

Bentonville City Council

Meeting Minutes

October 28, 2025



The City Council of Bentonville, Arkansas, met in regular session Tuesday, October 28, at 6:00 p.m., at City Hall, 305 S.W. A Street, Bentonville, Arkansas.

Present were Council Members Octavio Sanchez, Cindy Acree, Holly Hook, Gayatri Agnew, Bill Burckart, Aubrey Patterson, Beckie Seba & Chris Sooter. Also, present were Mayor Stephanie Orman, City Attorney Nicholas Henry, Assistant to the Mayor, Lisa Babington for City Clerk Malorie Marrs who joined later, the press, city staff, and the audience. Several members of the city staff and the public attended remotely via Zoom.

Mayor Orman called the meeting to order, and a scout from Troop 36 led everyone present in the Pledge of Allegiance, which was followed by a moment of silence in support of our armed forces.

Motion was made by Council Member Sanchez to approve the minutes of October 14th, regular council meeting as presented, second by Council Member Seba. There was no discussion.

Motion carried (8-0)

A motion was made by Council Member Sooter, to suspend the rules regarding the reading of all ordinances on three separate days, and further that all ordinances and resolutions be read by title only, second by Council Member Sanchez. There was no discussion. Motion carried (8-0)

Council Member Sooter motioned for New Business Items: 6, 7, 9-14 & Utility Board Items 1,3-7 be on a consent agenda seconded by Council Member Burckart. There was no discussion.

Motion carried (8-0).

I. **Committee of the Whole Topics - Public Comment to be Heard with Agenda Item**

1a **Informational:** Committee of the Whole and Consent Agenda Discussion

-Discussion on allowing for Committee of the Whole topics to precede council meetings

II. **Consent Agenda:**

New Business Items: 6, 7, 9-14

Consent Items:

6. Resolution 10-28-25 A: for a Budget Adjustment Recognizing Donations & State Aid for Bentonville Public Library

Resolution approving a Budget Adjustment recognizing donations from the Northwest Arkansas Genealogical Society and Friends of the Bentonville Library, along with accepting state aid totaling \$59,480.00 for Bentonville Public Library.

A budget adjustment is needed.

7. Resolution 10-28-25 B: to Recognize a Donation to Bentonville Public Library from the Library Foundation

Resolution recognizing a donation in the amount of \$82,943.70 to Bentonville Public Library from the Bentonville Library Foundation. A budget adjustment is needed.

9. Appointment of Daniel Hughes to the Bentonville Airport Advisory Board
Appointment City Council approval of Mayor Orman's recommendation to appoint Daniel Hughes to the Bentonville Airport Advisory Board. Mr. Hughes will be filling the unexpired term of Rachel Hobert. Term to expire October 24, 2026.

10. Resolution 10-28-25 D: authorizing Benefit Brokerage and Consulting Services with Gallagher Benefit Services

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Gallagher Benefit Services for RFQ-25-68 - Benefit Brokerage and Consulting Services in the amount of \$88,000 per contract term. No budget adjustment needed.

11. Resolution 10-28-25 E: Amending Agreement with Milestone Construction, LLC for Sidewalks and Other Concrete Work

Resolution to amend the IDIQ contract with Milestone Construction, LLC, Sidewalks and Other Concrete Work, allowing projects exceeding the maximum amount if funding has been properly approved and budgeted. No budget adjustment is needed.

12. Resolution 10-28-25 F: Accepting a Grant from the Walton Family Foundation for a Grant Writer Position

Resolution accepting a Walton Family Foundation grant for the City's capacity to secure state and federal grant dollars by funding the Grant Writer position and for the Telematics fleet technology to monitor and strengthen emergency responses. A budget adjustment is needed.

13. Resolution 10-28-25 G: Enter into an Agreement with Your Total Fitness Shop for Fitness Equipment

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Your Total Fitness Shop, in the amount of \$455,653.55, for the purchase of fitness equipment at the Adult Recreation Center. No budget adjustment is needed.

14. Resolution 10-28-25 H: Award Bid IFB-25-70 to Always Advancing, LLC for 2026 Run Bentonville Medals

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Always Advancing, LLC, per the unit prices attached. No budget adjustment is needed.

Utility Board 1, 3-7

Consent items

1. Resolution 10-28-25 I: BA Agreeing to Change Order for PSE on the Electric AMI Implementation Oversight

PSE has aided BEUD in the selection and implementation of the Electric AMI system. As we are getting down to the final sign-offs, there has been some system stability issues that PSE has had to assist in troubleshooting and staying on top of our vendor to ensure performance. This was beyond the scope of the original contract and this is a Not To Exceed additional amount of \$26,000.00. **Utility Board approved 5-0. A budget adjustment is needed.**

3. Resolution 10-28-25 J: Amending IFB-24-70 - IDIQ Water Service Line Replacement Agreement

Resolution amending the 2025 budget and authorizing the Mayor and City Clerk to amend the IDIQ contract for Calcon, Inc, increasing the amount by \$300,000.00. Utility Board approved 5-0. A budget adjustment is needed.

