

Combined Committee of the Whole & City Council Meeting Minutes November 10, 2025



The City Council of Bentonville, Arkansas, met in special session Monday, November 10th, at 6:00 p.m., at City Hall, 305 S.W. A Street, Bentonville, Arkansas, due to Tuesday November 11th being a city holiday, Veterans Day, and City offices would be closed on Tuesday November 11th in observance.

Present for Committee of the Whole; 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, Clerk Malorie Marrs, the press, city staff, and the audience. Several members of the city staff and the public attended remotely via Zoom.

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

Motion was made by Council Member Sanchez to approve the minutes of October 28th, regular council meeting as presented, second by Council Member Seba. There was no discussion.

Motion carried (8-0)

I. Committee of the Whole Discussion

Council Member Seba motioned to open the floor for Committee of the Whole discussion topics, seconded by Council Member Hook.

Mayor Orman turned over Committee of the Whole for Council Member Sooter.

a. Council Member Sooter called Committee of the Whole to Order

i. Discussion topics:

1. Ozark Regional Transit Contract Discussion
2. Revised Bella Vista Wholesale Water Agreement Informational Revising the Bella Vista Wholesale water agreement.
3. Consent Agenda Discussion

ii. New Business items 2, 3, 4, 6, 7, 8 and Utility Board item 2 approved for consent agenda during Council

b. Committee of the Whole Closure move to City Council Topics

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

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 (7-0)

1. Informational: Buy Bentonville Campaign

An informational item about the Buy Bentonville campaign to support local business, presented by Tyler Overstreet

I. Consent Agenda:

New Business Items: 2, 3, 4, 6, 7, 8

Consent Items:

2. Resolution 11-10-25 A: to Declare Various Items as Surplus for Public Auction

A Resolution declaring various items as surplus, to be sold via Public Online Auction. No budget adjustment is needed.

3. Resolution 11-10-25 B: to Declare Various Items as Surplus for Landfill Disposal

A Resolution declaring various items as surplus, rendered worthless by damage or prolonged use, to be disposed of in the landfill. No budget adjustment is needed.

4. Resolution 11-10-25 C: to Declare Various Items as Surplus to be Transferred

A Resolution declaring various items as surplus, to be transferred to Morrilton Fire Department and Benton County Fire Protection Association. No budget adjustment is needed.

6. Resolution 11-10-25 E: for Approval of Amendment #1 with Volkert, Inc. for Tiger Boulevard Overpass Project

City staff recommend approval of Amendment #1 to Volkert's contract for the Tiger Blvd Overpass project. The amendment includes an additional \$50,000.00 for design revisions to add a designated right turn lane from Fellowship Bible Church's southern drive to the roundabout at McCollum and Tiger Boulevard. This will be funded by Street bond funds. No budget adjustment is needed.

7. Resolution 11-10-25 F: Accepting the Elm Tree Road Sidepath Construction Grant from Walton Family Foundation

Resolution Authorizing the Mayor and City Clerk to accept a grant, in the amount of \$2,259,641.00, from the Walton Family Foundation for the construction of the Elm Tree Road Sidepath. A budget adjustment is needed.

8. Resolution 11-10-25 G: to Amend a Contract with CEI for Bright Road Trail Construction Administration

Resolution authorizing the Mayor and City Clerk to enter into an amended agreement, in the amount of \$14,500.00, with CEI for additional Bright Road Trail construction administration. No budget adjustment is needed.

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 Seba

Consent agenda passed (7-0).

II. New Business- NON Consent Items

5. Resolution 11-10-25 D: Setting a Public Hearing for a Utility Easement Vacation (VAC25- 0029)

Resolution setting a Public Hearing for November 25, 2025 for a Utility Easement Vacation located at Lot 14 of Kensington Subdivision Phase 3 (VAC25-0029).

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

City Attorney Nicholas Henry read the resolution by title only

Resolution passes (7-0)

III. Utility Board

1. Resolution 11-10-25 H: Approving an Agreement for McAuley Place Sanitary Sewer Cost Share

Resolution approving Development Agreement with "Excellerate Housing, LLC. for 395 feet of sewer upgrades associated with McAuley Place off site upgrades. The section being replaced within the agreement was at capacity prior to the McAuley Place development. Utility Board approved 5-0. No budget adjustment is needed.

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

City Attorney Nicholas Henry read the resolution by title only

Resolution passes (5-0-2 ABSTAIN HOOK & BURCKART)

2. Ordinance 2025-190: Waive Competitive Bidding to Order 3-Phase Transformers

Approval of an Ordinance to waive competitive bidding to purchase 3ph transformers from AEI, 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.

Motion to vote by Council Member Sanchez, seconded by Council Member Sooter
City Attorney Nicholas Henry read the Ordinance by title only
Ordinance Passes (7-0).

City Attorney Nicholas Henry read the Emergency Clause calling for immediate enactment
Motion to approve by Council Member Sanchez, seconded by Council Member Sooter
Emergency Clause Passes (7-0).

IV. Planning

1. Ordinance 2025-191: Property Line Adjustment - Lots 61 & 62 of Autumn Hills Subdivision - 407 & 409 Southwest Autumn Hills Road (PLA25-0029)

The Planning Commission voted 6-0, recommending approval

A Property Line Adjustment Of Lots 59-60 Of Autumn Hills Subdivision Creating New Lot 61 & 62 Of Autumn Hills Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney read the Ordinance by title only
Motion to vote by Council Member Sanchez, seconded by Council Member Seba
Ordinance Passes (7-0).

2. Ordinance 2025-192: Easement Plat - Lot 1, Phase 2 of Medlin Meadows Subdivision - 2303 Medlin Lane (LS25-0029)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting An Easement Dedication Plat Of Lot 1, Meadows Subdivision, Phase 2 Dedicating New Easements To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney read the Ordinance by title only
Motion to vote by Council Member Sanchez, seconded by Council Member Seba
Ordinance Passes (7-0).

3. Ordinance 2025-193: Easement Plat - Lot 26 of Eversole Addition - 751 Southwest 41st Street (LSD22-0066)

The Planning Commission voted 6-0, recommending approval.

An Easement Dedication Plat Of Lot 26 Of Eversole Addition Dedicating New Easements To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney read the Ordinance by title only

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

Ordinance Passes (7-0).

4. Ordinance 2025-194: Lot Split - Lots 4-7 of Binkleman Property - 800 & 802 Northwest D Street (LS25-0031)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lots 2 & 3 Of Binkleman Property Creating New Lots 4 – 7 Of Binkleman Property To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney read the Ordinance by title only

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

Ordinance Passes (7-0).

5. Ordinance 2025-195: Lot Split - Lots 5-8 of Phillips Valley Addition - 515 Northwest D Street (LS25-0033)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 2 Of Phillips Valley Addition Creating New Lots 5 – 8 Of Phillips Valley Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney read the Ordinance by title only

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

Ordinance Passes (7-0).

6. Ordinance 2025-196: Lot Split - Lots 20-25, Block 2 of Armstrong Subdivision - 345, 347, 349, 351, 353, & 355 Southeast 4th Street (LS25-0034)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lots 17-19, Block 2 Of Armstrong Subdivision Creating New Lots 20-25, Block 2 Of

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

IV. Other Business

1. Public Comment:

-Rebecca DeClerk spoke regarding the Public Transportation Issue and matters pertaining to transportation accessibility for citizens with disabilities, and brought a simulation to try.

The next Bentonville City Council meeting will be on Tuesday November 25, 2025.



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

