168: Rezoning - Wilkinson - DN-2, Downtown**

The Planning Commission voted 6-1, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of DN-2, Downtown Medium-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.
Resolution passes (6-0).

2. **Ordinance 2025-169: Rezoning - 911 SE Walton Blvd LLC - C-2, General Commercial to DE, Downtown Edge - 911 Southeast Walton Boulevard (RZ25-0035)**

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 C-2, General Commercial 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 Acree.
Resolution passes (6-0).

3. **Ordinance 2025-170: Rezoning - RB Group Inc. - R-1, Low-Density Single-Family Residential to DE, Downtown Edge - 703 SE C St (RZ25-0037)**

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 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.
Resolution passes (6-0).

Motion to adjourn made by Council Member Burckart, seconded by Council Member Hook, motion passes (6-0).

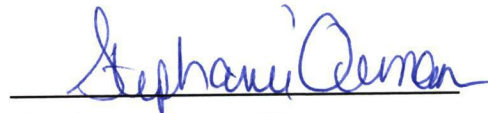
IV. Other Business

1. Public Comment: Speaker regarding the lack of funding for special needs bus riders on Public Transportation.
2. Committee Reports
 - a. Sanchez: Library – Over 150,000 items checked out over the summer, hence the need for a new sorter.
 - b. Agnew: Finance- Discussion of the Capital Budget
 - c. Burckart: discussed meetings with Legislative Council.

The next Bentonville City Council meeting will be on Tuesday September 23, 2025.



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

