

1. Agenda

Documents:

[MAY 9, 2017 CITY COUNCIL FULL AGENDA.PDF](#)

2. Short Agenda

Documents:

[MAY 9, 2017 CITY COUNCIL SHORT AGENDA.PDF](#)



BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
New City Maintenance Facility**

**Monday, May 8, 2017 6:00 p.m.
3200 SW Municipal Drive**

**Regular City Council Meeting
Community Development
Planning Commission Meeting Room**

**Tuesday, May 9, 2017 6:00 p.m.
305 SW "A" Street**

**Public Comments on Tonight's Agenda Items (Limited Public Forum)
Questions, Comments and Discussion from Alderman on Tonight's Agenda
Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: April 25, 2017**

AGENDA

1. Tour of New City Maintenance Facility. **(Monday Night Only)**
2. Proclamation presented to recognize "Police Week" in Bentonville, Arkansas.
(Page 6)
3. Proclamation presented to recognize "National Drug Court Month" in Bentonville, Arkansas.
(Page 7)
4. Planning:
- 4a. **Rezoning: First Baptist Church of Bentonville; Southwest 'C' Street; Rezoning from R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

(Pages 11-15)

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

- 4b. **Property Line Adjustment: Lot 10 East Acres Addition; Specialized Real Estate Group; Southeast 3rd Street, Southeast 'J' Street, & East Central Avenue; PUD, Planned Unit Development.**

(Pages 16-20)

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create one new lot. The new lot will be known as Lot 10 (10.85 acres) of East Acres Addition. Per the current Master Street Plan requirements, the plat indicates the dedication of right-of-way along SE 3rd Street and SE 'J' Street. The plat also shows the dedication of various utility and drainage easements to serve the new lot. A separate vacation process will vacate the old utility easements that will no longer be utilized by proposed future development on the new lot. The new lot will have access to public utilities and a public street.

- 4c. **Property Line Adjustment: Lots 1 & 2 Maple Addition; Ft. Scott Property, LLC c/o Kutak Rock; 5800 Southwest Regional Airport Boulevard; I-2, Heavy Industrial.**

(Pages 21-23)

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create two new lots from one parcel. The new lots will be known as Lot 1 (9.57 acres) and Lot 2 (104.74 acres) of Maple Addition. The plat shows the dedication of right-of-way along SW Opal Road and right-of-way dedication for the future SW Vendor Boulevard extension. The plat also shows the dedication of various utility and drainage easements to serve the new lots. Both new lots will have access to public utilities and a public street.

- 4d. **Lot Split: Lot 1 Mt. Carmel Community Subdivision; Rick Mooney Construction; 3800 Southwest Mt. Carmel Drive; C-2, General Commercial.**

(Pages 24-27)

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a lot split that will dedicate various utility drainage and public cross access easements to serve existing Lot 1 of Mt. Carmel Community Subdivision. No new lots are being created with this lot split.

- 4e. **Lot Split: Lots 1 & 2, Mac's Addition; SS Properties, LLC; 1400 & 1402 Southwest Susana Street; PUD, Planned Unit Development.**

(Pages 28-31)

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from three parcels. The new lots will be known as Lot 1 (2.98 acres) and Lot 2 (5.25 acres) of Mac's Addition. Various utility, drainage and public cross access easements are being dedicated with the plat. The new lots will have access to public utilities and a public street.

- 4f. **Lot Split: Lots 3 & 4 Phillips Valley Addition; Alan Lewis & Nancy Martin; 603 Northwest 'D' Street; R-1, Single Family Residential.**

(Pages 32-34)

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 3 (0.17 acres) and Lot 4 (0.17 acres) of Phillip's Valley Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along NW D Street. A 20' wide public utility easement is also being dedicated along both frontages for each new lot. The new lots will have access to public utilities and a public street.

- 4g. **Lot Split: Lots 17 & 18 Eversole Addition; Mercy Health Northwest Arkansas Communities; 4344 Southwest 'I' Street; R-1, Single Family Residential.**

(Pages 35-38)

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 17 (3.72 acres) and Lot 18 (15.71 acres) of Eversole Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along SW 41st Street. Various public utility drainage and cross access easements are also being dedicated to serve each new lot. The new lots will have access to public utilities and a public street.

- 4h. **Rezoning: First Baptist Church of Bentonville; Southwest 3rd Street & Southwest 'B' Street; Rezoning from R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

(Pages 39-42)

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

- 4i. **Rezoning: First Baptist Church of Bentonville; Southwest 2nd Street & Southwest 'B' Street; Rezoning from R-1, Single Family Residential & D-E, Downtown Edge to D-C, Downtown Core.**

(Pages 43-47)

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR) and Downtown Medium Density Residential.

- 4j. **Rezoning: Hurricane WA, LLC; Southeast 7th Street; Rezoning from R-1, Single Family Residential to D-E, Downtown Edge.** (Pages 48-51)
The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The intent of the Downtown Mixed-Use Residential district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures

- 4k. **Rezoning: Palmco Properties, LLC; Southwest Riverstone Road; Rezoning from R-2, Duplex & Patio Home Residential to R-ZL, Zero Lot Line.** (Pages 52-56)
The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-ZL, Zero Lot Line zoning is an appropriate zoning district for the designated land use.

5. Presentation of Bentonville Public Library's 2016 Annual Report. (Pages 57-73)
6. Approve budget adjustment from the Arkansas Library Association to sponsor Sarah Gowdy's participation as the State's 2017 American Library Association (ALA) Emerging Leader. Gowdy is Bentonville Public Library's Teen Services Librarian, who was selected and awarded funds to participate in the national leadership program. The \$2,000.00 award supports travel expenses incurred for her required participation in ALA's Midwinter Meeting and Annual Conference. Expenditures beyond the sponsorship are absorbed by Bentonville Library's travel/training budget. (Pages 74-76)
7. Public hearing and ordinance vacating a Utility Easement located at 304 NW Tall Oaks, Oaklawn Hills Subdivision to the City of Bentonville, Arkansas, Benton County, Arkansas. (Pages 77-79)
8. Council approval of a resolution authorizing the Mayor and City Clerk to enter into a land lease agreement with VBT Flying Centre, LLC for a 10,726.42 square foot hangar located at the Bentonville Municipal Airport. The Airport Advisory Board unanimously approved this land lease agreement. Agreement will be provided for review before meeting. (Pages 80-82)
9. Recommend the Mayor and City Council award the bid for the underground wire puller to Cape Electric in the amount of \$137,900.00 plus tax. This is a budgeted 2017 item rolled from 2016. (Pages 83-85)
10. Fire Department Staff recommends Council approve a budget adjustment in the amount of \$11,487.37 to repair damage to Rescue 1. This amount is what was received from the insurance company for repairs. (Pages 86-89)
11. Staff requests the Mayor and City Council approval for an ordinance to waive competitive bidding for Raven© epoxy coating on Two (2) 90' effluent clarifier

tanks at the wastewater plant. Staff requests award to Corgill Construction, Inc., the only company certified to apply this product in Arkansas and Oklahoma. This is a single source budgeted item for 2017. **(Pages 90-98)**

12. Council approval of bid award #17-13 and authorizing the Mayor and City Clerk to enter into an agreement with Hutchens Construction for the annual Street Overlay Program. Please see attachments. **(Pages 99-102)**
13. Council approval of budget adjustment for a 10% cost share in the amount of \$23,672.88 for the State Aid Overlay project. Please see attachments. **(Pages 103-107)**
14. Council approval of bid award #17-14 and authorizing the Mayor and City Clerk to enter into an agreement with Time Striping Inc. for the annual Street Striping Program. **(Pages 108-113)**

PROCLAMATION

WHEREAS: There are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Bentonville Police Department; and

WHEREAS: Approximately 50,000 assaults against law enforcement officers are reported each year, resulting in approximately 14,000 injuries; and

WHEREAS: Since the first recorded death in 1791, over 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including 1 member of the Bentonville Police Department in 1997; and

WHEREAS: The names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS: The new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 143 officers killed in 2016; and

WHEREAS: The service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 29th Annual Candlelight Vigil, on the evening of May 13, 2017; and

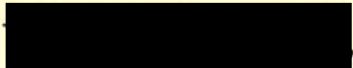
WHEREAS: The Candlelight Vigil is part of National Police Week, which takes place this year on May 14-20; and

WHEREAS: May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff; and

WHEREAS: Police Week 2017 marks the completion of 100 years of service by the Bentonville Police Department.

NOW, THEREFORE, I, Bob McCaslin, Mayor of the City of Bentonville, do hereby proclaim May 14-20, 2017 as **Police Week** in Bentonville, AR, and I publicly salute the service of law enforcement officers in our community and in communities across the nation.

Given this ninth day of May, 2017, in Bentonville, in the Great State of Arkansas, in the United States of America.


Bob McCaslin, Mayor
City of Bentonville

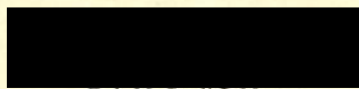


PROCLAMATION

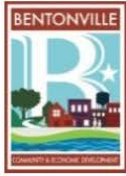
- WHEREAS:** Treatment Courts have served over 1.5 million individuals; and
- WHEREAS:** Treatment Courts are now recognized as the most successful criminal justice intervention in our nation's history; and
- WHEREAS:** Treatment Courts save up to \$27 for every \$1 invested and up to \$13,000 for every individual they serve; and
- WHEREAS:** 75% of treatment court graduates are not re-arrested; and
- WHEREAS:** Treatment Courts reduce crime and significantly improve substance use treatment outcomes at less expense than any other criminal justice strategy; and
- WHEREAS:** Treatment Courts facilitate community-wide partnerships, bringing together public safety and public health professionals in the fight against addiction and crime; and
- WHEREAS:** There are now 3,142 treatment courts nationwide; and
- WHEREAS:** Treatment Courts are the cornerstone of justice reform sweeping the nation; and
- WHEREAS:** Treatment Courts demonstrate that when one person rises out of addiction and crime, we all rise;
- WHEREAS:** The time has come to put a treatment court within reach of every eligible person in need.

NOW, THEREFORE, I Bob McCaslin, Mayor of the City of Bentonville do hereby proclaim the month of May, 2017, as "**National Drug Court Month**" in the City of Bentonville, Arkansas, in honor of the Treatment Courts, the team members and the participants who strive to address substance abuse and keep our City and citizens safe.

Given this 9th day of May, 2017, in Bentonville, in the great State of Arkansas, in the United States of America.



Bob McCaslin, Mayor
City of Bentonville



City Council Agenda Items
For City Council Meeting of May 10, 2017
From the May 2, 2017 Planning Commission Meeting

Rezoning: First Baptist Church of Bentonville; Southwest 'C' Street; Rezoning from R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

Property Line Adjustment: Lot 10 East Acres Addition; Specialized Real Estate Group; Southeast 3rd Street, Southeast 'J' Street, & East Central Avenue; PUD, Planned Unit Development.

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create one new lot. The new lot will be known as Lot 10 (10.85 acres) of East Acres Addition. Per the current Master Street Plan requirements, the plat indicates the dedication of right-of-way along SE 3rd Street and SE 'J' Street. The plat also shows the dedication of various utility and drainage easements to serve the new lot. A separate vacation process will vacate the old utility easements that will no longer be utilized by proposed future development on the new lot. The new lot will have access to public utilities and a public street.

Property Line Adjustment: Lots 1 & 2 Maple Addition; Ft. Scott Property, LLC c/o Kutak Rock; 5800 Southwest Regional Airport Boulevard; I-2, Heavy Industrial.

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create two new lots from one parcel. The new lots will be known as Lot 1 (9.57 acres) and Lot 2 (104.74 acres) of Maple Addition. The plat shows the dedication of right-of-way along SW Opal Road and right-of-way dedication for the future SW Vendor Boulevard extension. The plat also shows the dedication of various utility and drainage easements to serve the new lots. Both new lots will have access to public utilities and a public street.

Lot Split: Lot 1 Mt. Carmel Community Subdivision; Rick Mooney Construction; 3800 Southwest Mt. Carmel Drive; C-2, General Commercial.

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a lot split that will dedicate various utility drainage and public cross access easements to serve existing Lot 1 of Mt. Carmel Community Subdivision. No new lots are being created with this lot split.

Lot Split: Lots 1 & 2, Mac's Addition; SS Properties, LLC; 1400 & 1402 Southwest Susana Street; PUD, Planned Unit Development.

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from three parcels. The new lots will be known as Lot 1 (2.98 acres) and Lot 2 (5.25 acres) of Mac's Addition. Various utility, drainage and public cross access easements are being dedicated with the plat. The new lots will have access to public utilities and a public street.

Lot Split: Lots 3 & 4 Phillips Valley Addition; Alan Lewis & Nancy Martin; 603 Northwest 'D' Street; R-1, Single Family Residential.

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 3 (0.17 acres) and Lot 4 (0.17 acres) of Phillip's Valley Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along NW D Street. A 20' wide public utility easement is also being dedicated along both frontages for each new lot. The new lots will have access to public utilities and a public street.

Lot Split: Lots 17 & 18 Eversole Addition; Mercy Health Northwest Arkansas Communities; 4344 Southwest 'I' Street; R-1, Single Family Residential.

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 17 (3.72 acres) and Lot 18 (15.71 acres) of Eversole Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along SW 41st Street. Various public utility drainage and cross access easements are also being dedicated to serve each new lot. The new lots will have access to public utilities and a public street.

Rezoning: First Baptist Church of Bentonville; Southwest 3rd Street & Southwest 'B' Street; Rezoning from R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

Rezoning: First Baptist Church of Bentonville; Southwest 2nd Street & Southwest 'B' Street; Rezoning from R-1, Single Family Residential & D-E, Downtown Edge to D-C, Downtown Core.

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR) and Downtown Medium Density Residential.

Rezoning: Hurricane WA, LLC; Southeast 7th Street; Rezoning from R-1, Single Family Residential to D-E, Downtown Edge.

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The intent of the Downtown Mixed-Use Residential district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures

Rezoning: Palmco Properties, LLC; Southwest Riverstone Road; Rezoning from R-2, Duplex & Patio Home Residential to R-ZL, Zero Lot Line.

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-ZL, Zero Lot Line zoning is an appropriate zoning district for the designated land use.

REZONING STAFF REPORT



First Baptist Church of Bentonville

SW 'C' Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000023
Applicant / Current Owner	First Baptist Church of Bentonville 220 S Main Street Bentonville, AR 72712
Site Area	2.74 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

<http://geo.bentonvillear.com/mgwweb/PZpending/>

Location Map



Property Description

This property is the location of six undeveloped single-family lots in the southwest area of downtown in a neighborhood that is currently experiencing rapid infill and redevelopment.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the City's GIS website, public water and sewer are available at this location.

Relationship to the General Plan

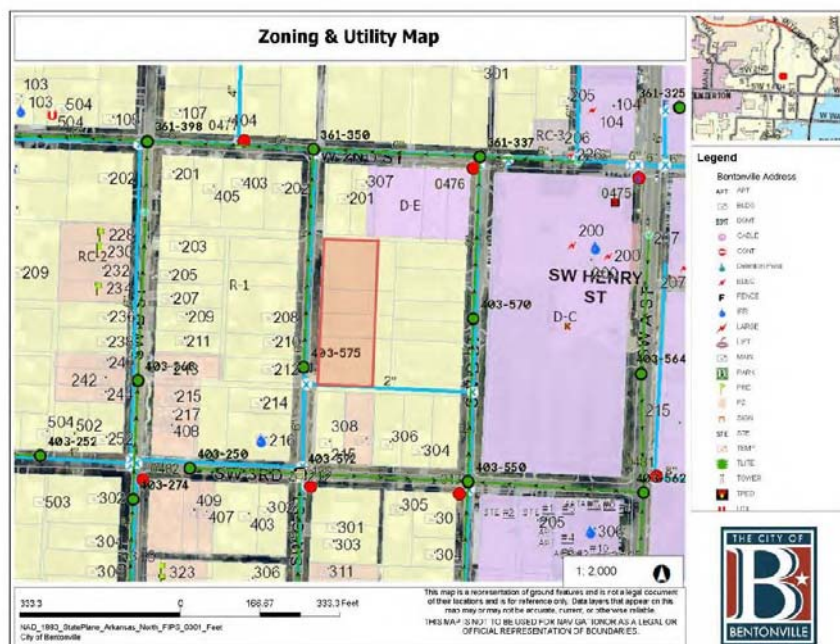
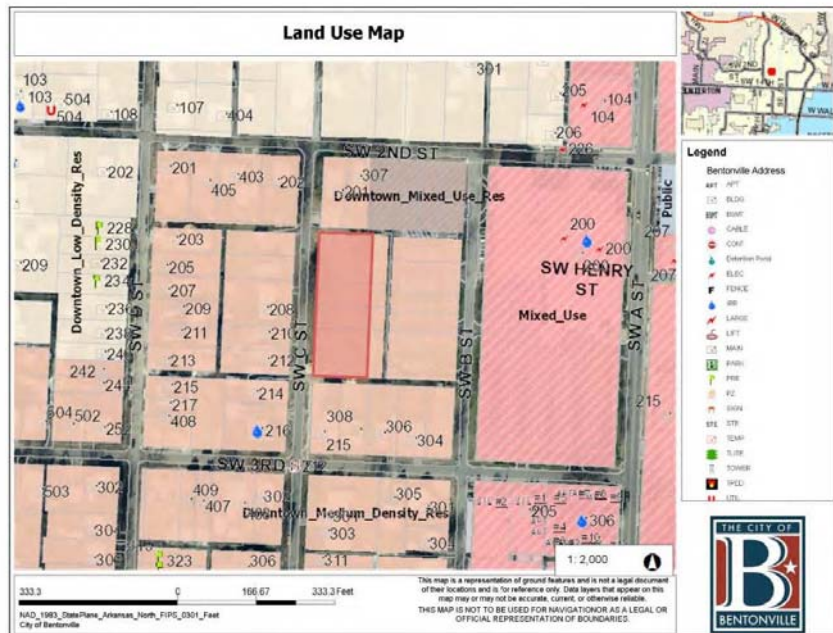
The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

Conclusion

The DN-2, Downtown Medium-Density Residential zoning designation will offer additional housing options and additional single-family density in a redeveloping downtown neighborhood. The existing infrastructure in this area can support the slight increase in density and will allow small-lot single-family developments to occur. The requested zoning designation of DN-2 will also act as a transition from the existing DC, Downtown Core zoning to the east and the single-family residences to the west.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.



Rezone Narrative

Owner: First Baptist Church
Address: 220 S Main St
Bentonville, AR 72712

Current Zoning: R-1

Proposed Zoning: DN-2

Owner: First Baptist Church

Reason for rezone: To adopt the new zoning classification for the downtown and surrounding area.

How will property relate to surrounding properties: With the areas designation of Downtown Core and Downtown Edge the change would better fit with the coming development, and provide needed buffers to the adjoining residential uses. The current surrounding properties are older single family residences.