4. Resolution 10-28-25 K: Amending IFB-25-32 - IDIQ Water and Sewer Maintenance Work Agreement

Resolution amending the 2025 budget and authorizing the Mayor and City Clerk to amend the IDIQ contract for Hickman Underground, LLC, increasing the amount by \$200,000.00. Utility Board approved 5-0. A budget adjustment is needed.

5. Resolution 10-28-25 L: Amending IFB-24-70 - IDIQ Water Service Line Replacement Agreement with Calcon, Inc.

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Calcon, Inc. to extend the contract for IFB-24-70 for an additional one-year term in order to continue repairs to the water service line. The estimated total payments due under this and all future renewal term(s) shall not exceed the City Council approved fiscal year departmental budget per year. Utility Board approved 5-0. No budget adjustment is needed.

6. Resolution 10-28-25 M: Amending IFB-24-70-IDIQ Water Service Line Agreement with MoArk Utilities

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Mo-Ark Utilities to extend the contract for IFB-24-70 for an additional one-year term in order to continue repairs to the water service line. The estimated total payments due under this and all future renewal term(s) shall not exceed the City Council approved fiscal year departmental budget per year. Utility Board approved 5-0. No budget adjustment is needed.

7. Resolution 10-28-25 N: Award Bid IFB-25-25 ReBid Compost Facility Asphalt Pad Repair to APAC-Central, Inc.

Resolution to award bid IFB-25-25 Re-Bid Compost Facility Asphalt Pad Repair to APAC Central, Inc. in the amount of \$140,903.70 for the repair of damaged areas of the Compost pad as a result of the May 2024 storms. 75% of the cost will be covered by FEMA and the remaining 25% by Utility fund reserves. Utility Board approved 5-0. A budget adjustment is needed.

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

Ila

2. October Residential Landscape Award - 102 NE "F" Street Informational Recognition by City Council of the landscaping of residential property at 102 NE "F" St.

The property was selected by the Tree & Landscape Advisory Committee and is the October Residential Landscaping of the Month award winner

3. Proclamation to Declare October 2025 as National Community Planning Month

A proclamation designating October 2025 as National Community Planning Month in Bentonville, Arkansas.

Mayor Orman read the proclamation out loud and recognized the Planners for the City. Tyler Overstreet further presented Shelli Kerr, with the "Build Honor Award". Overstreet read her nomination summary.

4. Proclamation to Declare October 2025 as Code Compliance Month

A proclamation designating October 2025 as Code Compliance Month in Bentonville, Arkansas.

5. Proclamation to Declare October 21 to 25, 2025, as "Friends of the Bentonville Library Week"

Proclamation celebrating October 21 to October 25, 2025 as National Friends of the Library Week and formally recognizing the Friends of the Bentonville Library group for its contributions and support to Bentonville Public Library and the City of Bentonville.

City Attorney Nicholas Henry read the items on the consent agenda out loud by title only.

Motion to vote by Council Member Sanchez, seconded by Council Member Agnew

Consent agenda passed (8-0).

III. New Business- NON Consent Items

8. Resolution 10-28-25 C: to Extend Agreement with OZ Art, LLC for Temporary Artworks Displayed at Public Library

Approval to extend an existing public art agreement with OZ Art, LLC to continue displaying six artworks at Bentonville Public Library until January 4, 2027. No budget adjustment is needed.

Motion to vote by Council Member Sanchez, seconded by Council Member Seba

City Attorney Nicholas Henry read the resolution by title only

Resolution passes (7-1 NO: Sanchez).

IV. Utility Board- NON Consent Items

2. Ordinance 2025-181: Ordinance Waiving Competitive Bids to Order 750 Underground Wire from Arkansas Electric

Ordinance to waive competitive bidding to purchase 750 UG Wire from Arkansas Electric Unit Prices and estimated quantities attached, plus applicable taxes. Due to market volatility and lead times related to these products, it would be neither practical or feasible to solicit competitive bids. Utility Board approved 5-0. No budget adjustment is needed.

City Attorney Nicholas Henry read the ordinance out loud by title only.

Motion to approve by Council Member Sanchez, second by Council member Acree

Ordinance passes (8-0).

City Attorney Nicholas Henry read the Emergency Clause calling for the immediate enactment.

Motion to approve by Council Member Sanchez, second by Council member Burckart.

Ordinance passes (8-0).