Proposed Use: Single Family Residential

Traffic: The current city infrastructure is adequate to accommodate the use.

Signage: Any signage to comply with city ordinances and regulations.

Appearance: Residential use to buffer SW "C" Street from Church use

Water and Sewer Availability: Water and Sewer infrastructure will have to improved to serve the proposed lots

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF
BENTONVILLE, ARKANSAS, FROM ITS PRESENT CLASSIFICATION OF
R-1, SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN
MEDIUM-DENSITY RESIDENTIAL.**

WHEREAS, First Baptist Church of Bentonville duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present classification of R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential to be used in accordance with city zoning laws and state laws, which property is described as follows:

COMMENCING at a Found 1" Pipe at the NW Corner of Lot 6, Block 2, Clark's 2nd Addition, same being the intersection of the South Right-of-Way of SW 2nd St. and the East Right-of-Way of SW C St.;Thence along said South Right-of-Way, South 87°41'12" East, a distance of 100.00 feet;Thence departing said South Right-of-Way, South 02°20'32" West, a distance of 156.57 feet to the POINT OF BEGINNING;Thence South 02°20'32" West, a distance of 7.50 feet;Thence North 87°41'12" West, a distance of 100.00 feet to a point in the aforementioned East Right-of-Way of SW C St.;Thence along said East Right-of-Way, South 02°20'32" West, a distance of 297.54 feet;Thence departing said East Right-of-Way, South 87°28'52" East, a distance of 115.00 feet;Thence North 02°20'32" East, a distance of 305.45 feet;Thence North 87°41'12" West, a distance of 15.00 feet to the POINT OF BEGINNING, containing 34,353 Square Feet or 0.79 Acres, more or less.

;and,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 2, 2017 in the Council Chambers of the City of Bentonville; and,

WHEREAS, public notice of said hearing having been published in the Benton County Daily Record for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present classification of R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 10 East Acres Addition

SE 3rd St. /SE 'J' St. & E. Central Ave.

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000012
Applicant / Current Owner	Specialized Real Estate Group 15 N. Church Avenue, Suite #103 Fayetteville, AR 72701
Site Area	10.85 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)

<http://geo.bentonvillear.com/mgweb/PZ.pending/>

Location Map



Property Description

The property is vacant and located in a rapidly redeveloping mixed-use area east of the downtown square.

Project Details

The applicant has submitted a property line adjustment that will create one new lot. The new lot will be known as Lot 10 (10.85 acres) of East Acres Addition. Per the current Master Street Plan requirements, the plat indicates the dedication of right-of-way along SE 3rd Street and SE 'J' Street. The plat also shows the dedication of various utility and drainage easements to serve the new lot. A separate vacation process will vacate the old utility easements that will no longer be utilized by proposed future development on the new lot. The new lot will have access to public utilities and a public street.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required for this property line adjustment.

Waivers

No waivers requested.

Standard Conditions of Approval

1. Provide digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

Conclusion

This property line adjustment does meet the minimum requirements of the subdivision regulations.

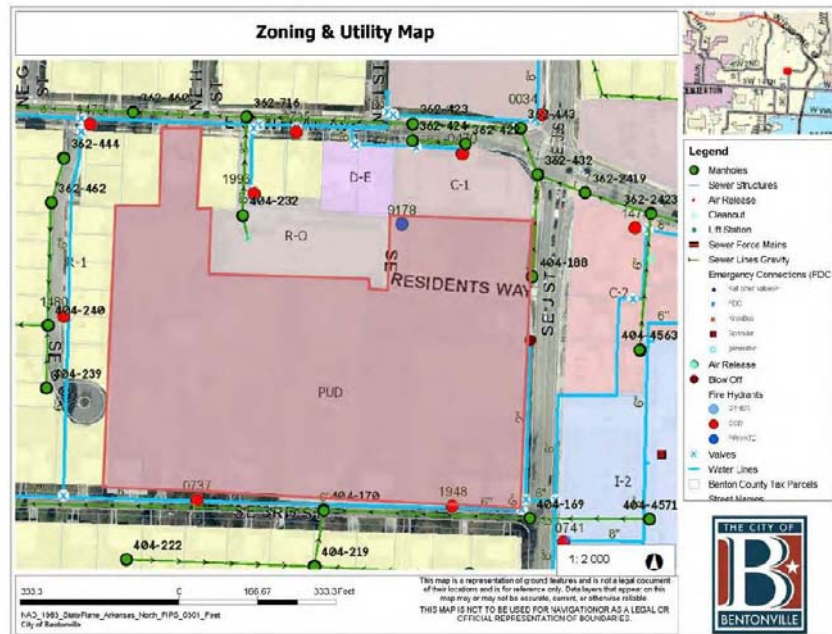
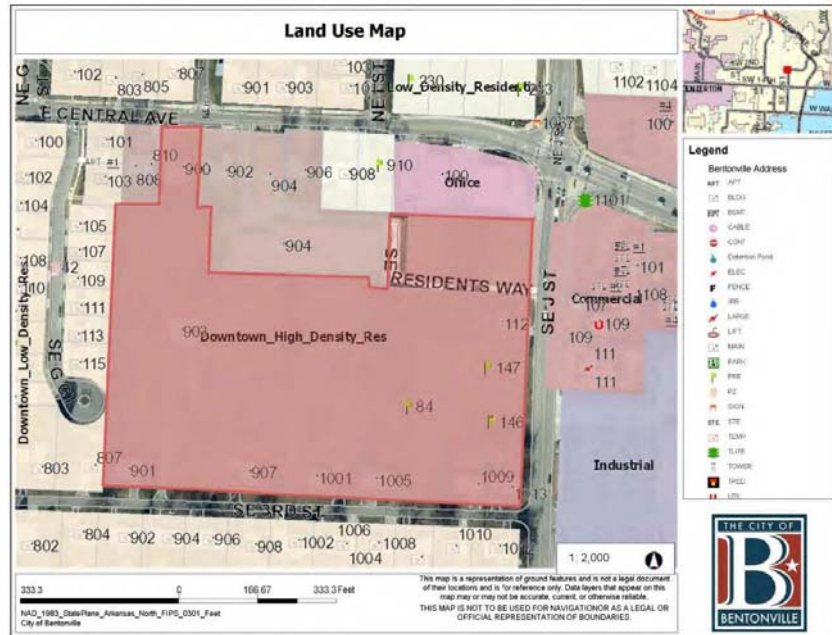
Recommendation

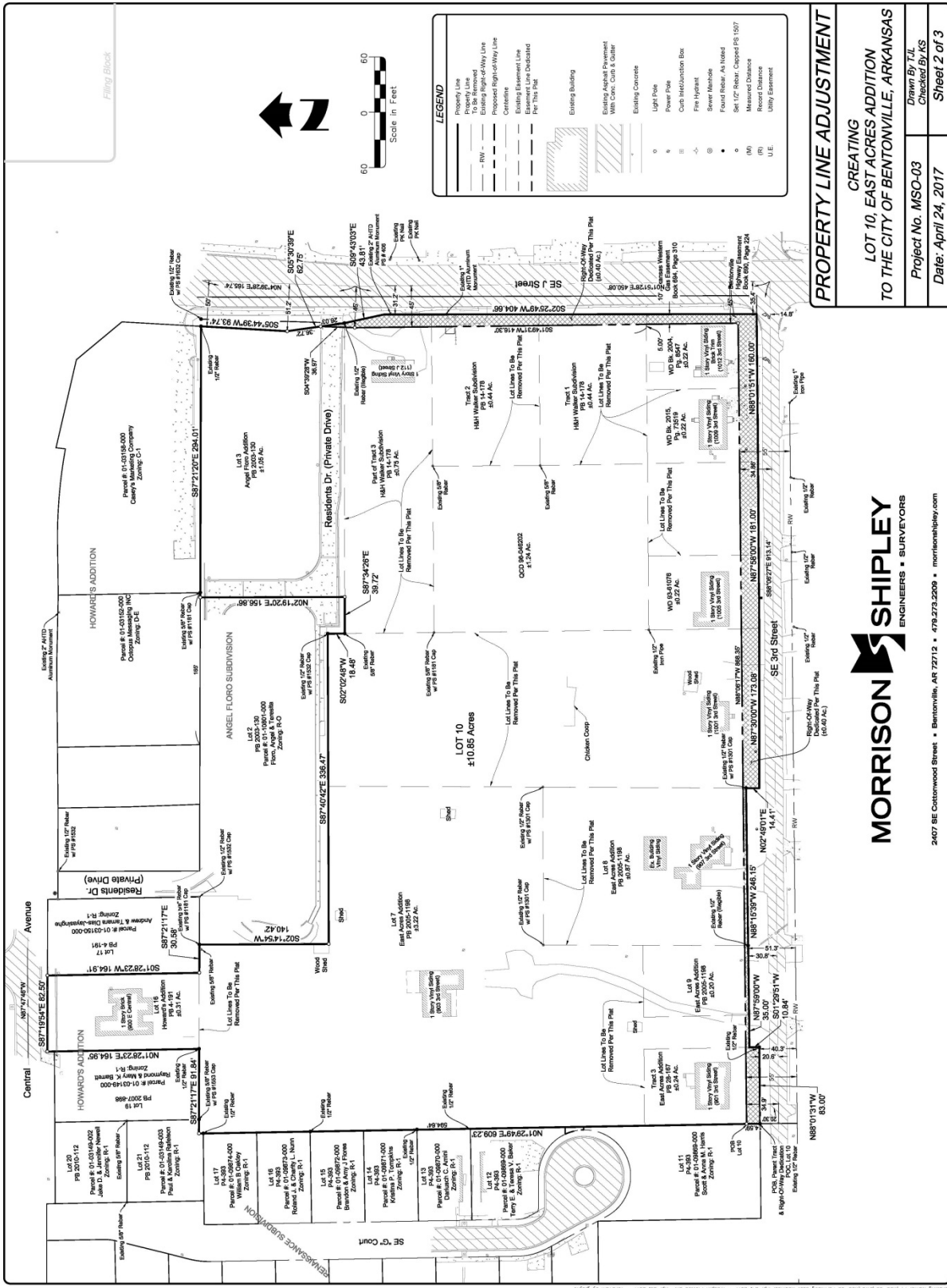
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

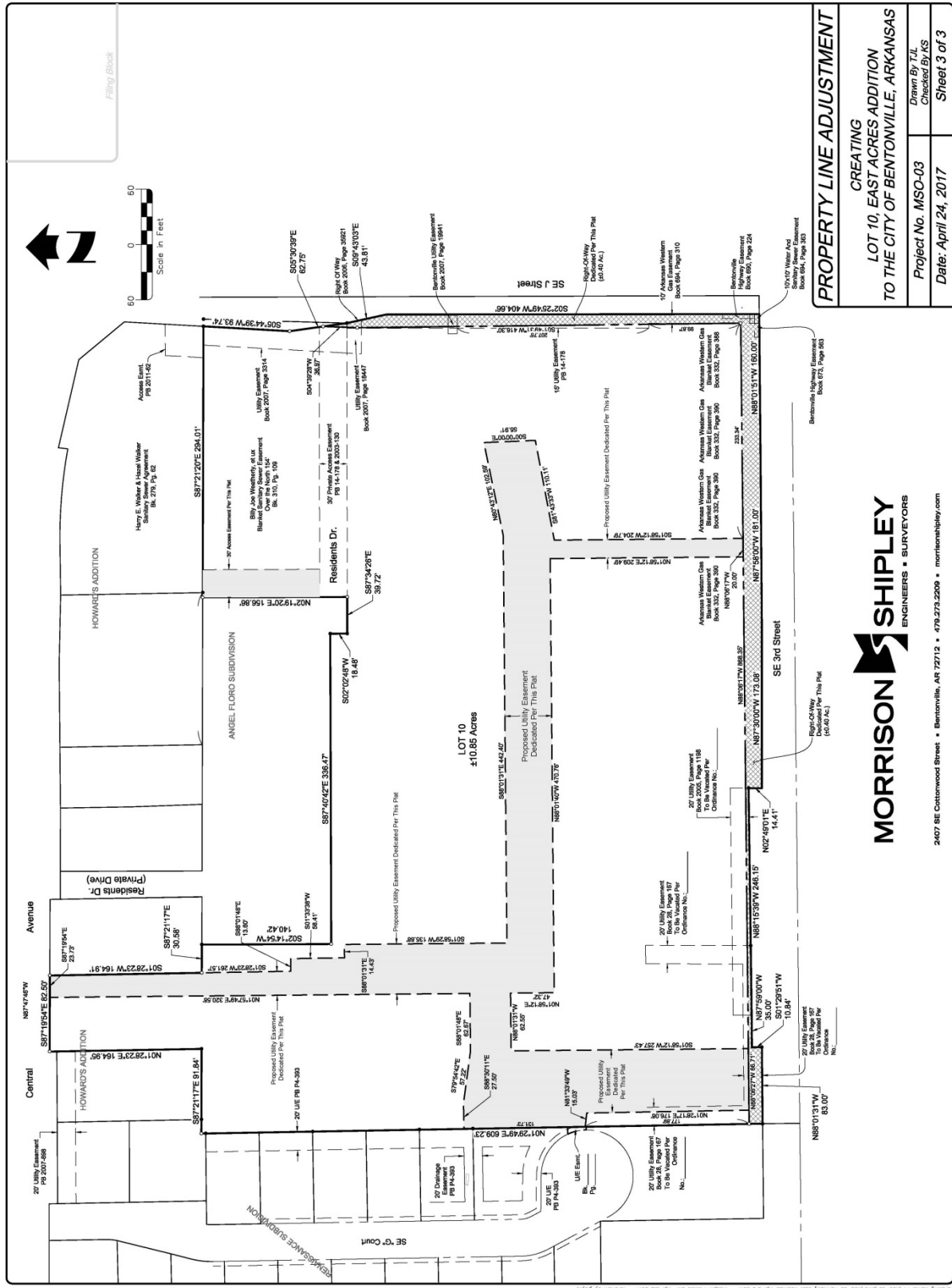
NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

PROPERTY LINE ADJUSTMENT STAFF REPORT







ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF
LOT 10 EAST ACRES ADDITION TO THE CITY OF BENTONVILLE,
ARKANSAS.

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the property line adjustment Lot 10 East Acres Addition of the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on May 2, 2017; and,

WHEREAS, said property line adjustment is attached hereto as Exhibit "A"; and,

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and,

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the property line adjustment Lot 10 East Acres Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 1 & 2 Maple Addition

5800 SW Regional Airport Blvd.

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000014
Applicant / Current Owner	Ft. Scott Property, LLC c/o Kutak Rock 3300 Market Street, Suite 136 Rogers, AR 72758
Site Area	114.31 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)

<http://geo.bentonvillear.com/mgweb/PZ.pending/>

Location Map



Property Description

This property is vacant industrial land located in the southwest part of the city due east of the existing Walmart Distribution Center along State Highway 12.

Project Details

The applicant has submitted a property line adjustment that will create two new lots from one parcel. The new lots will be known as Lot 1 (9.57 acres) and Lot 2 (104.74 acres) of Maple Addition. The plat shows the dedication of right-of-way along SW Opal Road and right-of-way dedication for the future SW Vendor Boulevard extension. The plat also shows the dedication of various utility and drainage easements to serve the new lots. Both new lots will have access to public utilities and a public street.

Utility Infrastructure

Per the GIS website, public water and sewer are available to this site.

Drainage Report

A drainage report is not required for this property line adjustment.

Waivers

No waivers requested.

Standard Conditions of Approval

1. Provide digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

Conclusion

This property line adjustment does meet the minimum requirements of the subdivision regulations.

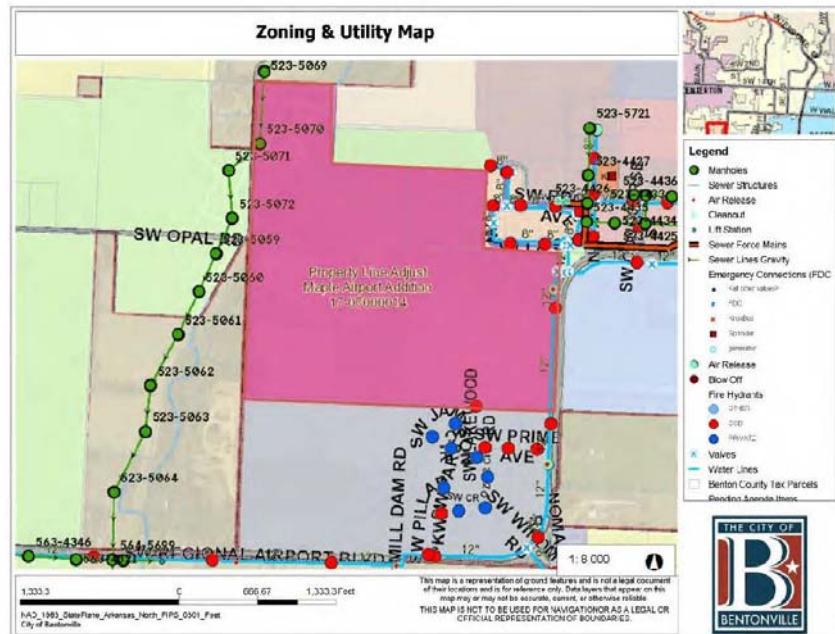
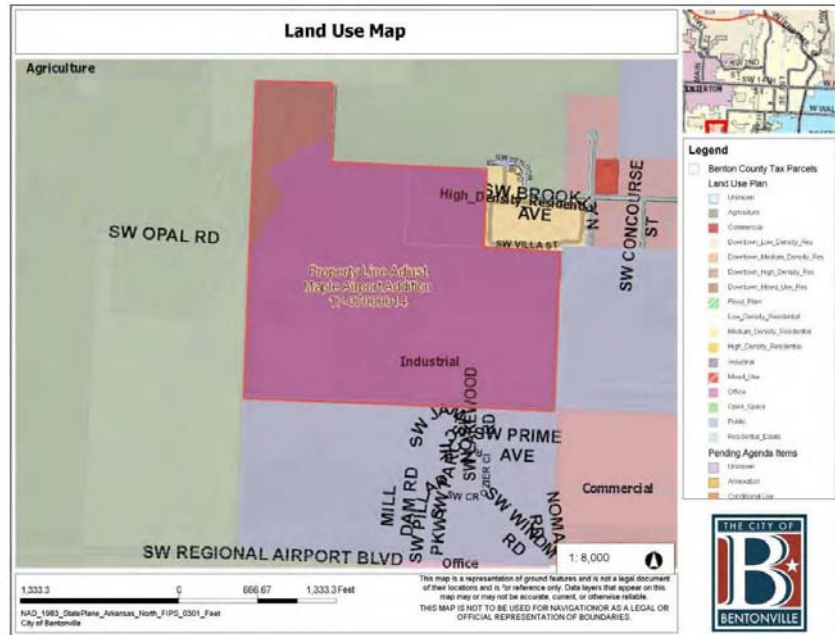
Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

PROPERTY LINE ADJUSTMENT STAFF REPORT



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF
LOTS 1 & 2 MAPLE ADDITION TO THE CITY OF BENTONVILLE,
ARKANSAS.

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the property line adjustment Lots 1 & 2 Maple Addition of the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on May 2, 2017; and,

WHEREAS, said property line adjustment is attached hereto as Exhibit "A"; and,

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and,

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the property line adjustment Lots 1 & 2 Maple Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment.

PASSED AND APPROVED this _____ day of _____, 2017.

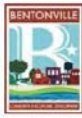
APPROVED:

MAYOR

ATTEST:

CITY CLERK

LOT SPLIT STAFF REPORT



Lot 1 Mt. Carmel Community Subdivision

3800 SW Mt. Carmel Drive

PC Date: 5/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000012
Applicant / Current Owner	Rick Mooney Construction 14621 Liberty Hill Rd Natural Dam, AR 72948
Site Area	18.17 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

<http://geo.bentonvillear.com/mgweb/PZ/pending/>

Location Map



Property Description

This property is the location of the Mt. Carmel Community assisted living development located at 3800 SW Mt. Carmel Drive.

Project Details

The applicant has submitted a lot split that will dedicate various utility drainage and public cross access easements to serve existing Lot 1 of Mt. Carmel Community Subdivision. No new lots are being created with this lot split.

Projected Traffic Impact

The proposed lot split will not adversely affect traffic.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

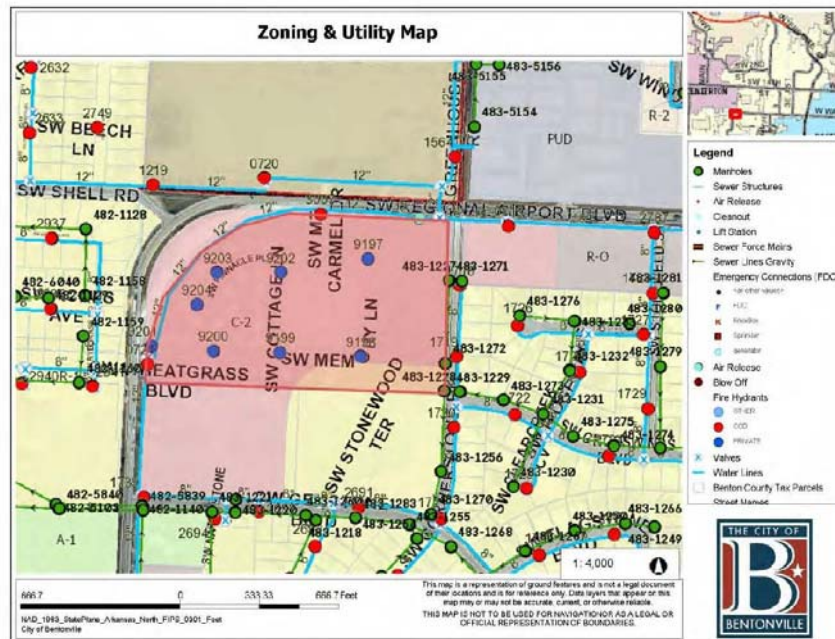
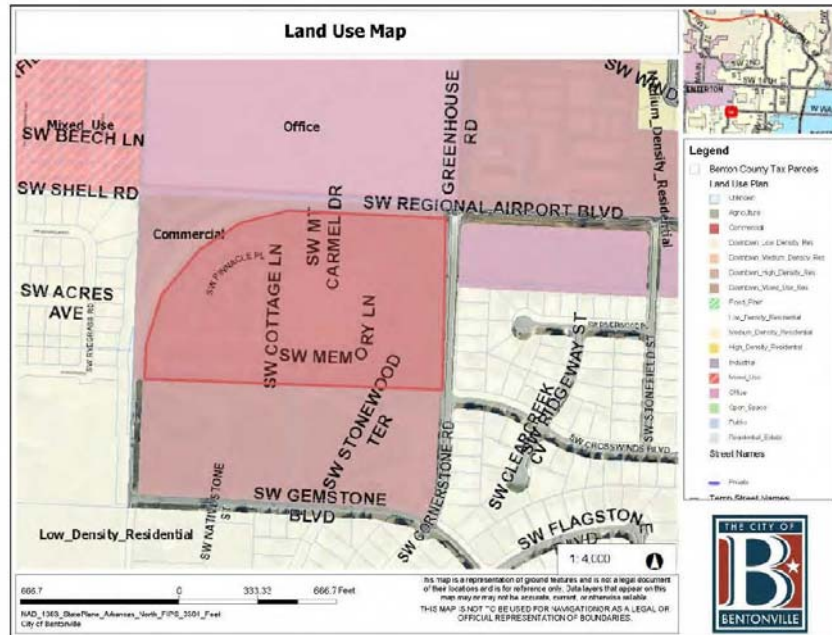
Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

LOT SPLIT STAFF REPORT



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 1 MT. CARMEL
COMMUNITY SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS.

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the lot split of Lot 1 Mt. Carmel Community Subdivision, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 2, 2017; and,

WHEREAS, said lot split is attached hereto as Exhibit "A"; and,

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and,

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of Lot 1 Mt. Carmel Community Subdivision to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

PASSED AND APPROVED this _____ day of _____, 2017.

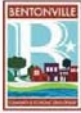
APPROVED:

MAYOR

ATTEST:

CITY CLERK

LOT SPLIT STAFF REPORT



Lots 1 & 2 Mac's Addition

1400 & 1402 SW Susana Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000013
Applicant / Current Owner	SS Properties, LLC 1402 SW Susana Street Bentonville, AR 72712
Site Area	8.18 acres
Current Zoning	PUD, Planned Unit Development (Expired)
Future Land Use Map Designation	Low Density Residential (LDR)

<http://geo.bentonvillear.com/mgweb/PZ/pending/>

Location Map



Property Description

This property is the location of a commercial office development and a vacant parcel along an arterial street in the southwest part of the city.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from three parcels. The new lots will be known as Lot 1 (2.98 acres) and Lot 2 (5.25 acres) of Mac's Addition. Various utility, drainage and public cross access easements are being dedicated with the plat. The new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely affect traffic in the area. The property is adjacent to a five-lane state highway where ingress/egress is adequate.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

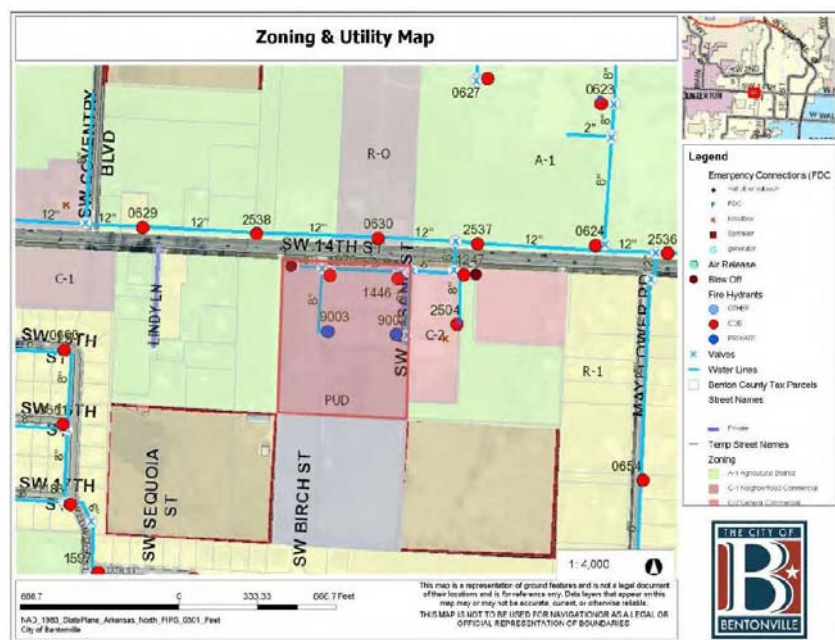
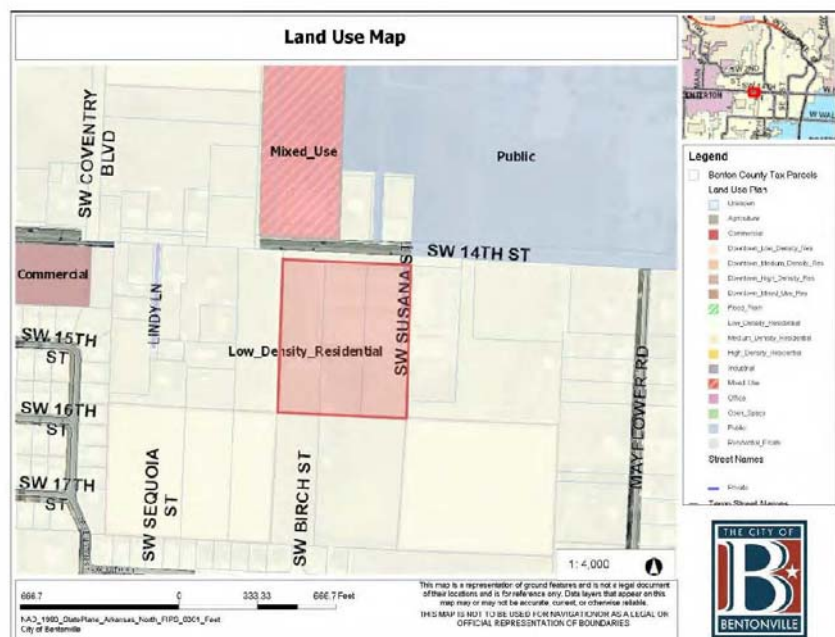
1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.





ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 1 & 2 MAC'S
ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the lot split of Lots 1 & 2 Mac's Addition, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 2, 2017; and,

WHEREAS, said lot split is attached hereto as Exhibit "A"; and,

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and,

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of Lots 1 & 2 Mac's Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

PASSED AND APPROVED this _____ day of _____, 2017.

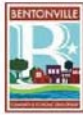
APPROVED:

MAYOR

ATTEST:

CITY CLERK

LOT SPLIT STAFF REPORT



Lots 3 & 4 Phillips Valley Addition

603 NW D Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000014
Applicant / Current Owner	Alan Lewis & Nancy Martin 35 Stonehenge Drive Bentonville, AR 72712
Site Area	0.34 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

<http://geo.bentonvillear.com/mgweb/PZ/pending/>

Location Map



Property Description

This property is the location of a vacant single-family parcel in an established residential neighborhood in the downtown area.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 3 (0.17 acres) and Lot 4 (0.17 acres) of Phillip's Valley Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along NW D Street. A 20' wide public utility easement is also being dedicated along both frontages for each new lot. The new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely affect traffic in the area.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

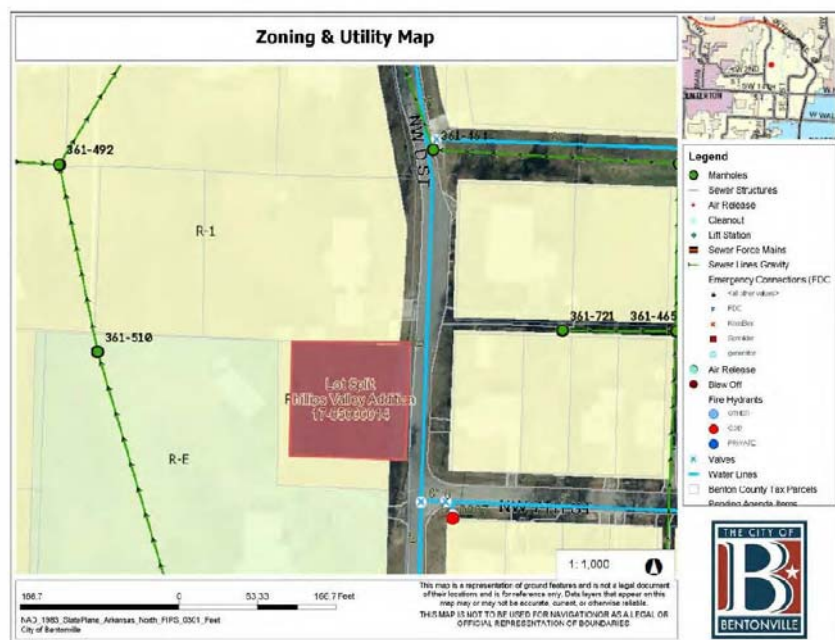
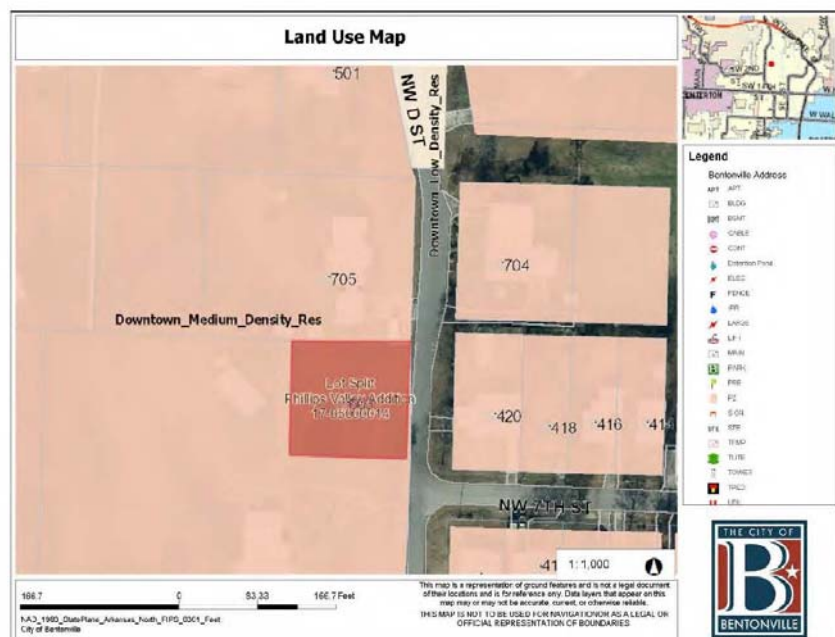
1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 3 & 4 PHILLIP'S
VALLEY ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the lot split of Lots 3 & 4 Phillip's Valley Addition, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 2, 2017; and,

WHEREAS, said lot split is attached hereto as Exhibit "A"; and,

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and,

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of Lots 3 & 4 Phillip's Valley Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

LOT SPLIT STAFF REPORT



Lots 17 & 18 Eversole Addition

4344 SW 1st Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000014
Applicant / Current Owner	Mercy Health Northwest Arkansas Communities 2710 South Rife Medical Lane Rogers, AR 72757
Site Area	19.46 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

<http://geo.bentonvillear.com/mgweb/PZ/pending/>

Location Map



Property Description

This property is vacant in a rapidly developing mixed-use area in the southwest part of the city near the Bentonville Community Center.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 17 (3.72 acres) and Lot 18 (15.71 acres) of Eversole Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along SW 41st Street. Various public utility drainage and cross access easements are also being dedicated to serve each new lot. The new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The property has adequate access to Southwest 41st Street, designated as a local street, and Southwest 1 Street, designated as an arterial street; both streets are adequate for the development of this property.

Utility Infrastructure

Per the city's GIS website, public water and sewer are available to this site.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

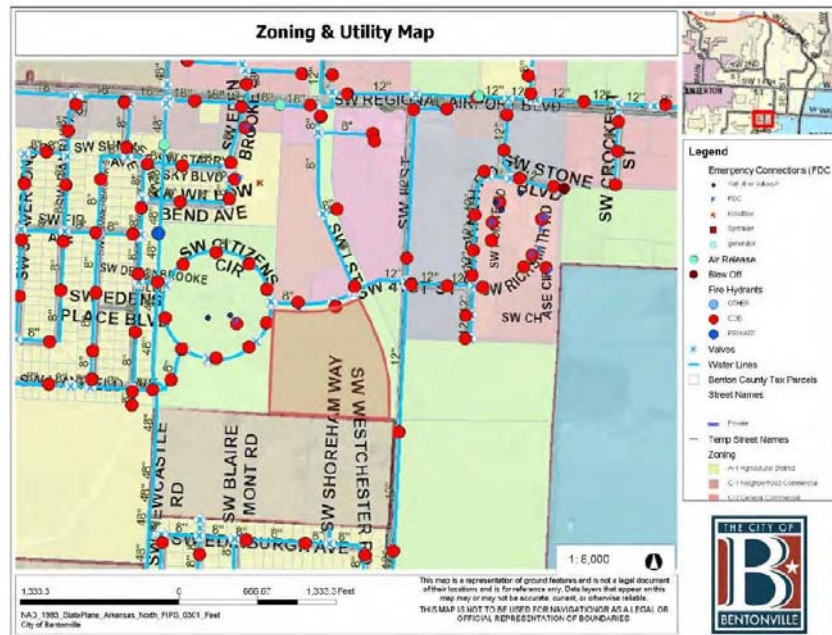
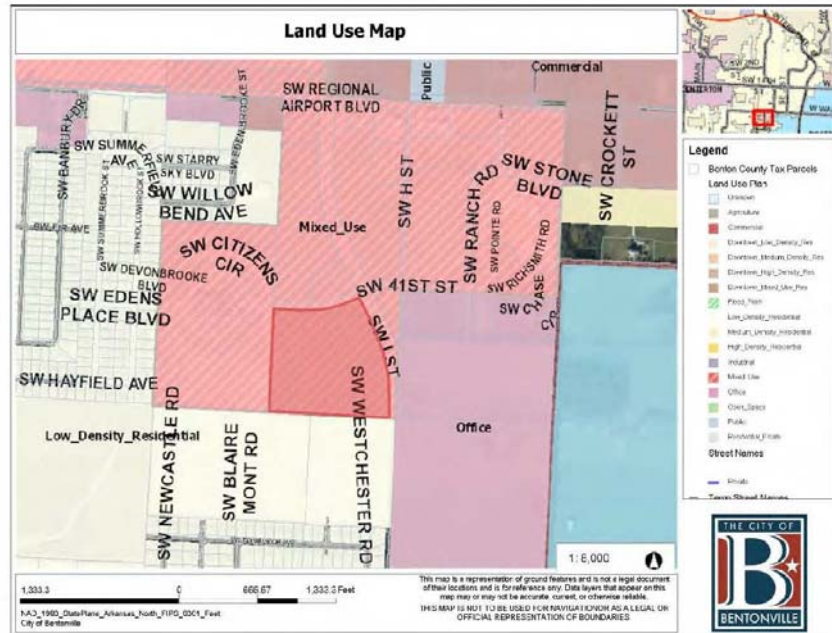
1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 17 & 18 EVERSOLE
ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the lot split of Lots 17 & 18 Eversole Addition, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 2, 2017; and,

WHEREAS, said lot split is attached hereto as Exhibit "A"; and,

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and,

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of Lots 17 & 18 Eversole Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

REZONING STAFF REPORT



First Baptist Church of

Bentonville

SW 3rd Street & SW 'B' Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000018
Applicant / Current Owner	First Baptist Church of Bentonville 220 S Main Street Bentonville, AR 72712
Site Area	0.20 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

<http://geo.bentonvillear.com/mgwweb/PZpending/>

Location Map



Property Description

This property is the location of one undeveloped single-family lot in the southwest area of downtown in a neighborhood that is currently experiencing rapid infill and redevelopment.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the City's GIS website, public water and sewer are available at this location.