V. Planning

1. **Ordinance 2025- 182: Lot Split - Lots 18-21, Block 16 of Deming's 2nd Addition - 300, 302, 308, and 310 Northwest 5th Street (LS24-0033)**

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lots 15 & 16, Block 16 Of Deming's 2nd Addition Creating New Lots 18-21, Block 16 Of Deming's 2nd Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nicholas Henry read the ordinance by title only, motion to vote by Council Member Sanchez seconded by Council Member Acree. There was no discussion. Ordinance passed (8-0).

2. **Ordinance 2025-183: Lot Split - Lots 37-42, Block 6 of Deming's Addition - 431, 433, 441, 443, 451, & 453 Northwest Loblolly Lane (LS25-0035)**

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lots 31-33, Block 6 Of Deming's Addition Creating New Lots 37-42, Block 6 Of Deming's Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

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

3. **Ordinance 2025-184: Lot Split - Lots 43-48, Block 6 of Deming's Addition - 430, 432, 440, 442, 450, & 452 Northwest Loblolly Lane (LS25-0036)**

The Planning Commission voted 6-0, recommending approval

An Ordinance Accepting A Lot Split Of Lots 34-36, Block 6 Of Deming's Addition Creating New Lots 43-48, Block 6 Of Deming's Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

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

4. Ordinance 2025-185: Property Line Adjustment - Lot 2 of Calvary Tabernacle Addition & Lot 3 of Dean Addition - 2610 East Central Avenue & 2906 Blueberry Lane (PLA25- 0024)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Lot 1 Of Calvary Tabernacle Addition & Lot 1 Of Dean Addition Creating New Lot 2 Of Calvary Tabernacle Addition & Lot 3 Of Dean Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nicholas Henry read the ordinance by title only, motion to vote by Council Member Sanchez seconded by Council Member Acree. There was no discussion. Ordinance passed (8-0).

5. Ordinance 2025-186: Lot Split - Lots 18 & 19 of Curtis Heights - 810 Northwest 13th Street (LS25-0028)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 13 Of Curtis Heights Creating New Lots 18 & 19 Of Curtis Heights To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nicholas Henry read the ordinance by title only, motion to vote by Council Member Sanchez seconded by Council Member Acree. There was no discussion. Ordinance passed (8-0).

6. Ordinance 2025-187: Rezoning - JP Springdale, LLC & JP Enterprises, LLC - C-2, General Commercial to C-3, Mixed-Use Commercial - 2005 East Central Avenue (RZ25-0040)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of C-2, General Commercial To C-3, Mixed-Use Commercial; And For Other Purposes.

Council Member Patterson asked for clarification regarding the new alignment zoning. Tyler Overstreet reviewed the difference between C-2 and C-3, noting C-3 is not as of intense zoning.

Council Member Hook was questioning about a capacity study

Council Member Burckart mentioned that the property cannot develop if the sewer etc. isn't aligned. Rezoning doesn't affect capacity issues at this time, as we don't know what is going to be built.

City Attorney Nicholas Henry read the ordinance by title only, motion to vote by Council Member Sanchez seconded by Council Member Burckart.
Ordinance passed (6-2: NO: Hook & Patterson).

7. Ordinance 2025-188: Rezoning - Christ The King Lutheran Church Of Bentonville, LLC - R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential - 406 West Central Avenue (RZ25-0041)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-2, Downtown Medium-Density Residential; And For Other Purposes.

City Attorney Nicholas Henry read the ordinance by title only, motion to vote by Council Member Sanchez seconded by Council Member Burckart.
Ordinance passed (8-0).

8. Ordinance 2025-189: Rezoning - Darling - R-1 Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential - 119 Southeast F Street (RZ25-0042)

The Planning Commission voted 5-1, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-4, Downtown Mixed-Use Residential; And For Other Purposes.

Community Members Anna Kathrine and Joe Darling commented they felt this was a great use of land, as there is a dilapidated house, and were told by the city this would be the best zoning model. Council thanked them for their discussion.

City Attorney Nicholas Henry read the ordinance by title only, motion to vote by Council Member Sanchez seconded by Council Member Sooter.
Ordinance passed (8-0).

Motion to adjourn made by Council Member Acree, second by Council Member Hook, motion passed (8-0). 7:08pm voting portion closed

IV. Other Business

1. Public Comment:

-A citizen spoke about general bike safety as there are large groups of bikers with kids riding at all hours and not being safe regarding traffic.

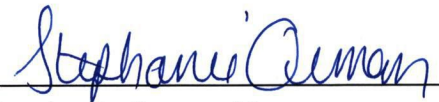
-Rebecca DeClerk & Elane Lockleigh spoke regarding the Public Transportation Issue and matters pertaining to transportation accessibility for citizens with disabilities.

2. Due to Veterans Day, and City closure, Committee of the Whole and Council will be on Monday November 10th, instead of the normal Tuesday November 11th.

The next Bentonville City Council meeting will be on Monday November 10, 2025.



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