Relationship to the General Plan

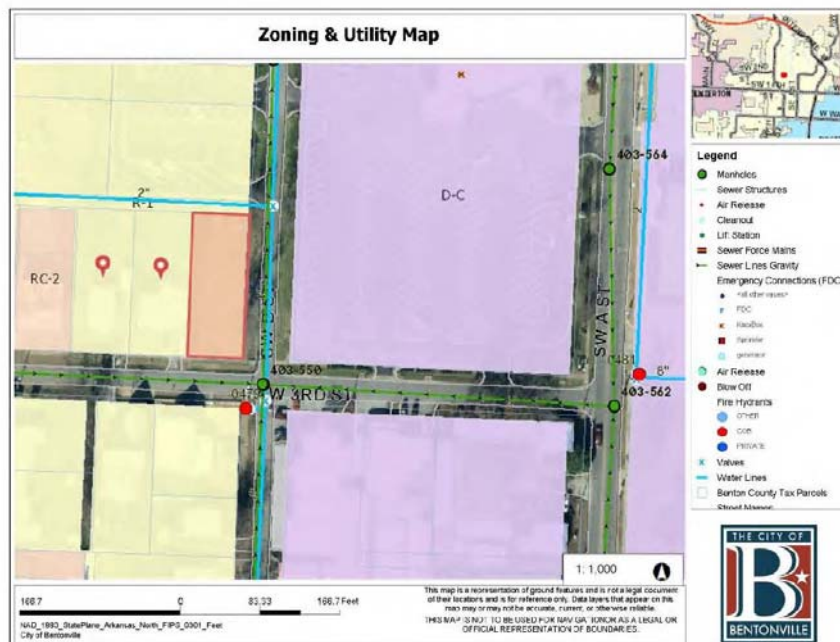
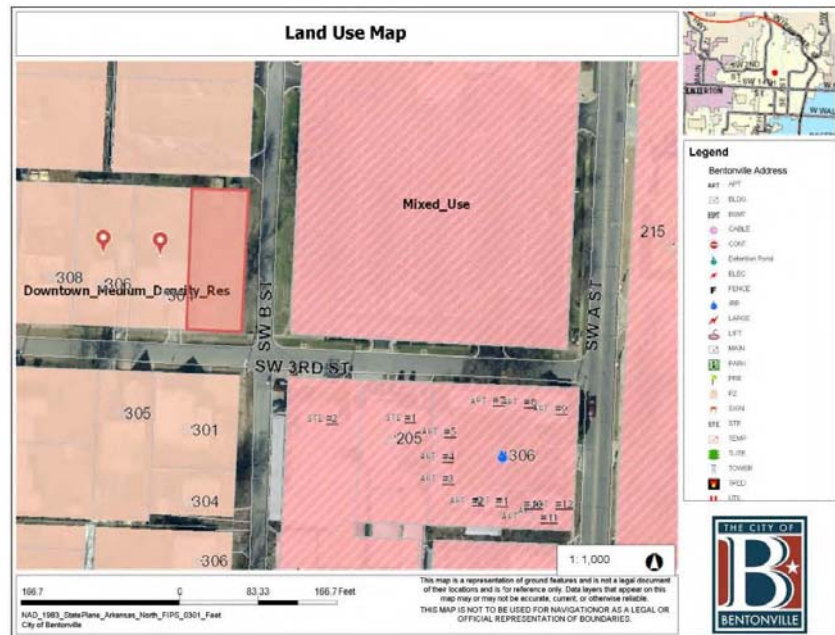
The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

Conclusion

The DN-2, Downtown Medium-Density Residential zoning designation will offer additional housing options and additional single-family density in a redeveloping downtown neighborhood. The existing infrastructure in this area can support the slight increase in density and will allow small-lot single-family developments to occur.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-1, Single Family to DN-2, Downtown Medium Density Residential.



Rezone Narrative

Owner: First Baptist Church
Address: 220 S Main St
Bentonville, AR 72712

Current Zoning: R-1

Proposed Zoning: DN-2

Owner: First Baptist Church

Reason for rezone: To adopt the new zoning classification for the downtown and surrounding area.

How will property relate to surrounding properties: With the areas designation of Downtown Core and Downtown Edge the change would better fit with the coming development, and provide needed buffers to the adjoining residential uses. The current surrounding properties are older single family residences.

Proposed Use: Continued Church use

Traffic: The current city infrastructure is adequate to accommodate the use.

Signage: Any signage to comply with city ordinances and regulations.

Appearance: There are no immediate proposed changes

Water and Sewer Availability: Water and Sewer mains are available to serve the property.

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT CLASSIFICATION OF R-1, SINGLE FAMILY
RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-DENSITY
RESIDENTIAL.**

WHEREAS, First Baptist Church of Bentonville duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present classification of R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential to be used in accordance with city zoning laws and state laws, which property is described as follows:

All of Lot 24 and a strip of land of equal width 10 feet wide off of the east side of Lot 23 in Block 2 in Clark's 2nd Addition to the City of Bentonville, Benton County, Arkansas, as shown in plat record "S" at Page 143.

;and,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 2, 2017 in the Council Chambers of the City of Bentonville; and,

WHEREAS, public notice of said hearing having been published in the Benton County Daily Record for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present classification of R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

REZONING STAFF REPORT



First Baptist Church of Bentonville

SW 2nd Street & SW B Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000021
Applicant / Current Owner	First Baptist Church of Bentonville 220 S Main Street Bentonville, AR 72712
Site Area	2.74 acres
Current Zoning	R-1, Single Family Residential & DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of the parking lot for the existing church facility and the portion of SW B Street from SW 2nd Street south to SW 3rd Street. A separate vacation process is currently under way that will vacate the right-of-way for this portion of SW B Street.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the City's GIS website, public water and sewer are available at this location.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR) and Downtown Medium Density Residential.

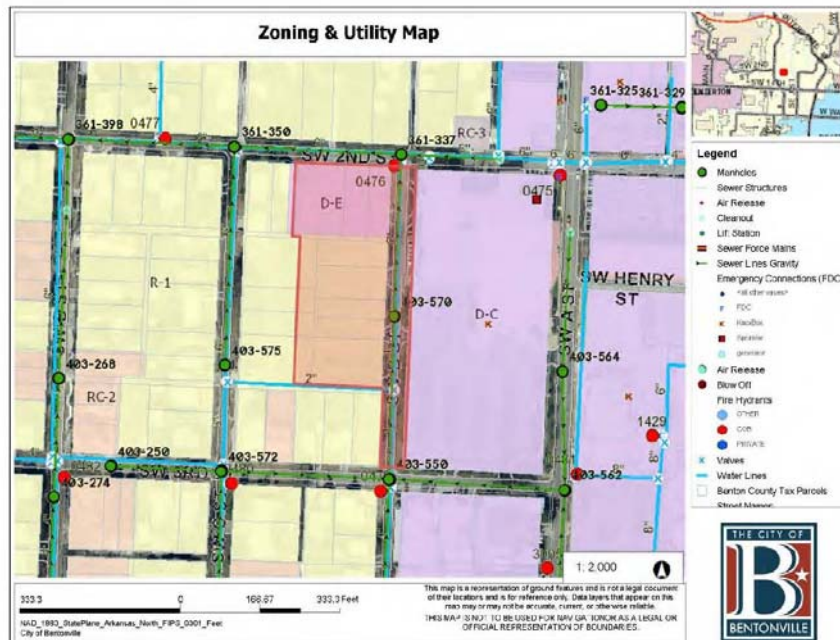
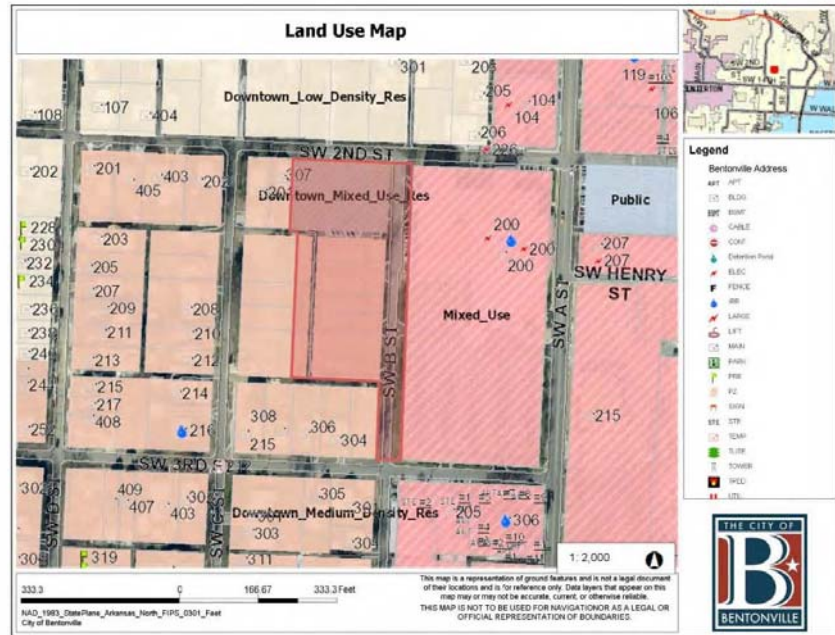
Conclusion

The DC, Downtown Core zoning is an appropriate zoning district for this property considering that the larger church parcel is currently zoned DC, Downtown Core. The applicant has also submitted a Property Line Adjustment to combine the requested parcel with the existing DC parcel, therefore the rezoning request is consistent with the adjacent zonings and uses in the area.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-1, Single Family Residential and D-E, Downtown Edge to DC, Downtown Core.

REZONING STAFF REPORT



Rezone Narrative

Owner: First Baptist Church
Address: 220 S Main St
Bentonville, AR 72712

Current Zoning: R-1 & D-E

Proposed Zoning: DC ; *DN-Z*

Owner: First Baptist Church

Reason for rezone: To adopt the new zoning classification for the downtown and surrounding area.

How will property relate to surrounding properties: With the areas designation of Downtown Core and Downtown Edge the change would better fit with the coming development, and provide needed buffers to the adjoining residential uses. The current surrounding properties are older single family residences.

Proposed Use: Single Family Residential

Traffic: The current city infrastructure is adequate to accommodate the use.

Signage: Any signage to comply with city ordinances and regulations.

Appearance: Residential use to buffer SW "C" Street from Church use

Water and Sewer Availability: Water and Sewer infrastructure will have to improved to serve the proposed lots

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF
BENTONVILLE, ARKANSAS, FROM ITS PRESENT CLASSIFICATION OF
R-1, SINGLE FAMILY RESIDENTIAL & DE, DOWNTOWN EDGE TO
DE, DOWNTOWN EDGE.**

WHEREAS, First Baptist Church of Bentonville duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present classification of R-1, Single Family Residential & DE, Downtown Edge to DE, Downtown Edge to be used in accordance with city zoning laws and state laws, which property is described as follows:

COMMENCING at a Found 1" Pipe at the NW Corner of Lot 6, Block 2, Clark's 2nd Addition, same being the intersection of the South Right-of-Way of SW 2nd St. and the East Right-of-Way of SW C St.;Thence along said South Right-of-Way, South 87°41'12" East, a distance of 100.00 feet to the POINT OF BEGINNING;Thence departing said South Right-of-Way, South 02°20'32" West, a distance of 156.57 feet;Thence South 87°41'12" East, a distance of 15.00 feet;Thence South 02°20'32" West, a distance of 305.45 feet;Thence South 87°28'52" East, a distance of 185.00 feet;Thence South 02°20'32" West, a distance of 164.61 feet to a point in the North Right-of-Way of SW 3rd St.;Thence along said North Right-of-Way, South 87°22'41" East, a distance of 50.00 feet;Thence North 02°20'32" East, a distance of 627.56 feet to the aforementioned South Right-of-Way of SW 2nd St.;Thence along said South Right-of-Way, North 87°41'12" West, a distance of 250.00 feet to the POINT OF BEGINNING, containing 119,255 Square Feet or 2.74 Acres, more or less.

;and,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 2, 2017 in the Council Chambers of the City of Bentonville;
and,

WHEREAS, public notice of said hearing having been published in the Benton County Daily Record for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, Single Family Residential & DE, Downtown Edge to DE, Downtown Edge.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present classification of R-1, Single Family Residential & DE, Downtown Edge to DE, Downtown to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

REZONING STAFF REPORT



Hurricane WA, LLC

SE 7th Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000019
Applicant / Current Owner	Hurricane WA LLC SW 7 th Street Bentonville, AR 72712
Site Area	0.32 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a vacant single-family lot in a Downtown Mixed Use Residential neighborhood where infill and redevelopment is beginning to occur.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the City's GIS website, public water and sewer are available at this location.

Relationship to the General Plan

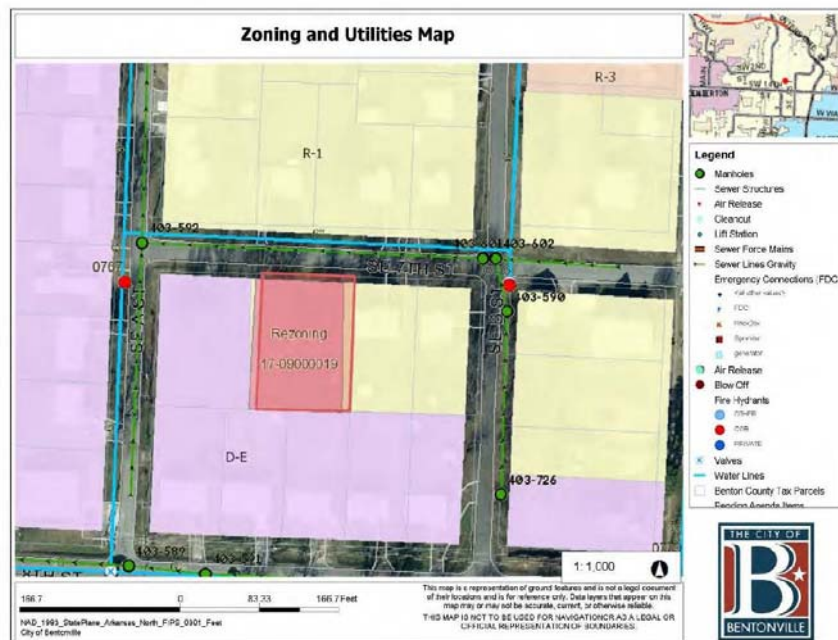
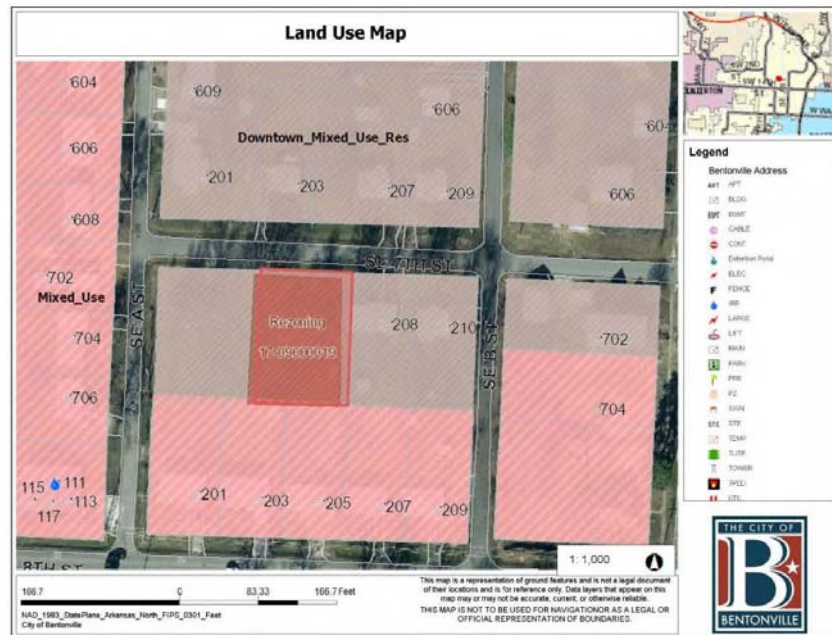
The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The intent of the Downtown Mixed-Use Residential district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures.

Conclusion

The DE, Downtown Edge zoning designation request, is consistent with the General Plan which states that this designation permits for a range of residential types. The DE, Downtown Edge zoning classification will create an area of transition between the future five-lane arterial street to the south and the single-family residences to the north while adding density to the downtown area where existing infrastructure is adequate, therefore helping to retain current and promote new commercial uses in the downtown area.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-1, Single Family Residential to D-E, Downtown Edge.



March 27, 2017

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: Property at 206 SE 7th Street – Rezoning Request

Dear Mr. Stanley,

In keeping with the Bentonville Downtown Master Plan to increase residential housing opportunities and have a vibrant downtown, we are requesting that the property located at 206 SE 7th Street, which is currently zoned R-1, to be rezoned to Downtown Edge. This zoning change will allow for new housing to be built on this property. The properties directly abutting this parcel are already currently zoned DE and we believe this rezoning will further stabilize the neighborhood.

The property will only be used for residential purposes, and will be rear loaded to limit the impact vehicles can have along the streetscape. Minimal traffic increase is expected and no signage is proposed for the infill housing. The new housing will be served by existing water and sewer lines which are run along the length of SE 7th street.

Sincerely,



Todd Jacobs

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF
BENTONVILLE, ARKANSAS, FROM ITS PRESENT CLASSIFICATION OF
R-1, SINGLE FAMILY RESIDENTIAL TO DE, DOWNTOWN EDGE.**

WHEREAS, Hurricane WA, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present classification of R-1, Single Family Residential to DE, Downtown Edge to be used in accordance with city zoning laws and state laws, which property is described as follows:

The East Half of Lot 7 AND Lot 8 of Southside Subdivision, as shown on Plat
Record C Page 206, Benton County Clerk's Office, Benton County, Arkansas.

;and,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 2, 2017 in the Council Chambers of the City of Bentonville; and,

WHEREAS, public notice of said hearing having been published in the Benton County Daily Record for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, Single Family Residential to DE, Downtown Edge.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF
BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present classification of R-1, Single Family Residential to DE, Downtown Edge to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

REZONING STAFF REPORT



Palmco Properties, LLC

SW Riverstone Road

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000020
Applicant / Current Owner	Palmco Properties, LLC P.O. Box 10210 Fort Smith, AR 72917
Site Area	0.60 acres
Current Zoning	R-2, Duplex and Patio Home Residential
Requested Zoning	R-ZL, Zero Lot Line
Future Land Use Map Designation	Low Density Residential (LDR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of an undeveloped low density residential parcel adjacent to a single and two-family subdivision.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The existing street grid network in this area will provide adequate options for ingress and egress.

Utility Infrastructure

Per the City's GIS website, public water and sewer are available at this location.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-ZL, Zero Lot Line zoning is an appropriate zoning district for the designated land use.

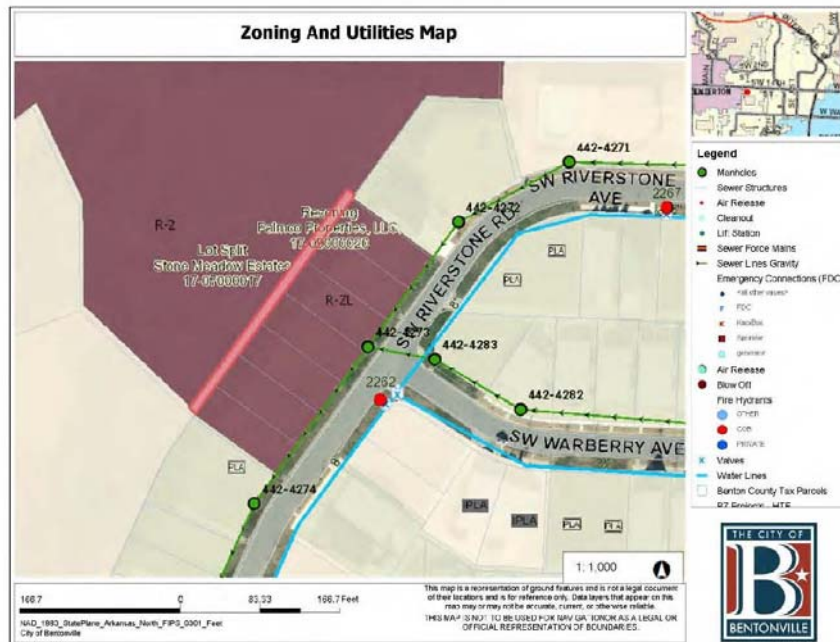
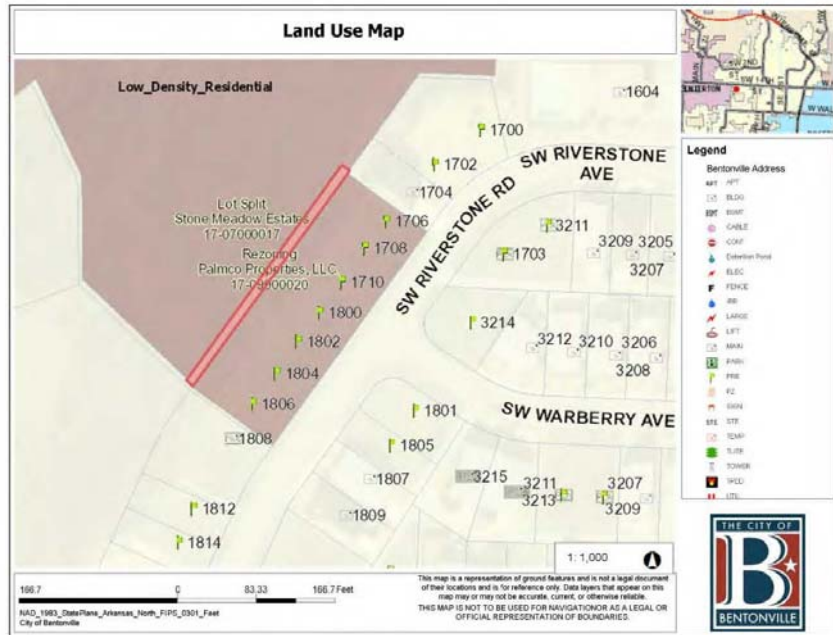
Conclusion

The R-ZL, Zero Lot Line zoning is an appropriate zoning district for this property. It is consistent with the General Plan and good land use planning principals.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-2, Duplex & Patio Home Residential to R-ZL, Zero Lot Line.

REZONING STAFF REPORT



City of Bentonville

305 S.W. "A" St

Bentonville, AR 72712

Re: Rezoning of Parcel #:01-14929-000

Narrative:

The current zoning is R-2. Proposed change is to LDR. This request is to make lots 79, 78, 76, 75, 74, 73, 41 & 40 have more rear setback due to small amount of existing buildable area is too small. This request will not adversely affect the surrounding property owners. The request will not change the traffic amount. The length of the lots will be the only change of appearance. There is currently water and sewer available to these lots.

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF
BENTONVILLE, ARKANSAS, FROM ITS PRESENT CLASSIFICATION OF
R-2, DUPLEX AND PATIO HOME RESIDENTIAL TO R-ZL, ZERO
LOT LINE.**

WHEREAS, Palmco Properties, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present classification of R-2, Duplex and Patio Home Residential to R-ZL, Zero Lot Line to be used in accordance with city zoning laws and state laws, which property is described as follows:

BEGINNING AT THE NORTHWEST CORNER OF LOT 41 OF THE FINAL PLAT OF STONE MEADOW ADDITION AS RECORDED IN PLAT BOOK 2006 AT PAGE 954 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS; THENCE S35°55'42"W 107.86 FEET; THENCE S35°59'54"W 172.14 FEET; THENCE N46°22'08"W 10.09 FEET; THENCE N35°59'54"E 170.79 FEET; THENCE N35°55'42"E 107.87 FEET; THENCE S54°00'06"E 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.06 ACRES, MORE OR LESS.

;and,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 2, 2017 in the Council Chambers of the City of Bentonville; and,

WHEREAS, public notice of said hearing having been published in the Benton County Daily Record for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-2, Duplex and Patio Home Residential to R-ZL, Zero Lot Line.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present classification of R-2, Duplex and Patio Home Residential to R-ZL, Zero Lot Line to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

ATTEST:

MAYOR

CITY CLERK



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
X	Informational	
	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Hadi Dudley

Department

Library Director

Phone

271-3194

ACTION REQUIRED:

Presentation of Bentonville Public Library's 2016 Annual Report.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

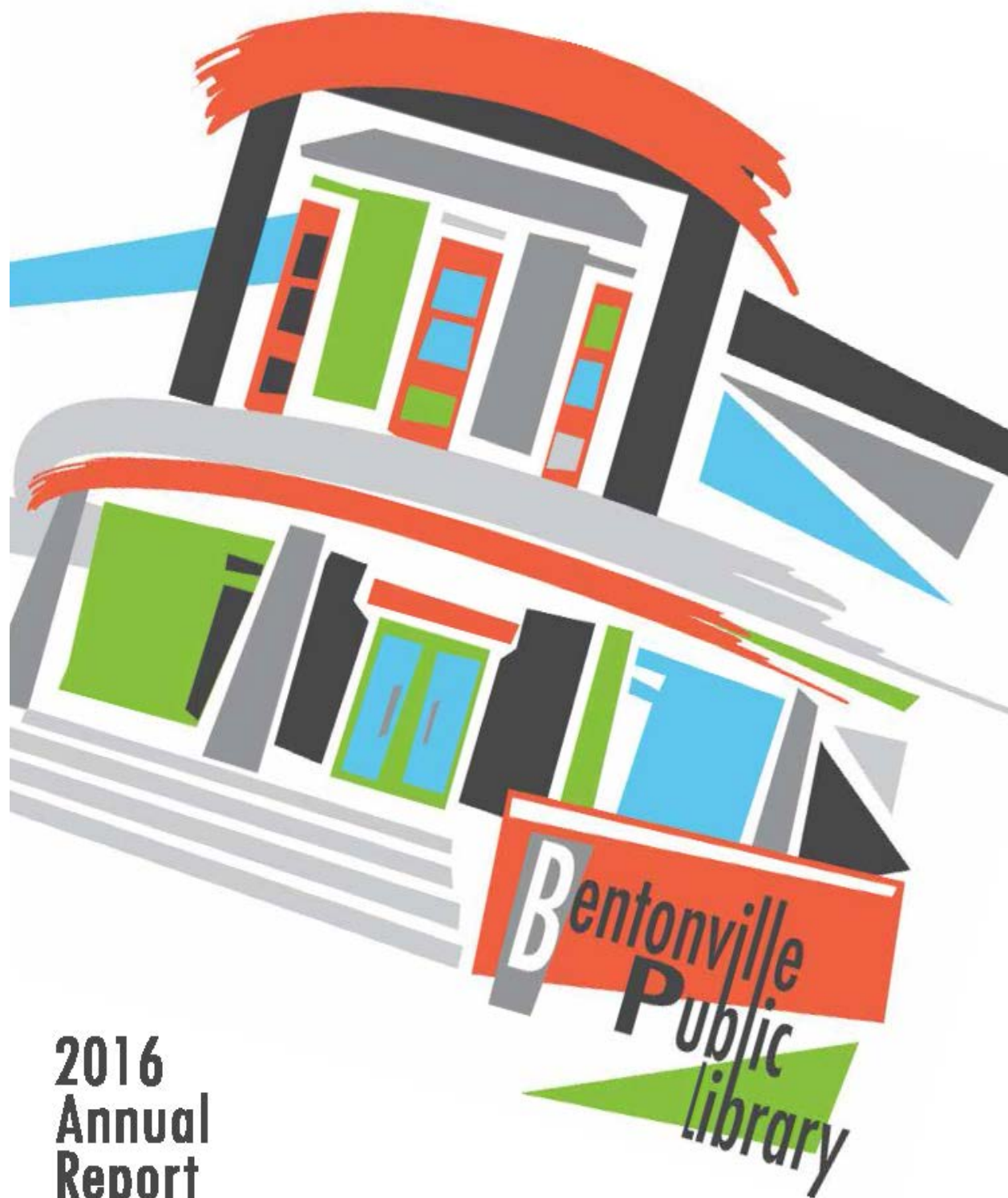
117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE





2016 Annual Report



Library Advisory Board

Members:

Megan Bolinder
Katie Gottlieb
Aaron Jones
Elaine Kerr
Judy Marquess
Nathan Pollet
Kimberly Seay

Chair:

Hadi Dudley, Library Director

Ex-Officio:

Chuck Pribbernow
Brenda Compton
Teresa Stafford
Octavio Sanchez, Bentonville City Council
Michelle Vargas, Board Secretary

Bentonville Library Foundation Board of Directors

President:

Rustin Chrisco

Vice-President:

Howard Kerr

Treasurer:

Patrick Heavrin

Secretary:

Michelle Fittro

Members:

Daniel Cruz
Ramesh Chikkala
Katie Eaves
Allison England
Laura Gheen

Bo Grimes

Molly Hedberg

Alyssa Hobbs

Mallory Keith

Madeline Knight

Kathy Jones

Ex-Officio:

Brenda Compton

Luci Henderson

Teresa Stafford

Advisory:

Patrick Carroll
Shelley McMillon

Friends of the Bentonville Library Executive Board

President:

Chuck Pribbernow

Vice-President:

Jean Batta

Treasurer:

Luci Henderson

Secretary:

Diane Pribbernow, Nate Losapio

Membership:

Marianne Losapio

Teen Advisory Board

Shiloh Beeler

Shruti Dere

Chris Enslin

Alyssa Hobbs

Pooja Naik

Nikhita Nakka

Faith Oldham

Autumn Roberts

Paula Ryburn

Amirtha Suresbabu

Chair:

Sarah Gowdy, Teen Services Librarian



It is difficult to believe that 2016 marks a decade for Bentonville Public Library at 405 South Main Street. It seems like just yesterday we were celebrating our grand opening with children, teens, families and adults participating in a “parade of books” from the Massey Hotel down Main Street. The event was our patrons’ first opportunity to see the new library, and it was a joyous occasion! Kids filled wagons with their favorite books as we marched with music down the street. That day is my most fond memory!

In 2016, we honored the Library’s history, celebrated its role in the community and began new traditions. We unveiled a commemorative library card that was custom-created for BPL; we offered special events for our patrons, such as a free pancake breakfast; and we announced Inaugural Library Service Award winners. Additionally, BPL reached new milestones with record numbers for library visits, checkouts, program attendance, digital access to library resources, meeting room use, summer reading participation and volunteerism!

I am especially proud of the library team! We firmly believe that libraries empower individuals, strengthen families and build communities. We are honored to be a part of our patrons’ lives. I am privileged to work alongside an awesome group of professionals who enjoy public service.

One of the library’s advocates and a charter board member of the Bentonville Library Foundation, Mary Baggett, sums it up nicely: “Not enough can be said about the value of our library. Bentonville Public Library is the face of our city; it is the life of our community. I am so proud of our beautiful facility, our fine staff and wonderful services the library provides for everyone.”

It is through the generosity and support of our collective community: donors, volunteers, stakeholders and patrons – past, present and future – that our library thrives. Thank you for ten years, and beyond, of wonderful!

Hadi S. Dudley, M.S., M.A.
Director, Bentonville Public Library





In October 2016, Bentonville Public Library celebrated ten years of lifelong learning. To commemorate the occasion, the Library collaborated with key partners to produce several community offerings. Special thanks to the City of Bentonville, Library Advisory Board, BPL's Teen Advisory Board, Friends of the Bentonville Library, Bentonville Library Foundation, volunteers, library staff and corporate supporters!

Library Service Awards Honor Longtime Community Supporters



Hadi Dudley, Brenda Compton, Mayor Bob McCastlin, Rustin Chrisco

Brenda Compton received the **Outstanding Advocate Award** presented by the Bentonville Library Foundation. Honored for her passion and dedication, Brenda is a former president of the Friends, former president of the Foundation, retired development director of the Foundation and former ex-officio member of Library Advisory Board.



Rustin Chrisco, Mary Baggett, Hadi Dudley, Mayor Bob McCastlin

Mary Baggett received the **Distinguished Service Award** presented by Bentonville Public Library. Honored for her loyalty and service, Mary is a former employee of the library, charter member, former vice-president and former advisory committee of the Foundation. She is also the Chair of the "Mary Baggett Loyalist Society" for the Library Foundation.



Emily Douglas received the **Best Friend Award** presented by the Friends of the Bentonville Library. Honored for her volunteerism and service, Emily is a former Library Advisory Board member, former secretary of the Friends, Friends member and bookstore volunteer, volunteer for homebound deliveries and co-chair of the "John & Emily Douglas Honor Society" for the Library Foundation.



Emily Douglas, Chuck Pribbenow, Sarah Gowdy

TEN YEARS LATER... IMAGINE A PLACE

where you can...
meet a baby kangaroo
extract DNA from a strawberry
milk a mechanical cow
attend an art exhibit
&
perfect your résumé...
all under the same roof.

IMAGINE A PLACE

where stories, songs, rhymes and music
are celebrated.

IMAGINE A PLACE

where learning is fun!

This is
YOUR
Bentonville Public Library!

BPL by the Numbers

18.26 Staff FTE Average	106% Collection Growth	5.1 Million Circulation	413,119 Computer Usage
15,131 Meeting Room Groups	\$5.3 Million Total Revenue	2.8 Million Library Visits	60,587 New Library Cards
167,750 Meeting Room Attendees	\$13.4 Million Total Expenses	298,998 Program Attendance	187,071 Summer Reading Hours



Front row, L-R: Karen Akins, Janet Wong, Ard Hoyt
Back row, L-R: Michael Spradlin, Obert Skye, Henry Cole, Roland and Marie Smith, Mary Casanova, Cheryl Harness, Kashmira Sheth



Hadi Dudley, Roland Smith, Carolyn Ashcraft



Free Comic Book Day and Bentonville's Youth Literature Fest are official Children's Book Week events.

SATURDAY, APRIL 23

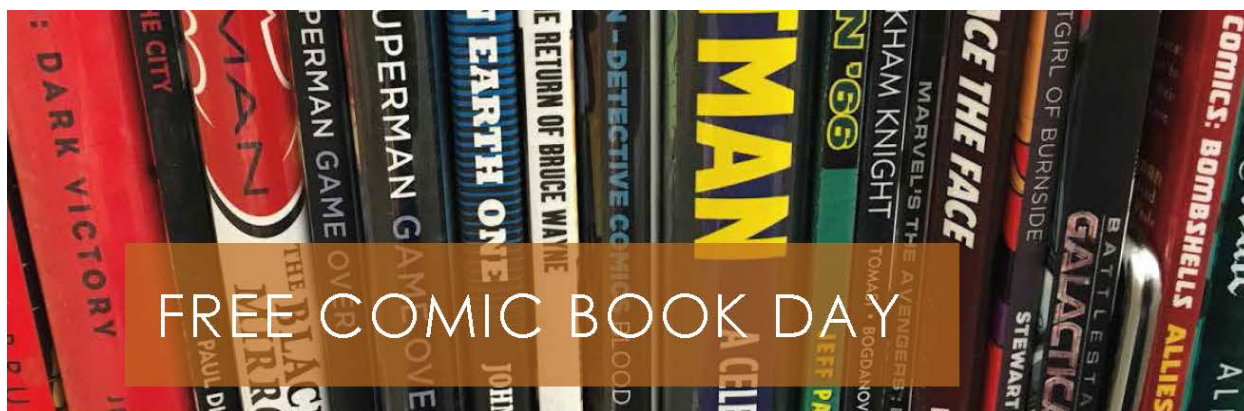
Bentonville Public Library was bursting with workshops and presentations from authors and illustrators, along with other special events!

FEATURED PRESENTERS

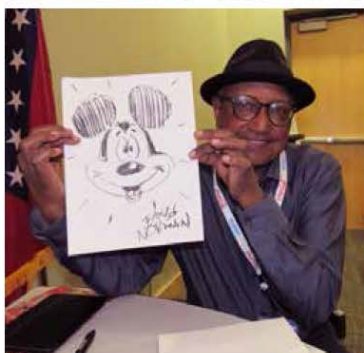
included Karen Akins, Mary Casanova, Henry Cole, Cheryl Harness, Ard Hoyt, Kashmira Sheth, Obert Skye, Roland Smith, Marie Smith, Michael Spradlin and Janet Wong.

OUR 2ND ANNUAL YLF

is supported by volunteers, grants, private donations, sponsorships and in-kind contributions.



FREE COMIC BOOK DAY



Floyd Norman, former Disney animator

OUR 4TH ANNUAL

FCBD event was supported by volunteers, donations, sponsorships and in-kind contributions. The program was presented in partnership with Bentonville Film Festival, Diamond Comic Distributors and Friends of the Bentonville Library.



Ready, Jet, Go!



THIS EXCITING EVENT

began in 2002 and is now an annual international event that takes place the first Saturday in May.

It's a bird! It's a plane! No, it's Free Comic Book Day brought to you by your friendly neighborhood library!





Library Expenditures

Personnel Salaries	\$ 718,826
Personnel Benefits	\$ 201,228
Library Materials & Digital Resources	\$ 226,197
General Operating & Maintenance	\$ 258,004
Capital Expenditures	\$ 167,899
	\$ 1,572,154

Library Revenue

Cost-Recovery Fees & Overdue Fines*	\$ 57,804
Grant Funds & Donations**	\$ 12,120
	\$ 69,924

Contributions

Materials	\$ 33,495
Monetary Donations	\$ 209,076
Volunteerism	\$ 273,390
	\$ 515,961



*Does not include BPL Tech Cards issued to public schools

**Outreach and Library Tours included with Program Attendance

***Collection Size and Value does not include digital materials such as eBooks, databases or eLearning resources

679,444

Circulation

300,766

Library Visits

63,698

Program Attendance

27,513

Computer Usage

24,095

Material Requests Filled

5,310

New Library Cards*

4,173

Outreach**

2,492

Library Tours**

31,900

Summer Reading Hours

20.46

Staff Full-Time Equivalent

2,710

Meeting Room Groups

20,903

Meeting Room Attendees

134,725

Collection Size

\$2,926,589

Collection Value***



LIBRARY SUPPORTERS

ADULT AND JUNIOR PARTNERS VOLUNTEERS

Aaron Kimmel
Abbi Armstrong
Abigail Orozco
Adrienne White
Alecea Louw
Alex Webb
Alex Strickland
Alexis Shaver
Aline Cesario
Alisha Tate
Alli Swindell
Allison England
Amanda Bryson
Amie Armstrong
Amiya Womack
Amy Thomas
Aneeka Srivastava
Anushka Sista
Arjita Goyal
Arjuna Prabhu
Banasree Sahu
Ben Kuykendall
Brittany Bercher
Cara Craig
Cathy Otto
Cecelia Kelly
Chaitra Poomima
Narasimhamoorthy
Cheryl Stover
Christian Cauthon
Christina Campbell
Cynthia Jennings
Dana Apple
Dave Plunk
Deonn Norton
Diane Rennell
Drake Strickland
Eden Barnes
Eric Fitzsimmons
Erin Strickland
Florence Jepsen
Gideon Fox
Gina Allen
Grace George
Hannah Curry

Holly Wertens
Hunter Stover
Jeba Devi
Jen Shaver
Joan Timmerman
Jordan Carr
Joshua Armstrong
Julio Agüero
Kevin Swindell
Laura Fox
Lauren Airola
Lilli Thomas
Lucas Hobson
Maha Sundarajan
Manisha Sahu
Marc Davies
Marc Davies Family
Marci Moussa
Margaret Curry
Marge Conrads
Mark Lloyd
Marley Field
Matthew England
Maxwell Beshears
Maxxam Yabut
Megan Timmerman
Meghan Plessinger
Meina Cogan
Melissa Davies
Merrick Cogan
Molly Davies
Myra Cancellor
Nageen Ali
Naina Narwal
Nate Carr
Nathan Shaver
Neil Gupta
Nicole Spear
Nishka Gupta
Pallavi Pahwa
Parampreet Kaur
Parinita Bontala
Phillis Shepherd
Rachel Cooper
Rebecca Fink

Renee Harper
Renju Unnithan
Reshmi Sreejith
Romilla Pandita
Roxanne Milligan
Rupali Srivastava
Saanka Prabhu
Sabrina Stephenson
Sampath Kumar Thiruvagasam
Sandy Buckley
Sanjana Prabhu
Sara Owens
Savannah Fox
Sharon Shields
Shelly Beshears
Sheridan Strickland
Sita Sreepada
Smitha Rose
Susan Nichols
Tim Spear
Uma Lakshmi Challagundla
Varuna Narwal
Vasu Chawla
Viet Hai Truong
Wen Gao
Yelaina Torres





LIBRARY SUPPORTERS

TEEN VOLUNTEERS

Abby Kite
 Abdussaboor Muhammad
 Ahmad Delgado
 Ahmed Moustafa
 Alex Solis
 Alex Sumrall
 Alicia Liu
 Alondra Paredes
 Alyssa Fakunle
 Alyssa Hobbs
 Amanda Dibee
 Amirtha Sureshbabu
 Ananya Maheshwari
 Ananya Vangoor
 Andrea LaChance
 Andrew Schweitzer
 Aneesh Komanduri
 Angel Sotero
 Ann Landree
 Anna Anderson
 Apoorva Krovvidi
 Arjun Krishna
 Arthi Krishna
 Artur Kucharewicz
 Aryan Maheshwari
 Austin Kreulach
 Austin Mizelle
 Autumn Roberts
 Benjamin Allen
 Beth Francis
 Bhavana Omkaram
 Brandon Ward
 Bri Scallion
 Brianna Willis
 Brittany Clements
 Brooklyn Clements
 Brynlee Duty
 Brynne Beck
 Caitlyn Purcell
 Caleb Scates
 Cameron Turner
 Carla Litcher
 Charlie Agnacion
 Chloe Freestone
 Chris Enslin
 Christian Turner
 Christina Varghese
 Claire Smith
 Clara Sang
 Colin Conway

Connor Atkinson
 Delaney Pollard
 Destanee Muraida
 Duke Jenkins
 Ellie Boswell
 Emilee Roark
 Emma Tilmon
 Gabrielle Agcaoili
 Gaston Belmont
 Gillian Wall
 Grace Edwards
 Haadiya Muhammad
 Hailey Douglass
 Hannah White
 Hannah Andrews
 Hari Raman
 Harmony Reynolds
 Hashane Abey
 Hayley Szymanski
 Heidi Surom
 Immaculin Joe
 Isabella Anderson
 Isha Rajaram
 Jack Purcell
 Jada Peten
 Jaden Flynn
 Jaseela Syed
 Javier Sang
 Javier Song
 Jessica Yin
 Jessie Agcaoili
 John Nguyen
 John Robert Purvis
 Joseph Purvis
 Jozi Rush
 Julia Borkowski
 Kaelyn Stewart
 Kaitlin Murray
 Kaitlyn Piper
 Kamryn Ezell
 Karina Batra
 Karleene Mugomoka
 Katie Sanchez
 Kaylee Trejo
 Kayton Coffee
 Kelly Hester
 Kennedy Pate
 Khushi Taori
 Kimberly Xayaroun
 Kristella Muvunankiko

Lasya Vaddadi
 Lauren Adams
 Lian Juan
 Libby Adams
 Lille Dawes
 Lily Agnacion
 Logan Pollard
 Lydia Scallion
 Mackenzie Allen
 Mackenzie DeMania
 Mackie Gregory
 Maddie Trowbridge
 Madelyn Bertrand
 Madison Gates
 Maeghan Roark
 Mahima Mahdvava
 Makayla Jones
 Mandeeep Kaur
 Mariam Abboud
 Marissa Fennell
 Mary Claire Clark
 Mary Ella Abide
 Mason Hollums
 Matt Stinson
 Max Arteaga
 Meredith England
 Mia Gutierrez
 Micayla Andrews
 Michaela Schafer
 Michelle Hester
 Montserrat Rangel
 Nadine Torres
 Namrata Gopinath
 Nicholas Brophy
 Nicholas Devilliers
 Nicholas Herlevic
 Nicholas LaChance
 Nicole Chapman
 Nicole Hellman
 Nikhil Pai
 Nikhita Nakka
 Nikita Britto
 Nikita Venuopal
 Nithya Sundar
 Noelle Armstrong
 Olivia Elshoff
 Omar Moustafa
 Paige Francis
 Paige Van Oudheusden
 Paula Ryburn

Pooja Naik
 Pranav Natrajan
 Pranav Polavarapu
 Pranav Vasani
 Priya Thelepurath
 Radhik Kalaiselvan
 Raghavendra Pranith
 Koppula
 Ranya Khemiri
 Rebecca Farfan
 Rebekah Weiberg
 Rishvik Vannemreddy
 Ritin Joseph
 Ruben Heppler
 Rumaanah Sharif
 Ryan Wahl
 Sadie Pate
 Salah Mirza
 Saloni Ramnathkar
 Sam Galen
 Sanjay Girir Prakash
 Sanket Srivastava
 Sarah Price
 Sean Ewalt
 Shahab Mirza
 Shiloh Beeler
 Shruti Dere
 Sophia Stephens
 Sri Ledalla
 Siharsha Nannapaneni
 Summer Roberts
 Sydney Gonzales
 Taneesha Mohopatra
 Tanvi Sunkireddy
 Taylor Poe
 Taylor Simon
 Tayte Christensen
 Timothy Wilson
 Valeria Aguirre
 Valerie Orozco
 Vanessa Tam
 Vedha Batta
 Vini Vianna
 Wesley Parker
 Whitney Haak
 Zander Gregory
 Zhong Yu 'Alice' Wang



LIBRARY SUPPORTERS

PROGRAM VOLUNTEERS

Alan Thompson
 Angela Teeter
 Ann Shea
 Ann Watson
 AR Dept of Health--Kelli Butcher, RN
 Arbor Vitae Chiropractic--Dr. Tom
 Niemela & Brooke Angel
 Arkansas Farm Bureau
 Arkansas Geek Central Starship
 Bridge Simulators
 Arkansas Guardian
 Bentonville Film Festival
 Bentonville High School French Club
 Bentonville Police Department
 Beth Robinson and Rose the
 Therapy Dog
 Bethany Culppepper
 Bethany Miller, International Junior
 Miss Arkansas
 Brandi Scheider - UAMS Schmieding
 Center
 Buster McCall
 Cpl. Kerry Pippin
 Cpl. Stephanie Wooten
 Credit Counseling of
 Arkansas--Mark Foster
 Danielle Koerner
 Douglas Pershing
 Downton Bentonville
 Dr. Katherine Auld
 Dr. Tiffanie Smith
 Eli Vega
 Elizabeth Pitcairn

Hannah White
 Jey Benham
 Jonathan Holmes-Smith
 Kathleen Holmes-Smith
 Kekey Robins
 Kim Garner
 Kimberly Wells Kilgore
 Lance MacMaster
 Larry Gramlin & Obi the Great
 Pyrenees
 Leslie Evans & Cody the Bedlington
 Terrier
 Lil' Miss Coder
 Living Tree Pediatrics
 Lulu Valverde
 Mallory Cupples - Government and
 Community Engagement Relations
 Representative - Office of Arkansas
 Attorney General Leslie Rutledge
 Marcia Davis
 Margaret Ann and Sophie the
 Yellow Lab
 Martha Molina, Ninety-Nines
 International Association of Women
 Pilots, Arkansas Chapter
 Mike Vass
 Mitchell Communications
 Nick Lai
 Northwest Arkansas Area Alumnae
 Chapter of Delta Sigma Theta
 Sorority, Inc.
 NWACC--Ann Turner
 Paula Ryburn

Ranya Khemiri
 Rich Allensworth - Fairway
 Independent Mortgage Group
 Robert Brown - Fairway
 Independent Mortgage Group
 Roberta Casey
 Roman Rios, City of Bentonville
 Wastewater Department
 Ryan Tate
 Sean Fitzgibbon
 Shevawn Dillingham - Alzheimer's
 Association Arkansas Chapter
 Steve Morrow
 Still on the Hill
 Teen Advisory Board
 Tim Ernst
 Tricia Jennings & Zaida the English
 Mastiff
 Vakula Mallapally, Bentonville High
 School International Baccalaureate
 Program
 Will Thomason
 Young Actors Guild of Fort Smith

GENEALOGY VOLUNTEERS

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 Anita Frevert
 Ann Nickell
 Bob Coop
 Carey Anderson
 Cathy Otto
 Chris Miller

Dorothy Miller
 Helen Shiptrine
 Jacque Carpine
 Jane Nanney
 June Melton
 Karen Hotaling
 Kim Johnson

Kurt Frevert
 Mary Wynne
 Pat Artman
 Patsy Rakes
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 Boy Scout Troop 450
 Boys and Girls Club

Bully Pulpit Games
 C.H. Guenther & Sons, Inc.
 Carpet One
 Central Garden & Pet
 Cheapass Games
 Chick-Fil-A
 Children's Book Council
 Children's Book Week
 Church of Jesus Christ of Latter-Day Saints
 City of Bentonville
 Community Center
 Coca-Cola
 Crystal Bridges Museum of American Art
 Cycle Path Café
 Dragon's Keep Gaming Room
 Englander dZignPak NWA
 Exploding Kittens
 Fantasy Flight Games
 Friends of the Bentonville Library
 Girl Scouts Diamonds of Arkansas, Oklahoma and Texas

Glass Plate Game
 Grace Point Church Youth Group
 Homel Foods
 House of Webster
 Jennie-O
 Kickstart Comics
 Krispy Kreme
 Library Advisory Board
 Marco's Pizza
 Mayfair Games
 McDonald's
 Museum of Native American History
 Northwest Arkansas Game It Forward
 Northwest Arkansas Naturals
 Northwest Arkansas Roleplaying Gamers
 OnePlay
 Onyx Coffee Lab
 Paizo
 Peel Compton Foundation
 Pretty Awesome Gamers
 ReaderLink
 Reef Ready

Rio Grande Games
 Rotary Club of Bentonville
 Sam's Club Bentonville
 Scott Family Amazeum
 Sonic
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 Always Pays
 Yum Yo's
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The Bentonville Public Library's mission is to:

- engage our community
- encourage discovery
- and promote literacy

by offering lifelong learning opportunities!



405 S Main Street

Bentonville, Arkansas 72712

479 . 271 . 3192

bentonvillelibrary.org



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
X	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Hadi Dudley

Department

Library Director

Phone

271-3194

ACTION REQUIRED:

Approve budget adjustment from the Arkansas Library Association to sponsor Sarah Gowdy's participation as the State's 2017 American Library Association (ALA) Emerging Leader. Gowdy is Bentonville Public Library's Teen Services Librarian, who was selected and awarded funds to participate in the national leadership program. The \$2,000.00 award supports travel expenses incurred for her required participation in ALA's Midwinter Meeting and Annual Conference. Expenditures beyond the sponsorship are absorbed by Bentonville Library's travel/training budget.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE







TO: Bentonville City Council
FROM: Hadi Dudley, Library Director
SUBJECT: State association support for Emerging Leader, Sarah Gowdy
CC: Mayor Bob McCaslin
DATE: April 27, 2017

The Arkansas Library Association (ArLA) participates in a state-wide and national leadership initiative known as the American Library Association (ALA) Emerging Leader program. I am proud that Bentonville Public Library's (BPL) Teen Service Librarian, Sarah Gowdy, was selected to represent Arkansas in this professional leadership capacity for 2017!

Annually, each Emerging Leader chosen by the ArLA Committee receives a \$2,000 sponsorship to defray the cost of attending the ALA Midwinter Meeting and ALA Annual Conference (for which attendance is required by the ALA guidelines). The sponsorship is meant to be split evenly to fund both national meetings; expenditures beyond the sponsorship are absorbed by Bentonville Library's travel/training budget.

In January, Sarah attended the ALA Midwinter meeting in Atlanta with summer plans to attend the ALA Annual Conference in Chicago. Additionally, this fall, Sarah will present a session at the state's library conference and submit an article to the association's professional journal, *Arkansas Libraries*. She will also be recognized at the 2017 Awards Dinner during the ArLA Annual Conference in Rogers on September 24, 2017.

Recently, ALA announced the 2017 Emerging Leader class and Sarah's team project is "Your Path to Youth Librarianship." Learn more at: <https://americanlibrariesmagazine.org/2017/03/01/emerging-leaders-2017/>.

Congratulations to Sarah Gowdy, BPL Teen Services Librarian, for being selected ArLA's 2017 ALA Emerging Leader.

Sincerely,
Hadi S. Dudley, Library Director



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Travis Matlock

Department

Engineering

Phone

271-5941

ACTION REQUIRED:

Public hearing and ordinance vacating a Utility Easement located at 304 NW Tall Oaks, Oaklawn Hills Subdivision to the City of Bentonville, Arkansas, Benton County, Arkansas.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712
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PLEASE RECYCLE



ORDINANCE NO. _____

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED AT OAKLAWN HILLS SUBDIVISION AT 304 NW TALL OAKS TO THE CITY OF BENTONVILLE, ARKANSAS, BENTON COUNTY ARKANSAS.

WHEREAS, a petition was filed by Sean Reber, with the City Council of Bentonville, Arkansas, asking the City Council to vacate a Utility Easement located in the City of Bentonville, Benton County, Arkansas, which portion is more particularly described as follows:

SOUTH 20' FEET OF LOT 57, OAKLAWN HILLS SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT RECORD 2006 AT PAGES 560, 561, 562.

WHEREAS, after due notice as required by law, the Council has at the time and place mentioned the notice, heard all persons desiring to be heard on the question; that all the owners of the property abutting the easement to be vacated have joined in the petition or consented to the granting of the petition; and the public interest and welfare will not be adversely affected by the abandonment of the above described utility easement.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bentonville, Arkansas:

Section 1: The City of Bentonville, Arkansas releases, vacates and abandons all of its rights together with the rights of the public generally, in and to a utility easement designated as follows:

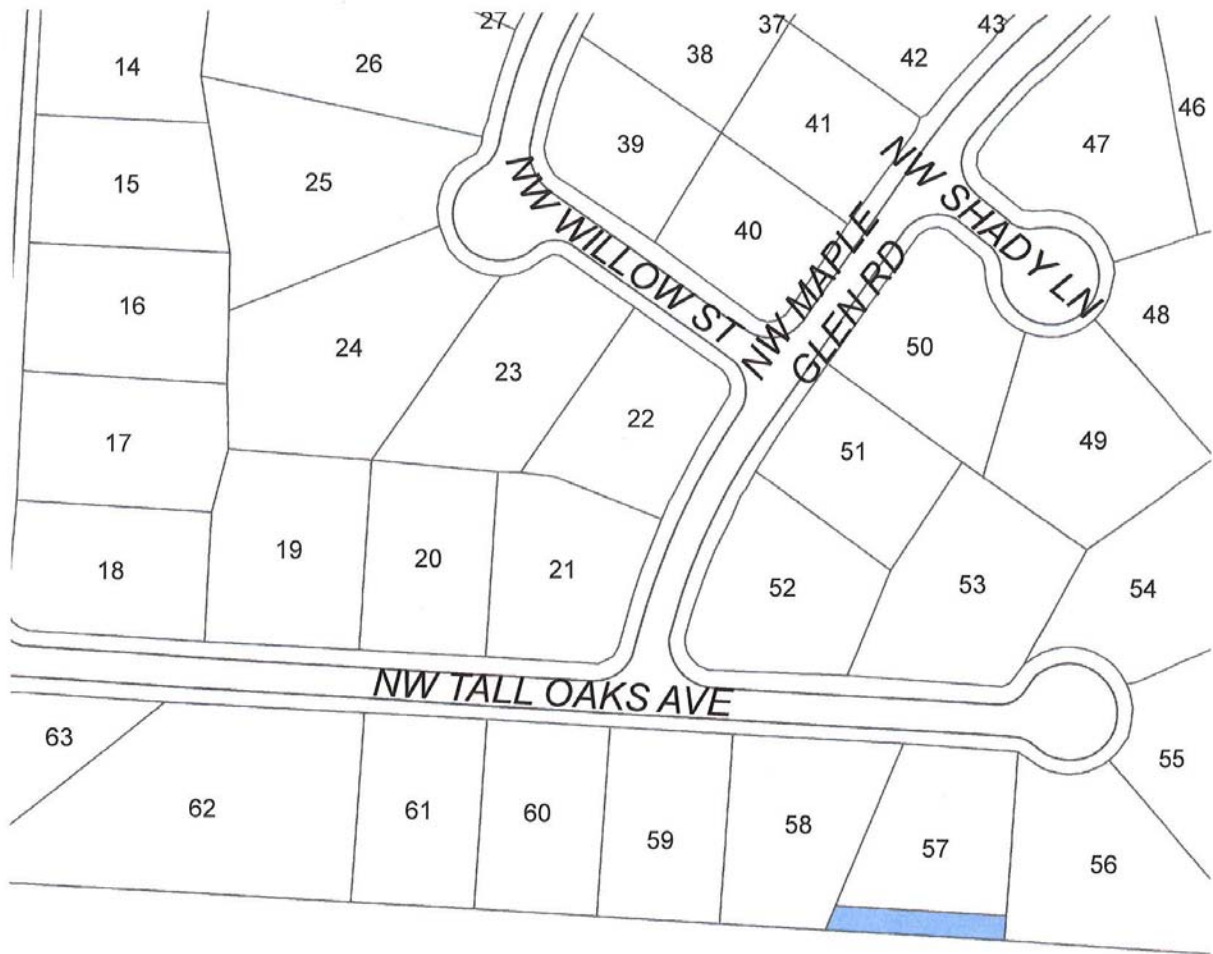
Section 2: A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the Office of the Recorder of Benton County, Arkansas, and recorded in the deed records of the County.

SOUTH 20' FEET OF LOT 57, OAKLAWN HILLS SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT RECORD 2006 AT PAGES 560, 561, 562.

Section 3: This Ordinance shall take effect and be in force from and after its passage. The above and foregoing Ordinance was passed, approved, and adopted the _____ day of _____, 2017, at a regular meeting of the City Council of the City of Bentonville, Arkansas.

**LINDA SPENCE, City Clerk and
Recorder for the City of Bentonville,
Arkansas**

**BOB MCCASLIN, Mayor
City of Bentonville, Arkansas**



Legend

Easement Vacations

TYPE

Easement Vacation



20' Utility Easement Vacation
 Lot 57 Oaklawn Hills Subdivision
 304 NW TALL OAKS AVE

1 inch = 119 feet





CHECK ALL THAT APPLY		
☐	Bid Award	Bid #
☐	Budget Adjustment	
☐	Change Order	
☐	Informational	
☐	Ordinance	
☒	Resolution	
☐	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Travis Matlock

Department

Electric

Phone

271-5941

ACTION REQUIRED:

Council approval of a resolution authorizing the Mayor and City Clerk to enter into a land lease agreement with VBT Flying Centre, LLC for a 10,726.42 square foot hangar located at the Bentonville Municipal Airport. The Airport Advisory Board unanimously approved this land lease agreement. Agreement will be provided for review before meeting.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$	-
Funds Expended to Date		
Remaining Budget		-
Budget Adjustment		-
Remaining After Adjustment	\$	-

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE



M E M O R A N D U M

DATE: May 5, 2017

TO: City Council, Mayor McCaslin

FROM: Travis Matlock, Engineer Director

RE: VBT Flying Centre, LLC Hanger Lease

Staff recommends approval of the VBT Flying Centre, LLC Hangar Land Lease Agreement. This will be a new 10,726.42 square foot hangar located on the west side of the airport, connected to the new Flight Center currently under design. Once completed, the new Flight Center will consist of a restaurant located on the 0.9 AC that Lonesome Tree Properties acquired from the City in December of 2016, and the hangar owned by the VBT Flying Centre. The hangar will be an area where different aircraft will be displayed for public viewing. This will be a great addition to the airport. Initial rent is \$0.21 per square feet yielding an annual rental income of \$2,252.55. The Airport Advisory Board unanimously approved this lease agreement. The lease agreement will be provided for review by City Council before the meeting.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY
CLERK TO ENTER INTO A LAND LEASE AGREEMENT
WITH VBT FLYING CENTRE, LLC FOR A HANGAR
SITE LOCATED AT THE BENTONVILLE MUNICIPAL
AIRPORT.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF
BENTONVILLE, ARKANSAS.

Section 1: That the Mayor and City Clerk be and are hereby authorized to enter
into a Land Lease Agreement with VBT Flying Centre, LLC for a 10,762.42 square foot
hangar located at Bentonville Municipal Airport.

Section 2: This resolution shall be in full force and effect from and after the date
of its passage.

PASSED and APPROVED this _____ day of _____, 2017.

APPROVED:

MAYOR

ATTEST:

CITY CLERK



CHECK ALL THAT APPLY			
X	Bid Award	Bid #	17-12
	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Travis Matlock

Department

Electric

Phone

271-5941

ACTION REQUIRED:

Recommend the Mayor and City Council award the bid for the underground wire puller to Cape Electric in the amount of \$137,900.00 plus tax. This is a budgeted 2017 item rolled from 2016.

COST TO CITY:

Cost of this Request: \$137,900

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

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PLEASE RECYCLE



M E M O R A N D U M

DATE: May 9, 2017

TO: **City Council, Mayor McCaslin**

FROM: Travis Matlock, Engineer Director

RE: **Bid Award of Underground Wire Puller**

The Electric Department recommends awarding the bid for the underground wire puller to Cape Electric out of Cape Girardeau, MO in the amount of \$137,900.00 plus tax.

This is a budgeted item in 2017 that was rolled from 2016 in order to replace an aging model.

Bid #17-12
4/27/2017 13:00
City Of Bentonville Electric Department
Underground Power Cable Puller

Vendor	Bid Submitted
Cape Electric Cape Girardeau, MO	<u>\$ 137,900.00 Blue Ox</u>
Sherman Reilly Chattanooga, TN	<u>\$ 174,060.00 Sherman Reilly</u>
Southern Drill Pensacola, FL	<u>\$ 153,000.00 Blue Ox</u>

These bids are for one (1) 2017 Underground Power Cable Puller.
Recommendation of award to Cape Electric of Cape Girardeau, MO in an amount of \$137,900.00.



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
X	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Brent Boydston

Department

Fire

Phone

271-5927

ACTION REQUIRED:

Fire Department Staff recommends Council approve a budget adjustment in the amount of \$11,487.37 to repair damage to Rescue 1. This amount is what was received from the insurance company for repairs.

COST TO CITY:

Cost of this Request: \$11,487

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE







Inter-office Memorandum

To: Mayor McCaslin and City Council
From: Brent Boydston, Fire Chief
CC: Camille Thompson, Staff Attorney, Denise Land, Finance Director, Kathy Bertschy, Purchasing Agent
Date: May 9, 2017
Re: Budget Adjustment

Fire Department Staff recommends Council approve a budget adjustment for \$11,487.37.

This is the amount of an insurance check the City received to repair damages to the fire departments rescue truck. This vehicle was responding to an emergency, when it was damaged leaving the roadway and entering a driveway to an emergency. No other vehicles were involved in this accident.

MUNICIPAL VEHICLE PROGRAM • P.O. BOX 38 • NORTH LITTLE ROCK, AR 72115

CHECK NO.

0043570

Prop Damage 17-00250-001 Vehicle Damage
D/ 3/16/2017
Location: 505 Rose Garden Lane
Claimant Name: BENTONVILLE
Claims Payment Type: Part 2 Property Damg
Claim Number: 31617-01

[Handwritten signature]

Check Number: 0043570
Claim Amount: 12,487.37
Ded. Paid: YES
Check Total: 11,487.37

THIS CHECK IS VOID WITHOUT A COLORED BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

 **MUNICIPAL VEHICLE PROGRAM**
P.O. BOX 38
NORTH LITTLE ROCK, ARKANSAS 72115
(501) 374-3484

Simmons First National
LITTLE ROCK, ARKANSAS 72201

Prop Damage 17-00250-001
Vehicle Damage
D/ 3/16/2017
C/ 31617-01

4/25/2017 \$*****11,487.37**

Eleven Thousand Four Hundred Eighty Seven Dollars and 37/100

BENTONVILLE
117 W Central
Bentonville, AR 72712-

81-43829

DATE	CHECK NO.
4/25/2017	0043570

AMOUNT
\$ *****11,487.37**
VOID AFTER 90 DAYS



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Nancy Busen

Department

Wastewater Utilities

Phone

479-271-3161

ACTION REQUIRED:

Staff requests the Mayor and City Council approval for an ordinance to waive competitive bidding for Raven® epoxy coating on Two (2) 90' effluent clarifier tanks at the wastewater plant. Staff requests award to Corgill Construction, Inc., the only company certified to apply this product in Arkansas and Oklahoma. This is a single source budgeted item for 2017.

COST TO CITY:

Cost of this Request: \$147,518

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$	150,000
Funds Expended to Date		
Remaining Budget		150,000
Budget Adjustment		-
Remaining After Adjustment	\$	150,000

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE



REQUEST FOR WAIVER OF BID

Date	<u>4/28/2017</u>		
Requested by:	<u>Nancy Busen</u>		
Department:	<u>Wastewater Utilities</u>		
DESCRIPTION OF REQUEST:			
Type of Equipment:	<u>Wastewater plant, effluent clarifiers (2) 90' in diameter</u>		
Year & Model:	<u>Two (2) concrete wastewater holding tanks; constructed in 1982 - 35 years</u>		
Serial #	<u>N/A</u>		
To Be Purchased From:	<u>Corgill Construction, Inc.</u>		
	<u>P.O. BOX 1235</u>		
	<u>Greenwood, AR 72936</u>		
Amount:	Base Amount:	\$	<u>147,517.72</u>
	Tax:		<u> </u>
	*Other:		<u> </u>
	TOTAL	\$	<u>147,517.72</u>
* List all other costs: Shipping and handling			
JUSTIFICATION FOR REQUEST FOR WAIVER OF BID:			
Corgill construction is the only company that applies Raven 405, Raven 171 and Strong-Seal cement products in the state of Arkansas. The city has applied this product to protect eroded concrete at city lift stations and wastewater plant channels in the past with excellent results. Letters of recommendation for this product from (3) wastewater facilities are attached.			
<u> </u> Department Head		<u> </u> Director of Finance & Administration	

Memo



To: City Council, Mayor McCaslin

From: Nancy Busen, Wastewater Utilities

CC: Mike Bender

Date: April 28, 2017

Re: Request for Waiver of Bid Process for application of Raven© products on 5,268 sq. feet of concrete in wastewater plant effluent clarifiers.

Staff requests Mayor and City Council approval for an ordinance to waive competitive bidding for protective coating on walls and exposed surfaces including metal weirs and baffles of Two (2) 90' diameter effluent clarifiers. This is a single source, budgeted item for 2017.

Corgill Construction is the only company that applies this product for Arkansas and Oklahoma. This product will extend the life of the concrete and steel possibly for another 25 years. This product is currently in use on holding tanks at several City lift stations, the wastewater plant influent channel and our latest upgrade to McKissic lift station. Application of the products requested will protect our existing structures for up to 25 years and reduce labor cost for cleaning the eroding, exposed concrete.

Thank you,



Justification for Waiver of Bid

To: Whom it may concern

From: Chris Earl

Subject: Request for waiver of bid

Date: April , 2017

Our existing clarifiers were built in 1982, the concrete for these structures are beginning to show their age. There is pitting and erosion of the concrete due to constant water moving over the concrete. The steel baffle and weir are still in fair condition, but in time will also begin to erode. We are proposing that the product Raven 405, Raven 171 and Strong-Seal cementitious product be applied to the clarifiers and the steel to protect it from further erosion. Corgill Construction is the only company that applies this product for Arkansas and Oklahoma. This product will extend the life of the concrete and steel possibly for another 25 years. We have used this product before in the City in several lift station wet wells, our influent channel repair was coated with this product and our latest upgrade to McKisic lift station had this product applied. This product will help protect our existing structures from the Hydrogen Sulfide that is produced in our industry. The cost of this project is \$147,517.72.

Just some comparisons on the expense, we replaced the grit chamber baffle and weir, which were almost completely deteriorated that cost was \$23,000.00. That was for a 50' diameter tank. The clarifiers are 90' in diameter and there are 2 of them bringing the cost up to \$83,000.00 just to replace the baffle and the weir. This will also benefit the city by not having to purchase a new pressure washer each year and the work force to operate these pressure washers on a bi-weekly basis.

I have attached the quote for the project and 3 letters of recommendation for this product.

Corgill Construction

Corgill
Construction

Phone: 479-996-7021
FAX: 479-996-1523
email: corgill@cox.net

April 18, 2017

Chris Earl
Bentonville Wastewater Department
1901 NE 'A' Street
Bentonville, AR 72712
Phone: (479) 271- 3161
Fax: (479) 271- 3163
e-mail: cearl@bentonvillear.com

Please accept this as our quote for the 2 clarifiers for the city of Bentonville, AR..

2- 90 ft. clarifiers - 5,268.49 sq. ft. each - @ \$14.00 per sq. ft.=\$73,758.86
X 2 = \$147,517.72

Total quote: \$147,517.72

We will be using Strong Seal Profile(cementitious), 10 mls Raven 171 Primer,
and 125 mls.Raven 405 Epoxy applied per manufacturers specs.

One year warranty on this project.

We will be removing all existing coatings (pressure cleaning & sandblasting),
apply new coatings to clarifiers including the steel baffle, weir, and discharge chute.
Cleaning, resurfacing, and coating the clarifier launderers and walls(12')

This price includes: material, cleaning, prepping, spraying, labor, mobilization,
equipment, & tools.

This price does not include: by-pass pumping, water, access, disposal, licenses,
permits, or vac truck.

Thank you for considering Corgill Construction for this project and if you have
any questions please call [REDACTED]

Corgill Construction, Inc.
P.O.Box 1235
Greenwood,AR 72936
Billy Youngblood: (870) 688-5462
Suste Corgill: (479) 650- 7510

April 17, 2017

To Whom It May Concern:

The City of Tulsa's use of the Raven 405 epoxy coating system for the protection and rehabilitation of wastewater structures started over 23 years ago. Raven 405 has been the standard specified coating for manholes, wet wells, junction boxes, and others structures with much success over the years. With proper attention given to surface preparation and application procedures, Raven 405 will extend the life of concrete structures with typical raw sewage exposure.

I recommend consideration of the Raven 405 product and speak highly of their services and support.

Sincerely,



Matt Vaughan, P.E.
Water Pollution Control Manger
City of Tulsa



April 18, 2017

To Whom it may Concern,

The City of Greenwood has used Raven 405 on our contact chamber walls at the Wastewater Treatment Plant, and in several high sulfide manholes throughout our town. It has done a very good job for us.

Sincerely,

Greg Cross
Water/Wastewater Director
City of Greenwood, AR

Date: 4/18/17

To Whom It May Concern:

We have been using the Raven Liner in our manholes since 2014. Corgill Construction has been applying the Raven Liner for these manholes and we haven't incurred any problems with the application. The Raven Liner has been holding up to some of the highest H2S levels that we have in our system without any signs of weakness. Upon recently visiting one of these manholes with an engineering firm, we could see how effective the liner was performing the engineering firm was greatly impressed and stated they were going to make a recommendation to other clients to benefit in their problem areas

For a little history on these manholes, these manholes were sprayed with a MS2A grout (which is a H2S grout) in 2012. The H2S ate this product up in under 2 years. After much research we decided to use the Raven Liner. So far we are very impressed with the results of this product over the last 3 years. In fact, we have no visible corrosion in the manholes with the Raven Liner. We have this product sprayed on all new lift stations and the receiving manholes.

Johnny Lunsford

Construction and Maintenance Manager

Phone (479)936-5407

Cell Phone (479)426-0667



ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE
CITY CLERK TO ENTER INTO AN AGREEMENT FOR
RAVEN EPOXY COATING ON CLARIFIER TANKS AT
THE WASTEWATER TREATMENT PLANT AND WAIVING
THE REQUIREMENT OF COMPETITIVE BIDDING.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE
CITY OF BENTONVILLE, ARKANSAS.**

Section 1: That the Mayor and City Clerk be and are hereby authorized to enter into an agreement with Corgill Construction, Inc., for Raven epoxy coating application on two effluent clarifier tanks at the Wastewater Treatment Plant in an amount not to exceed \$147,518.00 as per the Proposal attached hereto as Exhibit A.

Section 2: Because Corgill Construction is the only company that supplies this product in the region, it would be neither practical nor feasible to advertise for competitive bidding, and that requirement is herein waived.

PASSED and APPROVED this _____ day of _____, 2017.

APPROVED:

MAYOR

ATTEST:

CITY CLERK



CHECK ALL THAT APPLY			
X	Bid Award	Bid #	17-13
	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Tony Davis

Department

Street

Phone

479-271-3130

ACTION REQUIRED:

Council approval of bid award #17-13 and authorizing the Mayor and City Clerk to enter into an agreement with Hutchens Construction for the annual Street Overlay Program. Please see attachments

COST TO CITY:

Cost of this Request: 359,119.77

Additional Budget Amount

☐ One time amount

☒ Continuing O and M

Previously Budgeted	\$	350,000
Funds Expended to Date		
Remaining Budget		350,000
Budget Adjustment		-
Remaining After Adjustment	\$	350,000

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE





Bentonville Street Department
501 SE Third Street
Bentonville, AR 72712
Phone: (479) 271-3130

MEMORANDUM

DATE: May 1, 2017
TO: City Council, Mayor McCaslin
FROM: Tony Davis, Street Manager
RE: 2017 Street Overlay

Please refer to attached bid totals and list of Streets that are planned to be overlaid for 2017. Once the Overlay is completed, we will present to the Council a reconciliation item for approval of final quantities and price.

Sincerely,

Tony Davis
Street Manager

2017 STREET DEPARTMENT OVERLAY QUANTITIES

STREET	STARTING AT	ENDING AT	WIDTH (FT)	LENGTH (FT)	DEPTH (INCHES)	ACHMSC (TONS)	DRIVE APRONS (# OF)	MANHOLE ADJUST. (EA)	WATER VALVE ADJUST. (EA)	ASPHALT MILLING WIDTH (FT)	ASPHALT MILLING DEPTH (INCHES)	ASPHALT MILLING (SQ. YDS.)
NW "A" St	NW 7th St	Tiger Blvd	22	2575	2	730	31	0	0	22	2	6465
NW "D" St	NW 2nd St	NW 3rd St	22	830	2	275	7	0	2	22	2	2350
El Contento Cir	El Contento Dr	El Contento Dr	Varies	375	2	150	0	0	0	Varies	2	1285
Woods Creek Rd	NE Blue Spruce Ave	NE Marina Dr	26	1350	2	500	0	0	0	26	2	4450
SE Taylor St	SE "S" St	SE Sunrise St	29	310	2	135	0	0	0	29	2	1016
SE "S" St	SE Taylor St	SE 18th St	27	400	2	170	0	0	0	27	2	1400
SE 10th St	SE "C" St	SE "H" St	24.5	1850	2	590	0	0	0	24.5	2	5170
SW 28th St	S Walton Blvd	SW Aviation St	24	1730	2	580	0	0	0	24	2	4980
		TOTAL		9420		3130	38	0	2			27116
NOTE: To be invoiced to City of Bentonville Street Department												
NOTE: Drive aprons to receive a minimum 24 inch wing where applicable												
NOTE: Millings to be hauled away by Contractor.												
NOTE: There could be some sewer manhole and water valve adjustments deleted from this list, due to their proximity to intersections												

CITY OF BENTONVILLE

2017 Street Overlay Project Bid #17-13

Apac McClinton Anchor

		Unit Price	UOM	QTY	Extended Price
Street Overlay	ACHMSC	\$ 80.00	Per Ton	3380	\$ 270,400.00
	Water Valve	\$ 55.00	Ea	2	\$ 110.00
	Milling	\$ 3.45	S.Y.	29321	\$ 101,157.45
	Traffic Control	\$ 23,000.00	EA	1	\$ 23,000.00
	Yellow 4" marking	\$ 1.65	LF	11580	\$ 19,107.00
	White 12" Marking	\$ 13.00	LF	63	\$ 819.00
	White 24" marking	\$ 27.00	LF	294	\$ 7,938.00
	White "Sharrow"	\$ 324.00	EA	12	\$ 3,888.00
	Temp Pavement Marking	\$ 1,500.00	LS	1	\$ 1,500.00
Total Bid					\$ 427,919.45

Decco

		Unit Price	UOM	QTY	Extended Price
Street Overlay	ACHMSC	\$ 74.35	Per Ton	3380	\$ 251,303.00
	Water Valve	\$ 74.50	Ea	2	\$ 149.00
	Milling	\$ 1.65	S.Y.	29321	\$ 48,379.65
	Traffic Control	\$ 33,535.00	EA	1	\$ 33,535.00
	Yellow 4" marking	\$ 1.60	LF	11580	\$ 18,528.00
	White 12" Marking	\$ 12.60	LF	63	\$ 793.80
	White 24" marking	\$ 26.75	LF	294	\$ 7,864.50
	White "Sharrow"	\$ 321.00	EA	12	\$ 3,852.00
	Temp Pavement Marking	\$ 1,150.00	LS	1	\$ 1,150.00
Total Bid					\$ 365,554.95

Hutchens Const.

		Unit Price	UOM	QTY	Extended Price
Street Overlay	ACHMSC	\$ 71.15	Per Ton	3380	\$ 240,487.00
	Water Valve	\$ 77.48	Ea	2	\$ 154.96
	Milling	\$ 2.69	S.Y.	29321	\$ 78,873.49
	Traffic Control	\$ 8,182.00	EA	1	\$ 8,182.00
	Yellow 4" marking	\$ 1.61	LF	11580	\$ 18,643.80
	White 12" Marking	\$ 12.84	LF	63	\$ 808.92
	White 24" marking	\$ 26.75	LF	294	\$ 7,864.50
	White "Sharrow"	\$ 321.00	EA	12	\$ 3,852.00
	Temp Pavement Marking	\$ 253.10	LS	1	\$ 253.10
Total Bid					\$ 359,119.77



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
X	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Tony Davis

Department

Street

Phone

479-271-3130

ACTION REQUIRED:

Council approval of budget adjustment for a 10% cost share in the amount of \$23,672.88 for the State Aid Overlay project. Please see attachments.

COST TO CITY:

Cost of this Request: \$23,672.88

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	\$ 23,672.88
Remaining After Adjustment	\$ 23,672.88

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE







Bentonville Street Department
501 SE Third Street
Bentonville, AR 72712
Phone: (479) 271-3130

MEMORANDUM

DATE: May 1, 2017
TO: City Council, Mayor McCaslin
FROM: Tony Davis, Street Manager
RE: Budget Adjustment for State Aid Job C04006

On March 14, 2017 the City Council approved a resolution for the City to cost share 10% in the State Aid Overlay program. This is in addition to the City's yearly overlay program. Please review the attached AHTD letter that reflects the City's 10% portion to be \$23,672.88. Please approve a budget adjustment for \$23,672.88 for the overlay line item 020-3810-430-73-86.

Sincerely,

Tony Davis
Street Manager

Scott Bennett
Director
Telephone (501) 569-2000



P.O. Box 2261
Little Rock, Arkansas 72203-2261
Telefax (501) 569-2400

April 14, 2017

The Honorable Bob McCaslin
Mayor of Bentonville
117 West Central Avenue
Bentonville, Arkansas 72712

Job C04006
Bentonville Overlay (Sel. Secs.) (S)
Various City Streets
Benton County

Dear Mayor McCaslin:

The referenced project was advertised and bids were opened on April 12, 2017.

The funding for the project is:

Contract Amount	\$236,728.80
State Aid (90%)	\$213,055.92
City Funds (10%)	\$23,672.88
Previous City Deposit	\$0.00
City Funds Required	\$23,672.88

The additional City matching funds shown above are due the Department. Please return your check (payable to the Arkansas State Highway and Transportation Department) to the State Aid Division in the self-addressed envelope provided.

Please keep in mind the actual cost to the City will be subject to the final quantities used to complete the project.

Please contact us if we may be of further assistance.

Sincerely,



David R. Mayo, Jr.

2015 STREET OVERLAY ESTIMATES Option (A)								
SECTION	STREET NAME	STARTING AT	ENDING AT	ACHMSC TONS	LENGTH (FT)	WIDTH (FT)	DEPTH (INCHES)	MILLING (SY)
SW	Razorback Rd	SW 12th St	S. Walton Blvd	254	661	29	2	2130
SW	SW "B" St	SW 14th St	SW 12th St	353	942	29	2	3035
SW	SW 12th St	SW "A" St	SW Walton Blvd.	416	1120	29	2	3610
	W. Central Ave	SW "A" St	N. Walton Blvd.	1362	3285	Varies	2	12113
	TOTAL			2385	6008			20888



CHECK ALL THAT APPLY			
X	Bid Award	Bid #	17-14
	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

May 9, 2017

Submitted by:

Tony Davis

Department

Street

Phone

479-271-3130

ACTION REQUIRED:

Council approval of bid award #17-14 and authorizing the Mayor and City Clerk to enter into an agreement with Time Striping Inc. for the annual Street Striping Program.

COST TO CITY:

Cost of this Request: \$30,000

Additional Budget Amount

☐ One time amount

☒ Continuing O and M

Previously Budgeted	\$	30,000
Funds Expended to Date		
Remaining Budget		30,000
Budget Adjustment		-
Remaining After Adjustment	\$	30,000

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE





Bentonville Street Department
501 SE Third Street
Bentonville, AR 72712
Phone: (479) 271-3130

MEMORANDUM

DATE: April 18, 2017
TO: City Council, Mayor McCaslin
FROM: Tony Davis, Street Manager
RE: 2017 Street Striping

Please refer to attached bid totals and list of areas that are planned to be striped for 2017. The contract unit prices are also renewable for 2018.

Sincerely,

Tony Davis
Street Manager

2017 Thermoplastic Pavement Markings Program

	Time Striping	Centerpoint Contractors	Marking Systems
	LF	LF	LF
4" Yellow	\$ 0.60	\$ 0.95	\$ 1.10
4" White	\$ 0.60	\$ 0.95	\$ 1.10
12" White	\$ 8.00	\$ 7.50	\$ 11.00
24" White	\$ 10.00	\$ 12.00	\$ 22.00
	EA	EA	EA
Left Turn Arrow	\$ 175.00	\$ 190.00	\$ 325.00
Right Turn Arrow	\$ 175.00	\$ 190.00	\$ 325.00
Sharrows	\$ 250.00	\$ 250.00	\$ 350.00
School Zone	\$ 500.00	\$ 625.00	\$ 700.00
PED	\$ 250.00	\$ 285.00	\$ 360.00
X-Ing	\$ 300.00	\$ 285.00	\$ 470.00
Only	\$ 250.00	\$ 285.00	\$ 450.00
Straight/Turn Combo	\$ 250.00	\$ 345.00	\$ 570.00
Straight Arrow	\$ 175.00	\$ 185.00	\$ 275.00
	LF	LF	LF
Removal of existing 4"	\$ 1.00	\$ 5.50	\$ 2.00

2017 THERMOPLASTIC STRIPING (Old Asphalt)

<u>Street</u>	<u>Start</u>	<u>End</u>	<u>Double Yellow</u>	<u>(White) Turn</u>	<u>Cost</u>
E. Central	SE J	I-49	8000' (x2.5)	5200'	\$15,120.00
SW I	S. Walton	SW 14 th	3500' (x2.5)	600'	\$5610.00
SW 8th	S. Walton	SW I	480' (2.5)	150'	\$810.00
NW 2nd	Main	NW A	350' (x2)		\$420.00
Bridge (SW12th)			300' (x2)		\$180.00
Lyndall LN	Corner	Corner	300' (x2)		\$180.00
S Main	Central	8 th	2700' (x2)		\$3240.00
Shell Rd	HWY 12	SW Blossom	900' (x2)		\$1080.00
TOTAL					\$26,640.00

PAVEMENT MARKINGS

4 Only's 2 right arrows 2 left arrows on East side of SE J and E. Central	\$1700.00
Crosswalk @SW 2 nd and A Street, 48'	\$480.00

TOTAL \$28,820.00

Contract Agreement

This Agreement made as of the _____ day of _____ in the year 2017

Between the Owner: City of Bentonville
117 West Central
Bentonville, AR 72712-5256
Phone: (479) 271-3112

And the Contractor: Time Striping
P.O. Box 1236
Van Buren, AR 72957

By: _____
Contractors License # _____

For the application of Thermoplastic Pavement Marking and other identified Thermoplastic Asphalt pavement markings associated with the 2017 Street marking program, located within the City of Bentonville.

The Owner and Contractor agree as set forth below:

Article 1: The Contract Documents

The Contract documents consist of the Agreement, General Conditions of the Contract, any addenda issued prior to execution of these Agreement, other documents listed on this Agreement and Modifications issued after execution of this Agreement: these form the Binding Contract, and are as fully a part of the contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between parties hereto and supersedes prior negotiations, representations of agreements, either written or oral. This executed contract may be extended for a period of two additional one year terms is agreed to by both parties.

Article 2: The Work of this Contract

The contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract documents to be the responsibility of others, or as follows:

This work consists of the application Thermoplastic Pavement Marking & other Thermoplastic Applications along City of Bentonville Street Surfaces, as associated with the 2017 Street marking program.

Article 3: Date of Commencement and Substantial Completion

The date of commencement shall be the date the Notice to Proceed is issued by the Owner. The Contractor must commence work within five (5) calendar days of the receipt of the Notice to Proceed.

The Contractor shall achieve substantial Completion of the entire Work not later than 60 days after the commencement of contract.

Article 4: Contract Sum

The Owner shall pay the Contractor in current funds for the Contractor's performance the Contract sum NOT TO EXCEED Thirty Thousand dollars and NO/100 ***** \$30,000.00.
Subject to the conditions and deductions as provided in the contract documents. Unit prices per linear foot.

Article 5: Progress Payments

Due to the nature and duration of this Project, a payment schedule will not be necessary. The Owner must approve invoices for payment before payment on Contract will be processed. Payments shall be made not more than two weeks after Owner approval of invoice submittal.

Article 6: Final Payment

Final Payment, constituting the entire unpaid balance of the Contract Sum shall be paid by the Owner to the Contractor when (1) the Contract has been fully performed by the Contractor and has been accepted by the Owner as being completed and satisfactory; and (2) final invoice has been submitted to the Owner for approval for payment processing.

This agreement shall be in effect as of this _____ day of _____ 2017.

Owner:

Contractor:

City of Bentonville
Arkansas

By: _____
Bob McCaslin, Mayor

By: _____

[Corporate Seal]

[Corporate Seal]

Attest: _____

Attest: _____

Address for giving notices

Address for giving notices



BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
New City Maintenance Facility**

**Monday, May 8, 2017 6:00 p.m.
3200 SW Municipal Drive**

**Regular City Council Meeting
Community Development
Planning Commission Meeting Room**

**Tuesday, May 9, 2017 6:00 p.m.
305 SW "A" Street**

**Public Comments on Tonight's Agenda Items (Limited Public Forum)
Questions, Comments and Discussion from Alderman on Tonight's Agenda
Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: April 25, 2017**

AGENDA

1. Tour of New City Maintenance Facility. **(Monday Night Only)**
2. Proclamation presented to recognize "Police Week" in Bentonville, Arkansas.
3. Proclamation presented to recognize "National Drug Court Month" in Bentonville, Arkansas.
4. Planning:
- 4a. **Rezoning: First Baptist Church of Bentonville; Southwest 'C' Street; Rezoning from R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

- 4b. **Property Line Adjustment: Lot 10 East Acres Addition; Specialized Real Estate Group; Southeast 3rd Street, Southeast 'J' Street, & East Central Avenue; PUD, Planned Unit Development.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create one new lot. The new lot will be known as Lot 10 (10.85 acres) of East Acres Addition. Per the current Master Street Plan requirements, the plat indicates the dedication of right-of-way along SE 3rd Street and SE 'J' Street. The plat also shows the dedication of various utility and drainage easements to serve the new lot. A separate vacation process will vacate the old utility easements that will no longer be utilized by proposed future development on the new lot. The new lot will have access to public utilities and a public street.

- 4c. **Property Line Adjustment: Lots 1 & 2 Maple Addition; Ft. Scott Property, LLC c/o Kutak Rock; 5800 Southwest Regional Airport Boulevard; I-2, Heavy Industrial.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create two new lots from one parcel. The new lots will be known as Lot 1 (9.57 acres) and Lot 2 (104.74 acres) of Maple Addition. The plat shows the dedication of right-of-way along SW Opal Road and right-of-way dedication for the future SW Vendor Boulevard extension. The plat also shows the dedication of various utility and drainage easements to serve the new lots. Both new lots will have access to public utilities and a public street.

- 4d. **Lot Split: Lot 1 Mt. Carmel Community Subdivision; Rick Mooney Construction; 3800 Southwest Mt. Carmel Drive; C-2, General Commercial.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a lot split that will dedicate various utility drainage and public cross access easements to serve existing Lot 1 of Mt. Carmel Community Subdivision. No new lots are being created with this lot split.

- 4e. **Lot Split: Lots 1 & 2, Mac's Addition; SS Properties, LLC; 1400 & 1402 Southwest Susana Street; PUD, Planned Unit Development.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from three parcels. The new lots will be known as Lot 1 (2.98 acres) and Lot 2 (5.25 acres) of Mac's Addition. Various utility, drainage and public cross access easements are being dedicated with the plat. The new lots will have access to public utilities and a public street.

- 4f. **Lot Split: Lots 3 & 4 Phillips Valley Addition; Alan Lewis & Nancy Martin; 603 Northwest 'D' Street; R-1, Single Family Residential.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 3 (0.17 acres) and Lot 4 (0.17 acres) of Phillip's Valley Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along NW D Street. A 20' wide public utility easement is also being dedicated along both frontages for each new lot. The new lots will have access to public utilities and a public street.

- 4g. **Lot Split: Lots 17 & 18 Eversole Addition; Mercy Health Northwest Arkansas Communities; 4344 Southwest 'I' Street; R-1, Single Family Residential.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 17 (3.72 acres) and Lot 18 (15.71 acres) of Eversole Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along SW 41st Street. Various public utility drainage and cross access easements are also being dedicated to serve each new lot. The new lots will have access to public utilities and a public street.

- 4h. **Rezoning: First Baptist Church of Bentonville; Southwest 3rd Street & Southwest 'B' Street; Rezoning from R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

- 4i. **Rezoning: First Baptist Church of Bentonville; Southwest 2nd Street & Southwest 'B' Street; Rezoning from R-1, Single Family Residential & D-E, Downtown Edge to D-C, Downtown Core.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR) and Downtown Medium Density Residential.

- 4j. **Rezoning: Hurricane WA, LLC; Southeast 7th Street; Rezoning from R-1, Single Family Residential to D-E, Downtown Edge.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The intent of the Downtown Mixed-Use Residential district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures

- 4k. **Rezoning: Palmco Properties, LLC; Southwest Riverstone Road; Rezoning from R-2, Duplex & Patio Home Residential to R-ZL, Zero Lot Line.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-ZL, Zero Lot Line zoning is an appropriate zoning district for the designated land use.

5. Presentation of Bentonville Public Library's 2016 Annual Report.
6. Approve budget adjustment from the Arkansas Library Association to sponsor Sarah Gowdy's participation as the State's 2017 American Library Association (ALA) Emerging Leader. Gowdy is Bentonville Public Library's Teen Services Librarian, who was selected and awarded funds to participate in the national leadership program. The \$2,000.00 award supports travel expenses incurred for her required participation in ALA's Midwinter Meeting and Annual Conference. Expenditures beyond the sponsorship are absorbed by Bentonville Library's travel/training budget.
7. Public hearing and ordinance vacating a Utility Easement located at 304 NW Tall Oaks, Oaklawn Hills Subdivision to the City of Bentonville, Arkansas, Benton County, Arkansas.
8. Council approval of a resolution authorizing the Mayor and City Clerk to enter into a land lease agreement with VBT Flying Centre, LLC for a 10,726.42 square foot hangar located at the Bentonville Municipal Airport. The Airport Advisory Board unanimously approved this land lease agreement. Agreement will be provided for review before meeting.
9. Recommend the Mayor and City Council award the bid for the underground wire puller to Cape Electric in the amount of \$137,900.00 plus tax. This is a budgeted 2017 item rolled from 2016.
10. Fire Department Staff recommends Council approve a budget adjustment in the amount of \$11,487.37 to repair damage to Rescue 1. This amount is what was received from the insurance company for repairs.
11. Staff requests the Mayor and City Council approval for an ordinance to waive competitive bidding for Raven© epoxy coating on Two (2) 90' effluent clarifier

tanks at the wastewater plant. Staff requests award to Corgill Construction, Inc., the only company certified to apply this product in Arkansas and Oklahoma. This is a single source budgeted item for 2017.

12. Council approval of bid award #17-13 and authorizing the Mayor and City Clerk to enter into an agreement with Hutchens Construction for the annual Street Overlay Program. Please see attachments
13. Council approval of budget adjustment for a 10% cost share in the amount of \$23,672.88 for the State Aid Overlay project. Please see attachments.
14. Council approval of bid award #17-14 and authorizing the Mayor and City Clerk to enter into an agreement with Time Striping Inc. for the annual Street Striping Program.